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CHICAGO HOUSING AUTHORITY

PUBLIC COMMENT HEARING)
ON THE)
DRAFT TENANT SELECTION PLAN)
AND LEASE)
55 WEST CERMAK ROAD)
CHICAGO, ILLINOIS)

TRANSCRIPT OF PROCEEDINGS had in the
above-entitled cause on the 14th day of August, A.D.
2018, at 2:00 p.m.

PRESENT:

CHICAGO HOUSING AUTHORITY

MS. JENNIFER HOYLE, Director of Strategic
Management and Partnerships;

MS. BRIDGET HOWARD, Special Projects Manager,
Strategic Management & Partnerships.

REPORTED BY:

MS. CATHERINE ARMBRUST RAJCAN,
CSR, RMR, RDR, CRR, CRC.

1 JENNIFER HOYLE: So it's after 6:00, so we're going
2 to get started with the hearing.

3 Good evening. My name is Jennifer Hoyle; and
4 I'm the Director of Strategic Management and Partnerships
5 for the Chicago Housing Authority.

6 I'd like to welcome you to the Public Comment
7 Hearing on the Draft Tenant Selection Plan and Lease for
8 Southbridge, a future mixed income development in the
9 community formerly known as Ickes Homes.

10 If you haven't done so already, please make sure
11 to sign in at the registration table before you leave.

12 The purpose of this hearing is to collect
13 comments on the Draft TSP and Lease before the documents
14 are submitted to the Board of Commissioners for approval.
15 In addition to voicing your comment here today, written
16 comments can be submitted to CHA by mail, email, fax, and
17 in-person drop-off throughout the comment period, which
18 began on August 1st and ends on August 30th.

19 Copies of these documents are available at the
20 sign-in table and on CHA's website at www.theCHA.org.

21 I'm going to begin the meeting by making several
22 introductions. Carman Sanders, our sign language
23 interpreter, is to my left over here.

24 Betty Nieves is our Spanish language
25 interpreter, and she's raising her hand at the back of

1 the room. And then, Cathy Rajcan is the court reporter
2 tonight. She's seated at the front of the room and will
3 transcribe all of the comments made during this hearing.

4 I would also like to introduce the members of
5 the development team who are here today. Angela Brooks,
6 Development Manager for the CHA; and Christopher Johnson,
7 from The Community Builders, the developer managing this
8 project.

9 And then I'm going to briefly explain how the
10 public comment session will work.

11 If you'd like to speak at tonight's meeting or
12 submit a written comment, you have to fill out the green
13 comment card you received when you signed in. If you
14 would like to submit a written comment only but not speak
15 here today, please fill out the comment card with your
16 comment and check the box at the top.

17 All comments made during this process, whether
18 in writing or in person, will be included in the comment
19 grid, a document listing every comment that we receive
20 during the comment period along with CHA's response. It
21 is typically posted on CHA's website a few weeks after
22 the comment period ends.

23 Christopher Johnson will provide a brief summary
24 of the project, the TSP and the lease, and then we will
25 begin the public comment part of the meeting. At that

1 time I will collect the comment cards; and if you
2 indicated that you want to speak, I'll call your name,
3 and you'll be able to make your comment.

4 If you have a comment or question directly
5 related to the Tenant Selection Plan or Lease, and we're
6 able to respond tonight, we'll try to do that. If not,
7 you will get a response when the comment grid is
8 finalized.

9 So I'd now like to invite Christopher to give an
10 overview of the Southbridge project.

11 CHRISTOPHER JOHNSON: Good evening, everyone. I'm
12 Christopher Johnson from Community Builders on behalf of
13 the development team, which includes myself, Angela
14 Brooks, McCaffrey -- with the CHA.

15 Very quickly, we are the developer in
16 partnership with McCaffrey. Our design team includes
17 Gensler, NIA, Antunovich Associates, Brook, Terry Guen,
18 Wolf Landscape; and then our construction team is a joint
19 venture between Powers & Sons and McShane. Our
20 development partners include the Illinois Housing
21 Development Authority, CHA, and the City of Chicago.

22 We'll step through just a very quick run-through
23 of the master plan and what is encompassing Phase I. The
24 rendering you see on the screen is Southbridge. We are
25 currently in NTA, which is on the left-hand side of the

1 screen.

2 The total development will include 877
3 residential units. 770 are rental, of which
4 approximately 50 percent are affordable, 34 percent are
5 public housing. The remainder of that 50 percent is
6 LIHTC. And then the other 50 percent is market rate.

7 It's contemplated to be developed in three
8 phases. The first phase will be Phase 1-A.

9 FRANCINE WASHINGTON: How many percent is public
10 housing?

11 CHRISTOPHER JOHNSON: 50 percent -- it's 34; excuse
12 me.

13 UNIDENTIFIED INDIVIDUAL: Of the rental units.

14 CHRISTOPHER JOHNSON: Of the rental units.

15 Total site includes 65,000 square feet of
16 retail, 3,000 square feet of community space. The site
17 is located between the Green Line and Red Line.

18 And is by City of Chicago planning noted as a
19 TOD site.

20 UNIDENTIFIED INDIVIDUAL: Which is?

21 CHRISTOPHER JOHNSON: Transit Oriented Development.

22 The first phase, Phase I-A, includes
23 approximately 114 market rate apartments; public housing
24 will be 68 units; 18 affordable, which are lie Tech; 18
25 home ownership. We have a total of 218 total residential

1 units. Approximately 155 parking spaces onsite; that
2 does not include any of the street parking that will be
3 developed.

4 We have about 15,000 square feet of retail in
5 two buildings, of which 20 percent is hyper local, which
6 is reserved for local start-up businesses. And we have
7 about 3,000 square feet of community space. Also we will
8 be reconstructing all of Block B infrastructure including
9 Dearborn and 23rd Place, which currently does not exist.

