Chicago Housing Authority

Report of Proceeding

Taken on: April 05, 2017
CHICAGO HOUSING AUTHORITY

PUBLIC COMMENT MEETING

DRAFT TSP & LEASE 45TH & COTTAGE GROVE

Report of Proceedings had at the Chicago Housing Authority Public Comment Meeting, held at Lake Park Crescent, 4117 South Lake Park Avenue, Chicago, Illinois, on the 5th day of April, A.D., 2017, commencing at the hour of 5:30 p.m.

APPEARANCES:

MS. JENNIFER HOYLE
Director of Strategic Management and Partnerships for the Chicago Housing Authority
MS. HOYLE: I think we're going to go ahead and get started. Just so everyone knows, we do have a sign language interpreter coming if anyone needs it.

Good evening. My name is Jennifer Hoyle and I'm the Director of Strategic Management and Partnerships for the Chicago Housing Authority. I'd like to welcome you to the Public Comment Hearing on the Draft TSP and Lease for Phase I of the 45th & Cottage Grove Redevelopment Program, which is replacement housing for Washington Park. The purpose of this 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 comment here tonight, residents in the community can submit written comments to CHA throughout the comment period which began on March 21st and ends on April 20th. Copies of the draft TSP and Lease are available on CHA's web site at www.thecha.org. We also have copies of these documents available here tonight for your review. If you have not already done so, please make sure to sign in at the registration table before you leave tonight.

I'm going to begin the meeting by making several introductions. Please stand when I say your
name. First -- well, we have our sign language interpreter who is on the way but isn't here yet; so if you need that service, please raise your hand or indicate in some way -- Mariano Torspego (phonetic) is our Spanish language interpreter and he's right over there and we have -- Lisa Walas is our court reporter and she will transcribe everything that is said during today's hearing and she's seated right next to me up-front. Next, we have representatives of the development team, Maya Hodari is CHA's director of development and the development manager for this project, Maya is in the back. And Mikki Anderson and Louise Dooley are attending on behalf of Brinshore-Michaels, the developer for this project.

So before we move in to the public comment session, Mikki and Louise will give a brief overview of the development plan and TSP and Lease.

So if you guys want to get started, please state which one of you is speaking.

MS. ANDERSON: Mikki Anderson, and I am vice president of development for Michaels Development Company and I'm representing the owner and developer of the site, Brinshore-Michaels.

Welcome to the meeting. And if you -- Are
you seeing fine? People in the back, if you want to
move up. You're fine? Okay.

So just to tell you a little bit about the
development team for the project, Brinshore and
Michaels. The Michaels Development Company, we are a
42-year-old affordable housing developer. We're one
of the nation's largest affordable housing developer.
We happen to be headquartered Marlton, New Jersey.
We've developed more than 55,000 housing units in
about 33 different states and that represents about
$2.5 billion, total dollars, in development. Our
partner, Brinshore Development Company, is an equally
impressive affordable housing developer who are
focused more on regional development and they are
located in Northbrook. Brinshore-Michaels in the
Chicago area have been partners for nearly 15 years,
and we'll talk a little bit more about other
developments that we've worked on. But for the
development team for the proposed 45th and Cottage
project, in addition to Brinshore and Michaels
Development, we have the architects and planners for
the site which is Johnson & Lee Architects and
Pappageorge Haymes Associates. The general
contracting team for the development is McShane
Construction who we've partnered with on at least three of our previous developments, successful developments, and they are joint venturing with Ujamaa Construction, which is one of the premiere African-American general contractors in Chicago. We have landscape architects, Site Design Group, again an impressive landscape architecture company headed by Ernie Wong who has done, you know, many parks and developments across the city, very well-known, and then our property manager, Interstate Realty Management, who's an affiliate of the Michaels Development Company, and who is overseeing all of our property management here in the Chicago area.

