

Public Comment Hearing

Report of Proceeding

Taken on: April 11, 2017

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CHICAGO HOUSING AUTHORITY
PUBLIC COMMENT HEARING
DIVERSEY MANOR

Report of Proceedings had at the Chicago
Housing Authority Public Comment Hearing held at 60
East Van Buren, Chicago, Illinois, on the 11th day
of April, A.D., 2017, commencing at the hour of
11:00 a.m.

APPEARARANCES:

MS. JENNIFER HOYLE
Director of Strategic Management &
Partnerships.
MR. GREG STEC
MS. TINA AUSTIN

1 MS. HOYLE: I think we will get started with
2 the public comment hearing for Diversey Manor. Good
3 morning, my name is Jennifer Hoyle and I'm the
4 Director of Strategic Management and Partnerships
5 for the Chicago Housing Authority. I would like to
6 welcome you to the public comment hearing on the
7 Draft TSP and Lease for Diversey Manor, the rental
8 housing department at 5525 West Diversey.

9 The purpose of the hearing is to collect
10 comments on the Draft TSP and Lease before these
11 documents are submitted to the Board of
12 Commissioners for approval.

13 In addition to voicing your comments here
14 today, residents and the community can submit
15 written comments to CHA throughout the comment
16 period, which began on March 24th and ends on April
17 25th. Copies of the Draft TSP and lease are
18 available on the CHA's website at www.thecha.org.
19 We also have copies of these documents available
20 here today for your review. If you haven't done so
21 already, please make sure to sign in at the
22 registration table before you leave tonight.

23 I would like to begin this meeting by
24 making several introductions. Please stand when I

1 say your name if you're able to. Jorge Garcia is
2 our Spanish language interpreter. He's in the back
3 of the room. Rachel Smith is our court reporter and
4 she's seated next to me, and she will transcribe
5 everything that's said during the hearing. We also
6 at this point, we do not yet have our sign language
7 interpreter. We are going to proceed with the
8 hearing, so if there is anyone who requires
9 services, you can raise your hand. Bridget has
10 indicated that no one registered at the front desk
11 for those services, so we will proceed with the
12 hearing.

13 And I also want to introduce Tina Austin,
14 director of compliance, and Greg Stec, VP of
15 Acquisitions, who are here on behalf of the
16 Metropolitan Housing Development Corporation, which
17 is the developer for the project.

18 So before we move into the public comment
19 section, Tina and Greg Stec will provide a brief
20 overview of the project, TSP, and Lease. If you
21 would like to come sit up front and do that, I would
22 appreciate it.

23 MR. STEC: I'm Greg Stec with the Metropolitan
24 Housing Development Corporation. We have been

1 around since 1968. Our mission is to develop
2 affordable housing within the city of Chicago and
3 the surrounding county. I have been with the
4 corporation now for a little more than four years,
5 and my position there is to seek out affordable
6 housing projects and put the capital stack together
7 and move forward with the entitlement. I'm not part
8 of the management side of MHDC. We have a sister
9 company called RMS, and Tina here is the director of
10 compliance of resident management services.

11 This particular project in the 30th ward
12 I found. It's a dilapidated bank that has been
13 vacant for now eight years. We decided to put the
14 parcel under contract. We met with the alderman,
15 Alderman Reboyez, to talk about our conceptual plan.

16 The project itself is a three-story, two
17 elevator, 78,000 square foot property. It's
18 comprised of 98 units. We will have -- 76 -- we
19 will have 30 studios, 23 non CHA one bedrooms, and
20 45 CHA bedrooms. CHA one bedrooms will be 700
21 square feet. Some will be a little more.

22 The minimum size of the square foot will
23 be 700. The amenities in the building will have
24 multi purpose room, will have a manager there, a

1 maintenance director as well. The building is -- we
2 have a common area in the back. We have a vestibule
3 in the front. The amenities will have -- they won't
4 be -- all utilities paid. As far as aesthetics of
5 the building, it will be completely 100 percent
6 brick. We will have 43 parking spaces in the back.
7 There will be, again, to use -- 76 seniors and 22
8 non. Tina will speak about the management side and
9 tenant selection for MHDC.

10 MS. AUSTIN: Again, my name is Tina Austin.
11 I'm the director of compliance for Resident
12 Management Services. I'm on the management side,
13 and so what I pretty much take care of is the
14 management side of RMS. When it comes to compliance
15 management, any of the lease ups, anything that
16 would happen with any of the properties, that will
17 also be on my watch as well.

18 As far as the tenant selection plan goes,
19 we will have -- there will be 23 out of 62 and
20 older, and the other units under CHA will be non
21 elderly.