10 Very quickly, this is -- we're going to step
11 through a few renderings. This is looking at the newly
12 established 23rd Place and the Building B4.

13 On the top we have two different renderings of
14 the B3 building, which is the northern building on the B
15 Block. And also the 23rd Place, we have a summer and
16 winter view, looking at the overall site and how the
17 street can be used for farmers markets and street
18 festivals in all seasons. And then a little closer look
19 at the breezeway and paseo and the retail.

20 FRANCINE WASHINGTON: Will public housing be spread
21 throughout the community including these buildings?

22 CHRISTOPHER JOHNSON: And the answer is yes.

23 UNIDENTIFIED INDIVIDUAL: What about the home
24 ownership?

25 CHRISTOPHER JOHNSON: The home ownership will be

1 spread throughout --

2 UNIDENTIFIED INDIVIDUAL: I mean, the public housing
3 residents allowed to participate in a part of becoming a
4 homeowner.

5 CHRISTOPHER JOHNSON: 20 percent of the home
6 ownership units will be affordable, and we'll be working
7 with CHA on the Choose to Own program.

8 So with that overall...development update, we
9 can start to look at the Tenant Selection Plan, which
10 will govern the entire development, not just the first
11 phase.

12 And as we start walking through the TSP, the
13 entire site will have income eligibility and work
14 requirements and will be a work requirement for the site
15 for the market rate and the affordable component of the
16 site. And this will govern both the -- like I said, the
17 affordable and the market rate.

18 We will be utilizing the City of Chicago
19 standard lease the standard City of Chicago lease, and
20 then addendum to clarify for the affordable, the public
21 housing, and/or the market rate units.

22 We'll be a complete smoke-free property. The
23 entire site will be smoke-free. And we also will be pet
24 friendly as well, so we will allow dogs and pets with --

25 FRANCINE WASHINGTON: What is -- when you say

1 pet-friendly, a lot of folk, we have all these animals
2 and all these pet-friendly, and you get them on the
3 elevator with other residents, some of them are allergic
4 to animals or what have you.

5 Is there special criteria for pets?

6 It becomes a problem in the pet-friendly
7 communities, as pet-friendly buildings, when there's not
8 a separate elevator.

9 CHRISTOPHER JOHNSON: Understood. Each building
10 within the first phase will have two elevators in each
11 building. We recognize that has been a concern, so we
12 actually have a dog wash and pet-grooming station on the
13 first floor of every building in the first phase, so that
14 we're not having the cleanliness issues we had before.

15 The other highlight of the TSP is that there's
16 not going to be any drug testing for any residents.
17 So...with that, we can take questions regarding the TSP
18 and more specifics.

19 JENNIFER HOYLE: Before we do that, I did want to
20 ask: I think a couple people came in after the
21 presentation started. If you didn't sign in, could you
22 please do that before you leave?

23 And then we do need you, if you want to make
24 comment, to fill out the green speaker card just so we
25 have a written record of everyone who made a comment

1 tonight, in addition to the transcript.

2 So if any of you are still filling out cards,
3 that's fine. I'm going to start with the two cards that
4 I have, so I'll call those two people.

5 For the people speaking, I would just ask that
6 you remember that we have a court reporter, so try to
7 speak loudly and clearly and probably a little slower
8 than I was talking before.

9 Okay. So I'm going to start with Francine
10 Washington.

11 If you would like to make a comment, Francine.

12 FRANCINE WASHINGTON: I thought I was going to -- I
13 thought you was going to go through the whole thing line
14 for line.

15 JENNIFER HOYLE: No. I don't think so.

16 FRANCINE WASHINGTON: Okay. On the -- what's the
17 criteria for public housing residents to move into --

18 CHRISTOPHER JOHNSON: Public housing residents will
19 have a work requirement, and then as 30 percent of
20 income, less utility expenses.

21 FRANCINE WASHINGTON: Okay. What's the
22 requirement -- so my understanding, you're saying in
23 order for public housing to get in -- you know, you from
24 public housing, you've been -- you move in -- move into
25 the community buildings for how long now?

1 CHRISTOPHER JOHNSON: Year and a half.

2 FRANCINE WASHINGTON: From when you first started
3 the Plan for Transformation, only thing -- only criteria
4 for somebody to move in was no antisocial, no delinquent
5 rent, and no back paying utilities.

6 Are you saying now you have to do a hard look at
7 their credit?

8 CHRISTOPHER JOHNSON: There is a credit check.

9 FRANCINE WASHINGTON: Not for public housing; that
10 was grandfathered in.

11 And how was this allowed to happen?

12 As a public housing resident with the right to
13 return, all they have to make sure I have no outstanding
14 utilities and not delinquent rent-payor. Other than
15 that, it don't apply.

16 ANGELA BROOKS: No. Commissioner Washington, I
17 think Chris wasn't understanding right of return, and
18 that would follow the relocation right with the contract.

19 But we will respond to that one officially in
20 writing in the comment period.

21 FRANCINE WASHINGTON: So it is following the
22 relocation; it's specified.

23 ANGELA BROOKS: Correct. It is in the Tenant
24 Selection Plan, but we'll respond in writing in reference
25 to sections.

1 FRANCINE WASHINGTON: They are grandfathered in, no
2 credit check, none of that.

3 ANGELA BROOKS: Yes -- I can't speak to that, but we
4 will follow the Relocation Rights Contract.

5 FRANCINE WASHINGTON: What is in there.

6 I have a lot of comments. I want that to be on
7 record.

8 JENNIFER HOYLE: Okay.

9 FRANCINE WASHINGTON: Because it's grandfathered,
10 the residents have a right to return -- I want to come
11 over here, then I'm grandfathered in. All returning
12 rights of returns.

