CHICAGO PUBLIC HOUSING AUTHORITY
IN THE PUBLIC COMMENT HEARING
TSP & RESIDENTIAL LEASE FOR DORCHESTER
ARTIST HOUSING

TRANSCRIPT OF PROCEEDINGS had in the above-entitled cause on the 3rd day of April, A.D. 2013, at 6:00.

PANEL:
ANNA LEE,
   Director of Planning and Reporting.
PETER LEVAVI,
   Brinshore Development, LLC.

REPORTED BY:  RACHEL N. SMITH, CSR.
REPORTED FOR:  ELITE DEPOSITION.
MS. LEE: Good evening. I'm the Director of Planning and Reporting for the Chicago Housing Authority. I want to welcome all of you to the public comment hearing for the Draft Revisions to the Tenant Selection Plan and Lease Agreement for Dorchester Artist Housing.

The purpose of this hearing is to receive comments on the proposed documents before presenting them to the Board of Commissioners for approval and submission to HUD. In addition to voicing your comments here tonight, residents and the community at large have the opportunity to submit written comments to CHA during the comment period which began on March 20 and will run until April 19. Copies of the proposed documents are available on CHA's website. We have also brought copies of the document along with us for on-site viewing. If anyone needs to see it, you can see Bridgett or Deb.

If you haven't already done so, please be sure to sign in at the registration table before you leave tonight. We have a sign language interpreter here, Ms. Carmen Sanders. She's here if anyone is in need of sign language services. She will be available here at the front of the room.
We also have a Spanish translator, Ms. Elvira Collins, who is available to interpret as needed.

We also have a court reporter here who will be seated at the front of the room and will transcribe all that's said during the hearing. We also have CHA staff here to answer specific questions after the public hearing. Before we open up the floor for comment, we would like to walk you through an overview of the development. I have with me Peter Levavi.

MR. LEVAVI: I'm Peter Levavi from Brinshore Development. And I'm here with our compatriots and partners the Rebuild Foundation. And we are very happy that we are able to work on this together with a nonprofit organization, public community. In fact, one that is involved in this building here, so we are very happy that the meeting is being held in this facility tonight.

So first of all, the development is on 70th between Dante and Harper on both sides of the street of Harper. It was the former Dante-Harper public housing development.

It had 36 townhome units, two bedrooms
and three bedroom units. And what we are doing is we are renovating the development, complete gut rehab, top to bottom. And in the center of it, we are knocking down four units, taking them out and replacing them with an art center that's going to look like this. So in the end we will have 32 units of housing. Two bedroom and three bedroom and an art center that will support the uses at the development. This is an arts focused public housing, mixed income redevelopment project, first one in CHA. We are very proud of this.

And by arts centered, what I mean is that we are going to be providing a preference to the people who are the tax credit and market rate renters to live here who are artists. It's a very exciting project because we're going to be providing arts programming to all the residents, both public housing, market rate and tax credit. All the children will be involved with the parents.

So it will be something that is very special in the CHA's portfolio. There are total, as I said, of 32 units. And of those, there will be 12 public housing units, 11 tax credit units, and 9 market rate units. The market rate units will be
special in that they will not be completely finished. We are going to hope that the artist will work with us to finish out some of those spaces so they will customized them and make them very special.

There are a couple of other interesting features. Because these were townhomes, that is, there were two-story units, there would be some difficulty to meet the requirements for accessibility. So what we did, we took one of the buildings, and instead of having it be 4 two-story units, we're cutting it this way and we are making four units, two on the ground floor and two on the second floor. And the two ground floor units, and two bedrooms and three bedrooms are fully accessible and will be wheelchair accessible from the front and rear.

All of the buildings will be visible from the rear so that people in wheelchairs will be able to visit people living there.

Is that enough? Do you want me to say anything else?

MS. LEE: No. We have the documents available for on-site viewing. Thank you. As we prepare for
1 comments, I want to remind each of you that in
2 addition to having the opportunity to voice your
3 comments here tonight, written comments will also be
4 available. Comments will be accepted through the
5 period which ends April 19. If you would like to
6 submit a written comment card, please submit the
7 orange card located at the desk with either Bridgett
8 or Deb in the back. You can also have your comments
9 mailed via U.S. mail and our mailing address is also
10 back there.
11
12 We accept comments through email as well.
13 We can provide that email address and it is
14 commentontheplan@theCHA.org. While the floor is
15 open for comments, one name will be called at a
16 time. Please prepare to comment on the proposed
17 documents.
18
19 Each person making a comment will have
20 two minutes to make their statement. Staff will
21 keep time, let me know when 30 seconds remain, and
22 the bell will ring when your two minutes are over.
23 Speakers may yield their time to another speaker,
24 however each speaker may only yield their time once
25 for a total of four minutes. If you have a specific
26 question, please speak with one of the CHA staff
here after the hearing is over. Please remember, in order for the court reporter to record all comments accurately, me must speak one at a time.

Please state your name and speak slowly.

With that, I'll open the floor for comments on the draft revisions to the Dorchester Artist Housing, TSP and Lease Agreement. Francine Washington?

MS. WASHINGTON: One, two, three, four, on Page 2 at the top, elderly 55 and above. It conflicts with Page 11.

MR. LEVAVI: You said Page 4?

MS. WASHINGTON: No, page 2, at the top. On Page 2 at the top, it contradicts Page 11. I thought since they passed the law that people senior housing 55 years or older, there is no requirement for 55. It's contradictory, if you look at it.

