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CHICAGO HOUSING AUTHORITY

TENANT SELECTION PLAN)
JANE ADDAMS RESOURCE CENTER)
1254 South Loomis Street,)
Chicago, Illinois)

TRANSCRIPT OF PROCEEDINGS had in the
above-entitled cause on the 14th day of August, A.D.
2017, at 6:00 p.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: Okay. I'm going to start the
2 meeting now. If everyone could take their seats.

3 Good evening. My name is Jennifer Hoyle, and
4 I'm the Director of Strategic Management and Partnerships
5 for the Chicago Housing Authority.

6 I would like to welcome you to the Public
7 Comment Hearing on the draft Tenant Selection Plan and
8 Lease for the Taylor Street Apartments in the Roosevelt
9 Square community. The purpose of this hearing is to
10 collect comments on the draft TSP and lease before
11 they're submitted to the Board of Commissioners for
12 approval.

13 In addition to voting your comment here tonight,
14 residents and members of the public can submit written
15 comments to CHA throughout the comment period, which
16 began on July 25th and ends at 5:00 p.m. on August 24th.

17 Copies of the draft TSP and lease are available
18 on CHA's website at www.thecha.org. We also have copies
19 of these documents available here tonight for your
20 review. If you haven't done so already, please make sure
21 to shine in at the registration table before you leave
22 tonight.

23 So I'm going to begin the meeting by making
24 several introductions. First, Carmen Sanders, our sign
25 language interpreter is at the front of the room.

1 Hector Topia is our Spanish interpreter; he's in
2 the back of the room.

3 And Cathy Rajcan is the court reporter. She's
4 seated at the front of the room and will transcribe
5 everything that is said during this hearing.

6 I would also like to introduce the members of
7 the development team who are present tonight. John
8 Kennedy, Jack Sandburg and Michael Kaplan from Related
9 Management, and Mike McKenna, who is seated next to me.
10 We also have Robin Broman, who is a Development Manager
11 for the Chicago Housing Authority.

12 Michael McKenna is going to provide a brief
13 overview of the TSP and lease before the public comment
14 starts; but I also would like to explain the rules of the
15 public comment process for tonight's hearing.

16 If you'd like to speak or submit a written
17 comment, please fill out the green comment card you
18 received when you signed in. If you'd like to submit a
19 written comment only but not speak at the meeting
20 tonight, please check the box at the top of the comment
21 card.

22 There will be a two-minute time limit on your
23 comments for tonight's meeting.

24 As a reminder, again, you can also submit
25 written comments through August 24th.

1 After the presentation, we'll collect the
2 comment cards, and I'll call the names of the people who
3 indicated that they want to speak.

4 So...Michael McKenna -- I'm going to -- I'm
5 sorry. If anyone needs a green card, just raise your
6 hand, and Bridget will get you one. Okay.

7 CLAUDIA MAZOLA: What's the date we have to comment
8 'til, August --

9 JENNIFER HOYLE: 24th at 5:00 p.m. And again,
10 written comments are accepted by email, fax, and
11 in-person drop-off.

12 So Michael, if you could give a brief overview
13 of the TSP and lease before we get to the public comment
14 section.

15 MIKE MC KENNA: Okay.

16 JENNIFER HOYLE: Go right into presentation. We'll
17 do all the comments at one time.

18 MIKE MC KENNA: The Tenant Selection Plan and Lease,
19 I believe the links were on the website for the CHA, so
20 you may have reviewed that already. In summary, it's
21 very similar to what we currently have at Roosevelt
22 Square Phase 1 and 2. Essentially the project overview
23 is 73 residential units.

24 UNIDENTIFIED INDIVIDUAL: Could you stand up,
25 please?

1 UNIDENTIFIED INDIVIDUAL: It's hard to hear.

2 UNIDENTIFIED INDIVIDUAL: Could you speak a little
3 slower and louder?

4 Thank you.

5 MIKE MC KENNA: The development is 73 residential
6 units. Of those 73 units, 37 are going to be with the
7 CHA -- we'll refer to them as ACC, Annual Contribution
8 Contract units; 29 are affordable units, so they'll have
9 tax credit and have income restrictions, but they will
10 not be through the CHA; and then 7 will be market-rate
11 apartments.