13 JENNIFER HOYLE: And you'll see that in writing in
14 the comment grid so we have a written record of that, our
15 response to what your question was.

16 Is there anything else you want to say right
17 now?

18 FRANCINE WASHINGTON: What about I'm a public
19 housing resident, I live -- I'm living in Dearborn right
20 now with the right to return. If I'm already in the
21 system, then I shouldn't have to go through all of that.

22 We have a lot of Ickes residents at Dearborn now
23 with the right to return. If I'm already talking to
24 manager and everything in order, I shouldn't have to go
25 through the changes, transfer into the next properties.

1 JENNIFER HOYLE: Yeah, I think that -- I believe
2 that's something that we're going to have to look at and
3 then respond to in writing.

4 FRANCINE WASHINGTON: There should be no problem for
5 transfer.

6 JENNIFER HOYLE: Okay.

7 FRANCINE WASHINGTON: Another question.

8 Who is going to be the property manager for
9 this?

10 ANGELA BROOKS: That has yet to be determined. It
11 will be The Community Builders.

12 FRANCINE WASHINGTON: Praise the Lord. Praise the
13 Lord. They're terrible landlords, really.

14 ANGELA BROOKS: It has never been -- they never
15 contemplated to be the property manager.

16 FRANCINE WASHINGTON: They're terrible. And that's
17 all we have.

18 CHRIS WALLACE: Angela, isn't it true that there is
19 going to be a credit check on the right to return?

20 JENNIFER HOYLE: Can you say your name for the
21 record?

22 CHRIS WALLACE: Chris Wallace. There's going to be
23 a credit check on the right to return people too; right?

24 TSP doesn't exclude the right to return folks,
25 does it?

1 FRANCINE WASHINGTON: They're grandfathered in.

2 CHRIS WALLACE: I'm asking a question.

3 ANGELA BROOKS: I would have to check with our
4 policy attorney on that, because I'm not familiar with
5 the right of return contract.

6 CHRIS WALLACE: Okay. There's nothing in the TSP
7 that you're aware of that excludes right to return
8 families from the credit check?

9 CHRISTOPHER JOHNSON: I'd have to get back to you.

10 ANGELA BROOKS: But there is language in the TSP --

11 CHRIS WALLACE: As it's written --

12 FRANCINE WASHINGTON: That's why I want to ask them,
13 as the email, as a resident right to return, you have to
14 make sure your utilities are up tight and no back rent,
15 you don't have -- you don't do my cards or what have you.
16 That's against the law.

17 ANGELA BROOKS: We'll respond to that in writing,
18 but we also will defer that to our policy attorney, who
19 is here, but...

20 TOM OSRAN: I don't know the answer offhand, but we
21 will respond to that. What you're saying makes sense,
22 but things could have happened in between --

23 FRANCINE WASHINGTON: That's why the Plan For
24 Transformation came about. Some things may change, but
25 that don't change.

1 TOM OSRAN: No. I mean -- what I mean is if
2 somebody had a bill -- a gas bill they didn't pay or
3 something, they might become ineligible for reasons out
4 of our control.

5 FRANCINE WASHINGTON: What I'm saying is on
6 background check to Right of Return residents, make sure
7 my -- Francine Washington -- make sure I don't have no
8 outstanding utilities and no outstanding rent. Other
9 than that, ain't another credit check supposed to be done
10 on me. With a public housing resident with a Right to
11 Return.

12 TOM OSRAN: We will respond to that. That's -- I
13 can't say off the top of my head that that's correct.
14 That sounds correct, but we are going to follow the Right
15 of Return contract and -- and you know, that's -- that's
16 what we'll -- how it's going to be going.

17 FRANCINE WASHINGTON: Mind if I find out what you
18 know so I know what you know, what you think you know?

19 TOM OSRAN: Yes.

20 FRANCINE WASHINGTON: I need to know, because people
21 saying you need to do it the right way. You don't need
22 to fight about it later on.

23 TOM OSRAN: No, of course.

24 FRANCINE WASHINGTON: You got enough fault, so I
25 have to fight.

1 JENNIFER HOYLE: Okay. Do you have any more
2 comments or questions, Commissioner Washington, or do you
3 want to...wait -- hold off for a minute, or...Ms.
4 Washington, you want to --

5 FRANCINE WASHINGTON: I'm here just Washington, not
6 a commissioner.

7 JENNIFER HOYLE: Okay. I will remember that.

8 And then Chris Wallace, if you have any
9 questions.

10 CHRIS WALLACE: Okay. My comments are also with the
11 credit check requirement.

12 As I read the TSP -- and I'm speaking on behalf
13 of -- as the attorney for the Central Advisory Council
14 and also as a -- on behalf of JoAnn Williams, who's the
15 resident member of the working group.

16 The -- we're deeply concerned about this
17 consumer credit check, as I've discussed in the working
18 group, and as I want to repeat today.

19 We have no problem with the property manager
20 doing credit checks related to rent payment and utility
21 payments. But this TSP puts great importance on an
22 applicant's past consumer credit history, including old
23 credit card debts. This needs to be changed.

24 Credit checks on public housing residents should
25 be limited, as I said, to rent and utility payments and

1 nothing else.

2 There's a lot of public housing applicants who
3 have a history of repaying credit card debts late because
4 they're poor and they pay too much in their monthly rent.
5 Under this plan these applicants could be denied access
6 to one of the most beautiful public housing developments
7 in the city simply because they're poor.

8 This goes against the entire purpose of
9 affordable housing, which is to provide relief to
10 individuals who are saddled by debt whose, monthly houses
11 payments are more than they can afford.

