

## CHICAGO HOUSING AUTHORITY

PUBLIC COMMENT PERIOD IN RE: )  
 )  
WESTHAVEN PARK PHASE 2C )

TRANSCRIPT OF PROCEEDINGS had in the  
above-entitled cause at 100 North Hermitage Street,  
Chicago, Illinois, on the 26th day of August, A.D. 2008,  
at 6:03 p.m.

PRESENT:

CHICAGO HOUSING AUTHORITY

MR. LEWIS JORDAN, CEO;  
MS. ADRIANNE MINLEY, Executive Vice President,  
Internal/External Affairs;  
MS. MARIA SEWELL JOSEPH, Legal Department;  
MS. MELLI HOLLEY, MAP Department;  
MS. BRIDGET HOWARD, MAP Department;  
MS. STACEY LUCAS, MAP Department;  
MR. NATE TORTORA, MAP Department;  
MR. JAMES ISAACS, Office of Development Management;  
MR. MATT AGUILAR, Communications;  
MS. KAREN BARGE, Resident Services;  
MS. EDITH DIAZ, Special Assistant, Latino Affairs.

ALSO PRESENT:

MR. PETER LEVAVI, Brinshore Michaels Development;  
MS. SHANNON RICO, Interstate Realty Management Company.



1 to the front of the room in case anyone -- if anyone  
2 needs a Spanish translator, you can let us know.

3 EDITH DIAZ: Sure.

4 ADRIANNE MINLEY: And Edith Diaz can translate  
5 during that time.

18:04:20

6 We also have a court reporter to my right seated  
7 in front of the room, and she will record all that is  
8 said at the hearing.

9 And CHA staff is seated in the audience to  
10 answer other questions.

18:04:29

11 MAP department staff, we have Melli Holley,  
12 Bridget Howard, Stacey Lucas, and Nate Tortora.

13 Tim Veenstra is here, who's the Senior Vice  
14 President of Asset Management Department; Maria Sewell  
15 Joseph, who's here from the Legal Department; Matt  
16 Aguilar, who's the manager from Media Relations and  
17 Communications; Greg Anderson, who's the Asset Manager;  
18 LaTrisha Jefferson -- is LaTrisha here?

18:04:45

19 KAREN BARGE: I'm here for Latrice. I'm Karen  
20 Barge.

18:05:06

21 ADRIANNE MINLEY: Karen Barge is here for Resident  
22 Services. Thank you, Karen.

23 Shannon Rico, the District Property Manager,  
24 would you please raise your hand. And Peter Levavi for

1 Westhaven Development.

2 Public comment period for Westhaven began on  
3 August 4th and will end September 2nd, 2008. Residents  
4 and the community at large have the opportunity to submit  
18:05:28 5 written comments to the CHA during the comment period in  
6 addition to voicing your thoughts and comments tonight.

7 For the Public Comment Hearing please make sure  
8 you sign in at the sign-in table before you leave  
9 tonight. Copies of the draft documents are available at  
18:05:43 10 the sign-in table currently.

11 I would like to open the hearing to public  
12 comments.

13 For oral comments, if you would like to speak at  
14 the -- we don't have a microphone here -- but if you  
18:05:55 15 would like to just speak, please complete the green  
16 speaker card located in the front desk, or raise your  
17 hand and staff will bring one to you.

18 Staff who will bring the speaker cards -- could  
19 you identify yourself?

18:06:13 20 NATE TORTORA: Yep.

21 ADRIANNE MINLEY: That's Nate Tortora.

22 Written comments. If you would like to only  
23 submit a written comment, please complete the pink  
24 comment card. And if you raise your hand, staff will

1 bring one to you, and you could fill out the pink comment  
2 card and you would not be called to speak.

3 You may also mail, fax or e-mail written  
4 comments to the address, fax number and e-mail printed on  
5 the card.

18:06:33

6 One name will be called at a time. Please come  
7 to the microphone, or please state your name when your  
8 name is called so that we can have it as a part of our  
9 official record. Each person making a comment will have  
10 two minutes to do so.

18:06:48

11 Staff will keep time and let you know when 30  
12 seconds remains. And a bell will be rung once your two  
13 minutes have expired. Once your two minutes have  
14 expired, please pass -- it's not a microphone here --  
15 okay?

18:07:04

16 Please be courteous enough and pass the -- I  
17 would say pass the piece on to the next person waiting to  
18 make a comment. So if you could follow those rules, that  
19 would be great.

