

Chicago Housing Authority

Report of Proceeding

Taken on: January 27, 2016

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CHICAGO HOUSING AUTHORITY
PUBLIC COMMENT MEETING
HORNER SUPERBLOCK MANAGEMENT DOCUMENTS

Report of Proceedings had at the Chicago
Housing Authority Public Comment Meeting, held at
Major Adams Community Center, 125 N. Hoyne Avenue,
Chicago, Illinois, on the 27th day of
January, A.D., 2016, commencing at the hour of
6:00 p.m.

APPEARANCES:

MS. JENNIFER HOYLE,
Director of Strategic Managment &
Partnerships;

MR. PETER LEVAVI,
Brishore Michaels;

MR. MARK ROAN,
Brinshore Michaels.

1 MS. HOYLE: Good evening. My name is Jennifer
2 Hoyle. I'm the Director of Strategic Management and
3 Partnerships at the Chicago Housing Authority. I
4 would like to welcome you to the public comment
5 hearing for the Westhaven Park Phase IIE. Tonight
6 we have CHA staff from the Office of Development,
7 Legal and Resident Services. We also have Mike Roan
8 and Peter Levavi representing the developer.

9 The purpose of this hearing is to collect
10 comments on the draft ACOP lease and other documents
11 from Westhaven Park before being presented to the
12 Board of Directors for approval and submission to
13 HUD. In addition to voicing your comments here
14 tonight, residents and the community at large have
15 the opportunity to submit written comments to the
16 CHA throughout the comment period, which began on
17 January 13th and ends on February 12, 2016. Copies
18 of the draft Westhaven ACOP and other documents are
19 available on CHA's website at www.thecha.org.

20 We also have copies of the document here
21 tonight for on-site viewing. If you haven't already
22 done so, please make sure to sign in at the
23 registration table before you leave tonight. Before
24 we begin, I want to announce we have a sign language

1 interpreter here tonight, Carmen Sanders, who's
2 seated at the front of the room. So if you could
3 please introduce yourself. We also have a Spanish
4 interpreter, Olivia Alfaro, who is available as
5 needed.

6 The court reporter will be seated in the
7 front of the room and will transcribe everything
8 that is said during the hearing.

9 Before we open the floor for comments,
10 Peter Levavi, Westhaven IIE developer, will provide
11 an overview of the proposed plan.

12 MR. LEVAVI: Thank you. So as was said
13 before, my name is Peter Levavi with Brinshore
14 Development, the developer of the Westhaven Park
15 Neighborhood Development is Brinshore Michaels. We
16 were procured by the CHA back in 2002 to redevelop
17 the entire Henry Horner Homes Development. We have
18 thus far developed five phases of development here
19 at the former Henry Horner Homes. We have a total
20 of 547 units completed including public housing
21 rental units, affordable housing rental units,
22 market rate rental housing units, and condominiums.
23 Those units surround the old Horner Superblock,
24 Villages of Westhaven.

1 One of the things that we wanted to do
2 from the very beginning going back all the way to
3 2002 was to make the Villages of Westhaven and
4 Superblock the same kind of housing, mixed income
5 housing with very high levels of amenities that the
6 rest of Westhaven Park has. When the Villages of
7 Westhaven was originally developed between 1995 and
8 1999, it was done under a very special program
9 called the MINCS, the Mixed Income Community
10 Strategy Program.

11 This is one of two sites in Chicago that
12 was done. It was the very first mixed income
13 housing done in the United States under Vince Slane
14 and The Habitat Company, and 100 percent of the
15 units are public housing. The idea was half of the
16 units were going to be from 0 to 50 low income
17 people, and the other half would be from 50 to 80,
18 but 100 percent would be public housing units.
19 Well, it never worked out the way it was designed to
20 work, and problems that were baked into the 100
21 percent public housing development have persisted
22 all the way from 1995 until today.

23 And we have come to the CHA, worked with
24 them and the Horner Residents Committee to figure

1 out a way to bring the Villages of Westhaven,
2 Superblock to the standards of the rest of the
3 Westhaven. There is a very special financing tool
4 that HUD has made available to help redevelop public
5 housing like this. It's called RAD, the Rental
6 Assistance Demonstration Project. And this project
7 is going to have RAD that is going to assist the
8 redevelopment. There were, as I mentioned before,
9 several problems with the original development. One
10 of them was that no handicap accessible units
11 were built into the 200 units of Westhaven -- of
12 Villages of Westhaven. We are going to fix that
13 problem. We're going to take units that are not
14 handicap accessible and we are going to create 40
15 accessible and adaptable units on-site.

