

Public Comment Hearing

Meeting

Taken on: September 02, 2015

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CHICAGO HOUSING AUTHORITY
PUBLIC COMMENT MEETING

Report of Proceedings had at the Chicago
Housing Authority Public Meeting, held at 1160 North
Larrabee Street, Chicago, Illinois, on the 2nd day
of September, A.D., 2015, commencing at the hour of
6:00 p.m.

APPEARANCES:

MS. MYA HADARI,
Chicago Housing Authority;

1 MS. HODARI: Good evening. My name is Mya
2 Hodari. I'm the director of development at the
3 Chicago Housing Authority. I would like to welcome
4 you to the public comment hearing for the Draft
5 Tenant Selection Plan And Lease for the Clybourn and
6 Division Rental Development. I also want to
7 introduce the development staff and legal staff that
8 are here with me, Alam Curry, Thomas Worthy, Joanne
9 Boyd, and then Bridget Howard which is with our MTW.
10 They are all employees at the Chicago Housing
11 Authority as well.

12 The purpose of this hearing is to collect
13 comments on the draft tenant selection plan and
14 lease for the Clybourn and Division Rental
15 Development before presenting it to the CHA Board of
16 Commissioners for approval and submission to HUD.
17 In addition to voicing your comments here tonight,
18 residents and the community at large have the
19 opportunity to submit written comments to the CHA
20 throughout the comment period which began on
21 August 19, 2015 and ends on September 18, 2015.

22 Copies of the proposed documents are
23 available on CHA's website at www.thecha.org. We
24 also have copies of the document here tonight for

1 on-site viewing.

2 If you have not done so already, please
3 make sure to sign in at the registration table
4 before you leave tonight. We have a sign language
5 interpreter here tonight, Walter Matthews, who is
6 standing to my left in the front of the room. We
7 also have a Spanish interpreter, Olivia Alfaro, who
8 is available as needed standing to my right in the
9 front of the room. The court reporter is seated at
10 the front of the room and will transcribe all that
11 is said during the hearing.

12 I now invite Peter Levavi with the
13 Brinshore Michaels Development Team to give a brief
14 overview of the Clybourn and Division Rental
15 Development, the tenant selection plan and lease
16 packet.

17 MR. LEVAVI: Thank you for coming tonight.
18 First of all, I'm very glad that we are sitting in
19 this room tonight because you can see where the site
20 is where Clybourn and Division is. It's right over
21 there on that corner. It's the site where the city
22 farm is. How many of you have gone to the city
23 farm? It looks like you know about it.

24 UNKNOWN WOMAN: Yeah, I have been there some

1 time.

2 MR. LEVAVI: We have some very good news. We
3 are moving the city farm from where it is there to
4 the site right across the street right around the
5 fire station. So they will have a little bit more
6 land and they will be able to continue doing all
7 that they are doing now right close by. So you're
8 not losing your city farm. I know many of you love
9 that facility as we do. And we are helping them
10 move and the CHA is giving them their land for a
11 period of time so they can continue their work
12 there.

13 So let me talk now about Clybourn and
14 Division. This is the building we are going to
15 build. It's seven stories tall. On the first floor
16 we are going to have retail including a day care
17 center along Division Street. It will have about 55
18 kids and slots in there for there and a sliding
19 scale for people who cannot afford the full price of
20 day care. It will have a management office and a
21 restaurant, a beautiful plaza in the front for
22 outdoor dining, and then three storefronts along the
23 Clybourn side. So it will be a bevy of activity.

24 A lot of stuff going on in the building.

1 The second floor of the building is the parking for
2 the people who are living in the building. You
3 can't really see the second floor. It has been
4 hidden just behind the architecture so it doesn't
5 look like a parking garage but the cars will be
6 behind here. There are parking spaces for 55 cars.
7 And then on floors three through seven, there are
8 going to be 84 apartments including five studios
9 apartments, a bunch of one-bedroom, 26 one-bedrooms,
10 52 two-bedrooms, and one three-bedroom CHA unit. So
11 we're going to have a variety of unit sizes from
12 studios to three bedrooms. Very proud that we are
13 able to do that.

14 I'm also proud that we are going to do
15 some extra amenities in this project, some of which
16 you have never seen before. One of them is on the
17 top top roof, we're putting an aviary, a bee keeping
18 operation. There's going to be honey production.
19 There is one like this now at the Chicago Cultural
20 Center. We are working with the Chicago Honey
21 Cooperative, and they will be working with the
22 residents and kids to teach them how to do honey
23 production. On the third floor on the roof outside
24 on top of the day care center, there is going to be

1 a community garden in raised beds so you can grow
2 things there. We will get support from the city
3 farm to help us work with the residents to plants
4 those nice just the way they have city farm nice.
5 And it will also be an outdoor recreation area, so
6 there is going to be a fireplace, a barbecue, and a
7 place to entertain. And then on the inside of the
8 third floor there's going to be a community room, an
9 exercise room, and other amenity rooms like a game
10 room for people who play.