18:07:13

20 In order for the court reporter to record all  
21 comments accurately, we must speak clearly and speak one  
22 at a time. Speak slowly, and please state your name  
23 before stating your comment.

24 We will now open the floor for comments on a CHA

1 Draft ACOP rental -- the Rental Phase 2 for Westhaven.

2 TIM VEENSTRA: Do we have a little summary from the  
3 developer about Phase 2?

18:07:50

4 ADRIANNE MINLEY: We do have a little summary. And  
5 then after that -- from the developer?

6 I wanted to see if Mr. Jordan had any comments.

7 LEWIS JORDAN: I wanted to say good afternoon to  
8 everyone and thank you all for coming out.

18:08:02

9 One of the processes that we hold very, very  
10 closely to our hearts is that of -- of public comment;  
11 you know?

12 If you look at this whole notion of the Plan For  
13 Transformation, we've consistently tried to make it very  
14 clear that this is not just a CHA effort; it's an overall  
15 community effort.

18:08:17

16 So we encourage you to give your comments  
17 tonight. We need to know where you are as it relates to  
18 what we're doing. Because we're not doing it in a  
19 vacuum; we're doing it collectively.

18:08:30

20 So again, thank you all for coming out. Thank  
21 the staff, I want to thank you all for taking your time  
22 to come out tonight.

23 This is critically important, and we really want  
24 your feedback. Thank you.

1 PETER LEVAVI: I'm Peter Levavi; I work for  
2 Brinshore Development. And Brinshore is partnered with  
3 the Michaels Development Company as the developer for  
4 what we call Westhaven Park, the former Henry Horner  
18:08:54 5 Homes.

6 And I thought I would show you where we have  
7 been so far and what the development is that we're  
8 talking about tonight. So I'll bring this a little  
9 closer to you so you can see what we're talking about.

18:09:06 10 When we were hired by the CHA to be the  
11 developer, we were asked to develop essentially from  
12 Hermitage to Damon and from Levitt to Oakley.

13 In our first phase of development, we developed  
14 this piece from Wood to Hermitage. And you are sitting  
18:09:25 15 in this building right here at the corner of Hermitage  
16 and Washington.

17 And we also developed this piece between Oakley  
18 and Levitt. They were completed -- 155 units of rental  
19 housing was completed by Christmas of '04. We completed  
18:09:42 20 this building in '06. And we completed 60 units of  
21 condominiums in '07.

22 Immediately to the east of us is what we call  
23 Westhaven Park Phase 2B. We have completed now 127 units  
24 of rental housing and we just leased it up. It just got

1 finished last month. They're beautiful units just east  
2 of here.

18:10:14

3 There will also be 84 for-sale units that we are  
4 currently marketing and selling that will be interspersed  
5 amongst the 127 units.

18:10:30

6 So everything is done essentially except for the  
7 for-sale here and what we're about to talk about now,  
8 which is the last piece of the puzzle, it's Westhaven  
9 Park Phase 2C. It's essentially the middle of the  
10 development.

18:10:48

11 Let me get you a larger site plan of the middle  
12 of the development so you can see what we're talking  
13 about. We're talking about the land between Damon and  
14 Wolcott. Wolcott on the east, Damon on the west. And  
15 it's going to consist of a number of different things.

18:11:03

16 First of all, it's going to have a beautiful  
17 park that will be owned and managed by the Chicago Park  
18 District, but we will have community process to help plan  
19 and implement what we want to have at the park.

20 We will also have seven buildings. Four of the  
21 buildings are rental buildings, and they are along  
22 Maypole, right here on Damon, and one on Lake. And we  
23 will have three for-sale buildings; one here along Damon  
24 and then these two U-shaped sets of townhome buildings.

1           What we're here to talk about today are the four  
2 rental buildings. So this building, this building, this  
3 building, and this building. It's a total of 92 rental  
4 units, of which there will be 46 public housing units.

18:11:45

5           There are 24 units in this building along Lake,  
6 there are 24 units in this building along Damon, and the  
7 balance I think 48 units are in these two buildings along  
8 Maypole.

18:12:06

9           We have an overall look of what the entire thing  
10 is going to look like when finished from the park. So if  
11 you're looking from the park, these would be the rental  
12 buildings along Damon, this is the rental building along  
13 Lake, this is going to be a 10-story highrise building at  
14 the corner of Damon and Lake, and these are the townhomes  
15 that will be along Washington.

18:12:24

16           We also have some elevations so you can see a  
17 little bit more up close and personal what the -- the  
18 buildings might look like from their fronts.