16 We will completely change the ability of
17 people who are in wheelchairs, who need assistance
18 to get in the front doors, to be able to live on the
19 site.

20 The buildings were never highly
21 amenitized, for instance, even though it had washers
22 and dryers hookups, it didn't have washers and
23 dryers. We will be adding washers and dryers to
24 every unit. The spaces were really designed very

1 small and not really up to modern standards. So one
2 of the things that we are going to be doing is
3 moving bedrooms in some of the units, taking units
4 that had many bedrooms and make them fewer and
5 increasing the size of the public space, that is,
6 increasing the size of the kitchens, living rooms,
7 and the dining rooms so there will be more
8 comfortable living for families. We are also going
9 to be doing a lot of energy upgrades. We are
10 putting in new furnaces that are high efficiency.
11 We are putting in new roofs, new windows, and
12 generally really improving what it will be like to
13 be there. Kitchens will be new with new cabinetry.
14 It's really going to feel like a much nicer place to
15 live after we have completed all of the work that we
16 are doing.

17 Many of you who are living there
18 currently may find yourself in a different size
19 apartment than you were now because the unit mix is
20 changing, and you may have to find that you move
21 into a new apartment. I think I will leave it
22 there, turn it over to Mike, who will tell you more
23 about what the timetable is for the construction of
24 the project is, and how some of the relocation is

1 going to work.

2 MR. ROAN: Hi, my name is Mike Roan, and I
3 work with Peter Levavi at Brinshore, and as he
4 explained, we are the developers at Brinshore for
5 the Superblock. Right now we are working on the --
6 putting together the financing for the project and
7 working with the general contractor to really hold
8 down some of the costs that are going to be involved
9 in the project. So we expect to start construction
10 some time in early summer, late spring, early
11 summer, likely June, and it's going -- the
12 construction is going to take a very long time. And
13 part of the reason it's going to take a long time is
14 because the Superblock is completely out of whack.
15 So what we want to do is we want to do the
16 construction in phases. We anticipate that it will
17 take 30 months to do all of the construction.

18 And that is part of the reason we are
19 going to do the first phase -- actually it's not
20 technically a phase. We're going to be making a lot
21 of the vacant units ready to accept temporary
22 relocatees. Then we will get into the actual
23 construction of some of the phases that are part of
24 our 30-month process. So essentially it will take

1 30 months. Some of the families are going to be
2 relocated into temporary units during that time
3 period. It is, again, going to take place over five
4 phases, 30 months. On your handout, you will see we
5 have a little schedule of the phasing, and we talked
6 about the phasing and the earlier amenities and what
7 it should be. Everybody should be generally
8 familiar with how the construction will take place.

9 Also, in your handout is the design for
10 the new park and we're really excited about that.
11 There is going to be some spaces for -- new spaces
12 for kids to play, places for a trellis where people
13 can hang out in the shade. There is going to be a
14 lot of new trees, a lot of places for people to sit
15 as well. So we are really excited about that.
16 There is also going to be some lots for people to do
17 some urban gardening as well. We are excited about
18 that.

19 Lastly, as far as the management
20 documents are concerned, we have been using the
21 management documents that we have used before for
22 previous phases, so there is nothing new that are
23 going into these new management documents. They're
24 just being adopted for this new phase of the

1 Superblock. We have been working with the Housing
2 Authority and also the Horner Residents Committee to
3 make sure that everything is negotiated ahead of
4 time so we are satisfied with where we are right now
5 with the management documents. Let us know if you
6 have comments and write your question out.

7 Main changes to the management document
8 are just basically they will reflect this new
9 development that is going to be developed under the
10 RAD Program versus public housing. And essentially
11 we want to make sure that everybody knows that the
12 same rights and privileges for all the people who
13 live here will be the same as it has been before for
14 all the public housing residents. So that's it.

