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CHICAGO HOUSING AUTHORITY

DRAFT WEST END PHASE II)
TENANT SELECTION PLAN AND)
LEASE)

TRANSCRIPT OF PROCEEDINGS had in the
above-entitled cause on the 23rd day of January, A.D.
2010, at 145 South Campbell Street, Chicago, Illinois at
10:00 a.m.

CHICAGO HOUSING AUTHORITY:

MAYA HODARI;
CHERYL COOPER;
MARIO FERNANDEZ
ANNA LEE;
THERESA OLSON;
CRYSTAL PALMER.

ALSO PRESENT:

MS. EILEEN ROSE, Vice President for Development,
East Lake Management Development Corporation.

REPORTED BY:

MS. CATHERINE ARMBRUST RAJCAN,
CSR, RMR, RDR, CRR, CCP, CBC.

1 MAYA HODARI: If you want, you can move in since we
2 have a small group.

3 Good morning, everybody.

10:10:25

4 We came together this morning for a town hall
5 meeting to allow CHA residents to give additional
6 comments on the West End Phase 2 lease packet. So we're
7 interested today in discussing and taking any feedback on
8 the lease packet and the Tenant Selection Plan.

10:10:43

9 Feel free to let us know your thoughts about
10 what's good about the proposed lease packet or anything
11 that might be improved.

10:11:00

12 I'm Maya Hodari; I'm with the Chicago Housing
13 Authority Office of Development Management. We have
14 several CHA staff persons with us today as well as Eileen
15 Rose, the vice president for development with East Lake
16 Management Development Corporation.

10:11:21

17 We have Cheryl Cooper, with our Asset Management
18 Group. Theresa Olson with our Asset Management Group.
19 We have Mario Fernandez with Resident Services. Crystal
20 Palmer -- you're with resident services as well.

21 Miss Baldwin is the former LAC president for
22 Rockwell Gardens. And we have Anna Lee with Resident
23 Services as well.

24 So with that --

10:11:40

25 MS. BALDWIN: Excuse me.

1 MAYA HODARI: And Crystal is the president of
2 Horner's LAC.

3 With that I just wanted to make sure everybody's
4 aware that the comment period was extended. It expires
10:11:54 5 Monday at 5:00 p.m. That's January 25th.4.

6 I'm going to call Eileen up just to give a
7 basic overview of the proposed lease packet, and then we
8 can start accepting comments.

9 Please make sure you sign in. If you're
10:12:10 10 interested in giving any comment, we have comment cards.
11 So let us know. Cheryl Cooper has the comment cards and
12 a few pens just in case people would like to jot their
13 ideas down.

14 So Eileen.

10:12:23 15 EILEEN ROSE: I think that I can be brief. There
16 isn't -- there aren't -- there's only one or two things
17 that have changed in the tenant selection criteria, in
18 the tenant -- in the resident selection plan, and kind of
19 the leasing strategy for the development.

10:12:39 20 In general you know that we -- there's a working
21 requirement. But we've been very successful in working
22 with our residents. So some people that moved into West
23 End were not working when they came to us, but are
24 working now. So we're confident that we'll be able to
10:12:53 25 find residents that can meet the working criteria.

1 There are obviously some criminal background
2 checks. But we've also been able to work with the
3 Rockwell residents to deal with that. Tenants that want
4 to move in had to have been in good standing with CHA;
10:13:08 5 but that's another thing we work with resident services,
6 so if there are any issues, we can identify them and
7 solve them.

8 And we've got -- and credit checks and that kind
9 of thing. But we've been able, again, to work with our
10:13:26 10 tenants -- to work with our residents that are interested
11 in moving back in. If there was a utility problem, if
12 there was some problem paying bills, we can address those
13 and talk to those folks to make sure that if they're
14 interested in coming back, that they have a place here.

10:13:41 15 We're happy during this leasing phase we'll be
16 working cooperatively with Family Works, the CHA social
17 service provider, to help us prepare residents that are
18 interested in moving back to West End, to help them
19 prepare -- get ready to meet the tenant selection
10:13:58 20 criteria.

21 One of the issues that Maya asked me to raise is
22 that one of the good things is that happened in this
23 phase is that we got an additional -- in addition to the
24 Hope 6 funding, we got an additional \$7 million from HUD
10:14:12 25 and the federal government to make this deal happen.

1 But -- and it came from what they call Eco-Friendly Green
2 Dollars. So it's a new initiative.

10:14:29

3 You know, the president and the government --
4 and the government are very focussed on helping the
5 environment and helping make the world a better, cleaner
6 place. And so these dollars came to help us put in
7 design elements for the buildings that would be
8 friendlier to the environment. So we've got some
9 exciting green features to the development.