18:12:41

19           So this is looking down Maypole Avenue. You'll  
20 see that there -- these are the two buildings on Maypole.  
21 And what we've done is we've broken up the long buildings  
22 into lots of smaller pieces which each have their own  
23 individual character, so it won't look like it's a  
24 monolithic block. It's going to look very much like

1 the -- the housing that's in the neighborhood that's  
2 traditional going back to before the turn of the century.  
3 So it will fit in nicely and they will be very elegant.

4           These are the townhomes. They're meant to look  
18:13:12 5 very contemporary. You might see something like that in  
6 the West Loop, and so we're really trying to make them  
7 look something that brings the West Loop folks in this  
8 direction to mix it up a bit.

9           This is the side of the highrise. The highrise  
18:13:26 10 building is a very modern building. And we see Damon  
11 Avenue as being something where we're going to want to  
12 have store fronts and activate it for people who want to  
13 shop there. So we've got a lot of plate glass on the  
14 ground floor to make it very pedestrian-friendly.

18:13:45 15           We're hoping that one day there will be an L  
16 stop at Damon and Lake. And we've been talking to  
17 everybody who will listen to that, to make that happen.

18           This is the third rental building, along Damon.  
19 It's a small version of the big one. And it's also going  
18:14:05 20 to be a very contemporary building along Damon and will  
21 have store fronts, there will be three store fronts. We  
22 hope to have convenience retail on the first floor there.

23           And then on my last board I think we'll see --  
24 this is what the rental building along Lake is going to

1 look like. Don't forget you're going to have a train  
2 running right by at about this level. So we have windows  
3 going this way. It's going to be kind of a modern  
4 building, but it's going to be pretty simple. And then  
18:14:35 5 this will be the highrise next to it. These are the  
6 townhomes.

7 Any questions about what it is we're building?

8 The time frame is we've received the financing  
9 to build the 92 rental units in the four buildings; we  
18:14:54 10 plan on starting construction by November of this year;  
11 it will be a 16-month construction period.

12 So we'll start delivering units that people can  
13 move into by the end of '09. And we'd finish the  
14 construction sometime by the middle of 2010.

18:15:15 15 We would market the for-sale units around it,  
16 and we would begin building those when we sold enough of  
17 them so that we can start construction.

18 The ACOP for the -- first of all, does everyone  
19 know what an ACOP is?

18:15:37 20 EDITH DIAZ: Why don't you explain.

21 PETER LEVAVI: The rules for occupancy -- there's a  
22 whole series of rules that we have agreed to with the CHA  
23 and with the tenant representatives on what the rules are  
24 to move back in. And so they state things like security

1 deposit that's allowed, a pet policy, and many, many  
2 other different things; whether or not there's a work  
3 requirement, things like that.

4 All of the things that you're going to have to  
18:16:05 5 be able to satisfy as criteria in order to be accepted  
6 back into the new development and all the rules governing  
7 who can be there and what they are once they're there.

8 I am the developer. I build housing. I am no  
9 expert in this.

18:16:20 10 I've brought with me today Shannon Rico from  
11 Interstate Realty Management. They're the management  
12 company who manages Westhaven Park right now, all of the  
13 phases that are currently up. And they will be managing  
14 this Phase 2C when it's in place.

18:16:36 15 What I'd like Shannon to do is to come up and  
16 talk to you about the differences in the rules in the  
17 ACOP between what we currently have for Westhaven Park  
18 2B, the 127 units that just got leased, which had 70  
19 public housing units in it, and these -- these 46 units  
18:16:57 20 that will be within the four buildings with the 92 units  
21 total that will be in part -- in Phase 2C.

22 So Shannon, you want to come up and tell people  
23 what some of these differences are in the ACOP?

24 SHANNON RICO: Hello again. I'm Shannon Rico,

1 district property manager with Interstate.

2 The main difference is how we're going to reach  
3 out to residents, returning residents to the new  
4 community. The first difference is the wait list and how  
18:17:28 5 we're going to attract returning residents.

6 As it stands right now for 2B, we're going off  
7 of the Site B's wait list for Horner. And that will be  
8 the first criteria in the new tier for the new wait list.

9 For 2C for -- we're going to have a three-tiered  
18:17:47 10 system. And the first is going to consist of the  
11 original Horner residents and their dependents. The  
12 second tier would be the HOP list, which may or may not  
13 include other people from different developments all over  
14 the -- the city. And the third tier would be the CHA  
18:18:04 15 wait list.

