

CHICAGO HOUSING AUTHORITY

1 PUBLIC COMMENT HEARING)
 2)
 3 ON THE)
 4)
 5 DRAFT TENANT SELECTION PLAN)
 6)
 7 (TSP))
 8)
 9 4444 WEST LAWRENCE AVENUE)
 10)
 11 CHICAGO, ILLINOIS.)

12 TRANSCRIPT OF PROCEEDINGS had in the
 13 above-entitled cause on the 4th day of April, A.D. 2018,
 14 at 6:00 p.m.

PRESENT:

CHICAGO HOUSING AUTHORITY

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

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

REPORTED BY:

21 MS. CATHERINE ARMBRUST RAJCAN,
 22 CSR, RMR, RDR, CRR, CRC.
 23
 24
 25

1 JENNIFER HOYLE: So we're going to get the hearing
2 started now.

3 There's certain things we have to walk through
4 just to get this on the record, so it's going to be a lot
5 of talk from up here first.

6 So my name is Jennifer Hoyle; I'm the Director
7 of Strategic Management and Partnership with the Chicago
8 Housing Authority. I'd like to welcome you to the Public
9 Comment Hearing on the draft Tenant Selection Plan and
10 Lease for Oso Apartments in the Irving Park community.

11 The purpose of the hearing is to collect
12 comments on the draft TSP and Lease before the documents
13 are submitted to Board of Commissioners for approval.

14 In addition to voicing your comment here today,
15 residents and members of the public can submit written
16 comments to CHA throughout the comment period, which
17 began on March 21st and ends at 5:00 p.m. on April 20th.

18 Copies of the draft TSP and Lease are available
19 on CHA's website at www.theCHA.org. And we also have
20 copies of these documents available here for your review.

21 If anyone hasn't signed in, I would ask you to
22 sign in at the desk over on the left before you leave
23 tonight.

24 And I'm going to make some introductions.

25 First of all we have Olivia Soliz, our sign

1 language interpreter, sitting in the back of the room.
2 Lawrence Mesirow is our Spanish language interpreter,
3 seated right over there. And then we also have Cathy
4 Rajcan, who's our court reporter; she is seated at the
5 front of the room right over here; and she'll transcribe
6 everything that is said during the hearing, even if I
7 talk really fast.

8 And I'm going to introduce the members of the
9 development team who are here today. We have Lee
10 Pratter, senior director of development for CHA, who's
11 seated at that end of the table; David Block, Eric Meyer,
12 and Polly Kuehl -- did I say --

13 POLLY KUEHL: Kuehl.

14 JENNIFER HOYLE: -- from Evergreen Real Estate
15 Development Group.

16 I also want to recognize Thomas Applegate, from
17 the North Mayfair Commission, who helped us get this room
18 when we lost our spot at the library due to a plumbing
19 issue. Thank you for that.

20 Before we move on, I'm going to briefly explain
21 how the comment session will work. If you'd like to
22 speak tonight or submit a written comment, you have to
23 fill out a green comment card. Those comment cards are
24 available at the desk that you signed in at.

25 If you want to submit a written comment only but

1 not speak on the record, you can fill out the comment
2 card and check the box at the top.

3 After the presentation I'll collect the comment
4 cards, and I'll call on anyone's name who wants to speak;
5 can make your comment here; and it will be transcribed by
6 the court reporter.

7 CHA provides responses to comments made during
8 this process in a comment grid. This is a document
9 listing every comment that we received during the comment
10 period, along with CHA's response. This document's
11 typically posted on CHA's website a few weeks after the
12 comment period ends.

13 And if you have a comment that we can respond to
14 today, we'll attempt to do that. We can't always do
15 that. Sometimes comments require more deliberation.
16 So...

17 David Block is now going to provide a brief
18 overview of Oso Apartments.

19 David, you want to speak?

20 DAVID BLOCK: Hello, everybody.

21 Maybe we should turn off the light so we can
22 see.

23 There we go.

24 So this project is Oso Apartments. Oso is bear
25 in Spanish. And part of the reason that we picked that

1 name is the project is at the corner of Bernard and
2 Montrose; and so Bernard suggested bear, at least maybe
3 in German; and we thought, all right, we'll use bear in
4 Spanish as our project name.

5 So here's a picture of the project. And as you
6 can see, it is a five-story building, right at the
7 corner. So this is the Montrose side; Bernard goes this
8 way.

9 It's a family property. So there will be 32
10 one-bedroom apartments and 16 two-bedroom apartments, a
11 total of 48 units in the building. The whole first floor
12 is dedicated to building amenities, and actually a
13 community amenity.