12 This developer seems to be wanting to -- it
13 looks like they want to cherry pick the few public
14 housing applicants who have miraculously avoided consumer
15 credit problems even though they pay more than they can
16 afford in rent. We think is really unfair.

17 Public housing is created precisely so that
18 people who -- whose expenses are more than their income,
19 will have a way to financial independence. So the way to
20 help these families address their credit problems is by
21 giving them a housing subsidy that lowers their monthly
22 expenses.

23 These developers inexplicably want to take the
24 opposite approach, they want to punish applicants for the
25 consumer credit problems that inevitably arise because

1 they are poor.

2 Credit history and credit scores are not
3 adequate tools for evaluating whether housing applicants
4 are likely to pay subsidized rent on time.

5 The very consumers who federally subsidized
6 housing programs are mandated to serve -- those who are
7 extremely low income -- are the most likely to have low
8 credit scores. So it contradicts the program's goals.

9 Additionally, credit scores can have a disparate
10 impact on African-Americans. There's many studies that
11 show that African-Americans are -- disproportionately
12 have low credit scores compared to whites, and
13 particularly here where there's no legitimate study
14 showing that people with poor -- lots of credit card debt
15 are unlikely to pay their public housing rent, they
16 shouldn't be used. It ends up having a disparate impact
17 on African-Americans or Latinos.

18 If a public housing applicant has had a history
19 of paying rent and utility bills on time, then the
20 applicant should be admitted. It makes the least amount
21 of sense with the Right to Return families who are
22 subject to the credit terms under TSP; they've been
23 living in public housing for 20 years. So what if they
24 have an old credit card debt? They've been paying their
25 rent, they've been paying their utility; why can't they

1 live in Ickes?

2 It doesn't make any sense.

3 So on behalf of the CAC and on behalf of Ms.
4 Williams, we ask that you remove the consumer credit
5 check here.

6 And also the last thing I want to mention is the
7 criminal background check policy. The three-year look
8 back period is good, but we shouldn't be considering
9 nonviolent misdemeanor offenses when making admission
10 decisions. Presently the TSP says that an applicant can
11 be rejected for, quote, citations for health and sanitary
12 code violations, and quote, disorderly conduct. These
13 are trivial misdemeanor offenses; you shouldn't take away
14 something as important as a subsidy, a housing subsidy to
15 Ickes over these trivial offenses.

16 So we ask that those minor criminal offenses be
17 removed from the TSP.

18 That's all.

19 JENNIFER HOYLE: Okay. Thank you for your comment.

20 Is there anything you wanted to submit in
21 writing, or should we just look at the court reporter --

22 CHRIS WALLACE: I will before the end of the --
23 yeah.

24 JENNIFER HOYLE: The third comment card I have is
25 from Claudice Ware.

1 CLAUDICE WARE: Francine actually spoke about the
2 first one, which was about the credit check.

3 JENNIFER HOYLE: Okay.

4 CLAUDICE WARE: I have a couple of questions.

5 Is it my understanding -- because I came in, and
6 I really wasn't focussed trying to hear what Chris was
7 talking about.

8 There's 770 units, rental. 50 percent of that
9 will be dedicated to public housing; is that correct?

10 JENNIFER HOYLE: No.

11 ANGELA BROOKS: I'll answer that. So of the market
12 rate, 244 CHA units total. So that comes out to be a
13 little over 30 percent.

14 CLAUDICE WARE: Okay.

15 ANGELA BROOKS: So when Chris is saying 50 percent,
16 he's saying affordable, that will be CHA and the
17 affordable units. So the affordable units is about 20,
18 CHA is a little over 30.

19 CLAUDICE WARE: And the rest is dedicated to market;
20 is that my understanding?

21 ANGELA BROOKS: Correct.

22 CLAUDICE WARE: I want to say that that's not fair.
23 Again, this is land that residents had to part with and
24 should have a right to come back to. Even if it wasn't
25 the third -- they should have at least 50 percent.

1 UNIDENTIFIED INDIVIDUAL: At least.

2 CLAUDICE WARE: Then my other question, majority of
3 your mixed income sites have -- some of them have working
4 to meet. This wouldn't be a site that would...

5 CHRISTOPHER JOHNSON: It does include that, I
6 believe.

7 CLAUDICE WARE: I was asking about the working to
8 meet criteria. If they aren't meeting all the
9 obligations to require them to come back, will they allow
10 them to still come as -- because they are working to meet
11 those criterias?

12 ANGELA BROOKS: Can I clarify? You're talking about
13 Right-of-Return residents?

14 CLAUDICE WARE: Correct.

15 My other question, is CHA requiring the service
16 providers to -- like they did with other mixed incomes,
17 to work with these families prior, a year prior before
18 returning, before this is built?

19 ANGELA BROOKS: The quick answer tonight would be
20 yes. But I will refer to that -- we'll do that in
21 writing. The crisis team is not here. But we will
22 follow the same procedure. We will formally respond.

23 LAURIE WILLIAMS: Of the breakdown--

24 JENNIFER WARE: Can you say your name for the
25 record?

1 LAURIE WILLIAMS: Laurie Williams.

2 Of the breakdown of the affordable units, the
3 public housing units, are they going to be held by CHA
4 rules?

5 I'm specifically talking about the two
6 heartbeats per room rule. In most CHA places they
7 require that two children can be in a bedroom.

8 However, it would seem like it was never worked
9 out: A 7-year-old girl does not need to share a bedroom
10 with a 12-year-old boy, even if it is her brother.

11 So at Southbridge, from the public housing to
12 the affordable, to the mixed, are -- is everybody under
13 that because its partnership, or just the CHA part?
14 Their part?