16 So what we would do is after we satisfy the  
17 first tier, we would go back to -- into these HRC, talk  
18 to Mr. Wilen, go back to CHA and receive permission to  
19 move on to the second tier.

18:18:18 20 And then move to the same thing for -- to move  
21 on to the second tier, to the third tier.

22 MARIA SEWELL JOSEPH: Can I just add, Shannon, that  
23 you don't need to go back to get permission from CHA or  
24 the HRC to move from the list of original Horner

1 leaseholders and their splits to the HOP list, to the  
2 wait list. That's the priority that's established.

3 So if you can't find someone to fill a unit  
4 that's an original Horner leaseholder's dependent, then  
18:18:53 5 you just go into the HOP list to look for someone.

6 SHANNON RICO: There's no official hearing, but we  
7 still consult with Mr. Wilen and tell him we can't fill  
8 the unit with the original Horner resident wait list.  
9 That's what we were doing at 2B.

18:19:09 10 MARIA SEWELL JOSEPH: Okay. As long as you know  
11 that there's no permission asked. You can notify him,  
12 but you move into the HOP list.

13 SHANNON RICO: Okay. Okay. The other difference is  
14 the security deposit. The minimum rent was actually  
18:19:22 15 increased by the CHA, so the security deposit will be  
16 raised. I believe right now the 2B security deposit was  
17 \$25 as well as the minimum rent was \$25.

18 It's now \$50. So moving forward anyone with a  
19 zero income would be required to submit \$50 security  
18:19:43 20 deposit to move in.

21 On that note, if there's extenuating  
22 circumstances, the management company will be able to  
23 work around any financial constraints and do a payment  
24 arrangement for the security deposit.

1 Moving forward, I believe this fall there's  
2 going to be an increase again; correct?

3 A \$75 increase.

18:20:05

4 And I'm not sure how that plays into the new  
5 ACOP. You might --

6 PETER LEVAVI: It says specifically in the ACOP that  
7 the CHA can increase the security deposit when they  
8 decide to. So it's -- it's something that's left  
9 flexible.

18:20:18

10 SHANNON RICO: Okay.

11 MARIA SEWELL JOSEPH: That's actually language that  
12 was objected to by Wilen and the HRC. They asked for  
13 additional documentation from the developer to explain  
14 why you needed that, I think, or whatever.

18:20:33

15 But here's the thing. It's \$75 in the new ACOP  
16 that's in effect for the rest of CHA. These public  
17 housing residents at Horner can pay it, but there's a  
18 process that you have to go through with reaching out to  
19 Wilen and the HRC.

18:20:52

20 And talks have already started with him on that.  
21 I think that we just have to continue it and get it  
22 locked in.

23 SHANNON RICO: Okay. Yeah. I've seen the e-mails  
24 back and forth. I don't think there was any final

1 determination for the increase.

2 MARIA SEWELL JOSEPH: Right.

3 SHANNON RICO: Okay. Any questions about the  
4 security deposit?

18:21:11

5 The next difference is the actual breakdown of  
6 the units, the public housing units at 2C. We're going  
7 to have 25 one-bedroom units, 4 two bedroom units, 15  
8 three-bedroom units, and 4 two-bedroom units.

9 And I believe that is chosen by the developer.

18:21:32

10 And they actually speak with different entities before  
11 they choose the bedroom size breakdown and to see what  
12 the needs are based on the current -- the current wait  
13 list that we have right now.

14 The targeted income is also a difference between  
15 the current right now Phase 2B and 2C. What we are  
16 looking to do is market to an income bracket of families  
17 between 50 percent AMI and 60 percent AMI.

18:21:52

18 The mix of incomes for the units, the public  
19 housing units, will be 35 will get 50 percent, and 33  
20 will be at 60 percent. That's -- that's total rate  
21 including the tax credit. Okay.

18:22:15

22 PETER LEVAVI: Several units at 30 percent as well.

23 SHANNON RICO: Right. Those total units are  
24 including some tax credit as well. For the public

1 housing units specifically, we have 5 out of the 46 total  
2 public housing units will be available to families  
3 between 40 percent and 50 percent AMI.

4 BRIDGET HOWARD: Can you explain what AMI is?

18:22:46 5 SHANNON RICO: That stands for area median income.

6 PETER LEVAVI: Gives us an example of how much  
7 somebody would be earning to be --

8 SHANNON RICO: Depends on the household size. For  
9 someone, let's say, two-person household, is around  
10 25,000. It can go up to -- the max is about 50, 52-5 for  
11 a six-person household.

