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

Good morning, everybody.

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

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

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

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

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

So with that --

MS. BALDWIN: Excuse me.
MAYA HODARI: And Crystal is the president of Horner's LAC.

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

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

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

So Eileen.

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

In general you know that we -- there's a working requirement. But we've been very successful in working with our residents. So some people that moved into West End were not working when they came to us, but are working now. So we're confident that we'll be able to find residents that can meet the working criteria.
There are obviously some criminal background checks. But we've also been able to work with the Rockwell residents to deal with that. Tenants that want to move in had to have been in good standing with CHA; but that's another thing we work with resident services, so if there are any issues, we can identify them and solve them.

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

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

One of the issues that Maya asked me to raise is that one of the good things is that happened in this phase is that we got an additional -- in addition to the Hope 6 funding, we got an additional $7 million from HUD and the federal government to make this deal happen.
But -- and it came from what they call Eco-Friendly Green Dollars. So it's a new initiative.

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

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

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

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

So those are the highlights. And I think
everybody kind of generally knows the criteria. But if we -- if people have questions or any comments on that, I think it's time to give them.

MS. BALDWIN: Question. Speaking about -- my name is Mary Baldwin, Rockwell LAC.

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

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

Have you all come up with a -- does this go back to the working group to us, to talk about this?

Because you have peoples -- it's a good program. It's good, you know. Blessed for the funding for this. But it's just the same that it need to be some kind of clause for people that smoke and wants to -- these units look okay, but they feel like they were good enough for
them to want to rent, you know, or buy, or what have you.

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

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

CRYSTAL PALMER: Smoking room.

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

Because, you know, in any community, it's dangerous. You know. I don't care what kind of community you live in. You're never really, really safe. And if you get upset or something, you smoke and say, well, I mean, cut off my stove or let me go out and walk down the street and take a smoke. And it may be late at night or something happen or something.

We need to -- you know, like I say, I'm glad for this, and I thank God for the million dollars that we're getting for this. And I know that this is going to be passed. But it just need to be some kind of clause where they can have some kind of -- somewhere that they can take a smoke.
I don't smoke, so it wouldn't bother me. But you have peoples out there -- the majority of people in this world smoke because of tense and been smoking down through the years.

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

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

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

MAYA HODARI: Okay. Good point.

MS. BALDWIN: Thank you.

EILEEN ROSE: Do you want me to respond or -- Ms. Baldwin, I know that we are going to be looking at Asset Management in CHA for some guidance about the criteria and how that can be worked in. Because it is
going to be something that it's a challenge to enforce and get people their rights but also enforce the lease. So I think we have to work it out through the working group and work it out with Asset Management.

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

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

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

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

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

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

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

MAYA HODARI: Any other thoughts or questions?

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

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

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

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

MAYA HODARI: I have these flyers. And I think it -- it may have been on the flyer that we disseminated
too. It shows the address of CHA, you send it to the attention of Draft West End Phase II Lease.

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

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

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

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

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

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

Do they start by 8:00?

8:30?

Okay. And so if you speak to anybody who's
still interested in commenting, the fax number is on the literature as well just in case they want to fax their comments in. But I'll leave cards and copies of the lease packet so that can be another source of information.

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

EILEEN ROSE: Right.

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

EILEEN ROSE: Yep.

MS. BALDWIN: -- to want to live in these apartment. It's a good program. I wish the world didn't smoke and we wouldn't be caught in it. Because I know one -- one -- I had a friend that never smoked in her life. When she went to the hospital, they told her that you got -- her lungs messed up from not smoking -- non-smoking. You know. So it's not because so much the
smoking, you know. It's just what's in the air, the pollution that's in the air and what have you.

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

MAYA HODARI: Okay.

MS. BALDWIN: Thank you.

MAYA HODARI: Any other comments?

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

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

MAYA HODARI: The court reporter?

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

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

I want to thank you all. I guess it wouldn't do
us any good to wait any longer. You know, we have people that come half an hour later or what have you. But since we talked about everything and nobody's here, maybe we'll just get that out to them so that they can -- today is Saturday. Lot of people partying last night, what have you. But we will get these comments out to them.

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

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

Do you have anything to say from the alderman's office?

MR. PIERCE: No.

MS. BALDWIN: When I called the alderman, he couldn't be here, so I told him send somebody to take the message back to Alderman Fioretti. So again, I thank you
for coming out here today.

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

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

So thank you.

UNIDENTIFIED WOMAN: Can I ask a question?

Where you all building Phase II?

MAYA HODARI: I'm going to close the public hearing about the tenant lease, and we can talk generally about that.

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

We are going to make additional copies of the proposed lease packet and Tenant Selection Plan available at the property management office. And also the comment cards. So thank you all for coming out on that.
WHICH WERE ALL THE PROCEEDINGS
HAD IN THE FOREGOING CAUSE
ON THIS DATE.

(WHEREUPON, the hearing was concluded at 10:28 a.m.)
STATE OF ILLINOIS )
   ) SS:
COUNTY OF DU PAGE )

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

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

IN WITNESS WHEREOF, I do hereunto set my hand at Wheaton, Illinois, this 29th day of January, 2010.

________________________________________
Certified Shorthand Reporter
C.S.R. Certificate No. 084-002503.