So, again, Brinshore-Michaels is a little bit more. We have been master developer for the former Robert Taylor Homes which is called now Legends South, also the former Henry Horner Homes which is Westhaven Park, the Park Douglas Development also known as Ogden North, former Maplewood Courts which is now City Gardens and also a site that we just completed at Clybourn and Division and so all tolled in Chicago, our joint venture partnership has created more than 1,600 affordable and market rate units here in the City of Chicago. So I think that we are
well-positioned to do an equally impressive job here at the 45th and Cottage site as well.

So let's start out talking a little bit about the site. So the overall site plan, we have Cottage Grove Avenue on the east bordered by Langley Avenue on the south. We have 45th Street -- East 45th Street on the north and East 45th Street on the south of the development. On the total development, we'll talk about that first, we're looking at two four-story mid-rise buildings along Cottage Grove Avenue and what that will entail is retail units on the first floor with three stories of residential units above it. The retail space size is approximately 16,000 square feet of retail space and along with 42 units of residential units in each of the buildings, so for a total of 84 residential units in those two buildings.

What we also have along South Evans Avenue which also sort of rounds 45th Street are three-story walk-up buildings. And, again, these are one-, two-, three-, and four-bedroom units on the -- what we're seeing as the townhome flat or the walk-up and one, two, and three bedrooms in the mid-rise buildings which also contains an elevator. So -- And then what
we have again on this additional site -- again which will be planned in future phases -- is -- it's very similar to the townhome flats here that is along South Evans.

One of the things that I want to point out is because this is such a large site -- it's an entire city block -- the development will actually be broken down into two separate phases of development. So the first phase of development which we're talking about tonight primarily and which is sort of the subject of this particular TSP are the two mid-rise elevator buildings along Cottage Grove and it will also encompass this park space here. So I want to talk a little bit, too, before we move to the next slide about sort of the -- Again, this area here is an open space plaza -- it's a public plaza -- that we envision being, No. 1, an anchor for the, sort of, retail space here. We'd like for there to be either a restaurant or, you know, some sort of destination place here and we would use that plaza. We've talked about, you know, in the wintertime, you may have some caroling there, some community uses. In the spring and summer, we could envision things likes a Farmer's Market taking place there; but it is a place where we
envision the community being able to come and just
gather in a very positive and meaningful way in that
space. It's also tied to, not necessarily connected,
but it does have a relationship with this park space
in the middle; again, a place where we envision being
safe, but being a place where residents and community
can come, again, gather, talk, read a book, and just
be able to, you know, have community with their
residents.

The site will have ample parking and so
this particular -- there will be both covered and
uncovered parking. So the parking that you see along
here, along this building and along this building,
that's actually covered parking; but we wanted to be
able to show you on this site plan -- So this parking
is actually underneath the building and then there are
also parking spaces that are on grade outside.
There's also this lot here which would serve as retail
coming for the retail units that are along Cottage
Grove.

Okay. So some of these things I've
highlighted, but I'll go over again. We're talking
about on this particular first phase, 84 units and
mixed-income, mixed-use family building. Again, we're
proposing the two 42 units there with masonry, elevators, and, again, with first floor retail, about 16,000 square feet of retail, an outdoor plaza to complement the retail, both covered and uncovered parking spaces. And the new buildings have been designed to complement the, sort of, historic or traditional architecture style of the Bronzeville community. So our architects have done, I think, a really good job of, sort of, surveying the community. We worked very closely with the working group so that the buildings are very contextual and we're continuing to flush out the designs because our goal -- although we know that these buildings are brand-new, the goal is to make them look as much a part of the fabric of the community and look like they've been around for a long time. We know that that's difficult to exactly recreate, but we're going to do our best to make sure that the buildings fit the community and look like they've been there.

We're going to talk a little bit about the unit, I'll talk about the unit mix. One thing that we probably just introduced in, I think, our Clybourn and Division building, the studio unit, that's something that we hadn't done much for before, but we think
there is a market for them here in this community and so we're introducing the studio units. It's important to note that the studio units will be tax credit units that we're calling affordable units and market rate units. None of the proposed units that are being leased to former CHA families will be studios. We have one-bedroom units, two-bedroom units, and, again, three-bedroom units. The overall plan will include four-bedroom units. But, again, those four-bedroom units will be in the second phase of development. So, again, we have a total of 84 units.