12 So again to recap, 5 of the 46 public housing  
13 units will be between 40 and 50 percent AMI and an  
14 additional 5 out of the 46 public housing will be between  
15 40 and 60 percent AMI. So what that means is it cannot  
16 exceed the maximum AMI established by IDA. So the  
17 maximum for a 60 percent household family of two is  
18 \$36,180. So that gives you an idea of the ceiling.

19 And if we cannot find families to fulfill the  
20 AMI percentages set forth in the ACOP, we will then --

21 UNIDENTIFIED WOMAN: Sorry I'm late.

22 SHANNON RICO: -- we will then go back to the CHA  
23 and get their approval to move forward with the next  
24 person on the wait list.

1           And we actually had to do it with the current --  
2           the current site at 2B. We were not able to fill the  
3           percentages that were set forth in the ACOP. So we went  
4           ahead and moved on to the next candidate on the wait  
18:24:10 5           list.

6           PETER LEVAVI: If I could just clarify one thing.  
7           There are 46 public housing units. People can earn as  
8           little as zero and live in them.

9           The idea is that we want to set some units --  
18:24:24 10           make them available for people who are working and who  
11           are earning between 40 and 50 and between 50 and 60  
12           percent of AMI. That is, people who are working as, you  
13           know, making \$25,000 a year and \$30,000 a year. We want  
14           to encourage public housing residents who are out there  
18:24:42 15           working every day to be able to have an opportunity to  
16           live in this development.

17           So -- and that's for 10 of the 46. The 36 are  
18           reserved for people at 30 percent, which are very low  
19           income, or 50 percent.

18:24:59 20           SHANNON RICO: Any question about the AMI  
21           percentages?

22           Okay.

23           ADRIANNE MINLEY: Thank you.

24           MARIA SEWELL JOSEPH: I have one question.

1           How many units total did you say?

2           I know you said 46 for public housing.

3           PETER LEVAVI:   There are 92 units total.

4           MARIA SEWELL JOSEPH:   So there's 50 percent.

18:25:22

5           PETER LEVAVI:   Correct.  And they're spread in all

6           the four buildings.  There will be one-bedroom, two-

7           bedroom, three-bedroom, and four-bedrooms in public

8           housing of the 46 units; they're spread out between

9           buildings, and they have different bedroom sizes.  And

18:25:36

10          they're going to have different income tiers.  So it's a

11          real mix.

12          MARIA SEWELL JOSEPH:   Right.

13          ADRIANNE MINLEY:   Thank you, Sharon, and thank you

14          Peter.  Excuse me; Shannon.

18:25:50

15          Are there any green cards for comments?

16          UNIDENTIFIED WOMAN:   Yes.

17          EDITH DIAZ:   If you don't have a green speaker card

18          or you don't feel comfortable speaking on the record, you

19          also have other opportunities to voice your comment.  You

18:26:17

20          can put it on the pink card, or you can also e-mail us or

21          through regular mail submit your comments.

22          STACEY LUCAS:   Or call.

23          ADRIANNE MINLEY:   And all of that is on the cards.

24          The e-mail or fax number.

1 UNIDENTIFIED WOMAN: I did have a question.

2 The reason I'm here, I saw an article in the  
3 newspaper. I was in housing Friday and I asked if I  
4 could keep my Section 8 and move down here to -- and I  
18:27:15 5 guess that's a question for Westhaven.

6 Is Westhaven here?

7 BRIDGET HOWARD: Yes.

8 UNIDENTIFIED WOMAN: I got my application, my move-  
9 in papers, and I got application for Westhaven. So I  
18:27:28 10 want to know should I turn my application in and expect  
11 to keep my Section 8.

12 BRIDGET HOWARD: Okay. Someone from resident  
13 services or Shannon can speak with you about that. Okay?

14 UNIDENTIFIED WOMAN: Okay.

18:27:46 15 ADRIANNE MINLEY: Well, I would like to thank  
16 everyone since we have no other comments, thank everyone  
17 for coming to the public comment session here at  
18 Westhaven Park Phase 2C rental.

19 Given that there's no one else who would like  
18:27:57 20 to -- wish to make comments, thank you very much, and I  
21 would like to bring the meeting to a close.

22 Have a good evening.

23 WHICH WERE ALL THE PROCEEDINGS

24 HAD IN THE FOREGOING CAUSE

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ON THIS DATE .

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 12th day of September, 2008.

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

23  
24