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BEFORE THE  
CHICAGO HOUSING AUTHORITY

IN THE MATTER OF: )  
)  
Public comments hearing on the )  
Draft Tenant Selection Plan )  
and Lease for Ravenswood )  
Senior Living at 450 North )  
Winchester. )

Chicago, Illinois  
May 31st, 2017  
4645 N. Sheridan Road,  
Ella Flagg Young Apartments

Met, pursuant to notice, at 6:00 p.m.

BEFORE:

JENNIFER HOYLE, Director of Strategic  
Management and Partnerships for the  
Chicago Housing Authority;

MS. BRIDGET HOWARD, Projects Manager;

APPEARANCES:

EVERGREEN REAL ESTATE GROUP, by  
MS. KAE E. GRONSTAL, PE, MPA  
566 West Lake Street  
Suite 400  
Chicago, Illinois 60661  
(312) 382-3224

Carla L. Camiliere, CSR  
License No. 084-003637

<p style="text-align: right;">Page 2</p> <p style="text-align: center;">I N D E X</p> <p style="text-align: center;">Re- Re- By</p> <p>Witnesses: Direct Cross direct cross Examiner (None presented.)</p> <p style="text-align: center;">E X H I B I T S</p> <p>Number For Identification In Evidence (None marked.)</p>	<p style="text-align: right;">Page 4</p> <p>If you haven't done so already, please make sure to sign-in at the registration table before you leave tonight.</p> <p>I'm would like to begin this meeting by making several introductions. Please stand when I say your name.</p> <p>First, we have Michael Albert, our sign-language interpreter who is seated in the front of the room right over here.</p> <p>And Carla Lala is our court reporter. She's also seated at the front of the room and will transcribe everything at that is said during this hearing.</p> <p>And then we also have the following members of development team: Kate Gronstal, Brent Norvik and Polly Kuehl from Evergreen Real Estate Management, and Lee Pratter, Senior Director of Development for CHA. We also have Ann McKenzie from CHA RAD (phonetic) office.</p> <p>Before we move into the public comment section, Kate will give us a brief overview of this project and then move on to the public comments.</p>
<p style="text-align: right;">Page 3</p> <p>MS. HOYLE: Okay. I think we are going to get started now.</p> <p>Good evening. My name is Jennifer Hoyle. I'm the director of Strategic Management and Partnerships for the Chicago Housing Authority.</p> <p>I would like to welcome you to the public comments hearing on the draft tenant selection plan and lease for Ravenswood Senior Living at 450 North Winchester.</p> <p>The purpose of this hearing is to collect comments on the Draft TSP &amp; lease for Ravenswood Senior Living before these documents are submitted to the Board of Commissioners for approval.</p> <p>In addition to voicing your comments here tonight, residents and members of the public can submit written comments to CHA throughout the comment period which began on May 19th and ends at 5:00 p.m. on June 20th.</p> <p>Copies of the draft TSP and lease are available on CHA's website at <a href="http://www.thecha.org">www.thecha.org</a>. We also have copies of these documents available here tonight for your review.</p>	<p style="text-align: right;">Page 5</p> <p>Kate.</p> <p>MS. GRONSTAL: So the project we are talking about is Ravenswood Senior Living, 4501 North Winchester Avenue, so just to the west of here.</p> <p>It's 100-percent affordable building that is the continuing of care building, 74 units will be independent living for seniors, all that with Chicago Housing Authority rental assistance, and 119 units will be supportive living facilities for seniors.</p> <p>The project is located in the Ravenswood neighborhood on the north side of Sunnyside Avenue, north of Wolcott and Winchester.</p> <p>A little bit about Evergreen Management Group, we managed over 6,500 units, about 58 building in eight states.</p> <p>Some examples of some properties that we manage within Chicago are Farwell Jarvis Apartments, Evergreen Terrace, Lyndon House of Chicago and obviously several others.</p> <p>The tenant outreach and marketing for this project will include affirmative fair housing</p>

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1 marketing plan, which is outreach to those who are  
 2 likely to apply, local advertising. And then we have  
 3 a tenant selection plan that outlines the admissions  
 4 process criteria and eligibility, which is here for  
 5 review. And Evergreen has a comprehensive  
 6 application and screening procedure for all  
 7 applicant.

