

Transcript of
Public Comment Hearing

Date: April 8, 2014

Volume: I

Case: Public Comment Hearing

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CHICAGO HOUSING AUTHORITY
PUBLIC COMMENT HEARING
TSP & RESIDENTIAL LEASE FOR
ROSENWALD COURTS & CITY GARDENS

TRANSCRIPT OF PROCEEDINGS had in the
above-entitled cause on the 8th day of April, A.D.
2014, at 6:00.

PANEL: MS. ANNA LEE,
Director of Strategic Management & Partnerships.

REPORTED BY: RACHEL N. SMITH, CSR.

REPORTED FOR: ELITE DEPOSITION TECHNOLOGIES.

1 MS. LEE: Good Evening, my name is Anna Lee.
2 I'm the Director of Strategic Management &
3 Partnership at the Chicago Housing Authority. I
4 would like to welcome all of you to the Public
5 Comment Hearing for the Draft Revisions To The
6 Tenants Selection Plan and Lease Agreement for
7 Rosenwald Courts, a senior housing development, and
8 City Gardens Replacement Housing for Washington
9 Park, Robert Taylor, and Stateway Gardens.

10 The purpose of the hearing is to receive
11 comments on the proposed documents before presenting
12 them to the Board Of Commissioners for approval and
13 submission to HUD. In addition to voicing your
14 comments here tonight, residents and the community
15 at large have the opportunity to submit written
16 comments to CHA during the public comment period,
17 which began March 24th and runs until April 23rd for
18 Rosenwald Courts. City Garden comment period starts
19 March 27th, runs until April 28th. Copies of the
20 proposed documents are available on CHA's website at
21 www.thecha.org. That's www.thecha.org.

22 We have also brought copies of the
23 documents along with us tonight for on-site viewing.
24 If you haven't already done so, please make sure you

1 sign in at the registration table before you leave
2 tonight.

3 We have a sign language interpreter here,
4 Ms. Amanda Cole. She's right here to my left. Is
5 anyone in need of sign language interpretation
6 tonight? If not, I'll have Ms. Cole at the back.
7 We also have a Spanish translator, Ms. Christina
8 DeLaRosa, who's also available to interpret as
9 needed. I'll have her introduce herself. If anyone
10 is in need of Spanish interpretation services, she
11 will also be in the back of the room.

12 We have Ms. Rachel Smith, who's our court
13 reporter, and she's seated to my right at the front
14 of the room and will transcribe all that is said
15 during the hearing. There is also CHA staff here
16 tonight, able to answer specific questions after the
17 hearing.

18 So tonight we will hear presentations
19 from the developers with regard to Rosenwald Courts
20 -- City Gardens first and then Rosenwald Courts.
21 Please hold your comments until both the
22 presentations are complete. So with that, I'll
23 introduce Ms. Mikki Anderson to talk about City
24 Gardens.

1 MS. ANDERSON: Good evening. My name is Mikki
2 Anderson, and I'm the Vice President of Development
3 with the Michaels Development Company, and I'm
4 representing the developer of the proposed City
5 Garden Development, which is a joint venture between
6 the Michaels Development Company and BrenShore
7 Development. I want to just give you an overview of
8 the development, and then again, open it up for
9 comments. The City Gardens -- proposed City Gardens
10 development is being constructed on the site of the
11 former Maplewood Court, City State Public Housing
12 Development. The site is located approximately
13 three miles west of Chicago's central business
14 district and it's approximately 2.8 acres.

15 The site is bounded by Jackson Boulevard
16 to the north, van Buren Street to the south,
17 Maplewood Avenue on the east, and what is the
18 formerly vacated Rockwell street, but also you can
19 see the CNI Railroad on the western border of the
20 site.

21 The development consists of 76 rental
22 units in seven residential three-story, walkup
23 buildings. The breakdown of the bedroom mix is 20
24 one-bedroom units, 36 two-bedroom units, 18 three

1 bedrooms, and also two four-bedroom units. There is
2 also an eighth building on site located here in the
3 center court. That's a one-story, approximately
4 3,400 square foot leasing and management office, but
5 it also does contain some meeting and community
6 space for the residents. It will also contain a
7 small computer four stations) and a business center.
8 The unit mix for this development consists of 25
9 units that are reserved for former public housing
10 families.

11 There are also 30 units that are reserved
12 for non public former public housing families, but
13 are developed using low income tax credits reserved
14 for families earning up to 30%. Also 21 units --
15 market rate units that are reserved -- that have no
16 income restrictions and are open to market rate
17 families. Our expectation is that this would be
18 under construction later in 2014, and just to give
19 you a sense of a view -- this is actually on the
20 corner of Jackson and Maplewood -- a sense of what
21 the development would look like in the type of
22 architecture involved here (indicating).