In terms of the percentages, we have 21 CHA units which represent about 25 percent of the units. Again, we have 38 tax credit or what we call affordable units and those are units that are reserved for families earning up to 60 percent of the area median income; and I think they represent in the neighborhood of about 40 percent of the units, and then the remaining units are market rate units, 25 of those.

Again, the last point that I want to point out is that all of the units between the income levels will what we call float. So one of the things that we make sure that we do is we design all of the units so
that they're indistinguishable. We design them all to 
a market rate level so that you can't walk into any 
particular unit and be able to say this must be an 
afford unit, this must be a public housing unit, 
because depending on, you know, certain situations, 
there may be a need to, again, move someone -- a 
former public housing family into any particular unit 
on the site and so that's why we say that the units 
will float.

And I want to show you -- These are -- I 
want to make sure that you guys know that these 
proposed elevations -- these are still a work in 
progress, but we want to sort of show you the 
direction that we're going in terms of the building 
designs. And, again, you'll notice that some of them 
which, you know, have sort of the metal panels and 
we'll show you a rendering in a minute that I think 
further illustrates this, so you see some of the more 
contemporary elements in the metal panels, but also a 
lot of the more traditional in terms of, sort of, 
the -- you know, the limestone-type feature and also 
the arch over the windows and some of the more 
traditional cornices that you see at the tops of the 
buildings and also, you know, the lengths of the
windows and so we hope that we've done a really good
job again of pulling in some more traditional elements
from the community but also adding a little bit of a
contemporary mix as well and so we take that, sort of,
computerized version and it gives you a little bit of
a rendering of what we expect that the landscape along
with the facade along Cottage Grove might look like
once these buildings are completed.

So brief presentation on, again, what we're
proposing and unit mix and if you guys have any
questions about the development, I'm certainly open to
answering any questions that you have.

MS. HOYLE: I was going to say, if we can wait,
do you have a second presentation or are you -- is
this --

MS. ANDERSON: It's not a PowerPoint
presentation. Louise is going to talk a little bit
about the highlights of the Tenant Selection Plan and
the Lease.

MS. HOYLE: Yeah, if we could do that first and
then we'll go right into the public comment portion of
meeting and do all the Q&A at the same time.

So, Louise, if you want to discuss the TSP
and Lease.
MS. DOOLEY: Yeah.

MS. HOYLE: Thank you.

MS. DOOLEY: Actually, all of the documents that have been distributed so that -- and I see that some of you have brought the documents with you this evening, the Tenant Selection Plan and the Lease documents are fairly standard for us. They follow all of the regulations and ordinances so they actually comply with all of the federal, state, and local requirements. They were developed specifically for this community with feedback from the community and the working group. So what I would like to do is just go ahead and invite your questions and see what you want.

MS. HOYLE: Okay. I'm sorry. I didn't mean to interrupt you. There are a few things I have to say before we start the public part of the meeting.

MS. DOOLEY: Sure.

MS. HOYLE: So for the people who came in after we started, I do want to mention again that we do have a sign language interpreter, Carmen Saunders, who's seated right there and we also have a Spanish interpreter in case anyone needs those services.

So if you would like to speak or submit a
written comment tonight, please fill out one of these green cards with your name and contact information and you can get these cards at the sign-in table or if you raise your hand, Bridget will bring one over to you. You could also submit if you choose a written comment and not speak in the room tonight just by checking this box. And, again, the written comments will be accepted through April 20th by e-mail, mail, or fax.

So while the floor is open for comments, I'm going to call one person at a time. This is not -- We don't have a lot of people here tonight. We usually limit it to two minutes, so I'll probably flag you when you hit two minutes just so we have enough time for everybody to speak, but I'm not going to cut anyone off. Because there is a court reporter transcribing the meeting, even though I've already called your name, please state your name again for the record and remember that only one person can speak at a time for the purposes of keeping a clear record. So I'm going to open the floor for comments.

And the first comment card that I have is from Commissioner Francine Washington. So, Commissioner, if you'd like to go ahead. And, again, if anyone else's comment or would like to comment,
feel free to submit your green cards throughout the meeting.

