



City of Chicago



R2020-297

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	4/24/2020
Sponsor(s):	Lopez (15)
Type:	Resolution
Title:	Call for Chicago Housing Authority to accept and adopt waivers and updates issued by under federal CARES Act
Committee(s) Assignment:	Committee on Housing and Real Estate

RESOLUTION

WHEREAS, the City of Chicago is working diligently to address the needs of its residents during the Coronavirus pandemic, now commonly referred to as COVID-19; and,

WHEREAS, Mayor Lori E. Lightfoot issued Emergency Executive Order No. 2020-1 on March 18, 2020 in an effort to coordinate an immediate citywide response to mitigating, preparing, testing and taking immediate health measures to address COVID-19; and,

WHEREAS, social distancing and shelter in place orders have closed many parts of the city and its diverse economy, impacting thousands of residents directly; and,

WHEREAS, housing insecurity has become exponentially greater as a results of family budgets and financial obligations being negatively impacted by reduced or non-existent incomes; and,

WHEREAS, the Chicago Housing Authority ("CHA") is charged with overseeing public housing within the City of Chicago, with a Board of Commissioners appointed by the Mayor of the City of Chicago; and,

WHEREAS, the CHA is also duly charged with the administration of nearly 135,000 Public Housing, Housing Choice Voucher and Project-Based Voucher program participants; and,

WHEREAS, the U.S. Department of Housing and Urban Development ("HUD"), under the authority provided to the HUD Secretary as provided in the Coronavirus Aid, Relief and Economic Securities ("CARES") Act, released a series of waivers and program updates on April 10, 2020 directly related to their housing response related to COVID-19 and their Public Housing Authorities and Housing Choice Voucher programs, as well as processing requests for tenant approvals ; and,

WHEREAS, the City of Chicago has attempted to assist its residents with an introductory \$2,000,000 COVID-19 Housing Assistance Grant program, that provided 2,000 awardees with a one-time assistance payment of \$1,000 for rent or mortgage payments; and,

WHEREAS, 83,000 people applied for the COVID-19 Housing Assistance Grant program; and,

WHEREAS, the introductory levels of participation in the COVID-19 Housing Assistance Grant program magnify the need for additional housing assistance; now, therefore,

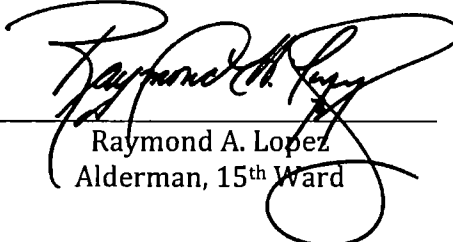
BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHICAGO, that we, the Members of the City Council of the City of Chicago do hereby call upon the Chicago Housing Authority to accept and adopt all waivers and program updates issued by the United States Secretary of Housing and Urban Development as prescribed under the CARES Act and such waivers and program updates shall remain in effect until July 31, 2020 for all short-term categories, and December 31, 2020 for all long-term categories unless otherwise specified; and,

BE IT FURTHER RESOLVED, That the CHA shall immediately accept and adopt the following:

<i>Waiver/Program Update</i>	<i>Expiration Date</i>
Delay annual reexaminations of HCV and public housing families	December 31, 2020
Waive annual family income examination	July 31, 2020
Waive third-party income verification	July 31, 2020
Waive wait-list public notification	July 31, 2020
Delay Housing Quality Standards (HQS) inspections	Until reasonably possible
Allow owner HQS self-certification	No later than October 31, 2020
Allow alternative HQS unit inspections within 15 days of request of tenant occupancy	July 31, 2020 with inspection no later than October 31, 2020
HQS Life threatening deficiencies	24 hours from notification
HQS Non-life threatening deficiencies	30 days from notification
Owner certification of unit with previous Project Based Voucher client	July 31, 2020 with inspection no later than October 31, 2020
One bedroom per two people requirement	Lease duration or one year from notice
Waive initial HQS inspection for homeownership assistance	July 31, 2020
Waive Housing Choice Voucher (HCV) oral briefing	July 31, 2020
Waive CHA voucher term extensions requirements	July 31, 2020
Waive 180 absentee rule	December 31, 2020
Waive payment increase effective dates	December 31, 2020
Waive utility allowance review & substitute with 10% automatic increase from last allowance revision	December 31, 2020
Waive homeownership counseling	July 31, 2020

Modify Family Unification Program to allow children up to their 26 th birthday	December 31, 2020
Allow Total Development Cost/Housing Construction Cost to exceed limits by 25% for public housing clients	December 31, 2020
Waive Community Service & Self-Sufficiency requirements for public housing clients	March 31, 2021
Waive termination of rental assistance for families that exceed income thresholds maximums after two consecutive reexaminations for public housing clients	December 31, 2020
Delay review & update of utility allowances for public housing clients	Evaluate by end of CY 202
Waive notification polices for public housing clients	July 31, 2020

BE IT FURTHER RESOLVED, That we, the Members of the City Council of the City of Chicago do hereby call upon Mayor Lori E. Lightfoot to direct her appointed Chicago Housing Authority Board of Commissioners, upon approving the above-referenced waivers & program updates, take under immediate consideration a proposal to reduce the Chicago Housing Authority's Resident Services FY2020 Budget of \$46,150,479 to a reduced funding level of \$27,961,129.50, thereby unencumbering \$18,575,239.50 for the sole purpose of providing emergency assistance vouchers to Chicago residents experiencing COVID-19 -related housing insecurity.


 Raymond A. Lopez
 Alderman, 15th Ward