8 All units on the independent living  
 9 side will come from Chicago Housing Authority lists.  
 10 All residents must be age 62 or older. The checks  
 11 that we will do is previous landlord verification  
 12 credit and criminal background checks and income  
 13 verification.

14 The leases for this project, just a  
 15 few basic things: Everyone who resides in a unit  
 16 will be named on the lease.

17 The lease includes occupancy  
 18 standards, which is two people per bedroom. These  
 19 are all one bedroom room. We do have one two-bedroom  
 20 in this building.

21 The leases are renewed annually. The  
 22 buildings are both -- the buildings are completely

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1 nonsmoking.

2 We do have 105 parking spaces for  
 3 residents and staff. And we also have a pet policy,  
 4 which is also available for a review.

5 That's it.

6 MS. HOYLE: Thank you, Kate.

7 We will now move onto the public part  
 8 of the meeting.

9 If you would like to speak or submit a  
 10 written comment tonight, please fill out the green  
 11 comment card. Comment Cards are available at the  
 12 registration table. If you would like one, please  
 13 raise your hand and we will bring you one.

14 If you're not prepared to speak or  
 15 submit a written comment tonight, you can fax or mail  
 16 or email until 5:00 p.m. on June 20th.

17 So when I open the floor for comments,  
 18 I will call one name at a time. When your name is  
 19 called be prepared to comment on the draft TSP lease  
 20 for Ravenswood Senior Living only.

21 And because there is a court reporter  
 22 transcribing the meeting, please speak loudly and

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1 clearly, so she can get it on the record.

2 So I will open the floor for comments.

3 I think we only have one person here that has a  
 4 comment.

5 Sir, did you have a card that you  
 6 filled out? Before you say anything, could you say  
 7 your full first and last name and state what your  
 8 comment is.

9 MR. NORRIS: Yes, ma'am. My name is Michael  
 10 Norris and I'm a resident here in this building, but  
 11 I was reading on the lease agreement for the building  
 12 that you mentioned on Winchester, and I saw something  
 13 on there that said utilities, then it said "gas."  
 14 Do you pay your own gas there or?

15 MS. HOYLE: I don't have a good answer to that  
 16 yet.

17 MR. NORRIS: Actually, I seen it in the lease  
 18 where it says "utilities."

19 MS. HOYLE: Yeah, I think heat is included in  
 20 the building. And I think the cooking is electric.

21 MR. NORRIS: Okay. All right.

22 MS. GRONSTAL: Sir, what we will do is we will

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1 confirm that for sure, that our formal response for  
 2 your comment will be in the commit grid.

3 Okay. So if you have a green card, we  
 4 will collect it before you leave so we have your  
 5 comment information.

6 Is there anyone here tonight who wants  
 7 to make a comment on 4501 North Winchester.

8 (No response.)

9 Okay. Since there are no other  
 10 comments, I will call the meeting to a close.

11 Thank you for attending tonight's  
 12 public meeting.

13 (Whereupon, the above-mentioned  
 14 meeting was adjourned.)

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

3 Carla L. Camiliere, being first duly sworn  
4 on oath, says that she is a Certified Shorthand  
5 Reporter, that she reported in shorthand the  
6 testimony given at the taking of said meeting, that  
7 the deponent was duly sworn by her and the meeting is  
8 a true record of the testimony given by said  
9 deponent.

10 And further, that she is not connected by  
11 blood or marriage with any of the parties to this  
12 action, nor is she a relative or employee or attorney  
13 or counsel of any of the parties, or financially  
14 interested directly or indirectly in the matter in  
15 controversy.

