

Dorchester Artist Public Comment Period: March 20 - April 19, 2013

Public Comment Hearing: April 3, 2013

Row #	Date	INDIVIDUAL OR ORGANIZATION	Address or Email:	COMMENT	CHA/Peter Levavi's responses
1	4.3.13	Francine Washington		One, two, three, four, on Page 2 at the top, elderly 55 and above. It conflicts with Page 11. I thought since they passed the law that people senior housing 55 years or older, there is no requirement for 55. It's contradictory, if you look at it.	Thank you for your comments. There is no contradiction between pages 2 and 11. The top of page 2 is a continuation of page 1., Section B. Tenant Type and requires a check to be placed next to the type of tenancy that applies. On page 1, the checked box indicates that this is a family development.
2		Francine Washington		Also Page 14, Wilson Park – eviction for drug use. Sex offender has because for last ten years, may waive that. There is no prior ten years. As you know it's across the street from a school. So that's absolutely a no. So you have to think about that this part, as long as it's across the street from the school, they cannot live there, no matter what we decide. Since it's a school, we have to have weigh all the -- you have to waive all the sex offenders.	Thank you for your comment. There is no waiver of the 10 year or lifetime registration requirement under a sex offender program. The language on page 14 in C.1.c states that sex offenders subject to the registration requirement will be rejected.
3		Francine Washington		At the top of Page 32, if one or more in the household are eligible, may receive prorated assistance. I don't understand that. If I'm not a legal resident (bell rings) I was yielded for two minutes, but thank you.	The statement at the top of page 32 refers to a household composed of U.S. citizens/Legalized citizens and non-citizens and states that such households may receive assistance on a prorated basis. For example, a household of 2 in which only 1 member is a U.S. citizen/Legalized citizen will receive benefits only for that U.S. citizen or 50% of the benefit determined for the household. The income of both members is counted, the family receives 50% benefits, and must pay the difference for the total rent due.
4		Francine Washington		On the sheet, I have two more minutes. Okay, on Page 32, citizenship requirements, if I have some problem with paperwork, then would -- I may not have been given preferential treatment? That's what it's saying. I don't understand that paragraph.	It's saying that if you have a household that has some eligible and some non eligible people within the household, they cannot receive full assistance. They can only receive either prorated assistance, that is the assistance that equals the percentage of eligible people in the household, or they temporarily defer the assistance.
5		Francine Washington		That's not the what it's saying. If one speaks English, one is eligible or ineligible? If you're going to do that, everybody should be treated equal across the board whether I am a legal resident, citizen or not. Are you reading it? Bottom line part, I don't understand that. That's showing preferential treatment. That's the way it reads to me. Can you explain?	It's saying that if you have a household that has some eligible and some non eligible people within the household, they cannot receive full assistance. They can only receive either prorated assistance, that is the assistance that equals the percentage of eligible people in the household, or they temporarily defer the assistance.
6		Francine Washington		Meaning what? If I have somebody who is ineligible meaning -- ineligible meaning what?	They're not American citizens.
7		Francine Washington		So you prorate them on the strength of other folks?	Say you had two people in the house, one was a citizen, one was not. You're only entitled to half.
8		Francine Washington		Okay. So you just let one move -- they both will move in, but just one of their income's is used?	No. They're only entitled to assistance totaling half.
9		Unknown		How do you get half assistance on the unit? I'm trying to figure it out. I'm confused about that.	The total assistance that the family would receive for all of the persons in the household would be prorated if all the household members are not U.S. citizens. For example, if the household was entitled to a subsidy of \$200 and half of the members were non-citizens, the subsidy would be \$100. This would mean that the household would make up the difference, and thus, would pay more.
10		Francine Washington		No sex offenders across from the school. So no sex offenders, period. That's the law.	Thank you for your comment. There is no waiver of the 10 year or lifetime registration requirement under a sex offender program. The language on page 14 in C.1.c states that sex offenders subject to the registration requirement will be rejected.

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11		Unknown		Artists, so artists will be transferred to which entity?	So what is -- she asked -- what's going to happen to the ownership of the property that's currently owned by the CHA? CHA will continue to own the land and the buildings. They will give a 99-year lease for one dollar a year to the nonprofit. It's actually a subsidiary of the Rebuild Foundation as a donation. The subsidiary of the Rebuild Foundation will then transfer the property to the owner of the new development. They will transfer the ground lease to the new development owner, which is called Dorchester Artist, LLC.
12		Unknown		Which is a subsidiary of Rebuild?	No. It's going to be 99.99% owned by a limited partner investor, which is likely to be Red Stone Capital. And then .01% will be owned by an entity called Dorchester Artist Manager, LLC. And that entity is owned by a subsidiary of Brinshore Development and Rebuild Foundation, 70/30.

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