12 The management office will be located within the
13 new building, along with the amenities, which will
14 include a social room, a fitness center, and a laundry
15 room.

16 Project is scheduled to break ground at the end
17 of this year, with new units coming on within 14 months.
18 So the beginning of 2019 we would anticipate delivering
19 the first units.

20 The overview of the TSP marketing, we would
21 start marketing, we would put advertising information out
22 in 90 days before we actually begin working on the
23 application process.

24 The priority of applicants would start with the
25 Relocation Rights Contract. So any residents who are on

1 the RRC, Relocation Rights Contract, with CHA would be
2 given the first opportunity for a unit.

3 Preference for accessible units would be
4 provided to those individuals who would request for an
5 accessible unit.

6 The waiting list, we would have a waiting list
7 for the one-bedrooms and for the two-bedroom -- which I
8 apologize, I should have mentioned it's one and
9 two-bedroom units. So there would be one waiting list
10 for the ones through the CHA, and there would be another
11 waiting list for the ones that would be nonCHA; and then
12 we have a waiting list for the two-bedrooms, one coming
13 from the CHA and one for the nonCHA.

14 The application process would include the
15 written application. There would be a credit, criminal
16 background check. Management will interview all
17 applicants. Applicants must be 18 or older, and it must
18 be their sole residence.

19 All units that are affordable; both the CHA, ACC
20 units and the nonACC units that are affordable will be at
21 or below 60 percent of the median income.

22 The selection of residents, some of the criteria
23 to be approved, all members 18 or older would have a
24 working requirement of 30 hours or more per week. If
25 they're not employed, would need to be participating in a

1 Self-Sufficiency program, or enrolled in an education
2 program full time.

3 Applicants must have the ability to pay the
4 rent. So we would be doing a rental verification, if
5 they rented before, making sure rent was paid on time.

6 Any of the following would be reasons for
7 rejection, which would include inaccurate or incomplete
8 information on the application; violation of current
9 lease agreement; outstanding landlord and/or housing
10 judgments -- however, if the applicant paid off the debt
11 with the landlord, we would still consider them; current
12 eviction; unsatisfactory history of meeting financial
13 obligations. So we're looking at the application, trying
14 to ask will this resident be able to fulfill the terms of
15 their lease and pay.

16 Any activity that is involved causing a fire on
17 a property, any behavioral or prior residence by a
18 tenant, guest or visitor, that would adversely affect the
19 other residents' quiet enjoyment of the property.

20 We would also be doing the background check for
21 criminal activity which would include the sex offender
22 registry, any drug-related criminal activity, any crime
23 against other persons, or arson.

24 Mitigating circumstances. Occasionally
25 something comes up and somebody will ask for an appeal to

1 the decision of denial, and they could have an informal
2 hearing with the manager; they could have a formal
3 hearing as well where somebody that wasn't involved in
4 the initial decision will come down and we would talk
5 about the reason for the denial.

6 The lease is very similar -- well, let me stop.
7 That's the Tenant Selection Plan.

8 Should I take questions now, or should I --

9 JENNIFER HOYLE: No, go ahead to the lease, and then
10 we'll do --

11 MIKE MC KENNA: So the lease is also very similar to
12 the existing lease at Roosevelt Square. The security
13 deposit would be equal to one month's rent. However, for
14 the CHA units, it would be a minimum of \$75, but a
15 maximum of only 150.

16 The late fees subject to the City of Chicago
17 late fee requirement, which is \$10 on the first \$500 of
18 rent, and then 5 percent on any amount of rent over the
19 first 500.

20 The landlord, we will be meeting with each
21 household on an annual basis to do an annual
22 recertification.

23 Smoking would not be permitted in the new
24 building. Pets would be permitted. So there would be a
25 pet requirement or a limit of one cat or one dog. It's a

1 \$300 nonrefundable fee.

2 And there are some brief restrictions.

3 Service animals are not considered pets. So if
4 anybody needed a service animal, there would be no pet
5 deposit.

6 That's a quick overview of the lease.

7 JENNIFER HOYLE: Thank you.

8 So we'll start the public comment portion of the
9 meeting. What I'm going to do is call your names one at
10 a time. So if anyone has a green comment card and would
11 like to speak tonight, please raise your hand, and
12 Bridget will collect your comment card.