10:14:46

10 One of the conditions of this funding in
11 addition to -- in addition to the design features it will
12 add is that people who live in the units won't be
13 permitted to smoke in their units or in the common areas.

10:15:03

14 I know this is of concern to folks, but it's one
15 of the criteria that we have to fulfill in order to
16 obtain the Green Dollars. And that's from the
17 perspective of the government: They want to encourage
18 people to be healthy. And so they perceive smoking to be
19 something that diminishes your health.

10:15:16

20 We're not going to ask you if you smoke when we
21 do our tenant selection, we're just going to do
22 everything to discourage you from smoking in your unit or
23 in the common areas. So it's not Big Brother, it's just
24 encouraging you to be healthy.

10:15:33

25 So those are the highlights. And I think

1 everybody kind of generally knows the criteria. But if
2 we -- if people have questions or any comments on that, I
3 think it's time to give them.

10:15:52 4 MS. BALDWIN: Question. Speaking about -- my name
5 is Mary Baldwin, Rockwell LAC.

6 You were speaking about -- and we're going to
7 discuss this farther in the working group -- on this --
8 which is new to us, you know, it just come out, you know.
9 And we've heard about it; but you know, it hadn't been
10:16:08 10 like down through the years. But it's money was funded
11 for nonsmoking.

12 So are you able to answer any questions today;
13 or Maya, do we go back to the working group about what
14 if -- you say you were going to talk to them about do
10:16:27 15 they smoke or what have you. But I think they needs to
16 know. Because if they don't know, and they smoke, and
17 they go into the unit and smoke, what is the consequent
18 for that?

19 Have you all come up with a -- does this go back
10:16:42 20 to the working group to us, to talk about this?

21 Because you have peoples -- it's a good program.
22 It's good, you know. Blessed for the funding for this.
23 But it's just the same that it need to be some kind of
24 clause for people that smoke and wants to -- these units
10:17:03 25 look okay, but they feel like they were good enough for

1 them to want to rent, you know, or buy, or what have you.

2 What are they -- the consequent if they smoke
3 and they were told not to smoke and they took the unit
4 anyway?

10:17:17

5 I mean, you know, is there so much -- will you
6 pay rent, will you be saying, well, this is my apartment,
7 and I don't think, you know, that I have a right to -- I
8 don't know, do you go down the street, or there going to
9 be units where you going to have a -- a little --

10:17:39

10 CRYSTAL PALMER: Smoking room.

11 MS. BALDWIN: -- smoke room or a little balcony or
12 what have you?

13 Because, you know, in any community, it's
14 dangerous. You know. I don't care what kind of

10:17:50

15 community you live in. You're never really, really safe.

16 And if you get upset or something, you smoke and
17 say, well, I mean, cut off my stove or let me go out and
18 walk down the street and take a smoke. And it may be
19 late at night or something happen or something.

10:18:06

20 We need to -- you know, like I say, I'm glad for
21 this, and I thank God for the million dollars that we're
22 getting for this. And I know that this is going to be
23 passed. But it just need to be some kind of clause where
24 they can have some kind of -- somewhere that they can
10:18:25 25 take a smoke.

1 I don't smoke, so it wouldn't bother me. But
2 you have peoples out there -- the majority of people in
3 this world smoke because of tense and been smoking down
4 through the years.

10:18:38

5 And we want to be able to rent these apartments
6 out. You know, don't want for them to sit and not be
7 able to rent them out. So we need to take a look at --
8 how whether you go to smoke, is there a smoking room, do
9 you go in your balcony, and as long as the smoke going up
10 in the air or something like that, and not into your
11 apartment. And we also need to take a look at what's the
12 consequent.

10:18:55

13 You know, so we need to let them know that these
14 are nonsmoking and what's the results behind it.

10:19:08

15 Does this mess with your lease compliant; what?
16 But we need to ask them, do you smoke or -- you know, we
17 need to ask all the questions we can so it won't come
18 back to haunt us in the end about the smoking. And we
19 need to work on this more in the working group.

10:19:26

20 MAYA HODARI: Okay. Good point.

21 MS. BALDWIN: Thank you.

22 EILEEN ROSE: Do you want me to respond or --

23 Ms. Baldwin, I know that we are going to be looking at
24 Asset Management in CHA for some guidance about the
25 criteria and how that can be worked in. Because it is

10:19:41

1 going to be something that it's a challenge to enforce
2 and get people their rights but also enforce the lease.
3 So I think we have to work it out through the working
4 group and work it out with Asset Management.