15 TOM OSRAN: Is there going to be a rule on that kind
16 of occupancy for the public?

17 LAURIE WILLIAMS? For everybody in Southbridge,
18 there's going to be a person in Southbridge; yes.

19 TOM OSRAN: Well, the TSP doesn't -- doesn't say
20 that. I mean --

21 CHRISTOPHER JOHNSON: Per page 21 of the Tenant
22 Selection Plan, per bedroom -- having a minimum number of
23 persons and a maximum number of persons does not
24 delineate based upon age.

25 FRANCINE WASHINGTON: What about sex?

1 CHRISTOPHER JOHNSON: Does not.

2 FRANCINE WASHINGTON: And what? So meaning what?

3 CHRISTOPHER JOHNSON: It's based upon number of
4 persons.

5 FRANCINE WASHINGTON: Bedroom per person.

6 CHRISTOPHER JOHNSON: Minimum and maximum number of
7 persons on Page 21.

8 FRANCINE WASHINGTON: So a mother and daughter got
9 three --

10 CHRISTOPHER JOHNSON: It would be based upon this
11 table.

12 FRANCINE WASHINGTON: I don't understand the table.

13 ANGELA BROOKS: So we'll defer that one to write --
14 we'll defer to that one in writing as well. And there's
15 always -- I think they're asking, distinguishing between
16 public housing and market rate.

17 JENNIFER HOYLE: Right. I think the Tenant
18 Selection --

19 LAURIE WILLIAMS: Is it going to be managed
20 different?

21 Since it's three different sections, is it going
22 to be three different sections of management?

23 TOM OSRAN: No.

24 LAURIE WILLIAMS: Everybody is going to be held by
25 the same -- by the same rule.

1 TOM OSRAN: That's correct. All tenants are held to
2 the same set of rules.

3 FRANCINE WASHINGTON: But a word to the wise, we got
4 new developments coming up. You trying to stretch the
5 dollar, trying to stretch the bedroom.

6 If somebody moving in with a 5 or 6-year-old
7 daughter, 9 or 10-year-old son, I imagine I would give
8 them a three-bedroom instead of a two, not to call
9 folks -- I want to make the idea of community, give
10 people what they need to make them relaxed in the
11 community.

12 You want your son and your daughter rooming
13 together?

14 CHRISTOPHER JOHNSON: We'd have to get back to you.

15 FRANCINE WASHINGTON: Not -- I'm saying this so you
16 can look at it now, don't wait 'til you get out there and
17 then it's a problem. It's a fight.

18 And plus, my understanding, they changed the
19 rule; 7 to 8 year difference between male and female of
20 the same sex -- I mean opposite sex, no way. No way.
21 Like just looking -- your big sister.

22 If you have a big sister?

23 CHRISTOPHER JOHNSON: I was an only child.

24 FRANCINE WASHINGTON: Somebody else wasn't an only
25 child.

1

2 JENNIFER HOYLE: Well, I'm not. And I did have to
3 share a room.

4 FRANCINE WASHINGTON: Not with your brother?

5 JENNIFER HOYLE: No, with four sisters.

6 CLAUDICE WARE: But that's different.

7 JENNIFER HOYLE: At the time I thought it was
8 horrible, but yes. I understand what you're saying.

9 FRANCINE WASHINGTON: I'm not ashamed of my sister.
10 We get together and have a night of fun.

11 JENNIFER HOYLE: That was not my experience.

12 FRANCINE WASHINGTON: The difference between people,
13 but still fun. You had to be there.

14 JENNIFER HOYLE: But they will look into that, and
15 you will get a response in writing to that specific
16 issue.

17 Is there anyone else -- I have these three
18 comment cards. And is there anyone else who's filled out
19 a comment card while we were talking?

20 No? Collect it?

21 LAURIE WILLIAMS: It's coming.

22 JENNIFER HOYLE: Okay. So can I make a suggestion,
23 then?

24 If there are still people filling out comment
25 cards, I would suggest that we break for about five

1 minutes just -- adjourn for five minutes, and then give
2 people who came in late a chance to fill out a comment
3 card, and then we'll reconvene. So at 6:35.

4 Does that make sense to everybody?

5 ANGELA BROOKS: Yes.

6 JENNIFER HOYLE: Okay.

7 LAURIE WILLIAMS: And then sounds good.

8 JENNIFER HOYLE: We'll do that. We're adjourning
9 for five minutes, and then we'll come back.

10 (A recess was had.)

11 JENNIFER HOYLE: So we're going to reopen the
12 hearing. It's 6:44.

13 So I do have two additional comment cards. The
14 first is from Mary Baldwin.

15 Is there anything that you want to say?

16 MARY BALDWIN: My name is legendary. Mary Baldwin.
17 I'm the president -- still is -- President At Large of
18 Rockwell Gardens, which is now called Jackson Square West
19 End.

20 I just need to ask a question because I'm going
21 through -- the reason I'm here to voice my opinion to
22 support the residents and what have you because where we
23 is was part of us.

24 As you know -- are you all the developers? Let
25 me ask that question.

1 FRANCINE WASHINGTON: No; they are.

2 CHRISTOPHER JOHNSON: I'm with the development team.

3 MARY BALDWIN: You the developer. Okay.

4 See, I've been through something, I'm still
5 going through it. That's why I'm asking this question.

6 Now, when the residents was relocated, they was
7 not told anything about all this background credit check
8 and what have you; because they was moved by force and
9 not by choice. They was told that once the buildings
10 come back, you -- you'd be -- you going to be relocated,
11 and once they come back, you had the right to return.
12 They didn't put all these restrictions on the residents
13 at this time.

14 And to me it was to get them to move, to
15 relocate. And they had so much trust until they
16 relocated. Thinking when the buildings go up and those
17 that wants to come back, thinking that they would have
18 that right to come back. Which they should. Because,
19 like I said, they moved by force and not by choice.