Okay. You can go ahead, Commissioner.

It's your turn.

MS. WASHINGTON: I just have one comment. I won't submit it, but I just want to go on the record so you all know. There's a couple things. On page 10, the credit history, if I -- I'm a resident -- public housing resident with a right to return.

THE COURT REPORTER: Talk up or stand --

Could she stand, maybe?

MS. HOYLE: Yeah.

Could you stand up? The court reporter is having trouble hearing you.

MS. WASHINGTON: Francine Washington, chairperson of the Central Advisory Council. Page 10, I don't agree and never have agreed with. Hopefully before all this is built up, the rules will change because I'm working real hard on it. I don't agree with the credit history. And being a public housing resident with a right to return, the only thing they should be concerned about is whether or not there's an outstanding rent, a poor rent payer, or I cannot pay my utility bill. They shouldn't get nothing about my
Sears and my credit limit, my Montgomery Wards credit cards. They shouldn't care whether or not I missed the last three payments. As long as you show that I have never missed paying my rent, never missed paying my utility, everything else shouldn't matter. And then they say if you have not filed bankruptcy in the last three years. We need to find out what that means because you got Chapter 7 and Chapter 13. If I file one, I may be still paying. If I file the other, it's over and done with. It was done with six months after I filed it. The slate was cleared. So why should you hold that against me? That just doesn't make sense. I haven't figured that out. So those two things I really don't agree with, especially the credit background check. You're not -- You're not looking at my credit histories. You want my credit history? Well, you know, you got three outstanding Sears bills or three what have you. So what? That's my personal business. And I never believed in that, I still don't believe in it, and I still don't believe in the Chapter 13. That's why I keep the [inaudible]. We have a nice residence, we qualify. And every single credit score has got nothing to do with me paying my bills on time. My credit score is probably .99.9. I
don't care if I die in debt as long as everything that
I need to pay to survive is paid. That's rent, light,
and gas.

MS. HOYLE: Okay. Thank you.

The next person who filled out a card is
Betty Thompson.

MS. THOMPSON: My question in there written on
the card is pet policy. I wanted to know what pet
policy is this site going to actually use? Is it
going to be the City's pet policy or is the pet policy
created just for this site or if/and and it is just a
pet policy created for this site, how is the
enforcement going to be enforced? Right now we're
currently dealing with properties that have pets and
the policy is not enforced. So that's why I want to
know what pet policy is being used for this particular
site.

MS. HOYLE: Okay. Did you want to answer that
tonight or did you want to --

MS. DOOLEY: I'll answer the question.

The pet policy is developed specifically
for this community and it's the job of the property
manager to enforce it. We don't write a pet policy
that's in opposition to any of the City rules and
regulations for pets. We really want responsible pet
owners, both for the benefit of the animal and for the
benefit of everyone in this community. Some people
are, you know, very pet-friendly and some people are
not. So we like to enforce the rules and create a
policy that keeps pets safe and well-cared for and
keeps them from being a nuisance to others in the
community. And that's -- That's essentially our goal.
So it's the property manager's job to enforce that
policy so that there's peace in the neighborhood
around the pets.

MS. THOMPSON: So how do we have the -- How do we
make the property managers responsible for the lack of
responsibility for the outside community for this
particular site? And the reason why I ask this
question is because we're talking about that right now
in this neighborhood, the pet policy that is in place,
the property managers can -- they are supposed to
enforce it; however, they don't enforce it and they
don't enforce it because pets may come from the
Crescent and may go over to, say, lake front, but then
they will stop over at Sullivan Station and make the
crap. The pet doesn't have to be picked up because no
one is monitoring it. The property manager cannot,
will not, does not monitor it. There's no camera that's taking pictures of it. So we have people that are friendly with pets, but then you have people that don't want to step in the pet poop. And a lot of us are stepping in pet poop because no one is enforcing the pet policies. So how do we make that happen?