10:19:54

5 Because I assume that what will happen is there
6 will be some type of lease violation. And we will let
7 people know when they move in, it's not permitted to
8 smoke. We won't say, if you're a smoker, you can't move
9 in.

10:20:05

10 So we'll brief people on it when they move in,
11 and it will be part of the lease that they sign; and then
12 we'll work out with Asset Management how to deal with it.

13 But it's not -- you know, it's not like the
14 first time you're caught smoking, you're evicted. That
15 won't happen. We're work out a process.

10:20:18

16 MS. BALDWIN: As long as it's open for discussion
17 and other -- I'm okay with it.

18 CHERYL COOPER: I just wanted you to know that we do
19 have comment cards. If you would like to make a comment
20 in writing but not have it spoken aloud here today, we
21 have the orange comment card. And if you do have a
22 comment you would like to verbalize, we have green
23 comment cards.

10:20:29

24 But at any rate, we do need to ask that we --
25 that you fill out the comment card so we can have them on

10:20:44

1 record.

2 So if anyone would like a comment card, just
3 raise your hand, and I'll bring it around.

4 MAYA HODARI: Any other thoughts or questions?

10:21:08

5 MS. BALDWIN: Again, we don't have any residents
6 here, but I would like to say the deadline for this is
7 Monday at five o'clock. So you that's here, you
8 residents, we going to try to let them know today too
9 that comment period is at five o'clock Monday. Before
10 the next commissioner meeting.

10:21:28

11 And we also need to have a working group before
12 then so we can try to be up on -- because lots of time
13 people don't come to meeting, but when they come to
14 the -- the land structure, the building and what have
15 you, have community people, have residents that say, hey,
16 I heard they getting ready to be -- let's get over there
17 to say what we have to say and do what we have do to do.
18 And you know, we go through a lot of change.

10:21:46

19 So we want to really get the word out so that --
20 now, when they make this comment period, where do they
21 take this to?

10:22:02

22 Because they need to get this in so that they
23 can --

24 MAYA HODARI: I have these flyers. And I think

10:22:16

25 it -- it may have been on the flyer that we disseminated

1 too. It shows the address of CHA, you send it to the
2 attention of Draft West End Phase II Lease.

10:22:33

3 MS. BALDWIN: You have residents that not going to
4 do that, send anything in, because they don't have the
5 stamps, and they not going to take the time to -- but I
6 mean, if there's a place --

7 EILEEN ROSE: They can leave them at my office or
8 Maya's office. It's probably easier to go to us because
9 you don't have to pay to park.

10:22:47

10 MAYA HODARI: You want me to leave cards with the
11 property management office?

10:22:59

12 MS. BALDWIN: Yeah. Because your office can get it
13 in right away. Because I don't care what you deal with
14 plans, maybe in the end you're going to have groups of
15 people, community peoples and residents, that's going to
16 be there anyway to say how they feel and what -- you
17 know, and why this and why that.

18 So we want to make sure that word of mouth, the
19 comment period, it get out to them.

10:23:14

20 MAYA HODARI: So I'll take copies of these,
21 Miss Baldwin, with the lease packet to the property
22 management office and have it there by 8:00.

23 Do they start by 8:00?

24 8:30?

10:23:26

25 Okay. And so if you speak to anybody who's

1 still interested in commenting, the fax number is on the
2 literature as well just in case they want to fax their
3 comments in. But I'll leave cards and copies of the
4 lease packet so that can be another source of
5 information.

10:23:41

6 MS. BALDWIN: And Eileen, I want you all to really
7 take a look at this. You know, nonsmoking. Because we
8 have -- you all have built Phase I, and it's smoking.
9 And residents really -- you know, couldn't -- it's hard
10 to get residents back, what have you, you know. And
11 that's all over.

10:24:02

12 EILEEN ROSE: Right.

13 MS. BALDWIN: So we don't want to set this up to
14 fail. We want this to succeed. And we going to do
15 everything in our -- in any possible way to make sure
16 that through this nonsmoking, what have you, that we can
17 get as many back on site as we can --

10:24:13

18 EILEEN ROSE: Yep.

19 MS. BALDWIN: -- to want to live in these apartment.

10:24:31

20 It's a good program. I wish the world didn't
21 smoke and we wouldn't be caught in it. Because I know
22 one -- one -- I had a friend that never smoked in her
23 life. When she went to the hospital, they told her that
24 you got -- her lungs messed up from not smoking --
25 nonsmoking. You know. So it's not because so much the

10:24:50

1 smoking, you know. It's just what's in the air, the
2 pollution that's in the air and what have you.

