

Transcript of  
**Public Comment Hearing**

**Date:** April 3, 2013

**Volume:** I

**Case:** Public Comment Hearing

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CHICAGO PUBLIC HOUSING AUTHORITY  
IN THE PUBLIC COMMENT HEARING  
TSP & RESIDENTIAL LEASE FOR DORCHESTER  
ARTIST HOUSING

TRANSCRIPT OF PROCEEDINGS had in the  
above-entitled cause on the 3rd day of April, A.D.  
2013, at 6:00.

PANEL:

ANNA LEE,

Director of Planning and Reporting.

PETER LEVAVI,

Brinshore Development, LLC.

REPORTED BY: RACHEL N. SMITH, CSR.

REPORTED FOR: ELITE DEPOSITION.

1 MS. LEE: Good evening. I'm the Director of  
2 Planning and Reporting for the Chicago Housing  
3 Authority. I want to welcome all of you to the  
4 public comment hearing for the Draft Revisions to  
5 the Tenant Selection Plan and Lease Agreement for  
6 Dorchester Artist Housing.

7 The purpose of this hearing is to receive  
8 comments on the proposed documents before presenting  
9 them to the Board of Commissioners for approval and  
10 submission to HUD. In addition to voicing your  
11 comments here tonight, residents and the community  
12 at large have the opportunity to submit written  
13 comments to CHA during the comment period which  
14 began on March 20 and will run until April 19.

15 Copies of the proposed documents are available on  
16 CHA's website. We have also brought copies of the  
17 document along with us for on-site viewing. If  
18 anyone needs to see it, you can see Bridgett or Deb.

19 If you haven't already done so, please be  
20 sure to sign in at the registration table before you  
21 leave tonight. We have a sign language interpreter  
22 here, Ms. Carmen Sanders. She's here if anyone is  
23 in need of sign language services. She will be  
24 available here at the front of the room.

1                   We also have a Spanish translator,  
2                   Ms. Elvira Collins, who is available to interpret as  
3                   needed.

4                   We also have a court reporter here who  
5                   will be seated at the front of the room and will  
6                   transcribe all that's said during the hearing. We  
7                   also have CHA staff here to answer specific  
8                   questions after the public hearing. Before we open  
9                   up the floor for comment, we would like to walk you  
10                  through an overview of the development. I have with  
11                  me Peter Levavi.

12                 MR. LEVAVI: I'm Peter Levavi from Brinshore  
13                 Development. And I'm here with our compatriots and  
14                 partners the Rebuild Foundation. And we are very  
15                 happy that we are able to work on this together with  
16                 a nonprofit organization, public community. In  
17                 fact, one that is involved in this building here, so  
18                 we are very happy that the meeting is being held in  
19                 this facility tonight.

20                 So first of all, the development is on  
21                 70th between Dante and Harper on both sides of the  
22                 street of Harper. It was the former Dante-Harper  
23                 public housing development.

24                 It had 36 townhome units, two bedrooms

1 and three bedroom units. And what we are doing is  
2 we are renovating the development, complete gut  
3 rehab, top to bottom. And in the center of it, we  
4 are knocking down four units, taking them out and  
5 replacing them with an art center that's going to  
6 look like this. So in the end we will have 32 units  
7 of housing. Two bedroom and three bedroom and an  
8 art center that will support the uses at the  
9 development. This is an arts focused public  
10 housing, mixed income redevelopment project, first  
11 one in CHA. We are very proud of this.

12 And by arts centered, what I mean is that  
13 we are going to be providing a preference to the  
14 people who are the tax credit and market rate  
15 renters to live here who are artists. It's a very  
16 exciting project because we're going to be providing  
17 arts programming to all the residents, both public  
18 housing, market rate and tax credit. All the  
19 children will be involved with the parents.

20 So it will be something that is very  
21 special in the CHA's portfolio. There are total, as  
22 I said, of 32 units. And of those, there will be 12  
23 public housing units, 11 tax credit units, and 9  
24 market rate units. The market rate units will be

1 special in that they will not be completely  
2 finished. We are going to hope that the artist will  
3 work with us to finish out some of those spaces so  
4 they will customized them and make them very  
5 special.

6           There are a couple of other interesting  
7 features. Because these were townhomes, that is,  
8 there were two-story units, there would be some  
9 difficulty to meet the requirements for  
10 accessibility. So what we did, we took one of the  
11 buildings, and instead of having it be 4 two-story  
12 units, we're cutting it this way and we are making  
13 four units, two on the ground floor and two on the  
14 second floor. And the two ground floor units, and  
15 two bedrooms and three bedrooms are fully accessible  
16 and will be wheelchair accessible from the front and  
17 rear.