11 The unit mix in the building, it's a mix
12 of incomes like a lot of new stuff that's been
13 coming back here. It's a really interesting mix.
14 There is going to be 26 public housing units, of
15 which two will be up to 80 percent median income.
16 So if you're a public house housing resident who's
17 earning more than 60 percent of median, you can
18 still stay here as a public housing resident. There
19 are 16 -- 14 tax credit units up to 60 percent of
20 median income. There are 10 units up to 80 percent
21 of median income and then 32 market rate units. So
22 it's everything -- it's everything from public
23 housing to market rate and a wide spectrum in
24 between.

1 All the units are interspersed on each
2 floor. So you will be mixed in whether you're
3 market rate or public housing or affordable. You
4 will all be next to each other. We have done a good
5 job at integrating it all together so it all works
6 together nicely. The building itself is very much
7 like the one that Peter Halston is building. Where
8 is the one that's going up over there? So it's
9 called precast concrete. So they produced the cast.
10 They're building them right now in Aurora, Illinois.
11 They put -- they build them on site there. They
12 truck them here and place them on a crane and
13 building the building that way. It goes up very
14 quickly and something that we have used before.

15 We built West Haven Park Tower at 100
16 North Hermitage with the same system and it comes
17 out very nice. And I think the building will look
18 like the same kind of architecture that the Halston
19 building across the street will have and it will
20 blend very nicely with what's going on.

21 The front of the building you can see
22 has big panels of glass so it will feel nice and
23 open and balconies for people who are in the front,
24 also in the rear of the building. People in the

1 rear of the building will also have balconies. So a
2 bunch of units have balconies. That's a nice
3 feature. So the building will have a lightness
4 about it, not feel like a big blocky building.

5 What else do you want to know about this
6 wonderful building? We are hoping to close on the
7 financing construction -- start construction around
8 Thanksgiving or beginning of December, and the
9 construction will take about 16 months. So by the
10 middle of 2017 units will be coming on line and you
11 will be able to have people you know or yourself
12 apply for those units. It will be managed by
13 Interstate Realty Management. It's the management
14 company that our partner, I'm from Brinshore
15 Development, our partner Michaels Development, has a
16 management company. They manage over 35,000
17 affordable apartments across the United States in 26
18 states, and they manage about a thousand of CHA
19 replacement units here in Chicago. So they have got
20 a great track record and they have been doing a
21 great job.

22 One of our partners on this deal, just so
23 you know, is the Cabrini Green LAC Community
24 Development Corporation, and they have been part of

1 sitting down with us and reviewing the building
2 plans and unit mix and the tenant selection plan,
3 and we have worked together with them to create
4 something that will be good for the existing tenants
5 that were here before and new tenants moving in. So
6 we're very proud of this. One of the differences
7 between this building and the Halston property is
8 there is not going to be drug testing. There is a
9 work requirement, but not drug testing. Those are
10 the two main things that I think you might be
11 interested in knowing.

12 UNKNOWN WOMAN: What do you say the rent was
13 for Cabrini people?

14 MR. LEVAVI: So for the 26 public housing
15 units, the rent will be 30 percent of your income.
16 So it will be the same as when you were in Cabrini,
17 same kind of formula income. You will be
18 responsible for some utilities. We are providing
19 the heat and the hot water. You will be paying for
20 your own electricity, which includes your own air
21 conditioning. You will have washers and driers in
22 the unit that we provide for you, and we will pay
23 for the water for that. There will be dishwashers
24 in every unit as well. So there are some things

1 that if you were coming from an old Cabrini
2 building, you would not have had that you will now
3 have.

4 So the market rate amenities will be --
5 the amenities, the units, everything about the units
6 are exactly the same whether you're a public housing
7 resident or a market rate resident. The market rate
8 units are rentals. They are not for sale. So
9 that's very different from say, for instance, that
10 building over there, where if you're buying a unit,
11 you can put in all the luxury amenities you want.
12 In our building, we are going to own all the units
13 and we are going to make them all exactly the same.
14 So there will be no distinctions between any of the
15 different income tiers and the finishes.

16 MS. HILL: My name is Darlene Hill. Question,
17 I have a son that's still at home with me. He goes
18 to school. Will that be a problem? He's 22 now,
19 and I have health issues, okay. I'm not employed,
20 but I do have an income. So that should not be an
21 issue, is it?

22 MR. LEVAVI: Should not be an issue. As I
23 say, we have been very careful about structuring it,
24 so even if your income was more than 60 percent

1 median income, we still have a couple units reserved
2 for public housing residents whose incomes goes
3 higher than that. So we've made provision for
4 people who are working and who are doing well. And
5 if you did not qualify even after that, you would be
6 available to rent the market rate units. And the
7 market rate units, I have to say are discounted to
8 what the general marketplace is. So they're
9 actually more reasonable than they would be if they
10 were just in a regular market rate building.