13 And again, if you only have a written comment
14 and don't want to speak, please check the box at the top
15 of the card. What we'll do at the end of the comment
16 period is we put all of the comments that we've received
17 into a grid and respond to each of the comments. That
18 grid is posted on the CHA's website usually within two
19 weeks of the comment period ending.

20 UNIDENTIFIED INDIVIDUAL: I have a question. Is
21 Related going to talk about the building or any of the
22 issues that have been already brought up before comments?

23 JENNIFER HOYLE: This hearing is about the Tenant
24 Selection Plan and Lease for Taylor Street Apartments
25 only.

1 UNIDENTIFIED INDIVIDUAL: Okay. Thank you very
2 much.

3 JENNIFER HOYLE: Okay.

4 BOB BERTUCCI: Tell us the number of CHA units
5 again?

6 MIKE MC KENNA: 37 CHA units.

7 BOB BERTUCCI: Parking?

8 MIKE MC KENNA: Parking I'd have to research and get
9 back to you.

10 JENNIFER HOYLE: Okay. So I'm going to -- the way
11 that this has to work for the purposes of the public
12 comment is I have to call out your names, if you do do
13 have a question, you have to state your name before your
14 comment because this is being recorded by a court
15 reporter.

16 So I actually don't have a name on this comment
17 card. Whoever --

18 BOB BERTUCCI: That the one that it says "name
19 optional"?

20 JENNIFER HOYLE: Yes. But I --

21 BOB BERTUCCI: Is it printed?

22 Maybe that's mine. How does it start?

23 JENNIFER HOYLE: It just says what's the plan for
24 the balance of the --

25 BOB BERTUCCI: Yeah, that's me. Bob Bertucci. Just

1 cross out "optional"; apparently it's not optional.

2 JENNIFER HOYLE: No, but I need to call your name
3 out. I wouldn't know how to refer to you if you were
4 going to stand up to comment.

5 Thank you. Okay. Bob Bertucci.

6 BOB BERTUCCI: Bob Bertucci.

7 JENNIFER HOYLE: And that was your question, what's
8 the plan --

9 BOB BERTUCCI: Yeah; what's the plan for the balance
10 of that lot. By that I mean the part to the north, which
11 is currently a garden. It's CHA property.

12 JENNIFER HOYLE: Okay.

13 BOB BERTUCCI: I'm wondering if that's the fact that
14 it's seven stories, the rest isn't being used; or what's
15 the plan for the balance of the lot.

16 JENNIFER HOYLE: Okay. Thank you for your comment.

17 BOB BERTUCCI: I know some of it's parking. It's
18 just a comment, then.

19 No one knows the answer?

20 JENNIFER HOYLE: Yes. You will get a comment in our
21 comment grid once that's complete.

22 The next person is Adam Carey.

23 Adam, if you would like to -- did you want to
24 speak, or --

25 ADAM CAREY: No; I selected just written.

1 JENNIFER HOYLE: Okay. Are there any other
2 comments, anybody who wishes to speak tonight?

3 Carey McCroskey and Kathy -- I'm sorry if I
4 mispronounce your name -- Catrambone?

5 CARRIE MC CROSKY: We're sharing a card.

6 JENNIFER HOYLE: Okay. Did you want to stand up and
7 say something, or did you just want to submit the written
8 comments?

9 CARRIE MC CROSKY: I just wanted to submit my
10 question. I'm Carrie McCroskey. I don't think we've
11 gotten clarity on why we're moving towards -- we're
12 moving away from the -- a third, a third and a third; a
13 third CHA, a third low income, and then a third market
14 rate mixed for this development. That hasn't been
15 explained to the community.

16 JENNIFER HOYLE: Okay. Thank you.

17 The next comment I have is from Lou Marolda.

18 UNIDENTIFIED INDIVIDUAL: Do you have any answers to
19 her question?

20 JENNIFER HOYLE: No, we generally -- this is a
21 Public Comment Hearing. What we do is at the end of the
22 comment period we'll put together a grid and respond to
23 your comments at that time.