20 They told my people a lot of things, and all you
21 do is move away, when time comes, you come back, and
22 everything was the same.

23 When they came back, it was -- they so
24 disappointed and so let down. So it's time to stop
25 telling residents one thing and doing something else.

1 We need to be straight up. And we don't need to
2 be adding a lot of stuff to keep the residents away.
3 Number one, you're not getting all your units back. So
4 what you get back, you need to make sure that those
5 residents, first of all, that wants to come back, get
6 those units. And then bring in more residents that's out
7 there that need -- that wants to live in Ickes; okay?

8 So I'm -- I'm kind of lost because I'm late
9 getting here, and I had some business to take care of.
10 But I just want to say as a developer, make sure that
11 what you do is helping the residents and not your
12 developer team, because you all already rich. I'm just
13 saying, you know, make sure -- we're poor. You know? So
14 we out there struggling.

15 And like Francine always say, everybody always
16 laugh to the bank but us.

17 We fought for these residents all these years,
18 without pay. Struggled, ducking, dodge, willing and what
19 have you.

20 And then we want to see our peoples come back,
21 if they wants to come back. Give them that opportunity,
22 and make it kind of easy. Don't put so much pressure on
23 them so you know that they can't come back.

24 So you take a look at that with you, the head
25 person; right?

1 CHRISTOPHER JOHNSON: No. I'm part of the
2 development team. I'm not the head.

3 MARY BALDWIN: Okay. You take this back. Tell them
4 the legendary Mary Baldwin, who's on the mixed income
5 now, and still going through some changes -- make it easy
6 for those people, residents, to have the right to return
7 without putting so much restriction on them. When they
8 was the one that stayed and paid the rent and -- for you
9 all to come along and get their land and then put rules
10 on them. You know what I'm saying?

11 So please, I -- this won't be my last meeting.
12 I'll be -- if you have some more, I will be there, you
13 know, because I'm the legendary.

14 And I just want you to be sure, because it hurts
15 the president heart -- though their leader is deceased,
16 but she fought all these years. She's sickness, go in
17 the hospital, and they say she ain't going to make it.
18 God fix it, she come back out. And she made it and she
19 fought 'til the end.

20 So we not going to let her work be in vain.

21 We'll do what we have to do. And we asking you
22 all to work with us to make sure that things come out all
23 right in the favor of the residents that have the right
24 to return.

25 You got somebody's land, don't take all the

1 houses. You got so many houses -- third, third, third;
2 whatever. Give them what they need to have back in what
3 they was promised and they fought.

4 Thank you so much. God bless you.

5 JENNIFER HOYLE: And I think, Miss Washington, do
6 you have a comment?

7 And I think we also have Laurie Williams; did
8 you have something you want to say?

9 FRANCINE WASHINGTON: No.

10 LAURIE WILLIAMS: Okay. Let me start by saying
11 this: I grew up in the Harold Ickes home. My mother
12 moved in as a single mother with two small children. And
13 something in her said that she moved into a place, and
14 she wanted to fight for these people. For 40 years she
15 did that.

16 Two weeks before she passed away, she had her
17 secretary drafting yet another letter to Rahm Emanuel.
18 Because there was so many promises made, so many secrets
19 held; and at the end of the day, we still lost out. Are
20 losing out.

21 You say we have the right to return. But when
22 you call to find out what -- to let somebody know,
23 okay -- because we've been watching this land. We've
24 been looking at every scenario, every meeting.

25 So when you tell us, oh, you got the right to

1 return, and you got the right to return, but when I take
2 my right to return, you tell me, oh, no, wait a minute.
3 Can you do this? Did you do this?

4 Now you have a list. You're not -- for the
5 developer -- we're not getting new places, you are
6 replacing the homes that you moved us out of.

7 You broke up families -- since we were
8 dismantled, we have lost elders, we have lost children.
9 Half of the craziness that goes on in the city was
10 because -- blamed on people who moved out of public
11 housing. And believe it or not, we had more law-abiding
12 citizens in public housing than we had out in the
13 neighborhoods. We were a small-knit community.

14 I reading here what you say 15 years here and 25
15 years here. When did the count down start?

16 That's 35 or 40 years that I'm -- it's right
17 here. On the -- front page. One said 15 years. I
18 underlined it. Oh, here it is.

19 During that complacent period of 15 years, and
20 extended use of an additional 25 years.

21 Does that mean it's going to take -- if my math
22 is right -- 40 years?

23 ANGELA BROOKS: What page are you on?

24 LAURIE WILLIAMS: On the first page of the Tenant
25 Selection Plan for Southbridge, a/k/a Herald Ickes, or

1 Ickes. You know...

2 ANGELA BROOKS: That referencing to --

3 TOM OSRAN: The tax credit period.

4 CHRISTOPHER JOHNSON: The low income housing tax
5 credit compliance period that you're referencing?

6 LAURIE WILLIAMS: Right. The 15 years.

7 CHRISTOPHER JOHNSON: That is a compliance period
8 reference in regards to the low income housing tax
9 credits that will bolster the financing of the site and
10 allow for the site to be built. That's the compliance
11 period, statutory.

12 LAURIE WILLIAMS: 40 years starting when?

13 CHRISTOPHER JOHNSON: Based on the term of the tax
14 credits, when tax credits -- we can get back to you in
15 writing on that exact.

16 CLAUDICE WARE: What she's trying to find out, how
17 does that affect public housing residents' right of
18 return?

19 ANGELA BROOKS: Those are two separate things.

20 LAURIE WILLIAMS: Okay.

21 ANGELA BROOKS: That's a financing term.

22 CHRISTOPHER JOHNSON: That's a financing term.

23 LAURIE WILLIAMS: All right. Of the 65,000 square
24 feet of retail, that's approximately how many businesses?

25 CHRISTOPHER JOHNSON: So out of the 65,000 square

1 feet -- I can walk through that plan with you, if you'd
2 like.

