CHICAGO HOUSING AUTHORITY

PUBLIC COMMENT HEARING       
TENANT SELECTION PLAN         
LOOMIS COURTS, HARRISON COURTS,   
AND LATHROP ELDERLY.         

TRANSCRIPT OF PROCEEDINGS had in the
above-entitled cause on the 15th day of October, A.D.
2020, at 10:00 a.m.

PRESENT:

CHICAGO HOUSING AUTHORITY

MS. JENNIFER HOYLE, Deputy Chief of Strategic
Management & Partnerships;
MS. BRIDGET HOWARD, Special Projects Manager,
Strategic Management & Partnerships;
MS. KETSIA COLINET, Deputy Chief for Housing Policy,
Occupancy, and Operations.

REPORTED BY:

MS. CATHERINE ARMBRUST RAJCAN,
CSR, RMR, RDR, CRR, CRC.
JENNIFER HOYLE: Good morning and welcome to the second of three public comment hearings regarding updates to the Tenant Selection Plan for Loomis Courts, Harrison Courts, and Lathrop Elderly.

My name is Jennifer Hoyle; I'm the Deputy Chief of Strategic Management & Partnerships for CHA, and I will be moderating today's hearing. The purpose of this hearing is to provide an overview of the updates to the Tenant Selection Plan, which I will refer to as TSP, for the three properties, and address comments and questions that we received regarding the updated TSP before we present them to the Board of Commissioners for approval and then submission to HUD.

Before we begin with the overview of the TSPs, I will briefly describe how the public comment process will work. The public comment period began on September 30th and ends on October 30th. Due to the COVID-19 pandemic, we are unable to hold in-person hearings like we normally would, so we are conducting the public comment hearings via livestream.

In addition to today's hearing, we have a third and final hearing on Monday, October 19th, at 2:00 p.m. Residents, members of the public, and other interested parties can submit comments and questions regarding the TSPs by email to commentontheplan@theCHA.org as well as
regular mail and fax.

During the public commend hearings we will provide a overview of the updates to the TSPs and then respond to any written questions or comments that we have received regarding the TSPs. All questions and comments will be included in the public comment grid and will be reviewed and then responded to by CHA staff in the comment grid. To encourage participation in this process, we're making a variety of information available on CHA's website at www.theCHA.org, including the updated Tenant Selection Plans, a summary of the plans, the public notice, and the comment grid.

In addition, transcripts of the hearings and links to the video from the hearings will also be posted. There's a button on CHA's home page that links to all of this information.

As I noted earlier, the purpose of today's hearing is to collect comments regarding the updated Tenant Selection Plans for Loomis Court, Harrison Courts, and Lathrop Elderly. Please note that there is a separate Tenant Selection Plan for each property, all of which are posted on CHA's website, although the policies included in the TSPs are generally consistent.

At this time I will ask Ketsia Colinet, Deputy Chief for Housing Policy & Occupancy and CHA's Property
and Asset Management office, to provide an overview of the updates to the TSPs for these properties.

KETSIA COLINET: Thank you, Jenny. Good morning.

Before providing an overview of the updates to the Tenant Selection Plans, we will provide a brief overview of what is a Tenant Selection Plan.

A Tenant Selection Plan is a governing document that outlines the admissions for continued occupancy policy for residents. We're looking at the update Tenant Selection Plans for Loomis Courts, Harrison Courts, and Lathrop Elderly.

The most recent version of the board-approved Tenant Selection Plan for all three properties was in 2005. We are looking to update the document accordingly.

Loomis Courts is located at 1314 West 15th Street on the Near West Side in the Near West Side community area; Harrison Courts is located at 2910 West Harrison, on the West Side of the city in the East Garfield Park community area; and Lathrop Elderly is located at 2717 North Leavitt, on the North Side in the Lincoln Park community area.

All three properties provide a combined total number of 357 units.