18           All of the buildings will be visible from  
19 the rear so that people in wheelchairs will be able  
20 to visit people living there.

21           Is that enough? Do you want me to say  
22 anything else?

23           MS. LEE: No. We have the documents available  
24 for on-site viewing. Thank you. As we prepare for

1 comments, I want to remind each of you that in  
2 addition to having the opportunity to voice your  
3 comments here tonight, written comments will also be  
4 available. Comments will be accepted through the  
5 period which ends April 19. If you would like to  
6 submit a written comment card, please submit the  
7 orange card located at the desk with either Bridgett  
8 or Deb in the back. You can also have your comments  
9 mailed via U.S. mail and our mailing address is also  
10 back there.

11 We accept comments through email as well.  
12 We can provide that email address and it is  
13 commentontheplan@theCHA.org. While the floor is  
14 open for comments, one name will be called at a  
15 time. Please prepare to comment on the proposed  
16 documents.

17 Each person making a comment will have  
18 two minutes to make their statement. Staff will  
19 keep time, let me know when 30 seconds remain, and  
20 the bell will ring when your two minutes are over.  
21 Speakers may yield their time to another speaker,  
22 however each speaker may only yield their time once  
23 for a total of four minutes. If you have a specific  
24 question, please speak with one of the CHA staff

1 here after the hearing is over. Please remember, in  
2 order for the court reporter to record all comments  
3 accurately, we must speak one at a time.

4 Please state your name and speak slowly.  
5 With that, I'll open the floor for comments on the  
6 draft revisions to the Dorchester Artist Housing,  
7 TSP and Lease Agreement. Francine Washington?

8 MS. WASHINGTON: One, two, three, four, on  
9 Page 2 at the top, elderly 55 and above. It  
10 conflicts with Page 11.

11 MR. LEVAVI: You said Page 4?

12 MS. WASHINGTON: No, page 2, at the top. On  
13 Page 2 at the top, it contradicts Page 11. I  
14 thought since they passed the law that people senior  
15 housing 55 years or older, there is no requirement  
16 for 55. It's contradictory, if you look at it.  
17 Also Page 14, Wilson Park -- eviction for drug use.  
18 Sex offender (unintelligible) has because for last  
19 ten years, may waive that. There is no prior ten  
20 years. As you know it's across the street from a  
21 school. So that's absolutely a no.

22 (Unintelligible)

23 So you have to think about that this  
24 part, as long as it's across the street from the



1 school, they cannot live there, no matter what we  
2 decide. Since it's a school, we have to have weigh  
3 all the -- you have to waive all the sex offenders.

4 And Page 32, at the top of Page 32, if  
5 one or more in the household are eligible, may  
6 receive prorated assistance. I don't understand  
7 that. If I'm not a legal resident (bell rings) I  
8 was yielded for two minutes, but thank you.

9 On the sheet, I have two more minutes.  
10 Okay, on Page 32, citizenship requirements, if I  
11 have some problem with paperwork, then would -- I  
12 may not have been given preferential treatment?  
13 That's what it's saying. I don't understand that  
14 paragraph.

15 MR. LEVAVI: You're not eligible to live here  
16 unless you're a citizen.

17 MS. WASHINGTON: That's not the what it's  
18 saying. If one speaks English, one is eligible or  
19 ineligible? If you're going to do that, everybody  
20 should be treated equal across the board whether I  
21 am a legal resident, citizen or not. Are you  
22 reading it? Bottom line part, I don't understand  
23 that. That's showing preferential treatment.  
24 That's the way it reads to me. Can you explain --

1 is that the way it reads to you?

2 MS. LEE: That's just -- you can -- I can  
3 answer your question, but this is really just so --

4 MR. LEVAVI: It's saying that if you have a  
5 household that has some eligible and some non  
6 eligible people within the household, they cannot  
7 receive full assistance. They can only receive  
8 either prorated assistance, that is the assistance  
9 that equals the percentage of eligible people in the  
10 household, or they temporarily defer the assistance.

11 MS. WASHINGTON: Meaning what? If I have  
12 somebody who is ineligible meaning -- ineligible  
13 meaning what?

14 MR. LEVAVI: They're not American citizens.

15 MS. WASHINGTON: So you prorate them on the  
16 strength of other folks?

17 MR. LEVY: Say you had two people in the  
18 house, one was a citizen, one was not. You're only  
19 entitled to half.