15 MS. HOYLE: Before we open the floor -- as we
16 prepare to open the floor for comments, I want to
17 remind each of you that in addition to having the
18 opportunity to voice your comments here tonight,
19 written comments will also be accepted through
20 February 12th by email, mail, or fax. This evening
21 if you would like to speak, please submit a written
22 comment on the comment card located at the front
23 desk or raise your hand and staff will bring you
24 one. If you do not want to speak, only want to

1 submit a written comment, please check the box at
2 the top of the comment card.

3 While the floor is open for comments, one
4 name will be called at a time. Please be prepared
5 to comment on the draft Westhaven Park documents.
6 Each person making a comment will have two minutes
7 to make their comments. Staff will keep time and
8 let you know when 30 seconds remain, and a bell will
9 ring when your two minutes are over. Once your two
10 minutes are up, please pass the microphone to the
11 next person waiting to make a comment. Speakers may
12 yield their time to another speaker, however, each
13 speaker may only be yielded additional time once for
14 a total of four minutes.

15 When you come up to speak, please state
16 your name before your comment. Speak into the
17 microphone and speak slowly, and please remember
18 that in order for the court reporter to record all
19 comments accurately, only one person can speak at a
20 time. We will now open the floor for comments on
21 the draft Westhaven Park ACOP Lease and other
22 documents.

23 MS. SALEM: Hello, how are you? My name is
24 Cashan Salem. I have a two-part question. My first

1 question was, I was under the impression that RAD
2 was just being implemented and it hasn't been
3 approved yet, so if RAD is supposed to be funding
4 the actual building and everything, what is the
5 process with them even being approved? I heard it
6 was just being implemented. It was just like a
7 proposal to you. That's my first question.

8 MR. LEVAVI: Okay, an application has been
9 submitted to HUD for approval for the project to be
10 converted to RAD. The CHA has already received
11 approval from HUD on about 11,000 units from its
12 portfolio to be converted from HUD, and it's
13 anticipated that this one will be part of that
14 11,000, and it's in the process of approval but it's
15 likely approved.

16 MS. SALEM: My second question is under Phase
17 1, and under the first phases, I have a daughter
18 that is a senior at Lane Tech, about to graduate.
19 I'm about to graduate, finish my Masters. I'm
20 trying to figure out -- this is really inconvenient.
21 I need to know what are the time dates on the
22 transition for moving people who have so much coming
23 up within those months of moving. She graduates in
24 June. I graduate in April, you know, it's a lot

1 going on. Like, when are we going to get a for sure
2 date on the actual relocation and being placed? We
3 don't know anything. They haven't given us any
4 dates, anything.

5 MR. ROAN: I think that is an absolute
6 reasonable question, and so just rest assured that
7 we will be updating all the residents as we get
8 closer to the construction. Generally, if you're in
9 Phase I, what we will be doing first for the first
10 four months is we will be making many of the current
11 vacant units make ready. We will be improving them
12 and making sure that they're painted, making sure
13 that the -- that they're ready for usual habitation.
14 So that's the first four months. So if you count
15 forward, if we start construction in June, July
16 August, September, October, it takes us about four
17 months to make those units ready, those make-ready
18 units. Then we will actually start construction on
19 Phase I. So I would say probably around October,
20 mid fall is when we will start in earnest on the
21 construction of Phase I.

22 MS. SALEM: I was asking when the Phase I
23 people know their relocation time. I know when
24 you're going to start your construction on Phase I.

1 I'm asking -- I know when construction is going to
2 start on Phase I. I understand that is going to
3 start in October. When are the Phase I tenants
4 going to be relocated to a temporary units?

5 MR. ROAN: At that time.

6 MS. SALEM: So at that time, everything will
7 be done around there time. Okay, thank you.

8 MR. DAWSON: You said that HUD or CHA is only
9 required to give out like 105 apartments. You were
10 saying that HUD, CHA was only required to give out
11 like 105 apartments. The thing is some people will
12 be moving away from the place. The question is, are
13 they giving out those apartments and how long do you
14 have to wait?

15 MR. LEVAVI: I'll try to answer that question.
16 I'm not sure I understood the question, but the
17 point of the -- one of the points you're making is
18 very good. Right now there are 200 units at the
19 Superblock that are public housing. At the end of
20 the conversion, there will be 95 RAD units and 105
21 non RAD units. So 105 units are going to be
22 replaced outside of the development, some in the
23 area, some outside the area hopefully in opportunity
24 areas. Are you asking when are those going to be

1 available?

