

Transcript of the Testimony of

Date: November 15, 2011

Volume: I

Case: Chicago Housing Authority TSP Hearing

Elite Deposition Services
Phone: 312-445-0005
Email: info@elitedeps.com
Internet: www.elitedeps.com

CHICAGO HOUSING AUTHORITY
PUBLIC COMMENT HEARING
PROPOSED TSP/RESIDENTIAL LEASE
FOR LAKEFRONT PHASE II
ATTENTION ALL PUBLIC HOUSING RESIDENTS:

TRANSCRIPT OF PROCEEDINGS had in the
above-entitled cause on the 15th day of November,
A.D. 2011, at 6:00.

PRESENT:

MS. ANNA LEE: DIRECTOR OF PLANNING & REPORTING.

REPORTED BY: RACHEL N. SMITH, CSR

CSR NO. 084-4161.

1 MS. LEE: My name is Anna Lee and I'm the
2 Director of the Planning and Reporting Department at
3 the Chicago Housing Authority. I would like to
4 welcome all of you to the public comment hearing for
5 the Proposed Tenant Selection Plan and Lease
6 Agreement for Lakefront Phase II. The purpose of
7 the hearing is to receive comments on the proposed
8 documents before presenting them to the Board of
9 Commissioners for approval and submission to HUD.

10 In addition to voicing your comments here
11 today, residents and the community-at-large have the
12 opportunity to submit written comments to CHA during
13 the common -- comment period which began on November
14 3rd and runs until December 5th. Copies of the
15 proposed documents are available on the CHA website
16 at www.thecha.org. We also have brought copies of
17 the documents along with us tonight for on-site
18 viewing.

19 If you have not done so already, please
20 make sure that you have signed in at the
21 registration table before you leave tonight.

22 We have a sign language interpreter here
23 today. Ms. Carol Mercede is seated at the front of
24 the room. And is there anyone who needs sign

1 language interpretation?

2 (No response.)

3 If not, I'll have Ms. Mercede take a
4 seat. Thank you. We have Spanish translators who
5 are available to interpret as needed. Ms. Paz and
6 Ms. Diaz. If you want to introduce yourselves.

7 (WHEREUPON, the spanish intepreter
8 Speaks in Spanish.)

9 MS. LEE: The court reporter will be seated at
10 the front of the room and will transcribe all that
11 is said during the hearing. There are various CHA
12 staff here tonight and are available to answer
13 specific questions after the public comment hearing.

14 Before we open the floor for comments, we
15 would like to walk through an overview of the new
16 development. Tonight we have Robert Koerner from
17 Davis Lakefront LLC to provide an overview of
18 Lakefront Phase II.

19 MR. KOERNER: Thank you, Anna. Good evening
20 everyone. My name is Robert Koerner. I'm one of
21 the developers of Lakefront Phase II, and I want to
22 give you a quick overview so you know what this
23 lease and tenants election plan pertain to.

24 If you guys look here, we have a site plan. This

1 building here is where we are right now. The
2 existing mid rise. And what we're going to be
3 building, hopefully starting in the first quarter of
4 2012, is another eight-story midrise kind of similar
5 to this building on the flip side of the unnamed
6 park to the north of us. Then all of these pink
7 buildings on the open field to the south of us.

8 In all, it will be 132 units. 81 of them are
9 one and two-bedroom units in the midrise, and 51
10 units that are mostly three bedrooms, with six
11 two-bedroom units on these pink buildings on the
12 south end of the site.

13 As part of the development, we're
14 coordinating with the City of Chicago so all the
15 streets and alleys and sidewalks and street trees
16 will all be put in, so it will be a finished site.
17 It will look nice. But all these yellow buildings
18 will not be built today. We hope they will be built
19 over the next few years as a future phase of
20 for-sale development. This lease will be for all
21 132 of the rental units.

22 Just to give you a little idea of what
23 this looks like, here is just a rendering that gives
24 you somewhat of the sense of what the low-rise block

1 will look like. This here is a three-flat building.
2 These three units will be rental units. These are
3 the future for-sale townhouses built right next to
4 it. So that the idea is that the rental units are
5 indistinguishable from the future for-sale units.

6 And then this building here is the
7 midrise building. This is Lake Park Avenue right
8 here. You can see there is a four-story section
9 right here that kind of relates to the streets and
10 to the townhouses on the other side of the street.
11 And then there is the eight-story section over
12 there. And it fronts out onto the park, the
13 building here. So we will be looking straight at it
14 from the other side.

15 Then just one more closeup image of one
16 of the sections of low-rise units so you can see the
17 use of materials we are doing on the site.