   MS. DOOLEY: Well, obviously, I can't address the management that you're talking about. But I know for us, it is the responsibility of the community's site manager to enforce the policy. If residents find that the manager is not doing that, we really have an open-door policy in our company all the way up to the president of the company. So if you find that you have a manager that's really not enforcing a rule that they should, you can go up the level if you can't get a response from that manager and the next level person in our organization will get back in touch with that manager and make sure that that takes place.

   MS. THOMPSON: Okay.

   MS. ANDERSON: And I'd just like to add, one of the things -- because the property manager is also an affiliate of the owner, understand that as the owner, it is absolutely our intent for the property manager to be responsive to our residents, to adhere to the
rules, and understand that as owners we also hear about it and we're open to hearing about it if the property -- if we feel as if the property manager -- not just for the pet policy, but for any of the policies in the lease feel that they're not being adhered to, again as Louise has said, not only is the property management up to the president have an open-door policy, but the owner of the property does as well and so, again, if you're not getting satisfaction with the property manager, you can, you know -- I advise you to work with the property management team, take that as high as you can go; but to the extent that you're not getting what you need, understand that the owner is also at your disposal to help with anything that you have in terms of the property.

MS. THOMPSON: Thank you. That's good enough.

MS. HOYLE: Okay. Did you have another question?

MS. WASHINGTON: We're talking about the pet policy. Francine Washington. Let me just back up and I'll say the same thing. In your pet policy -- everybody is saying pet policy and everything is people interpretation. So could you put a line in there -- even though I may be handicapped or whatever,
disabled, in the pet policy, could you put another
line there, can you be in the stoop -- if you can't be
in the stoop, then you can't have a pet. Pet policy
is minor, but a lot of us we have -- we walking to our
cars, getting out of our cars, you get out of your
car, your kids, they step in the poop, you track it in
your house or you track it in your car. So that's
become a big concern. And like the lady that fell
down and broke her leg, the dog messed and she covered
with leaves. The lady walked to her car, stepped on
the leaf, and slipped and broke her leg in front of my
door. The pet policy is a big issue and we got a lot
of pets on the block and they pooping in the grass
when you get out of your car and walk in the building
or from the lot to the grass to get to your house. So
could you put in your policy if you can't be behind
your pet, then you cannot have a pet. They got to
clean up after their pet. Okay.

MS. HOYLE: Okay. So I don't have any more green
cards. And for those of have you might have just come
in, if you do have a question or comment that you want
to talk about tonight, you do have to fill out one of
these green cards. You can also submit a written
comment through the comment period which goes to the
20th, I believe -- April 20th. So is there anyone in
the room who needs a green card because they'd like to
comment?

MS. WASHINGTON: When do we start breaking
ground?

MS. ANDERSON: Okay. I'll talk a little bit
about the schedule, yes. The goal is to try to break
ground by late summer, early fall this year. That
really is what we're working hard toward. We are
right now at the point where we are starting to submit
information in terms of, you know, getting zoning on
the site and so we still have to go through the City
process to be rezoned, but also the City process in
terms of financing and so we're really getting going
on that right now with the goal of closing on
financing again in early fall and getting started with
construction very shortly thereafter.

MS. HOYLE: So does anyone else have a question
or comment or a green card?

MS. JOHNSON: I have a question.

MS. HOYLE: Okay. Could you -- Could you say
your name for the record and stand up, please?

MS. JOHNSON: Wilma Johnson. I'd like to know on
the right to return what all qualification do you need
for the right to return? Because they say right to
return and then when you bring everything they asking
you for, they'll say no, you can't return because of
A, Y, Z, whatever. So what are your qualifications on
the right to return?

    MS. HOYLE: That, I would have to check on. I'm
not going to be able to answer that tonight, but I
will -- if you write down your name and contact
information, I will have someone get back to you about
that.

    Okay. Does anyone else have a question or
comment?

    MS. FRANKLIN: Just for clarity around the right
of return --

    MS. HOYLE: Okay. Could you say your name?

    MS. FRANKLIN: Sonya Franklin, Home Resident
Services, CHA. As it relates to your question around
the right of return, you want to know the
qualifications for this site in order to return,
correct, not just what it takes to return to --

    MS. JOHNSON: For this site, yes.