2 MR. DAWSON: Well yeah, because the thing is,
3 you put a -- you're talking about moving to a
4 temporary residence, and it's 101 units that CHA is
5 supposed to be providing for us. Somebody is going
6 to move -- just let me go on and move from this spot
7 right here without having to -- because everybody
8 have a life and you're doing this right here. We
9 don't know it take three months. You may move some
10 of us back, you may not, right? The question is,
11 don't nobody want to wait to the last minute to find
12 out you're not going to bring us back. And you have
13 101 units that you can go to move permanently. You
14 could say let me move right now to one of those
15 units.

16 MR. ROAN: I think I understand what you're
17 saying. You want to know where your permanent
18 residence is going to be, is that what you're
19 asking?

20 MR. DAWSON: Yeah and when -- the thing is,
21 like, you have phases, right?

22 MR. ROAN: Correct.

23 MR. DAWSON: If CHA is giving us a permanent
24 place to go to, I think I would rather move to the

1 permanent place than that temporary place, and then
2 at the end of the temporary place, find out that
3 some of us will not be getting moved back into the
4 place and some will. When you have 101 units, that
5 you say CHA is going --

6 MR. ROAN: I believe I can answer part of that
7 question, and that is, you want to know where your
8 permanent address is going to be after the
9 construction, correct? And we will know where your
10 term -- where your permanent address will be after
11 construction. And prior to construction, we are
12 going to meet with every single resident, and we
13 will have a plan saying here is where you will live
14 during construction and your temporary residence,
15 temporary residents that will be on site or very
16 close to on site and after construction, you will be
17 moving back to this specific apartment.

18 MR. LEVAVI: But Mike, there is another aspect
19 to this. I think what you're also asking is, you
20 want to know that if you're moving to a temporary
21 residence, that you're going to have a permanent one
22 that's available afterwards, and they're not going
23 to move you to a temporary and then not give you a
24 permanent.

1 MR. DAWSON: Yeah but see, what -- what you're
2 missing is, if CHA is giving you these temporary
3 residence, why do I have to move to a -- give us a
4 permanent?

5 MR. LEVAVI: The reason why you have to move
6 to a temporary residence is so that we can
7 completely renovate the one that's going to be
8 permanent. It has to be empty for to us do the
9 work.

10 MR. DAWSON: Okay. Here is the thing. Now,
11 you said it's giving us an apartment that we can go
12 to permanently. Once we move, you can do what you
13 want with the apartment that we are in?

14 MR. LEVAVI: Correct.

15 MR. DAWSON: So the question is, why can't we
16 just go, that 100 people go to that -- those
17 permanent apartments instead of waiting until you
18 get through with the construction?

19 MR. LEVAVI: The temporary apartments are not
20 renovated.

21 MR. DAWSON: I'm not talking about temporary.
22 The permanent ones that CHA is going to be giving.
23 You said CHA is giving is 101 permanent.

24 UNKNOWN WOMAN: I think he's talking about the

1 105 replacement units. He wants to know one of
2 those and he wants to understand why he can't just
3 leave and go into one of those.

4 MR. DAWSON: Yeah, instead of just moving me
5 around. Because we wait until you get to the
6 construction units, if you already have 101 unit
7 apartments that HUD gave you for us to permanently
8 move into, why can't I move into those?

9 MR. LEVAVI: The 105 off-site ones have not
10 been identified yet. So they couldn't possibly move
11 you into something that has not yet been identified.
12 We are in the process of working with CHA to figure
13 that piece out. But if you don't intend on
14 permanently living at the Villages of Westhaven
15 after it's renovated, then there is really no reason
16 for you to move into a temporary unit. I agree with
17 you.

18 MR. DAWSON: Well, the thing is, like you
19 said, it's a lot for you to move me from a temporary
20 place then you get finished, now I'm going to move
21 you over here to the permanent residence instead of
22 just moving me to the permanent one you're going to
23 do.

24 MR. LEVAVI: Unfortunately you can't do the

1 permanent residence unless it's empty first. It has
2 to be emptied out for the work to be performed.