11 MS. HILL: So you're still paying rent. So
12 you say we will pay our own air conditioning?

13 MR. LEVAVI: You pay your own air conditioning
14 and everybody is going to have their own air
15 conditioning vents on the roof so that's how that
16 will work.

17 MS. HILL: That's great. We know it will be
18 an elevator in the building.

19 MR. LEVAVI: Elevator in the building. The
20 three bedroom unit on the third floor, and that's
21 the largest unit, and then everything else for the
22 CHA residents, ones and twos above that.

23 UNKNOWN WOMAN: Are you saying there is just
24 one three-bedroom unit?

1 MR. LEVAVI: Yes, and there was a lot of
2 heartache on all sides to get us that one unit. Are
3 you going to tell me that Cabrini residents need
4 larger family units? Is that what you're going to
5 say?

6 UNKNOWN WOMAN: I am. Some do, yeah.

7 MR. LEVAVI: So I completely agree with you,
8 and I very much hope to be part of a future phase
9 here where we can build low rise walk up buildings
10 with lots of large units for families. And I'm
11 hoping for that. I have put together a proposal for
12 it. I'll continue pushing for that. So I agree
13 with you that there needs to be larger family-sized
14 units. This is not the building to do a lot of
15 that, though. Any other questions?

16 MS. HODARI: Thank you, Mr. Levavi. As we
17 prepare to open the floor for comments, I want to
18 remind each of you that in addition to having the
19 opportunity to voice your comments here tonight,
20 written comments will also be accepted through
21 September 18th through mail or e-mail. This evening
22 if you would like to speak or submit a written
23 comment, please complete the comment card located at
24 the front desk or raise your hand and staff will

1 bring you a comment card. If you don't want to
2 speak, please check the box at the top of the
3 comment card. While the floor is open for comments,
4 one name will be called at a time. Please be
5 prepared to comment on the proposed document.
6 Remember, in order for the court reporter to record
7 all comments accurately, we must speak one at a
8 time, so please state your name before you comment
9 and speak clearly and slowly.

10 We will now open the floor for comments
11 on the Draft Tenant Selection Plan and Lease for the
12 Clybourn and Division Rental Development. Michelle
13 Stewart.

14 MS. STEWART: My comment is, as I was
15 listening to -- my name is Michelle Stewart, first
16 of all. My comment was, as I was listening to him
17 explain about the new structure that's coming up, I
18 kind of agree with the bigger units because I have a
19 large family. So I have -- I'm eligible for the
20 three bedroom so I overheard it's like how many
21 bedrooms, three bedrooms?

22 MR. LEVAVI: There's one three-bedroom
23 apartment in the building.

24 MS. STEWART: Oh wow. And only -- whoever is

1 on the waiting list for it would be the one that
2 would be picked for that one bedroom, right?

3 MR. LEVAVI: I can't answer that question. I
4 don't know how that will work.

5 MS. HODARI: So after the hearing, we can talk
6 about how to follow up with any questions you have.
7 Okay. But please make your comment.

8 UNKNOWN WOMAN: My comment is that so far, I
9 mean, you all have been very helpful so I appreciate
10 the beautiful things that's coming with the
11 neighborhood because I was born and raised here.
12 I'm willing -- I really want to come back to the
13 unit, which I have a right to return back, and
14 hopefully I'll be selected to come back in the area
15 and I appreciate your help. Thank you.

16 MS. HODARI: Thank you for your comment. Are
17 there any others?

18 UNKNOWN WOMAN: I thought you said you have to
19 be employed?

20 MS. HODARI: So please state your name.

21 MS. GILLMORE: My name is Delilah Gillmore. I
22 thought I heard him say everyone has to have a job
23 or work?

24 MR. LEVAVI: I misspoke. Half of the public

1 housing units have no work requirement on them and
2 the other half do. So there will be some for people
3 who are not working.

4 MS. HODARI: Thank you for your comment. Are
5 there any other comments? Given that there is no
6 one else who wishes to comment tonight, I call this
7 meeting to a close. I would like to thank each of
8 you for attending tonight's public hearing. Thank
9 you.

10 (Were all the proceedings had.)
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1 STATE OF ILLINOIS)
) SS.
2 COUNTY OF COOK)

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4 Rachel Smith, being first duly sworn on
5 oath says that she is a Certified Shorthand Reporter
6 doing business in the city of Chicago, County of
7 Cook, and the State of Illinois;

8 That she reported in shorthand the
9 proceedings had at the foregoing Chicago Housing
10 Authority meeting;

11 And that the foregoing is a true and
12 correct transcript of her shorthand notes so taken
13 as aforesaid and contains all the proceedings had at
14 the said Chicago Housing Authority meeting.

15

Rachel N. Smith

Rachel Smith, CSR

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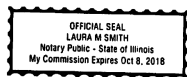
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19 SUBSCRIBED AND SWORN TO
before me this 14th day of
September, A.D., 2015

20

Laura M. Smith



Notary Public

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