24 KATHY CATRAMBONE: Also on that card, I just
25 wanted -- I think you've already said it, but I just

1 wanted it said again, if you could tell us for each of
2 the breakdowns of the units, which ones are one-bedroom
3 and which ones are two-bedroom.

4 MIKE MC KENNA: We will have 46 of the 73 units will
5 be one-bedrooms, and 27 of the 73 units will be
6 two-bedrooms. In terms of the unit mix, we have 37 will
7 be CHA, 29 will be affordable nonCHA, and 7 will be
8 market rate.

9 KATHY CATRAMBONE: Thank you.

10 JENNIFER HOYLE: And I'm sorry, I think the next
11 person was Lou Marolda. And I don't know if --

12 LOU MAROLDA: That's me.

13 JENNIFER HOYLE: Okay. Do you want to stand up,
14 please?

15 Thank you.

16 LOU MAROLDA: What I think I remember I wrote on the
17 card was who's idea was this to bundle a library and an
18 apartment building on top and -- what was the second
19 part, why is it necessary or something?

20 JENNIFER HOYLE: Yes.

21 LOU MAROLDA: Would you read that?

22 JENNIFER HOYLE: Sure. Whose idea was it to place
23 apartments above the library, and why is it necessary.
24 Thank you.

25 And then Mary Baggett. Mary?

1 MARY BAGGETT: I just wanted to know about the one
2 or two-bedrooms, will it be more than one or
3 two-bedrooms?

4 Will it be three or four-bedrooms, or all just
5 ones and twos?

6 MIKE MC KENNA: Just one and twos.

7 MARY BAGGETT: I'm excited with the library, housing
8 coming back with the library up above it.

9 JENNIFER HOYLE: Are there any other comment cards
10 or anyone else who wishes to make a comment?

11 Did you want to say something on the record, or
12 just submit that?

13 UNIDENTIFIED INDIVIDUAL: Just submit that.

14 JENNIFER HOYLE: Okay. Is there anyone else who has
15 a comment that they want to make on the record tonight or
16 a written comment that they want to submit as part of
17 this meeting?

18 Okay.

19 CLAUDIA MAZOLA: It was asked in an another form,
20 but I just wanted to make...

21 JENNIFER HOYLE: Okay. Just written comment?

22 CLAUDIA MAZOLA: Yeah.

23 JENNIFER HOYLE: Okay. We have one more?

24 Okay.

25 Any other comments in writing or --

1 UNIDENTIFIED INDIVIDUAL: I'm writing it down.

2 JENNIFER HOYLE: Okay. We'll give a you minute to
3 do that, then.

4 Thank you. Did you want to stand up to say
5 something, or did you want to submit this as a --

6 UNIDENTIFIED INDIVIDUAL: Just a question -- you're
7 not answering them. I wonder if there's a limit to how
8 many people can live in a unit.

9 JENNIFER HOYLE: That is what -- so the question is
10 is there a limit to how many people per unit?

11 MIKE MC KENNA: Occupancy would be limited to no
12 more than two per bedroom. So we would have two in a
13 one-bedroom or four in a two-bedroom as a maximum
14 occupancy.

15 UNIDENTIFIED INDIVIDUAL: How is that enforced?

16 MIKE MC KENNA: During the interview process when
17 we're processing an application, they list all household
18 members. If that's not disclosed, that would be
19 falsifying the application. And if management is
20 notified at any time during the tenancy that we have
21 unauthorized occupants, we serve a notice and have the
22 household come in and answer it.

23 JOSHUA POST: What would happen if it's the family
24 grows?

25 MIKE MC KENNA: If the family grows, then we have to

1 do a transfer into a larger unit. And if we don't have a
2 unit large enough, then they would have to move off site.

3 JOSHUA POST: How long does that process take?

4 MIKE MC KENNA: It's when management will work -- if
5 it's a CHA household, management will work with the CHA,
6 and CHA can -- will have multiple options where they
7 could be relocated on that property or to a different CHA
8 property.