    MS. FRANKLIN: Okay.

    MS. HOYLE: Are there any more questions or
comments tonight?
UNKNOWN FEMALE: So we can highlight some of the screening criteria that she's asking for. I know it's in the TSP, but maybe we can give some general response on that if she hasn't read through it.

MS. DOOLEY: Okay. Well, I can talk about the general site specific qualifications and I know there was a question about credit. In general, we do this -- and please remember that all of the site specific criteria and the lease documents and the house rules apply to everyone. It applies to public housing, affordable, and market residents. So we apply this criteria across the board to anyone who is making application to live at the site. And in general, we do a criminal background check, we do a credit check. And those are very common no matter where you go. If you're a renter, most apartment communities are doing those checks. So we do those as well.

One thing I will say about the credit checks is, I think that unless you're in the industry, you probably are not familiar with how those are actually done. We hire a company, a third party who is -- they specialize in doing that. And what we get from them is a recommendation about the credit check
that they have done. The purpose of that is to
indicate the likelihood that you will be a timely and
faithful payer of your rent. It doesn't really have
anything to do with your credit score. We're actually
not allowed to work with a credit score, like a FICO
credit score. So we're looking at a report that gives
us the likelihood of whether someone will pay rent,
not what their credit worthiness is. So that might
sound like it's all the same thing, but there really
is a difference there because that's what we're mostly
concerned with. We don't care if you can buy a car,
we don't care if you can open a credit card account.
We just care how likely is it that you will be able to
pay your rent and that you will pay your rent.

UNKNOWN MALE: What about bankruptcy?

MS. DOOLEY: Bankruptcy is one of the criteria
that we look at it and we do look at it for a certain
period of time.

MS. WASHINGTON: If I'm doing a 13, I'm making
payments. If I'm doing a 7, I'm exempt.

MS. DOOLEY: Right.

MS. WASHINGTON: So why should that affect me?

It should be on the type -- If I'm exempt -- If I file
bankruptcy a year ago and try and get this place
today, all I did was I filed bankruptcy, but I no
longer have all the bills because I filed a 7. But
why should that affect me? My money is clear. Why
should it affect me? You think about it. Nobody ever
thought about it. Nobody ever thought it. Just think
about it. It makes sense.

    MS. DOOLEY: Okay. I'll think about it.

    MS. WASHINGTON: 7 and 13 totally different.

    MS. DOOLEY: The other thing that's available --
For any of the criteria that are listed, there is an
appeal process; and if there are mitigating factors,
the decision around any of those criteria can be
reconsidered. So there is a process in place.

    MS. WASHINGTON: Never worked for nobody. Never
worked.

    MS. DOOLEY: Okay. Actually, I --

    MS. WASHINGTON: I'm on the City Advisory and it
didn't work over there either. Anyway ...

    MS. DOOLEY: I hear you.

    MS. WASHINGTON: Just think about it.

    UNKNOWN FEMALE NO. 1: So what does your credit
score have to be?

    MS. DOOLEY: We don't work with the credit score
so I can't say what the credit score is of any of our
applicants because we never see that.

    MS. HOYLE: Okay. Again, I don't have any green cards. If there are no additional comments, I will close the meeting. I do want to add that we also -- the public comment period goes on through April 20th. So if you look through these documents and have another question or comment before that time, you can submit it by e-mail or fax or regular mail if you choose to do that. So you do have until April 20th if there's something else you can think of while you're looking over the documents.

    But since there is no one else who wants to comment tonight, I'm going to call the meeting to a close. Thank you for attending.

    (WHEREUPON, the April 5, 2017 Public Comment Hearing was adjourned.)
Lisa M. Walas, being first duly sworn, on oath says that she is a Certified Shorthand 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 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 Turnover Meeting of the Public Comment Hearing.

LISA M. WALAS, CSR

C.S.R. No. 084-3787

SUBSCRIBED AND SWORN TO before me this 19th day of April, A.D., 2017.

NOTARY PUBLIC
Chicago Housing Authority
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