16   
17

CARLA L. CAMILIERE, CSR  
License No. 084-003637

18  
19  
20 Subscribed and sworn before  
me this \_\_\_\_ day of \_\_\_\_  
2017.

21  
22 \_\_\_\_\_  
Notary Public

<p><b>1</b></p> <hr/> <p><b>100-percent</b> 5:5  <b>105</b> 7:2  <b>119</b> 5:8  <b>19th</b> 3:17</p> <hr/> <p><b>2</b></p> <hr/> <p><b>20th</b> 3:18 7:16</p> <hr/> <p><b>4</b></p> <hr/> <p><b>450</b> 3:8  <b>4501</b> 5:3 9:7</p> <hr/> <p><b>5</b></p> <hr/> <p><b>58</b> 5:16  <b>5:00</b> 3:17 7:16</p> <hr/> <p><b>6</b></p> <hr/> <p><b>6,500</b> 5:15  <b>62</b> 6:10</p> <hr/> <p><b>7</b></p> <hr/> <p><b>74</b> 5:6</p> <hr/> <p><b>A</b></p> <hr/> <p><b>above-mentioned</b> 9:13  <b>addition</b> 3:14  <b>adjourned</b> 9:14  <b>admissions</b> 6:3  <b>advertising</b> 6:2</p>	<p><b>affirmative</b> 5:22  <b>affordable</b> 5:5  <b>age</b> 6:10  <b>agreement</b> 8:11  <b>Albert</b> 4:7  <b>Ann</b> 4:18  <b>annually</b> 6:21  <b>Apartments</b> 5:19  <b>applicant</b> 6:7  <b>application</b> 6:6  <b>apply</b> 6:2  <b>approval</b> 3:13  <b>assistance</b> 5:8  <b>attending</b> 9:11  <b>Authority</b> 3:5 5:8 6:9  <b>Avenue</b> 5:4,13</p> <hr/> <p><b>B</b></p> <hr/> <p><b>background</b> 6:12  <b>basic</b> 6:15  <b>bedroom</b> 6:18, 19  <b>began</b> 3:17  <b>begin</b> 4:4  <b>bit</b> 5:14  <b>Board</b> 3:13  <b>Brent</b> 4:15  <b>bring</b> 7:13  <b>building</b> 5:5,6,16 6:20 8:10,11,20  <b>buildings</b> 6:22</p>	<p><b>C</b></p> <hr/> <p><b>call</b> 7:18 9:10  <b>called</b> 7:19  <b>card</b> 7:11 8:5 9:3  <b>Cards</b> 7:11  <b>care</b> 5:6  <b>Carla</b> 4:10  <b>CHA</b> 3:16 4:18,19  <b>CHA's</b> 3:20  <b>checks</b> 6:10,12  <b>Chicago</b> 3:5 5:8, 18,20 6:9  <b>close</b> 9:10  <b>collect</b> 3:11 9:4  <b>comment</b> 3:16 4:20 7:10,11,15,19 8:4,8 9:2,5,7  <b>comments</b> 3:7, 11,14,16 4:22 7:17 8:2 9:10  <b>Commissioner</b> 3:13  <b>commit</b> 9:2  <b>completely</b> 6:22  <b>comprehensiv e</b> 6:5  <b>confirm</b> 9:1  <b>continuing</b> 5:6  <b>cooking</b> 8:20  <b>copies</b> 3:19,21  <b>court</b> 4:10 7:21  <b>credit</b> 6:12  <b>criminal</b> 6:12  <b>criteria</b> 6:4</p>	<p><b>D</b></p> <hr/> <p><b>development</b> 4:15,18  <b>director</b> 3:4 4:17  <b>documents</b> 3:12,21  <b>draft</b> 3:7,11,19 7:19</p> <hr/> <p><b>E</b></p> <hr/> <p><b>electric</b> 8:20  <b>eligibility</b> 6:4  <b>email</b> 7:16  <b>ends</b> 3:17  <b>Estate</b> 4:16  <b>evening</b> 3:3  <b>Evergreen</b> 4:16 5:14,19 6:5  <b>examples</b> 5:17</p> <hr/> <p><b>F</b></p> <hr/> <p><b>facilities</b> 5:9  <b>fair</b> 5:22  <b>Farwell</b> 5:18  <b>fax</b> 7:15  <b>fill</b> 7:10  <b>filled</b> 8:6  <b>floor</b> 7:17 8:2  <b>formal</b> 9:1  <b>front</b> 4:8,11  <b>full</b> 8:7</p>	<p><b>G</b></p> <hr/> <p><b>gas</b> 8:13,14  <b>give</b> 4:21  <b>good</b> 3:3 8:15  <b>green</b> 7:10 9:3  <b>grid</b> 9:2  <b>Gronstal</b> 4:15 5:2 8:22  <b>Group</b> 5:15</p> <hr/> <p><b>H</b></p> <hr/> <p><b>hand</b> 7:13  <b>hearing</b> 3:7,10 4:13  <b>heat</b> 8:19  <b>House</b> 5:19  <b>housing</b> 3:5 5:8, 22 6:9  <b>Hoyle</b> 3:1,4 7:6 8:15,19</p> <hr/> <p><b>I</b></p> <hr/> <p><b>include</b> 5:22  <b>included</b> 8:19  <b>includes</b> 6:17  <b>income</b> 6:12  <b>independent</b> 5:7 6:8  <b>information</b> 9:5  <b>interpreter</b> 4:8  <b>introductions</b> 4:5</p>
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<hr/> <p style="text-align: center;"><b>J</b></p> <hr/> <p><b>Jarvis</b> 5:18  <b>Jennifer</b> 3:3  <b>June</b> 3:18 7:16</p> <hr/> <p style="text-align: center;"><b>K</b></p> <hr/> <p><b>Kate</b> 4:15,21 5:1 7:6  <b>Kuehl</b> 4:16</p> <hr/> <p style="text-align: center;"><b>L</b></p> <hr/> <p><b>Lala</b> 4:10  <b>landlord</b> 6:11  <b>lease</b> 3:8,11,19 6:16,17 7:19 8:11, 17  <b>leases</b> 6:14,21  <b>leave</b> 4:3 9:4  <b>Lee</b> 4:17  <b>lists</b> 6:9  <b>living</b> 3:8,12 5:3, 7,9 6:8 7:20  <b>local</b> 6:2  <b>located</b> 5:11  <b>loudly</b> 7:22  <b>Lyndon</b> 5:19</p> <hr/> <p style="text-align: center;"><b>M</b></p> <hr/> <p><b>mail</b> 7:15  <b>make</b> 4:2 9:7  <b>making</b> 4:5  <b>manage</b> 5:18  <b>managed</b> 5:15</p>	<p><b>Management</b> 3:4 4:17 5:15  <b>marketing</b> 5:21 6:1  <b>Mckenzie</b> 4:18  <b>meeting</b> 4:4 7:8, 22 9:10,12,14  <b>members</b> 3:15 4:15  <b>mentioned</b> 8:12  <b>Michael</b> 4:7 8:9  <b>move</b> 4:20,22 7:7</p> <hr/> <p style="text-align: center;"><b>N</b></p> <hr/> <p><b>named</b> 6:16  <b>neighborhood</b> 5:12  <b>nonsmoking</b> 7:1  <b>Norris</b> 8:9,10,17, 21  <b>north</b> 3:9 5:3,12, 13 9:7  <b>Norvik</b> 4:16</p> <hr/> <p style="text-align: center;"><b>O</b></p> <hr/> <p><b>occupancy</b> 6:17  <b>office</b> 4:19  <b>older</b> 6:10  <b>open</b> 7:17 8:2  <b>outlines</b> 6:3  <b>outreach</b> 5:21 6:1  <b>overview</b> 4:21</p> <hr/> <p style="text-align: center;"><b>P</b></p> <hr/> <p><b>p.m.