9 JOSHUA POST: I assume there's a process; right?

10 MIKE MC KENNA: Correct.

11 JOSHUA POST: It could take -- indefinite; correct?

12 While the process works its way through?

13 MIKE MC KENNA: I can't speak on behalf of the CHA's
14 process.

15 JOSHUA POST: Is there an average?

16 Like you can give averages; it's not going to be
17 immediate.

18 MIKE MC KENNA: Correct.

19 JOSHUA POST: I mean, with that -- related to that
20 question, what if someone doesn't pay their rent?

21 Like how long does it take for you to evict
22 someone?

23 MIKE MC KENNA: We would submit a notice to the
24 resident that they haven't paid, and then it just goes
25 through the court process. So...it's through Cook County

1 courts.

2 JOSHUA POST: Okay.

3 UNIDENTIFIED INDIVIDUAL: Is there a norm with that?

4 MIKE MC KENNA: Each case is unique. I can tell you
5 that when we have transfer requests for accommodation,
6 the CHA's very good at working with that household to
7 find an alternative option for them. So we might have
8 someone that wants to transfer downstairs, or we might
9 have a larger unit that's needed. So we transfer -- can
10 process that. I mean, it could take 30, 60, 90 days.
11 Again, depending on what's available.

12 ROBERT MERRITT: I'm trying to figure out why are
13 all the questions being targeted at CHA residents? If --
14 I mean, just seems like everything is being targeted at
15 CHA. If -- if it's market rent and equal opportunity,
16 then the question shouldn't be in regards to CHA this,
17 CHA that. Either you move in or you don't. That's how
18 it goes.

19 JOSHUA POST: Another --

20 JENNIFER HOYLE: Do you mind stating your name for
21 the record?

22 We have a court reporter.

23 JOSHUA POST: Sure. My name is Joshua Post.

24 JENNIFER HOYLE: Okay. Joshua?

25 JOSHUA POST: My question is I understand the

1 affordable housing is 80 percent of the area income or
2 some sort of formula like that.

3 Do you know what that number is, the income --

4 MIKE MC KENNA: It's --

5 JOSHUA POST: Or is it based on our neighborhood, or
6 is it based on Chicago?

7 How does this --

8 MIKE MC KENNA: It's at 60 percent of the median
9 income. And the median income for Cook County was, I
10 believe when it was last released by HUD, was 79,000.

11 UNIDENTIFIED INDIVIDUAL: I'm going to ask you to
12 repeat. 60 percent of Cook County --

13 MIKE MC KENNA: Cook County median income, which I
14 believe when HUD released it a few months ago is around
15 79,000 per year.

16 UNIDENTIFIED INDIVIDUAL: Thank you.

17 MIKE MC KENNA: For a family of four.

18 JOHN KENNEDY: You can look that up on HUD's website
19 and find what the area median income would be for this
20 area right on the website.

21 UNIDENTIFIED INDIVIDUAL: Thank you.

22 JENNIFER HOYLE: Okay. Is there anyone else who has
23 a green comment card that they want to submit to be able
24 to speak at the meeting tonight?

25 Okay. So as I said before, the public comment

1 period doesn't close until August 24th; so you have until
2 August 24th at 5:00 p.m. to submit any written comments.
3 You can submit them by email, fax, or in-person drop-off.

4 Two more. Okay.

5 Okay. I do have a comment without a name that
6 will get a response. So I'm assuming you don't want to
7 be called to speak tonight.

8 One card without a name. Okay.

9 So as I said, the comment period does go through
10 August 24th at 5:00 p.m. You can submit written comments
11 at any point up until 5:00 p.m. on August 24th.

12 Usually in about two weeks of the comment period
13 ending we do produce a comment grid that's posted on our
14 website that has a response to the comments that are
15 submitted, to be able to refer back to that to find what
16 the response was to the comments or questions that you
17 submitted tonight.

18 So if there's no one else who wants to comment
19 on the draft Tenant Selection Plan and lease tonight, I'm
20 going to call this meeting to a close.

21 Thank you for attending this public meeting.

22 WHICH WERE ALL THE PROCEEDINGS
23 HAD AT THE PUBLIC COMMENT HEARING
24 ON THIS DATE.

25

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 16th day of August, 2017.

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Certified Shorthand Reporter

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