14 I'm not going to go through the architectural
15 stuff here because that's not the purpose of tonight's
16 meeting. But there will be a nice community meeting
17 room, maybe a little smaller than this room, in that
18 building; and there's a property management office;
19 there's a bike room; some other facilities for the
20 residents there. So we think it's going to be a
21 wonderful facility.

22 Here's the project location. So you can see
23 right at the corner of Bernard and Montrose there. So if
24 you know Montrose Avenue, this is I think the 7-Eleven
25 there; and it's pretty close to the end of the Brown

1 Line, which is just a couple blocks off on Kimball.

2 So Evergreen is a development company, we're a
3 property management company, and we're a construction
4 company. And we manage more than 6500 units -- actually,
5 that number is a little bit out of date; we probably
6 manage closer to 8,000 units at this point -- all around
7 Illinois and in seven other states.

8 Some properties in Chicago that we manage, in
9 Rogers Park, Farwell and Jarvis Apartments is a senior
10 development; Evergreen Terrace, which is near the Gold
11 Coast; and then Linden House of Chicago as well.

12 Closer to this area you may have seen down
13 Elston, near Irving Park, there's a building under
14 construction; and that's going to be one of three new
15 buildings that have both libraries and senior housing in
16 them. And so we will -- we're the developer of that one,
17 and the one in Rogers Park; and we'll be managing that as
18 well.

19 So as with all buildings that have Chicago
20 Housing Authority resources in it, there are some very
21 specific policies and procedures that we need to follow
22 here. A lot of it has to do with making sure that we get
23 the word out about the units, and that people have
24 opportunities to take advantage of the housing that will
25 be offered in this new building.

1 So there's something called an Affirmative Fair
2 Housing Marketing Plan that we need to publish. And that
3 is something that we generate and we consult with CHA, it
4 becomes a part of our package of documents. And it talks
5 about how we reach out to the community. So it talks
6 about what newspapers, what websites, what other kinds of
7 advertising we do, what languages we advertise in.

8 There is a large Spanish-speaking population,
9 particularly in this part of Albany Park, so we very
10 likely are going to have some Spanish-language
11 advertising. There may be other languages -- Korean, in
12 particular -- that we do some outreach in.

13 And so that Affirmative Fair Housing Marketing
14 Plan is one of the tools we use to talk about how we're
15 going to help get the word out for the project.

16 The Tenant Selection Plan is one of the legal
17 documents that is part of our process. And there's a
18 packet that's up there if you're interested. There's a
19 copy of many of these documents that were posted on CHA's
20 website. And Tenant Selection Plan is an important one
21 because it talks about how tenants are chosen for the
22 project.

23 And so in this property there are both what are
24 called RAD, Project-Based Voucher units. So RAD is a
25 federal program, that stands for Rental Assistance

1 Demonstration. And PBV, or Project-Based Voucher, is a
2 mechanism to help provide a subsidy for tenants living in
3 units that have Chicago Housing Authority support.

4 So under -- in general, under a Project-Based
5 Voucher structure, tenants pay 30 percent of their
6 income. So for example, if you have \$1,000.00 of income
7 every month, you would pay \$300.00 in rent for that
8 apartment.

9 And you have to meet certain income
10 requirements, and you have to meet certain household size
11 requirements. And the Tenant Selection Plan identifies
12 how we evaluate the tenants who come to this project.

13 So we have in this project 30 Chicago Housing
14 Authority Project-Based Voucher units; and then we have
15 18 units that are not supported by the Chicago Housing
16 Authority that are just straight workforce housing tax
17 credit units in there. And those -- they also have to
18 follow the Tenant Selection Plan in terms of the rules
19 and regulations; but it's unlike the Project-Based
20 Vouchers, there's a fixed rent for those units. And the
21 rent is designed to be affordable to families at around
22 60 percent of the area median income.

23 So that's what the Tenant Selection Plan is.

24 And then obviously this project, as would any
25 multi-family project, any apartment building, has to

1 follow federal fair housing law. So obviously the equal
2 housing sign, that's an important part of the rules that
3 we have to follow as property manager.

4 So again, little bit more about the Tenant
5 Selection Plan. The -- the 30 units that are supported
6 by the Chicago Housing Authority are filled first from
7 the Chicago Housing Authority wait list; and preference
8 is given on that wait list to RRC, which is a Relocation
9 Rights Contract.

10 And so as you know, there have been CHA
11 developments that have -- that have come down, and the
12 folks who have been in those developments that have been
13 redeveloped, have a right to return to Chicago Housing
14 Authority units. And so they have a preference in coming
15 back to housing that's supported by the CHA.