22 UNKNOWN WOMAN: All will be non elderly.

23 MS. AUSTIN: All are non elderly, but we had
24 the -- okay, they will all be non elderly? That

1 would be 45 non elderly units but the age group
2 starts at 50.

3 MS. HOYLE: This is being transcribed, so if
4 anything -- if there are any additional speakers,
5 you have to say your name for the record, and then
6 -- do you want to go on with your presentation? Or
7 what I would recommend that we do, just because
8 right now it's only ten after 11:00 and I don't
9 believe we have any attendees who are here to
10 comment. So what I would suggest is that we adjourn
11 for about ten minutes until 11:20, just in case
12 anybody shows up a few minutes late. We will
13 adjourn for about ten minutes, reconvene at 11:20.
14 We will finish the presentation and see if anyone
15 has arrived by then who has a comment on this
16 project. Okay, thank you.

17 (WHEREUPON, a break was taken.).

18 MS. HOYLE: It's 11:20. So I'm going to
19 reconvene the hearing on the Draft Tenant Selection
20 Plan and Lease for Diversey Manor, rental housing
21 development at 5525 West Diversey. So I think where
22 we left off, Ms. Austin had been giving a brief
23 overview of the tenant selection plan and lease. If
24 you want to continue, you're welcome to do that.

1 MS. AUSTIN: I want to make a correction. So
2 what we have is at Diversey is 45 CHA units that
3 will be multi family designated for this particular
4 project. We also have on top of that, we also have
5 a 60 percent AMI for all the rest of the units that
6 will be at the site tax credit. So it's still
7 affordable on both sides. The units that are
8 designated CHA will have a 30 percent AMI for the
9 income limit. The units do come with all amenities
10 as far as appliances go, refrigerator, all those
11 kind of things, stove, in the studios and
12 one-bedrooms.

13 Again, as Greg said we will -- they will
14 have all utilities paid.

15 MR. STEC: As far as the amenities goes, three
16 story, all brick, two elevators, multi-purpose room,
17 manager on site, vestibule in the front. 43 parking
18 spots in the back. That's it.

19 MS. HOYLE: Okay, thank you. I don't believe
20 there are any members of the public here right now.
21 I'll go through the rules for commenting and if
22 anyone comes in during that time, they're welcome to
23 submit a card.

24 If I can -- if you would like to speak or

1 submit a written card, fill out one of the green
2 comment cards. Comment cards are located at the
3 sign-in table or raise your hand and we will bring
4 you one. If you would like to submit a written
5 comment only but not speak here, please check the
6 box at the top of the comment card. If you're not
7 prepared to speak or submit a comment, please note
8 that written comments will also be accepted until
9 April 25th by mail, email, or fax.

10 While the floor is open for comments,
11 I'll call one name at a time. When your name is
12 called, please be prepared to comment on the Draft
13 TSP and Lease for Diversey Manor only. Each person
14 making a comment will have two minutes to speak.
15 I'll keep time and let you know when 30 seconds
16 remain and when your time is up -- when your time is
17 up please take your seat so the next person has the
18 chance to speak.

19 Because there is a court reporter
20 transcribing this meeting, please state your name
21 before your comment even though I have already
22 called your name, and speak clearly so that the
23 court reporter can record everything. So I'm now
24 going to -- I will now open the floor for comments

1 on the Draft TSP and Lease for Diversey Manor. Does
2 anyone have a green card they wish to submit so they
3 can speak?

4 All right, since there is no one who
5 wants to comment today, I'm going to call this
6 meeting to a close, but just again another reminder
7 that written comments will be accepted through the
8 end of the day on April 25th. Thank you for
9 attending this public hearing.

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1 STATE OF ILLINOIS)
2) SS.
3 COUNTY OF COOK)
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5 Rachel Smith, being first duly sworn on
6 oath, says that she is a Certified Reporter doing
7 business in the City of Chicago, County of Cook, and
8 the State of Illinois;

9 That she reported in shorthand the
10 proceedings had at the foregoing CHA public comment
11 hearing;

12 And that the foregoing is a true and
13 correct transcript of her shorthand notes so taken
14 as aforesaid and contains all the proceedings had at
15 the said CHA public comment hearing.

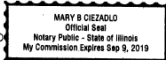
16 *Rachel N. Smith*

17 _____
18 Rachel Smith, CSR

19 CSR. No. 084-4161

20 SUBSCRIBED AND SWORN TO
21 before me this 27th day of
22 April, A.D., 2017.

23 *Mary B. Cizadlo*



24 _____
Notary Public

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