3 MR. DAWSON: You're saying the 101 places they
4 will be giving us is full? Somebody is staying in
5 them?

6 MR. LEVAVI: Yes.

7 UNKNOWN WOMAN: Sir, the 105 replacement
8 units, those units have not been identified yet.
9 The developer and CHA are working together to
10 identify those units. So as I understand what
11 you're saying, you only want to move once. You
12 don't want to go into temporary units then go into
13 permanent units, but there is no guarantee that will
14 happen, that a unit will be identified for you to
15 permanently move into. You may have to go into a
16 temporary unit. Your other option, if you want to
17 take vouchers and leave, then you can go out and
18 identify a unit elsewhere.

19 MR. DAWSON: Can you do that, go out with the
20 voucher? The thing is moving around, that's a lot.
21 Can you just go for the voucher instead of
22 temporary?

23 MR. LEVAVI: Yes, you can. That's an option.

24 MR. DAWSON: So how long do I have to wait for

1 that?

2 UNKNOWN WOMAN: You need to reach out to the
3 attorney for HRC, Jeremy Burkstrom. He will let you
4 know what your intentions are.

5 MR. ROAN: But sir, you need to do that fairly
6 soon because we have already proceeded with the
7 interviews

8 UNKNOWN WOMAN: Can I clarify something? Do
9 you mean use the voucher temporarily, then come
10 back?

11 MR. DAWSON: No.

12 UNKNOWN WOMAN: You want to go permanently?
13 Reach out to the attorney for the HRC.

14 MR. ROAN: And I would suggest doing it
15 quickly because the interviews with the people who
16 have chosen the vouchers are happening now. And we
17 are finding -- we're working with those families to
18 find spots for them. So if you -- do you know who
19 Jeremy Burkstrom is?

20 MR. DAWSON: Yes, I have been to his office.

21 MR. ROAN: Reach out to him. He will
22 definitely start working with you immediately.

23 MR. DAWSON: Okay.

24 MS. HOYLE: Next speaker is Larry Williams.

1 MR. WILLIAMS: Good evening everyone. My name
2 is Larry Williams, and I want to address this to the
3 panel. Since you're talking about all this moving
4 around and stuff, what about these vacant apartments
5 fixed or will the vacant apartments be part of this
6 plan? Because every time we see so many vacant
7 apartments, and also, would that be temporary
8 locations until you get the whole site together?

9 MR. ROAN: Yes, so our first task before true
10 construction starts is to go into all of these
11 vacant units right now and to improve them, and to
12 make them habitable, make them comfortable places
13 for people to live. And those vacant apartments are
14 going to become the temporary relocation spots for
15 the different phases during construction. So yes
16 that is our intention. Then throughout the course
17 of construction, we will be fully rehabilitating
18 those vacant apartments that we're talking about.

19 MR. WILLIAMS: Also, one more comment. Will
20 anybody that lives in a residence of CHA be part of
21 the construction process or have a private contract
22 been assigned with someone else beside the people
23 that live there be part of the construction process?
24 How would that work?

1 MR. ROAN: I'm not quite understanding.

2 MR. WILLIAMS: Well, when you start
3 developing, you know, the sites, will anybody be
4 offered any type of employment?

5 MR. LEVAVI: Yes.

6 MR. WILLIAMS: To help construct those sites?

7 MR. LEVAVI: Yes. Section 3 is the federal
8 mandate to make job opportunities and contracting
9 opportunities available to both public housing
10 residents and to low income residents of the
11 community in general. And we are making commitments
12 to the CHA to hire Section 3 employees through the
13 CHA system. We're advising people to register on
14 the CHA's Section 3 website so they will be ready
15 when the job postings come available. And anybody
16 who lives in the Villages of Westhaven will get a
17 number one priority for any of those jobs
18 opportunities that come up.

19 There will be a lot of job opportunities.
20 If I had to guess, it would be more than 20. It
21 will be -- there will be a lot of job opportunities.
22 There will also be opportunities for people who are
23 contracting. And in the past we have done Section 3
24 contracting for things like security, final clean,

1 landscape, snow removal. There is a lot of
2 different ways that we can get residential
3 businesses working on the redevelopment. If you
4 have particular skills, let us know, and we will try
5 to build those into our plan for moving forward to
6 get Section 3 people hired.