3 So we need to really, really serious take a look
4 at every -- every end that we can to come up with some
10:25:05 5 kind of resolution to try to please the community and the
6 residents and peoples that wants to return or move in to
7 Phase II.

8 MAYA HODARI: Okay.

9 MS. BALDWIN: Thank you.

10:25:18 10 MAYA HODARI: Any other comments?

11 Okay. Well, I thank everybody for coming out.
12 With that we're going to -- unless, Miss Baldwin, you
13 have anything else you want to touch on.

14 MS. BALDWIN: I just want to thank this young lady.

10:25:33 15 MAYA HODARI: The court reporter?

16 MS. BALDWIN: Uh-huh. Coming out to make sure that
17 we on the record. I want to thank the young man from the
18 Alderman's office. And Eileen, these peoples from CHA,
19 they just, you know, part of our plan. And my residents
10:25:53 20 here, so they did come out.

21 I don't know what happened again, but at least
22 two of them -- myself, and then Crystal, especially.
23 Crystal, my daughter. She always try to support me. So
24 she came out too.

10:26:08 25 I want to thank you all. I guess it wouldn't do

1 us any good to wait any longer. You know, we have people
2 that come half an hour later or what have you. But since
3 we talked about everything and nobody's here, maybe we'll
4 just get that out to them so that they can -- today is
10:26:28 5 Saturday. Lot of people partying last night, what have
6 you. But we will get these comment out to them.

7 And we want to do every thing -- it's only one
8 go around where you start building -- that's possible to
9 get this Phase II, this nonsmoking situation, we want to
10:26:47 10 get it right. That's all it's about, getting it right.
11 So that the residents can be pleased when they pay and
12 they rent or what have you. So it's about getting it
13 right. Working together and getting it right. And
14 that's what I'm looking forward to.

10:27:03 15 We -- Miss Counsel is not here, and Peg was
16 going to work with LAC, but they have -- moving -- try to
17 move or what have you. Peg is sick. But we all stands
18 up together as one to agree with things, you know. So
19 that's what I'm concerned about.

10:27:23 20 Do you have anything to say from the alderman's
21 office?

22 MR. PIERCE: No.

23 MS. BALDWIN: When I called the alderman, he
24 couldn't be here, so I told him send somebody to take the
10:27:34 25 message back to Alderman Fioretti. So again, I thank you

1 for coming out here today.

2 And like I said, we still going to work on this.
3 We're not going to stop here, because we -- nobody showed
4 up today. As a working group, we -- it's our choice, we
10:27:50 5 help make the decision. And the property manager,
6 developer, East Lake, we going to get together, and the
7 CHA, and we going to work real hard this time, you know.

8 I wants Phase II -- I'm going to be pleased with
9 Phase II. I will not be with Phase I. And they can show
10:28:09 10 it, because I said it downtown at the -- at the meeting
11 downtown. But Phase II, we wants to get it right.

12 So thank you.

13 UNIDENTIFIED WOMAN: Can I ask a question?

14 Where you all building Phase II?

10:28:25 15 MAYA HODARI: I'm going to close the public hearing
16 about the tenant lease, and we can talk generally about
17 that.

18 So thank you all for coming out for our town
19 hall meeting on the proposed lease packet. And just keep
10:28:37 20 in mind that the comment period expires on Monday,
21 January 25th, at 5:00 p.m.

22 We are going to make additional copies of the
23 proposed lease packet and Tenant Selection Plan available
24 at the property management office. And also the comment
10:28:51 25 cards. So thank you all for coming out on that.

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WHICH WERE ALL THE PROCEEDINGS
HAD IN THE FOREGOING CAUSE
ON THIS DATE.
(WHEREUPON, the hearing was
concluded at 10:28 a.m.)

1 STATE OF ILLINOIS)
2) SS:
3 COUNTY OF DU PAGE)

4 I, CATHERINE A. RAJCAN, a Certified Shorthand
5 Reporter of the State of Illinois, do hereby certify that
6 I reported stenographically by means of machine shorthand
7 the proceedings had at the hearing aforesaid, thereafter
8 reduced to typewriting via computer-aided transcription
9 under my personal direction, and that the foregoing is a
10 true, complete and correct transcript of the proceedings
11 of said hearing as appears from my stenographic notes so
12 taken 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 29th day of January, 2010.

20 _____
21 Certified Shorthand Reporter
22 C.S.R. Certificate No. 084-002503.

23
24
25