23 MS. LEE: Thank you. Now, we will have
24 Virginia Pace-Rosenwald.

1 MS. PACE-ROSENWALD: Good evening. I'm
2 Virginia Pace-Rosenwald of the Lightingale Group,
3 representing the developer entity. The developer
4 for the Rosenwald Courts is a partnership between
5 Lightingale Group, Jim Bergman of Eisberg
6 Development (phonetic) and David Ruse (phonetic)
7 with White Developers. Rosenwald Court is a
8 renovation of a building, a five-story building that
9 is -- has national historic designation. It was in
10 the Bronzeville community.

11 To orient you guys, this is 47th Street,
12 46th Street, Wabash and Michigan, and the structure
13 is currently a five-story building that wraps all
14 the way around and some three flats here within two
15 acres of interior courtyard for the benefit of the
16 residents.

17 Historically, it was a series of,
18 basically like five-story walkups so there are all
19 these exterior entrances to the building so that you
20 can walk into one, basically twenty apartments with
21 four apartments through the walkup. A lot of
22 stairs. The redesigned, completely reimagined
23 development will be an elevator building with a
24 central access point.

1 So it will be one access point here for
2 the seniors, one access here for the families. When
3 you walk in through a secured access point, go up
4 and then walk to your unit. The project includes
5 239 units. Historically, it was 404 units. That's
6 a huge reduction of units in the project. Along
7 47th Street, will be ground floor retail and then
8 some office space from floors two through five to
9 house a lot of neighborhood businesses. All of the
10 seniors will be together. That's 120 seniors. All
11 one-bedroom units are a combination of ACC, rental
12 assist units and project-based vouchers. The family
13 units are 119 units. All are a combination of one
14 and two-bedroom units with rent subsidies attached
15 to those units.

16 The project includes a host of variety of
17 amenities for the units and the building. The ones
18 that both the family -- the senior side will each
19 have their own fitness room, community room,
20 management office, and security desk. They will
21 share the courtyard. There will be some areas for
22 senior gardening and barbecue grills and other
23 amenities that may be shared or individual for the
24 different populations. The timing is anticipated to

1 start construction later this year. Construction
2 will take about 12, 14 months with occupancy
3 anticipated the first part of 2016 from a management
4 standpoint. We are excited.

5 This will be a no smoking building. No
6 smoking will be allowed in the units or in the
7 common areas. I think that's it. I look forward to
8 any questions. Thank you.

9 MS. LEE: Thank you. As we prepare the floor
10 for comment, I want to remind each you in addition
11 to having the opportunity to voice your comments
12 here tonight, written comments are also being
13 accepted through April 23rd and April 28th,
14 respectively. If you would like to speak or submit
15 a written comment, please complete a comment card
16 that will be found in the back of the room located
17 -- or raise your hand. I can have staff pass that
18 around. If you don't want to speak, you can check
19 the box at the top to say that you just want to
20 submit your comment. You can also mail all of your
21 comments in to our address, CHA, 60 East Van Buren
22 Street, 12th Floor, Chicago, Illinois 60605. Or you
23 can email comments directly to our inbox,
24 CommentOnThePlan@thecha.org.

1 We can also provide that to you in hard
2 copy so that you can write that down. So while the
3 floor is open for comments, one name will be called
4 at a time. Please be prepared to comment on the
5 proposed documents only. Each comment -- each
6 person making a comment has two minutes to make
7 their there comments. Staff will keep time and let
8 you know when 30 seconds remain, and a bell will
9 ring when your two minutes are over. Once the two
10 minutes have expired, please -- you can just be done
11 with your comment, and I'll call the next person.

12 Each speaker may yield their plan to
13 another speaker. However, each speaker may only be
14 yielded time once for a total of four minutes. If
15 you have a specific question, again, we have CHA
16 staff here to answer any questions. So with that,
17 I'll ask if there is any comments for tonight.

18 (no answer)

19 If there are no comments, I will close
20 the public hearing. And again, people are able to
21 make their comments throughout the comment period,
22 which will be open until the end of April 23rd and
23 28th. Thank you for coming. This will conclude our
24 evening.

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 25th day of
15 April, 2014.

16
17

18 Certified Shorthand Reporter
19
20 C.S.R. Certificate No. 84-4161.

21
22
23
24

Rachel N. Smith