7 MR. WILLIAMS: Thank you.

8 MS. HOYLE: Edwin Cobb.

9 MR. COBB: Hello, everyone. My name is Edwin
10 Cobb. I had quite a few questions I want to address
11 to the panel. One is to, I think you mentioned the
12 RAD program. Define that and how does it differ or
13 does that mean that the original dissent decree was
14 dissolved under CHA? That's is one question.

15 MR. LEVAVI: Let's take it one at a time. So
16 the RAD program -- let's back up a second and talk
17 about public housing. The -- it turns out that the
18 Congress and the federal government does not like
19 public housing very much anymore. Every year they
20 under fund their obligation to pay for public
21 housing. So every year there is less and less money
22 available to maintain units. That's one of the
23 reason why public housing has declined over time and
24 has become less and less attractive.

1 So HUD recently did a study saying there
2 is over 30 billion dollars of unfunded work to be
3 done to renovate existing public housing. They came
4 up with a program called RAD, Rental Assistance
5 Demonstration, to convert public housing into
6 project based Section 8. It's a little bit
7 different from public housing in that, in public
8 housing, there is a contract between the Housing
9 Authority and HUD to provide operating and capital
10 expenses to a particular unit. Under Section 8,
11 there is now generally a private owner of the
12 development and a contract between HUD and the
13 private owner to provide a dollar amount that's
14 fixed. That's one number for those rental units.

15 And those contracts, project based
16 Section 8 contracts have been fully funded from the
17 beginning of time. HUD and Congress have never
18 underfunded those obligations. So the feeling is
19 that if you move from the platform of public housing
20 to the platform of RAD, you're moving to a platform
21 where you will have a more steady stream of income,
22 and you're getting both the capital and the
23 operating subsidy at the same time. I know that's a
24 lot of words. It's a little complex so I apologize,

1 but you asked --

2 MR. COBB: Here is the part I want to ask.

3 Who is the private owner?

4 MR. LEVAVI: Brinshore Michaels is two private
5 companies. Brinshore is based in Northbrook,
6 Illinois.

7 MR. COBB: Is that in the package?

8 MR. LEVAVI: Yes, and Michaels is based in
9 Marlton, New Jersey right outside of Philadelphia.
10 They're probably the largest manager of affordable
11 housing in the country. They manage over 36,000
12 units in 26 states, and we partner with them on
13 redeveloping public housing in Chicago. Just let me
14 finish. We have completed over 1,500 units with the
15 CHA, Brinshore Michaels partnership. You can kick
16 the tires on the work we have done right here at
17 Westhaven Park where we have done 547 units.

18 MR. COBB: I'm not arguing against that. So
19 does that mean that the original dissent decree was
20 dissolved?

21 MR. LEVAVI: So the consent decree is not
22 dissolved. It's still governing the whole order of
23 redevelopment, and it is, you know, this mother's
24 guild consent decree really defined how the entire

1 community is being redeveloped, and that will
2 continue until it's all completed.

3 MR. COBB: Thank you. How long is the plan --
4 because I remember -- I used to be an administrative
5 assistant with the alderman at the time, and I saw a
6 plan when the housing projects were still up. I saw
7 this plan. So how long has this plan been in
8 effect, has this plan been on the --

9 MR. LEVAVI: The drawing board?

10 MR. COBB: Yes.

11 MR. LEVAVI: So there is two phases to the
12 plan. This first phase of the Villages of
13 Westhaven, which was developed by someone else, but
14 we have a plan redevelopment of the resident site
15 starting in 2002. So I have personally been working
16 on this for the past 13 years of my life, 14 years
17 of my life, and I have been part of this from the
18 very beginning working with the same people at CHA,
19 and I will be here for the rest of my natural life
20 working on this. We are fully committed to making
21 the former Henry Horner Homes into Westhaven Park a
22 wonderful place to live.