3 LAURIE WILLIAMS: Okay.

4 CHRISTOPHER JOHNSON: Within the first phase, the
5 block, you have about 15,000 square feet of retail here.
6 Within that you have about 20 percent, which is hyper
7 local, which is reserved for local businesses. And that
8 rent is a subsidized rent -- like the rent is for
9 affordable housing. So it's a subsidized rent.

10 LAURIE WILLIAMS: For business owner who's going to
11 rent that space.

12 CHRISTOPHER JOHNSON: Yes, ma'am. So 20 percent of
13 that is in; there and you can see that within the spaces
14 that are much shallower in depth.

15 The remaining 65,000 square feet within the
16 site, the majority of it lies on the corner of State and
17 Cermak, that's about 30,000 square feet. A big -- it's
18 anticipated to be a big box retailer.

19 And then the remaining square footage would sit
20 across the street in Building D, there's about 5,000
21 square feet. And then in the southern portion of Block A
22 is the remaining square footage. I can't do that math off
23 the top of my head right now. But that's where the
24 majority -- where all your retail is sitting.

25 The community space at 3,000 square feet of

1 community space -- I believe Gloria Humphreys is here
2 with Community Life -- that's all in this purple area.
3 And that's -- includes a classroom for approximately 25
4 people. And then a gathering space for the community as
5 well, which will be open to the community, and which will
6 be funded by the development.

7 FRANCINE WASHINGTON: How many people it sit?

8 CHRISTOPHER JOHNSON: We're currently planning on
9 that space at about 60 to 85 people. So the space would
10 be quite large.

11 FRANCINE WASHINGTON: Larger than this?

12 Going to the community -- or school for the
13 community?

14 That's about half the size of this. This people
15 get in -- this space right here.

16 CHRISTOPHER JOHNSON: It's based on code, not --

17 LAURIE WILLIAMS: As the developer, the businesses
18 that you want to bring, how -- how do you -- how do
19 you -- not even -- how do you find these business?

20 Because you got Chinatown hear, you got downtown
21 here, you got lakefront here. All of which have
22 businesses, this, that, restaurants, this, that.

23 So why a need to take this small portion of land
24 and yet not give more housing with -- you know, what
25 makes it so we have to have the businesses?

1 That -- that's my answer -- that's my question.
2 Why the retail -- why do we need the retail space?

3 If I'm not mistaken, we were told for -- at
4 first it was for residents develop businesses that
5 give -- that would have given them chance to get into the
6 business world, to find this out -- but when you say "big
7 box," you mean Wal-Mart, Target, stuff like that; right?

8 CHRISTOPHER JOHNSON: Large format would include
9 stores like a Target. 25,000 square feet, that type of
10 store could also be something like a Walgreens or a CVS
11 pharmacy. It's your larger format.

12 LAURIE WILLIAMS: You do realize there's a Walgreens
13 right on the corner.

14 CHRISTOPHER JOHNSON: I'm just stating as example
15 what that type of store looks like.

16 LAURIE WILLIAMS: It's not necessarily going to
17 be --

18 CHRISTOPHER JOHNSON: We don't know -- that's in a
19 future phase. We don't know who that would be yet.

20 ANGELA BROOKS: Chris, I'll also jump in.

21 So part of your question was why there was
22 commercial development on this site, and so when -- in
23 2014 and '15 when CHA worked with, the working group to
24 develop the request for proposals for this site the
25 working group designated that they wanted a mixed income

1 and mixed use development.

2 So when they put out the call for proposals,
3 they asked for developers to come back with
4 mixed-use-type development sites. So that was a decision
5 that they were responding to what we put out.

6 That predates me. So I'm not sure what went
7 into how they decided -- one of the things that Chris
8 mentioned that I don't know is very clear is the hyper
9 local, really one of the components which we would
10 anticipate would be local businesses, Section 3
11 businesses. So that is something they will probably have
12 a consultant in our Section 3 office. They'll work with
13 them to help fill those spaces.

14 But that was a really important part of that.
15 Because one of the things we want to do in our
16 mixed-income development is provide opportunities. Part
17 of the -- the master development agreement we have with
18 this developer is there will be permanent jobs as a part
19 of their commercial development. So anyone who is doing
20 business here, there will be requirement to hire
21 residents.

22 So we wanted to tie that in. So that was an
23 important component to CHA and the working group at the
24 time we did the request for proposals.

25 MARY BALDWIN: Just to butt in what you saying.

1 They always use that they going to build commercial, able
2 to hire residents, and then they hire them, and two weeks
3 or a month, they let them go.

4 So look at all of -- every click that you -- and
5 I take back one thing -- I hope you didn't put it on that
6 record. We are not poor. I take that back. We're rich
7 in spirit and mind and body and what have you. So take
8 back that -- we're rich. So I just want to say --

9 ANGELA BROOKS: Absolutely. And Miss Baldwin, I
10 will say we definitely are paying closer attention. We
11 have lessoned learned from the other commercial
12 developments about long term employment. So that is
13 something we absolutely are taking into consideration.

14 MARY BALDWIN: Thank you. Thank you.

15 ANGELA BROOKS: I have them talking to me about
16 Mariano's pretty often. So I'm very aware.

17 CHRISTOPHER JOHNSON: As a development group and
18 team, we take that very seriously. Currently our
19 predevelopment spending we have hit about 53 percent
20 minority MWDBE, contract and spending. So we're
21 exceeding all CHA and City of Chicago goals.

22 And we plan to do the same with our construction
23 as well. So...and then we'll be also looking -- as
24 Angela stated -- for all of our retail partners to be
25 doing the same.