</b> 3:17 7:16</p>	<p><b>parking</b> 7:2  <b>part</b> 7:7  <b>Partnerships</b> 3:5  <b>pay</b> 8:14  <b>people</b> 6:18  <b>period</b> 3:17  <b>person</b> 8:3  <b>pet</b> 7:3  <b>phonetic</b> 4:19  <b>plan</b> 3:8 6:1,3  <b>policy</b> 7:3  <b>Polly</b> 4:16  <b>Pratter</b> 4:17  <b>prepared</b> 7:14, 19  <b>previous</b> 6:11  <b>procedure</b> 6:6  <b>process</b> 6:4  <b>project</b> 4:22 5:2, 11,22 6:14  <b>properties</b> 5:17  <b>public</b> 3:7,15 4:20,22 7:7 9:12  <b>purpose</b> 3:10</p> <hr/> <p style="text-align: center;"><b>R</b></p> <hr/> <p><b>RAD</b> 4:19  <b>raise</b> 7:13  <b>Ravenswood</b> 3:8,12 5:3,12 7:20  <b>reading</b> 8:11  <b>Real</b> 4:16  <b>record</b> 8:1  <b>registration</b> 4:2 7:12</p>	<p><b>renewed</b> 6:21  <b>rental</b> 5:8  <b>reporter</b> 4:10 7:21  <b>resident</b> 8:10  <b>residents</b> 3:15 6:10 7:3  <b>resides</b> 6:15  <b>response</b> 9:1,8  <b>review</b> 3:22 6:5 7:4  <b>room</b> 4:9,11 6:19</p> <hr/> <p style="text-align: center;"><b>S</b></p> <hr/> <p><b>screening</b> 6:6  <b>seated</b> 4:8,11  <b>section</b> 4:21  <b>selection</b> 3:7 6:3  <b>Senior</b> 3:8,12 4:17 5:3 7:20  <b>seniors</b> 5:7,10  <b>side</b> 5:12 6:9  <b>sign-in</b> 4:2  <b>sign-language</b> 4:8  <b>Sir</b> 8:5,22  <b>spaces</b> 7:2  <b>speak</b> 7:9,14,22  <b>staff</b> 7:3  <b>stand</b> 4:5  <b>standards</b> 6:18  <b>started</b> 3:2  <b>state</b> 8:7  <b>states</b> 5:16  <b>Strategic</b> 3:4  <b>submit</b> 3:16 7:9, 15</p>	<p><b>submitted</b> 3:13  <b>Sunnyside</b> 5:13  <b>supportive</b> 5:9</p> <hr/> <p style="text-align: center;"><b>T</b></p> <hr/> <p><b>table</b> 4:2 7:12  <b>talking</b> 5:2  <b>team</b> 4:15  <b>tenant</b> 3:7 5:21 6:3  <b>Terrace</b> 5:19  <b>things</b> 6:15  <b>time</b> 7:18  <b>tonight</b> 3:15,21 4:3 7:10,15 9:6  <b>tonight's</b> 9:11  <b>transcribe</b> 4:12  <b>transcribing</b> 7:22  <b>TSP</b> 3:11,19 7:19  <b>two-bedroom</b> 6:19</p> <hr/> <p style="text-align: center;"><b>U</b></p> <hr/> <p><b>unit</b> 6:15  <b>units</b> 5:6,9,15 6:8  <b>utilities</b> 8:13,18</p> <hr/> <p style="text-align: center;"><b>V</b></p> <hr/> <p><b>verification</b> 6:11,13  <b>voicing</b> 3:14</p> <hr/> <p style="text-align: center;"><b>W</b></p> <hr/> <p><b>website</b> 3:20</p>
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