23 MR. COBB: One last question. You said that
24 you have the contractor, correct?

1 MR. LEVAVI: Yes, we have a general
2 contractor, McShane Construction.

3 MR. COBB: McShane Construction. So did they
4 go out to the collective bidding process or how did
5 that work?

6 MR. LEVAVI: No. So it's a good question. We
7 haven't found that having general contractors bid on
8 plans is an effective way to get the best pricing.
9 What we like to do is bring a general contractor in
10 from the beginning, sit down with us while we are
11 designing the project, and have their input into the
12 design so that what doesn't happen is that an
13 architect designs something that can't be built or
14 is too expensive to be built. We work together hand
15 in hand. And we have worked through this general
16 contractor McShane on several properties including
17 the Tower, Westhaven Park Tower, 110 North
18 Hermitage, and they also were building for us right
19 now Clyborne and Division going up right now, and
20 they built Park Douglas for us.

21 MR. COBB: Because it's to my understanding
22 that when you use government funding, that there has
23 to be a collective bidding process. Maybe I'm
24 incorrect, and the fact that if -- if it's --

1 because you're going through an RFP or RFB. So it
2 went through either one of those two. So what did
3 -- what was the actual process that they went
4 through?

5 MR. LEVAVI: The process was in 2000,
6 Brinshore Michaels was procured by the CHA as a --

7 MR. COBB: So this --

8 MR. LEVAVI: Is part of the same procurement.
9 Once we were procured in a competitive procurement
10 where many other firms bid to do this job, we were
11 selected. It's called -- it's a little technical.
12 It's called a Part 85.

13 MR. COBB: I don't mean to cut you off. Even
14 though after they have already built these
15 developments, already planning on redoing it already
16 in 2002?

17 MR. LEVAVI: Yes. So once we were selected,
18 we aren't under an obligation to then do a
19 competitive procurement for our general contractor.
20 But what we do do, is a general contractor has
21 subcontractors that does the real work. We get
22 competitive bids for each one of those trades. So
23 for the roofing there will be three competitive
24 bids, for the tiling --

1 MR. COBB: HVAC.

2 MR. LEVAVI: Everything. Competitive bids
3 within the general contractor.

4 MR. COBB: Is there anything in there that
5 states that since this is an African American
6 predominantly community -- it will be gentrified. I
7 understand the gentrification process. Is there
8 anything that states that African American
9 contractors should be used?

10 MR. LEVAVI: Yes, there are two things that
11 state that. The first is the CHA policy. It says
12 that 40 percent of the construction dollars that
13 they put in have to go to MBE, WBE contractors. The
14 second thing is that because this is also funded by
15 the city of Chicago, we are obligated to follow
16 their 24 and 4. So 24 percent of the total job has
17 to be for African American or minority, then four
18 percent for women.

19 MR. COBB: The only problem, so when you say
20 minority because women are minorities. So how does
21 that work? When you say minority --

22 MR. LEVAVI: The City and CHA treat this
23 differently. The City separates out women from
24 minority, and you're not a minority, if you're a

1 woman unless you're a minority woman, and that
2 counts toward the four percent. Then the minorities
3 that are not women-owned businesses but MBE
4 certified count towards the 24 percent. For the
5 CHA's 40 percent number, they combine minority and
6 women together.

7 MR. COBB: Okay, and so that will go to -- so
8 that will go to the collective bidding process as
9 far as subcontracting is concerned?

10 MR. LEVAVI: Correct.

11 MR. COBB: When will that bid process go out
12 and how will we find out about that?

13 MR. LEVAVI: So in the -- McShane is pricing
14 the plans as we go, and they're constantly getting
15 numbers from subcontractors and they're putting it
16 out and soliciting bids for them. If you happen to
17 have some African American or minority contractors
18 who would like to bid on the job, please let us know
19 and we can get them plans and get them in the mix.

20 MR. COBB: Because one of the things that I do
21 know and understand is due to -- HUD's resident home
22 business. Actually I was the first resident owned
23 business under the ROBR0 program, but my concern is
24 this. There is a collective bidding process called

1 RP and RB and RQ. That's kind of like under the
2 auspices that you guys came into under the request
3 for qualification.

4 MR. LEVAVI: Correct.

5 MR. COBB: So could we possibly implement that
6 as some of the African American subcontractors too?

7 MR. LEVAVI: If you have African American
8 owned subcontracting firms, bring them on and let's
9 get them to our general contractor and get you
10 bidding.