20 MS. WASHINGTON: Okay. So you just let one  
21 move -- they both will move in, but just use one of  
22 them's income?

23 MR. LEVY: No. They're only entitled to  
24 assistance totalling half.

1 THE WITNESS: How do you get half assistance  
2 on the unit? I'm trying to figure it out. I'm  
3 confused about that.

4 MS. LEE: I have to find out.

5 MR. LEVAVI: It's a good question.

6 MS. WASHINGTON: I don't understand. You  
7 know, I really don't understand.

8 MR. LEVY: It's a good question, Francine.

9 MS. WASHINGTON: You can't give me half and  
10 the other person not half. That's the only thing.

11 MR. LEVAVI: It's not preferential. It's  
12 saying you would be penalized.

13 MS. WASHINGTON: But I don't understand if I  
14 had -- if I apply for a unit, my son has some type  
15 of criminal record you would not let me in at all.  
16 If I'm an illegal citizen, but some is not, it's the  
17 same flavor. So that's why I do not understand  
18 this.

19 MS. LEE: All right.

20 THE COURT: Do you understand?

21 MR. LEVAVI: I understand your question.

22 MS. WASHINGTON: Okay.

23 MR. LEVAVI: That's a good question. I think  
24 what they're going to do is after the comment period

1 grid is completed, they will provide a written  
2 response.

3 MS. WILSON: Response Posted on the website.

4 MS. WASHINGTON: No sex offenders across from  
5 the school. So no sex offenders, period. That's  
6 the law.

7 MS. LEE: Ms. Betty Thompson?

8 MS. THOMPSON: I yielded my two minutes to  
9 Francine.

10 MS. LEE: Do we have other comments tonight?  
11 If not, I will close this public comment hearing. I  
12 want to thank everyone for coming on this sunny day.  
13 If you have comments that you want to submit, you  
14 can do so via email or US mail or fax or write one  
15 out.

16 MR. LEVAVI: Okay, the meeting is open again.

17 UNKNOWN WOMAN: Artists, so artists will be  
18 transferred to which entity?

19 MR. LEVAVI: So what is -- she asked -- what's  
20 going to happen to the ownership of the property  
21 that's currently owned by the CHA? CHA will  
22 continue to own the land and the buildings. They  
23 will give a 99-year lease for one dollar a year to  
24 the nonprofit. It's actually a subsidiary of the

1 Rebuild Foundation as a donation. The subsidiary of  
2 the Rebuild Foundation will then transfer the  
3 property to the owner of the new development. They  
4 will transfer the ground lease to the new  
5 development owner, which is called Dorchester  
6 Artist, LLC.

7 UNKNOWN WOMAN: Which is a subsidiary of  
8 Rebuild?

9 MR. LEVAVI: No. It's going to be 99.99%  
10 owned by a limited partner investor, which is likely  
11 to be Red Stone Capital. And then .01% will be  
12 owned by an entity called Dorchester Artist Manager,  
13 LLC. And that entity is owned by a subsidiary of  
14 Brinshore Development and Rebuild Foundation, 70/30.

15 MS. LEE: So if you -- if you want to make  
16 comments about the TSP, you are welcome to do that.  
17 We are here to collect the comments on that. If you  
18 have further questions before we close --

19 UNKNOWN WOMAN: So has the Housing Authority  
20 submitted an application to the special application  
21 center for disposition yet?

22 MS. LEE: So I can take that question back.

23 UNKNOWN WOMAN: Okay.

24 MS. LEE: If we have no further comments on --

1 I will draw the meeting to a close. Thank you for  
2 coming.

3 (WHEREUPON, were all the proceedings.)

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1 STATE OF ILLINOIS )  
2 ) SS:  
3 COUNTY OF COOK )  
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5 I, RACHEL SMITH, a Certified Shorthand  
6 Reporter of the State of Illinois, do hereby certify  
7 that I reported in shorthand the proceedings had at  
8 the hearing aforesaid, and that the foregoing is a  
9 true, complete and correct transcript of the  
10 proceedings of said hearing as appears from my  
11 stenographic notes so taken and transcribed under my  
12 personal direction.

13 IN WITNESS WHEREOF, I do hereunto set my  
14 hand at Chicago, Illinois, this 19th day of  
15 April, 2013.

16

17

18 Certified Shorthand Reporter

19

20 C.S.R. Certificate No. 84-4161.

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*Rachel N. Smith*