16 And so those folks get a first opportunity to
17 come to this development.

18 Once we exhaust that list, then there is
19 something called a site-based waiting list. And that
20 means that people who want to come to this development,
21 who want to live at Montrose and Bernard, say okay, we've
22 gone through the list of people with relocation rights,
23 we don't have anybody else on that list; now the people
24 who have put in an application and want to live here, we
25 will look at that waiting list next.

1 The 18 remaining units, that is not part of the
2 relocation contract for CHA, and those are people who
3 just submit an application to us at the office, at the
4 building; and so they don't need to go through the
5 centralized CHA waiting list process.

6 As would any landlord, we ask for some
7 information before we'll approve an application. And
8 Polly is our senior vice president for property
9 management. I was going to say Polly is our director of
10 property management, but Polly's been doing this for a
11 couple of years.

12 POLLY KUEHL: Many years.

13 DAVID BLOCK: And she has moved on to sort of a more
14 oversight role for us; but she can answer specific
15 technical questions about the mechanics of leasing units.

16 But as with any landlord, we ask for
17 verification of your previous landlords, have you been a
18 good tenant, have you paid your rent on time, have you
19 not trashed your apartment, things like that.

20 We do credit and criminal background check, and
21 the detail that is included in the Tenant Selection
22 Plan -- you can read about that. And we do an income
23 verification, because these rents are regulated under
24 federal law; so we need to make sure that the household
25 income -- and there's a -- kind of household income

1 target for the one-bedroom units and for the two-bedroom
2 units -- is within the federal parameters that we have to
3 work in.

4 Just some important stuff about the lease -- and
5 you'll read this in the lease document. Everybody who is
6 an adult living in the unit, regardless of whether they
7 are the head of household or not, needs to be on the
8 lease. So if it's a -- you know, if it's a parent and
9 two kids living in a unit, and the kids are under 18, the
10 kids don't need to be on a lease. But if one of the kids
11 is 19 years old, that 19-year-old child, 19-year-old
12 child of a parent, needs to be on the lease.

13 There are occupancy standards, as I mentioned,
14 in terms of number of people living in a unit; and the
15 leases are renewed every year.

16 We have a list here -- again, it's in the
17 package of house rules. It's important that everybody
18 understands this is a nonsmoking building, and we have
19 rules about that. Smoking in this building is a lease
20 violation. And if -- there's a process of warning and so
21 forth, but at a certain point, if someone continues to do
22 that, they will be evicted.

23 Parking. Because we are so close to the train
24 here, there's not an expectation that every unit will
25 have a parking space. I think we have 22 parking spaces

1 for 48 units here. So parking will be first come first
2 serve. And rules about you can't have -- you can't do
3 repairs to your car in the parking lot, things like that;
4 that will be part of the house rules.

5 And a pet policy. People are allowed to have
6 pets here. The pet policy spells that out in more
7 detail. Typically if it is a fur-bearing animal, it can
8 be no more than 25 pounds, or about yay high. I think
9 about 15 inches. So -- and that's when full grown. So
10 if you've got a -- you know, if you've got a Great Dane
11 puppy who's only this big, it's -- that one's not going
12 to work.

13 So that is an important part of the -- the house
14 policy as well.

15 So that is the -- that's the synopsis and the
16 overview of the documents. And we're happy to go through
17 your process and take questions here.

18 JENNIFER HOYLE: Okay. So we are going to move on
19 to the public comment part of the meeting.

20 So as I mentioned before, to make a comment, you
21 do have to fill out one of those green comment cards that
22 were at the desk when you walked in.

23 So is there anyone who would like to make a
24 comment and has filled out a green card or would like to
25 submit it?

1 Okay. I do want to mention, then, the comment
2 period is open until April 20th. So if you don't want to
3 make a comment today or speak, you do have the
4 opportunity to submit written comments by mail, email, or
5 fax until 5:00 p.m. on April 20th. And the way that you
6 can do that is outlined on the notice that you would see
7 at the desk over there. So take one of those with you if
8 you think you may want to make a comment at a later time.

9 Since there are no comments that anyone wants to
10 make tonight, I'm going to close the public meeting.

11 Thank you for attending. We appreciate it. And
12 again, you have until April 20th if you think of
13 something that you want to say.

14 So thank you.

15 (WHEREUPON, the hearing was
16 concluded at 6:18 p.m.)

17 WHICH WERE ALL OF THE PROCEEDINGS
18 HAD AT THE PUBLIC COMMENT
19 HEARING ON THIS DATE.

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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 17th day of April, 2018.

20

21

Certified Shorthand Reporter

22

C.S.R. Certificate No. 084-002503.

23

24

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