Public Comment Hearing

Report of Proceeding

Taken on: April 11, 2017
Report of Proceedings had at the Chicago Housing Authority Public Comment Hearing held at 60 East Van Buren, Chicago, Illinois, on the 11th day of April, A.D., 2017, commencing at the hour of 11:00 a.m.

APPEARANCES:

MS. JENNIFER HOYLE
   Director of Strategic Management & Partnerships.
MR. GREG STEC
MS. TINA AUSTIN
MS. HOYLE: I think we will get started with
the public comment hearing for Diversey Manor. Good
morning, my name is Jennifer Hoyle and I'm the
Director of Strategic Management and Partnerships
for the Chicago Housing Authority. I would like to
welcome you to the public comment hearing on the
Draft TSP and Lease for Diversey Manor, the rental
housing department at 5525 West Diversey.

The purpose of the hearing is to collect
comments on the Draft TSP and Lease before these
documents are submitted to the Board of
Commissioners for approval.

In addition to voicing your comments here
today, residents and the community can submit
written comments to CHA throughout the comment
period, which began on March 24th and ends on April
25th. Copies of the Draft TSP and lease are
available on the CHA's website at www.thecha.org.
We also have copies of these documents available
here today for your review. If you haven't done so
already, please make sure to sign in at the
registration table before you leave tonight.

I would like to begin this meeting by
making several introductions. Please stand when I
say your name if you're able to. Jorge Garcia is our Spanish language interpreter. He's in the back of the room. Rachel Smith is our court reporter and she's seated next to me, and she will transcribe everything that's said during the hearing. We also at this point, we do not yet have our sign language interpreter. We are going to proceed with the hearing, so if there is anyone who requires services, you can raise your hand. Bridget has indicated that no one registered at the front desk for those services, so we will proceed with the hearing.

And I also want to introduce Tina Austin, director of compliance, and Greg Stec, VP of Acquisitions, who are here on behalf of the Metropolitan Housing Development Corporation, which is the developer for the project.

So before we move into the public comment section, Tina and Greg Stec will provide a brief overview of the project, TSP, and Lease. If you would like to come sit up front and do that, I would appreciate it.

MR. STEC: I'm Greg Stec with the Metropolitan Housing Development Corporation. We have been
around since 1968. Our mission is to develop affordable housing within the city of Chicago and the surrounding county. I have been with the corporation now for a little more than four years, and my position there is to seek out affordable housing projects and put the capital stack together and move forward with the entitlement. I'm not part of the management side of MHDC. We have a sister company called RMS, and Tina here is the director of compliance of resident management services.

This particular project in the 30th ward I found. It's a dilapidated bank that has been vacant for now eight years. We decided to put the parcel under contract. We met with the alderman, Alderman Reboyez, to talk about our conceptual plan.

The project itself is a three-story, two elevator, 78,000 square foot property. It's comprised of 98 units. We will have -- 76 -- we will have 30 studios, 23 non CHA one bedrooms, and 45 CHA bedrooms. CHA one bedrooms will be 700 square feet. Some will be a little more.

The minimum size of the square foot will be 700. The amenities in the building will have multi purpose room, will have a manager there, a
maintenance director as well. The building is -- we have a common area in the back. We have a vestibule in the front. The amenities will have -- they won't be -- all utilities paid. As far as aesthetics of the building, it will be completely 100 percent brick. We will have 43 parking spaces in the back. There will be, again, to use -- 76 seniors and 22 non. Tina will speak about the management side and tenant selection for MHDC.

MS. AUSTIN: Again, my name is Tina Austin. I'm the director of compliance for Resident Management Services. I'm on the management side, and so what I pretty much take care of is the management side of RMS. When it comes to compliance management, any of the lease ups, anything that would happen with any of the properties, that will also be on my watch as well.

As far as the tenant selection plan goes, we will have -- there will be 23 out of 62 and older, and the other units under CHA will be non elderly.

UNKNOWN WOMAN: All will be non elderly.

MS. AUSTIN: All are non elderly, but we had the -- okay, they will all be non elderly? That
would be 45 non elderly units but the age group
starts at 50.

MS. HOYLE: This is being transcribed, so if
anything -- if there are any additional speakers,
you have to say your name for the record, and then
-- do you want to go on with your presentation? Or
what I would recommend that we do, just because
right now it's only ten after 11:00 and I don't
believe we have any attendees who are here to
comment. So what I would suggest is that we adjourn
for about ten minutes until 11:20, just in case
anybody shows up a few minutes late. We will
adjourn for about ten minutes, reconvene at 11:20.
We will finish the presentation and see if anyone
has arrived by then who has a comment on this
project. Okay, thank you.

(WHEREUPON, a break was taken.).

MS. HOYLE: It's 11:20. So I'm going to
reconvene the hearing on the Draft Tenant Selection
Plan and Lease for Diversey Manor, rental housing
development at 5525 West Diversey. So I think where
we left off, Ms. Austin had been giving a brief
overview of the tenant selection plan and lease. If
you want to continue, you're welcome to do that.
MS. AUSTIN: I want to make a correction. So what we have is at Diversey is 45 CHA units that will be multi family designated for this particular project. We also have on top of that, we also have a 60 percent AMI for all the rest of the units that will be at the site tax credit. So it's still affordable on both sides. The units that are designated CHA will have a 30 percent AMI for the income limit. The units do come with all amenities as far as appliances go, refrigerator, all those kind of things, stove, in the studios and one-bedrooms.

Again, as Greg said we will -- they will have all utilities paid.

MR. STEC: As far as the amenities goes, three story, all brick, two elevators, multi-purpose room, manager on site, vestibule in the front. 43 parking spots in the back. That's it.

MS. HOYLE: Okay, thank you. I don't believe there are any members of the public here right now. I'll go through the rules for commenting and if anyone comes in during that time, they're welcome to submit a card.

If I can -- if you would like to speak or
submit a written card, fill out one of the green comment cards. Comment cards are located at the sign-in table or raise your hand and we will bring you one. If you would like to submit a written comment only but not speak here, please check the box at the top of the comment card. If you're not prepared to speak or submit a comment, please note that written comments will also be accepted until April 25th by mail, email, or fax.

While the floor is open for comments, I'll call one name at a time. When your name is called, please be prepared to comment on the Draft TSP and Lease for Diversey Manor only. Each person making a comment will have two minutes to speak. I'll keep time and let you know when 30 seconds remain and when your time is up -- when your time is up please take your seat so the next person has the chance to speak.

Because there is a court reporter transcribing this meeting, please state your name before your comment even though I have already called your name, and speak clearly so that the court reporter can record everything. So I'm now going to -- I will now open the floor for comments
on the Draft TSP and Lease for Diversey Manor. Does anyone have a green card they wish to submit so they can speak?

All right, since there is no one who wants to comment today, I'm going to call this meeting to a close, but just again another reminder that written comments will be accepted through the end of the day on April 25th. Thank you for attending this public hearing.
STATE OF ILLINOIS  

) SS. 

COUNTY OF COOK  

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

That she reported in shorthand the proceedings had at the foregoing CHA public comment hearing;

And that the foregoing is a true and correct transcript of her shorthand notes so taken as aforesaid and contains all the proceedings had at the said CHA public comment hearing.

_______________________  
Rachel Smith, CSR

CSR. No. 084-4161

SUBSCRIBED AND SWORN TO before me this 27th day of April, A.D., 2017.

_______________________  
Notary Public
Public Comment Hearing
Diversey Manor - 04/11/2017

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watch 5:17
website 2:18
West 2:8 6:21
WOMAN 5:22
written 2:15 8:1,4,
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www.thecha.org.
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