11 MR. COBB: Thank you.

12 MR. LEVAVI: Let's do it.

13 MS. HOYLE: Please state your name before you
14 start speaking.

15 MS. SEFORD: Hi, my name is Shawna Seford.

16 I'm asking this question, because the different --
17 living conditions in my home, I don't like. I feel
18 it -- as long as we are living in the apartment.

19 You should keep it up. It should not be where I
20 have paint peeling off the wall, waiting on paint.

21 I shouldn't have it where the hood over my stove is
22 pretty much peeling from the cabinets. It looks
23 ugly, and I have company, you know what I'm saying?

24 When we come over your house, you want your house to

1 look nice you can't be coming in talking about your
2 house. So that's why I'm standing here telling this
3 today because ya'll get to keep nice houses, so why
4 we can't have nice houses?

5 We are living here, so do something about
6 that until you move us out. Now if I go in and
7 start spending my money, then it's going to be a
8 problem because I feel I'm fixing up ya'll mess
9 because it's a mess. When people built it, they
10 didn't know what they were doing. It's just ugly
11 and I can't take it no more.

12 MR. LEVAVI: I hear you. The reason why
13 public -- one of the reasons why public housing
14 failed is that if everybody owns public housing,
15 nobody owns public housing. By moving the housing
16 into the private sector, if it's not kept up, if it
17 doesn't work right, if it becomes a slum like you're
18 describing, then the private owners who own it lose
19 money and they get it taken away from them. So
20 there is a real very large incentive to make sure
21 that kind of thing doesn't happen. And that is the
22 main advantage of moving these properties from
23 public to private hands.

24 And you will hold our feet to the fire to

1 make sure that if anything starts going wrong,
2 you're all over us. So in your temporary move, I
3 agree with you. You need to be put into an
4 apartment that doesn't have peeling paint, that is a
5 nice place to live. So we will extend several
6 months fixing up some of these units so that they're
7 decent places to live. They will not be like they
8 will be eventually, but they will be nice places to
9 live, and then when you move into the new
10 apartments, you will be shocked and very happy.

11 MS. SEFORD: I don't think I will be shocked
12 but I will be happy if it is looking nice.

13 MR. LEVAVI: So I want you to keep our feet to
14 the fire, and if we aren't doing something that is
15 up to your standards, please, please, please, get on
16 our backs and contact us.

17 MS. SEFORD: Okay. So how soon will we see
18 something happen?

19 MR. LEVAVI: We are hopefully going to begin
20 May or June. That's when the whole process is going
21 to start.

22 MS. SEFORD: I have to wait until May before
23 the hood falls down on my stove?

24 MR. LEVAVI: You have waited way too long. I

1 know that, you know that. Thankfully, we are
2 finally moving forward with the solution. Didn't
3 come soon enough.

4 UNKNOWN WOMAN: You can contact the property
5 manager and let them know.

6 MS. SEFORD: They said -- I did. I contacted
7 them, waiting for them to bring people. I put in
8 complaints about the hood, paint is peeling from my
9 cabinets. They said they wasn't doing no work
10 unless it's an emergency.

11 UNKNOWN WOMAN: You can step out and I'll take
12 your name and information.

13 MS. HOYLE: Are there any other comment cards?
14 Since there is no one else commenting, I will call
15 this meeting to a close. I would like to thank
16 everyone for attending tonight's public comment
17 hearing. Thank you.

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1 STATE OF ILLINOIS)
2) SS:
3 COUNTY OF COOK)
4

5 Rachel Smith, being first duly sworn on
6 oath, says that she is a Certified Shorthand
7 Reporter doing business in the City of Chicago,
8 County of Cook, and the State of Illinois;

9 That she reported in shorthand the
10 proceedings had at the foregoing Public Comment
11 Meeting;

12 And that the foregoing is a true and
13 correct transcript of her shorthand notes so taken
14 as aforesaid and contains all the proceedings had at
15 the said Public Comment Meeting.

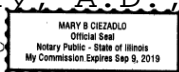
16 *Rachel N. Smith*

17 _____
18 Rachel Smith, CSR

19 CSR No. 084-4161.

20 SUBSCRIBED AND SWORN TO
21 before me this 12th day of
22 February, A.D. 2016

23 *Mary B. Ciszadlo*



24 _____
Notary Public

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