1 LAURIE WILLIAMS: You mentioned the Section 3.

2 ANGELA BROOKS: Yes.

3 LAURIE WILLIAMS: Does the developer and CHA work in
4 conjunction as to getting these businesses from the
5 Section 3s?

6 Because I was -- I'm a relocated resident from
7 Ickes. I had to go to Dearborn. I tried to utilize the
8 services of the -- what's the --

9 CLAUDICE WARE: Section 3?

10 LAURIE WILLIAMS: -- the Section 3 -- the
11 FamilyWorks office where there was a Section 3 binder.
12 Yet every page I turn, it was old, it was late. It was
13 old, it was -- you know. No longer formidable.

14 I'm a high school graduate. I have college
15 education. I have been in the workforce since the age of
16 14.

17 So there is a lot I would have to bring to the
18 table, to a Section 3; but it was lacking, it was not
19 what I needed. It was not kept up to date. You know.

20 And it's like nobody in the office knew who to
21 contact; who to go to, where to call. You know what I'm
22 saying?

23 ANGELA BROOKS: So just to kind of walk you through
24 what will happen procedurally, so there's two phases. So
25 the first phase will be the most obvious one that will

1 start -- hopefully -- we didn't talk about this, but we
2 would anticipate closing the real estate transaction and
3 starting construction sometime early next year, so say
4 first quarter.

5 So prior to the first quarter -- we'll date
6 back -- so when we kind of get a date of closing when
7 construction will start and -- not commissioner --
8 Mrs. Washington indicated we would have what -- we would
9 have a vendor fair. So that would be where the
10 development team would have a fair and the two GCs, which
11 is Powers & Sons and McShane, would come with all of
12 their subs, and they would offer opportunities for
13 additional subcontractors or people who might want to
14 work on those construction jobs.

15 So that's kind of the first slide. As well as,
16 since you mentioned, we now have a Section 3 office
17 that's further down State Street. So they are pretty up
18 to date.

19 So certainly if you have any specific issues,
20 both Claudice and Francine know how to reach me. I can
21 help you facilitate that.

22 But they're pretty up to date, and their whole
23 role is to build capacity of residents to be available
24 for that.

25 Once we start construction, we're two years --

1 two long years before this will be any units or any
2 business. That gives us a lot of opportunity to work
3 with residents, right of return or others, who might have
4 an opportunity or business idea to work through that. So
5 this is one where we have good lead time. So we are
6 working with staff in the Section 3 office that we are
7 going to start developing what does that programming look
8 like.

9 You asked how many businesses could go in 65,000
10 square feet. We don't know, because we haven't designed.
11 But it's flexible.

12 Part of the reason they haven't said is we want
13 to know who is interested so they can design it around
14 that space. So it's truly flexible at this time.

15 The 20 percent hyper local that will be
16 subsidized, that will be a little different. But that's
17 really flex space. So somebody might want a boutique, or
18 somebody might want, I don't know, a pet store. You
19 know, we're just really flexible at this time.

20 So we have a lot of time, I said. Yeah.

21 JENNIFER HOYLE: Okay. And then --

22 FRANCINE WASHINGTON: I want to ask a question.

23 I'm still stuck on the screening part. I know
24 your mixed income, 244 residents and I like the
25 process -- don't remember the processes where mixed

1 income at CHA or whatever it is. CHA pull folks off,
2 meet the criteria, to screen them, for the social, the
3 rent, utilities, no background check.

4 Then they send the development team, which you
5 all are doing a double or triple screening.

6 ANGELA BROOKS: Definitely have to get back to you
7 on that one.

8 FRANCINE WASHINGTON: Because that's the process now
9 that -- CHA take and send them. And they screen once
10 they get to CHA. They do the criminal background, how
11 are they.

12 He understood the question?

13 ANGELA BROOKS: I do. That's just not my side of
14 the house, though.

15 FRANCINE WASHINGTON: I know.

16 JENNIFER HOYLE: We'll get an answer for you.

17 I don't have any additional comment cards, so
18 I'm going to close out the meeting.

19 I do want to mention again that the comment
20 period goes through August 30th. So you do have
21 additional opportunity to submit written comments by
22 email, fax, mail, in-person drop-off if there's something
23 you think of that you want to ask about or comment on
24 after this hearing is concluded.

25 Thank you all for coming. So I'm going to close

1 out the hearing.

2

WHICH WERE ALL OF THE PROCEEDINGS

3

HAD AT THE PUBLIC COMMENT HEARING

4

ON THIS DATE.

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(The Public Comment Hearing was

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concluded at 7:05 p.m.)

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1 STATE OF ILLINOIS) SS:

2 COUNTY OF DU PAGE)

3 I, CATHERINE A. RAJCAN, a Certified Shorthand
4 Reporter of the State of Illinois, do hereby certify that
5 I reported stenographically by means of machine shorthand
6 the proceedings had at the Public Comment Hearing
7 aforesaid, thereafter reduced to typewriting via
8 computer-aided transcription under my personal direction,
9 and that the foregoing is a true, complete and correct
10 transcript of the proceedings of said Public Comment
11 Hearing as appears from my stenographic notes so taken
12 and transcribed under my personal direction.

13 I further certify that my certificate attached
14 hereto applies to the original transcript and copies
15 thereof, signed and certified under my hand only. I
16 assume no responsibility for the accuracy of any
17 reproduced copies not made under my control or direction.

18 IN WITNESS WHEREOF, I do hereunto set my hand at
19 Wheaton, Illinois, this 22th day of August, 2018.

20
21 /s/Catherine A. Rajcan
22 Certified Shorthand Reporter

23 C.S.R. Certificate No. 084-002503.
24
25