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CHICAGO HOUSING AUTHORITY

TENANT SELECTION PLAN )  
CHICAGO HOUSING AUTHORITY )  
60 EAST VAN BUREN STREET, )  
Chicago, Illinois )

TRANSCRIPT OF PROCEEDINGS had in the  
above-entitled cause on the 16th day of August, A.D.  
2017, at 11:00 a.m.

PRESENT:

Chicago Housing Authority  
MS. JENNIFER HOYLE, Director of Strategic  
Management and Partnerships;  
MS. BRIDGET HOWARD, Special Projects Manager,  
Strategic Management & Partnerships.

REPORTED BY:

MS. CATHERINE ARMBRUST RAJCAN,  
CSR, RMR, RDR, CRR, CRC.

1           JENNIFER HOYLE: Good morning. My name is Jennifer  
2 Hoyle, and I'm the Director of Strategic Management and  
3 Partnerships for the Chicago Housing Authority. I'd like  
4 to welcome you to the Public Comment Hearing on the Draft  
5 Tenant Selection Plan and Lease for John Pennycuff  
6 Memorial Apartments in the Logan Square community.

7           The purpose of this hearing is to collect  
8 comments on the draft TSP and Lease before the documents  
9 are submitted to the Board of Commissioners for approval.

10           In addition to voicing your comment here today,  
11 residents and community members can submit written  
12 comments to CHA throughout the comment period, which  
13 began on July 25th and ends at 5:00 p.m. on August 24th.  
14 Copies of the Draft TSP and Lease are available on CHA's  
15 website at [www.theCHA.org](http://www.theCHA.org). We also have copies of these  
16 documents available here for your review.

17           If you haven't done so already, please make sure  
18 to sign in at the registration table before you leave.

19           As we begin the meeting, I'm going to make  
20 several introductions. First, Kate Sosky is our sign  
21 language interpreter, and she is at the front of the  
22 room.

23           Cathy Rajcan is the court reporter; she's seated  
24 at the front of the room as well and will transcribe  
25 everything that's said during the hearing.

1 I'd also like to introduce the members of the  
2 development team who are here today: Lee Pratter, Senior  
3 Director of Development for CHA is seated in the front  
4 row; and Greg Stec, from the Metropolitan Housing  
5 Development Corporation is seated at the front table.

6 I'm going to explain how the Public Comment  
7 Session will work before we move on.

8 If you'd like to speak at today's meeting or  
9 submit a written comment, please fill out the green  
10 comment card you received when you signed in. If you  
11 would like to submit a written comment only, but not  
12 speak today, please fill out the comment card with your  
13 comment and check the box at the top.

14 After the presentation I will collect the  
15 comment cards. If you indicated that you want to speak,  
16 I will call your name, and you'll be able to make your  
17 comment at that time.

18 CHA provides responses to comments made during  
19 this process in a comment grid. This is a document  
20 listing every comment that we receive during the comment  
21 period along with CHA's response. It's typically posted  
22 on CHA's website a few weeks after the comment period  
23 ends.

24 So before we move into the Public Comment  
25 Section, Greg Stec will provide an overview of the TSP

1 and Lease for Pennycuff Apartments.

2 Greg?

3 GREG STEC: John Pennycuff Memorial Apartments at  
4 Castillo Plaza is a new construction Transit-Oriented  
5 Construction located at 2031-37 North Milwaukee in  
6 Chicago, Illinois. The project has 47 CHA units and 41  
7 Low Income Housing Tax Credit Units, Affordable Tax  
8 Credits, totaling in all 88 units.

9 Project consists of studios, one- and  
10 two-bedroom apartments. The managing agent is Resident  
11 Management Services, Inc. All management documents apply  
12 to anyone who chooses to apply to the project.

13 As far as the breakdown in unit count, we will  
14 have 28 studio apartments that will be for LIHTC  
15 residents, we'll have 48 total one-bedroom units -- 13  
16 LIHTC and 35 CHA one-bedroom units -- and lastly, we will  
17 have 12 two-bedroom CHA units in the proposed new  
18 construction development.

19 JENNIFER HOYLE: Okay. Thank you.

20 We will now move on to the public comment part  
21 of the meeting. If you'd like to speak or submit a  
22 written comment, as I mentioned previously, please fill  
23 out a green comment card. And if you only want to submit  
24 a written comment, please check the box at the top of the  
25 comment card.

1           If you're not prepared to speak or submit a  
2 written comment today, you can submit written comments by  
3 mail, email or fax until 5:00 p.m. on August 24th.

4           If anyone has a comment card, please raise your  
5 hand, and we will collect them.

6           While the floor is open for comments, I will  
7 call one name at a time. When your name is called, be  
8 prepared to comment on the Draft TSP and Lease for  
9 Pennycuff Apartments only.

10          Okay. At this time there is no one attending  
11 the meeting who wants to make a comment on the record.  
12 So since there's no one here who wants to comment, I'm  
13 going to call this meeting to a close.

14          Thank you for attending.

15                   WHICH WERE ALL THE PROCEEDINGS  
16                   HAD AT THE PUBLIC COMMENT HEARING  
17                   ON THIS DATE.

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1 STATE OF ILLINOIS ) SS:  
2 )  
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 18th day of August, 2017.

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Certified Shorthand Reporter

C.S.R. Certificate No. 084-002503.