Harrison Courts, as well as Loomis Courts, are both properties that provide housing to families and
individuals where the head of household must be 18 years of age and older. Loomis Courts offers a total of 124 units and consists of one-bedrooms and two-bedroom apartments; Harrison Courts offers a total of 142 units and offers a mix of studios, ones, and two-bedroom units; and Lathrop Elderly provides housing for households that are headed by seniors, 62 years of age and older, and consist of a total of 91 units of efficiencies or studios, and one-bedroom units.

So the updates to the Plan largely consist of the following:

Smoke-free housing policy. All lit tobacco products will be prohibited within the housing units as well as the administrative buildings. Housing -- excuse me -- smoking is not prohibit -- not allowed within 25 feet of either housing or administrative building.

Pet ownership. Pet ownership will be subject to quantity, size, and breed restrictions, and pet -- and as well as assistance animals will be subject to registration requirement.

Processing applications for admissions. All housing applications for these properties will only be accepted through CHA's online Web portal.

Additionally, maintaining wait lists. All properties offer site-based specific wait lists that are
open indefinitely.

Applicants applying to these properties are required to update their applications online every year.

Wait list preferences and verification of preferences. The following preferences offer applicants a priority on the wait list. One, federally declared disaster; two, domestic violence; three, veterans preference; four, a homeless preference; five, family preservation.

All of the referenced preferences will be verified at the time of screening with the exception of the homeless preference.

And lastly, accepting unit offers. Applicants will be offered -- will be required to accept or decline a housing offer once contact is made within two business days of outreach.

This concludes the summary of updates for the Tenant Selection Plans for Loomis Courts, Harrison Courts, and Lathrop Elderly. Thank you.

JENNIFER HOYLE: Thank, Ketsia. We'll now proceed to the public comment portion of the meeting.

At this time CHA's received one comment from a resident of Loomis Courts. This comment is not specifically to the Tenant Selection Plan but raises concerns about nonresidents entering the property, drug
sales and other security issues, and inadequate garbage pickup.

Ketsia, can you respond to this comment at this time?

KETSIA COLINET: Thank you for submitting the comment. This comment will be directed to our property management firm. Thank you.

JENNIFER HOYLE: Thanks. As I noted earlier in the meeting, all of the documents related to the Tenant Selection Plans are posted on CHA's website, www.theCHA.org. The video of this hearing will also be available for review. If you have questions or comments after reviewing the available material, please submit them to commentontheplan@theCHA.org, or submit them via mail or fax.

All of the comments that we receive, including the one that we just addressed at this hearing, will be added to the comment grid and will receive a response.

In addition, as we did today, we will respond to any comments that we receive during the remaining public comment hearing as well.

There's a third and final public comment hearing scheduled for Monday, October 19, at 2:00 p.m. However, the public comment period continues through October 30th, and written comments can be submitted through that date.
All comments, regardless of how they are submitted, will be included in the comment grid and will receive a response.

This concludes the public comment hearing for today. Thank you for participating.

WHICH WERE ALL OF THE PROCEEDINGS HAD AT THE PUBLIC HEARING ON THIS DATE.

(The public hearing was concluded at 10:21 a.m.)
STATE OF ILLINOIS ) SS:
COUNTY OF DU PAGE )

I, CATHERINE A. RAJCAN, a Certified Shorthand Reporter of the State of Illinois, do hereby certify that I reported stenographically by means of machine shorthand the proceedings had at the public hearing aforesaid, thereafter reduced to typewriting via computer-aided transcription under my personal direction, and that the foregoing is a true, complete and correct transcript of the proceedings of said public hearing as appears from my stenographic notes so taken and transcribed under my personal direction.

I further certify that my certificate attached hereto applies to the original transcript and copies thereof, signed and certified under my hand only. I assume no responsibility for the accuracy of any reproduced copies not made under my control or direction.

IN WITNESS WHEREOF, I do hereunto set my hand at Wheaton, Illinois, this 27th day of October, 2020.

[Signature]

Certified Shorthand Reporter
C.S.R. Certificate No. 084-002503.