18 So to orient you, in your packet we have
19 a tenants election plan, which is the rules for
20 selecting what residents get into which units by
21 income level and background check, and what you need
22 to do in order to get into the units. And then we
23 also have the actual lease itself that you will be
24 signing if you move into one of the 132 units when

1 we build them.

2 We are going to start them in 2012. We
3 will be leasing them out in 2013 basically.
4 Beginning 2013 is when we will probably start
5 leasing. And then there are attachments to the
6 lease. There is one lease that everyone would sign
7 for the 132 units. And of the 132 units, 47 of them
8 are public housing units. And those 47 units have a
9 rider that attaches all the public housing
10 provisions that are required under the HUD Public
11 Housing Program. Things like you pay 30% of your
12 income for rent, and things like what the grievance
13 procedure is that you have as a public housing
14 resident that would not apply if you were not a
15 public housing resident.

16 With that, if you have any questions,
17 feel free to ask me. If you have any comments, I'll
18 let Anna take over the hearing.

19 MS. LEE: Thank you. As we prepare to open
20 the floor for comments, I want to remind each of you
21 that in addition to having the opportunity to voice
22 your comments here tonight, written comments are
23 also being accepted through December 5th. If you
24 would like to submit only a written comment, please

1 complete the comment card located at the
2 registration table or raise your hand and staff will
3 bring you one. If you complete a written comment
4 card, you will not be called to speak. You can also
5 mail written comments to CHA Planning and Reporting
6 Department. Attention: Lakefront Phase II. And our
7 address is at 610 East Van Buren, 10th Floor,
8 Chicago, Illinois. 60605.

9 You can also email written comments to
10 commentontheplan@cha.org. If you'd like to speak,
11 please fill out the speaking card located at the
12 registration table or raise your hand and staff will
13 bring you one. And we will open up the floor.

14 While the floor is open for comments, one
15 name will be called at a time. When your name is
16 called, please be prepared to comment on the
17 proposed TSP and the residential lease agreement.
18 Each person making a comment will have two minutes
19 to make their comments. Staff will keep time and
20 let you know when 30 seconds remain. And a bell
21 will ring when your two minutes are over.

22 Once your two minutes have expired,
23 please be seated so that the next person waiting is
24 able to make a comment, if there are more than two.

1 Speakers may yield their time to another speaker.
2 However, each speaker may only be yielded additional
3 time once for a total of four minutes. If you have
4 a specific question, please speak to one of the CHA
5 staff here tonight after the hearing is over.

6 Please remember in order for the court
7 reporter to record all comments accurately, we must
8 speak one at a time. Please state your name before
9 you make your comment. Speak clearly. And speak
10 slowly. We will now open the floor for comments on
11 the proposed TSP and residential lease agreement.

12 We have one card from Ms. Francine
13 Washington.

14 MS. WASHINGTON: Hi. My name is Francine
15 Wahsington, and I'm the LAC president for Washington
16 Park. I live in Washington Park, Washington Park
17 and Washington Park scattered sites. By the time I
18 became president, this was already enforced. If I
19 had been in it from the beginning, I would never
20 have agreed to the tenants election under this stuff
21 going on. Since I have inherited, I have to deal
22 with what I inherited.

23 But I do oppose the drug testing, which
24 is okay, because we are with the CSC. We're working

1 on it now. In a couple years it will be overturned
2 anyway. I'm quite sure some developers opposed to
3 drug testing.

4 Also, I would like to know, I know a lot
5 of letters were sent out to all the residents. I
6 would like to know for disposition, how many came
7 back unanswered. How many came back no forwarding
8 address, address unknown. I would like to keep --
9 also know that we discussed sometimes more than
10 eight cards and relocation rights, stuff like that
11 with HUD, that residents that have the right to
12 return, if they were not contacted because mail been
13 returned they do have the right to return. They
14 don't agree with the drug testing. I really would
15 like to know how many letters came back.

16 MS. LEE: We will definitely take your comment
17 and look into that, get back to you.

18 MS. WASHINGTON: I don't agree with the mix
19 and how many the percentage of residents. That's a
20 joke. I visited there. I played there. So --

21 MS. LEE: All right. Thank you for your
22 comment. Are there other comments or other cards
23 that need to be submitted?

24 If not, then we will call this comment

1 hearing to a close, and I want to thank everyone for
2 coming here tonight. Thank you.

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

1 STATE OF ILLINOIS)
2) SS:
3 COUNTY OF COOK)
4

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 meeting aforesaid, and that the foregoing is a
9 true, complete and correct transcript of the
10 proceedings of said meeting 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 30th day of
15 November, 2011.

16
17 *Rachel N. Smith*



18 Certified Shorthand Reporter
19

20 C.S.R. Certificate No. 084-4161.
21
22
23
24