Also Page 14, Wilson Park -- eviction for drug use. Sex offender (unintelligible) has because for last ten years, may waive that. There is no prior ten years. As you know it's across the street from a school. So that's absolutely a no.

(Unintelligible)

So you have to think about that this part, as long as it's across the street from the
school, they cannot live there, no matter what we decide. Since it's a school, we have to have weigh all the -- you have to waive all the sex offenders.

And Page 32, at the top of Page 32, if one or more in the household are eligible, may receive prorated assistance. I don't understand that. If I'm not a legal resident (bell rings) I was yielded for two minutes, but thank you.

On the sheet, I have two more minutes.

Okay, on Page 32, citizenship requirements, if I have some problem with paperwork, then would -- I may not have been given preferential treatment?

That's what it's saying. I don't understand that paragraph.

MR. LEVAVI: You're not eligible to live here unless you're a citizen.

MS. WASHINGTON: That's not the what it's saying. If one speaks English, one is eligible or ineligible? If you're going to do that, everybody should be treated equal across the board whether I am a legal resident, citizen or not. Are you reading it? Bottom line part, I don't understand that. That's showing preferential treatment.

That's the way it reads to me. Can you explain --
is that the way it reads to you?

MS. LEE: That's just -- you can -- I can answer your question, but this is really just so --

MR. LEVAVI: It's saying that if you have a household that has some eligible and some non eligible people within the household, they cannot receive full assistance. They can only receive either prorated assistance, that is the assistance that equals the percentage of eligible people in the household, or they temporarily defer the assistance.

MS. WASHINGTON: Meaning what? If I have somebody who is ineligible meaning -- ineligible meaning what?

MR. LEVAVI: They're not American citizens.

MS. WASHINGTON: So you prorate them on the strength of other folks?

MR. LEVY: Say you had two people in the house, one was a citizen, one was not. You're only entitled to half.

MS. WASHINGTON: Okay. So you just let one move -- they both will move in, but just use one of them's income?

MR. LEVY: No. They're only entitled to assistance totalling half.
THE WITNESS: How do you get half assistance on the unit? I'm trying to figure it out. I'm confused about that.

MS. LEE: I have to find out.

MR. LEVAVI: It's a good question.

MS. WASHINGTON: I don't understand. You know, I really don't understand.

MR. LEVY: It's a good question, Francine.

MS. WASHINGTON: You can't give me half and the other person not half. That's the only thing.

MR. LEVAVI: It's not preferential. It's saying you would be penalized.

MS. WASHINGTON: But I don't understand if I had -- if I apply for a unit, my son has some type of criminal record you would not let me in at all. If I'm an illegal citizen, but some is not, it's the same flavor. So that's why I do not understand this.

MS. LEE: All right.

THE COURT: Do you understand?

MR. LEVAVI: I understand your question.

MS. WASHINGTON: Okay.

MR. LEVAVI: That's a good question. I think what they're going to do is after the comment period
grid is completed, they will provide a written response.

MS. WILSON: Response Posted on the website.

MS. WASHINGTON: No sex offenders across from the school. So no sex offenders, period. That's the law.

MS. LEE: Ms. Betty Thompson?

MS. THOMPSON: I yielded my two minutes to Francine.

MS. LEE: Do we have other comments tonight? If not, I will close this public comment hearing. I want to thank everyone for coming on this sunny day. If you have comments that you want to submit, you can do so via email or US mail or fax or write one out.

MR. LEVAVI: Okay, the meeting is open again.

UNKNOWN WOMAN: Artists, so artists will be transferred to which entity?

MR. LEVAVI: So what is -- she asked -- what's going to happen to the ownership of the property that's currently owned by the CHA? CHA will continue to own the land and the buildings. They will give a 99-year lease for one dollar a year to the nonprofit. It's actually a subsidiary of the
Rebuild Foundation as a donation. The subsidiary of
the Rebuild Foundation will then transfer the
property to the owner of the new development. They
will transfer the ground lease to the new
development owner, which is called Dorchester
Artist, LLC.

UNKNOWN WOMAN: Which is a subsidiary of
Rebuild?

MR. LEVAVI: No. It's going to be 99.99%
owned by a limited partner investor, which is likely
to be Red Stone Capital. And then .01% will be
owned by an entity called Dorchester Artist Manager,
LLC. And that entity is owned by a subsidiary of
Brinshore Development and Rebuild Foundation, 70/30.

MS. LEE: So if you -- if you want to make
comments about the TSP, you are welcome to do that.
We are here to collect the comments on that. If you
have further questions before we close --

UNKNOWN WOMAN: So has the Housing Authority
submitted an application to the special application
center for disposition yet?

MS. LEE: So I can take that question back.

UNKNOWN WOMAN: Okay.

MS. LEE: If we have no further comments on --
I will draw the meeting to a close. Thank you for coming.

(WHEREUPON, were all the proceedings.)
1 STATE OF ILLINOIS  )
2 ) SS:
3 COUNTY OF COOK  )
4
5 I, RACHEL SMITH, a Certified Shorthand
6 Reporter of the State of Illinois, do hereby certify
7 that I reported in shorthand the proceedings had at
8 the hearing aforesaid, and that the foregoing is a
9 true, complete and correct transcript of the
10 proceedings of said hearing as appears from my
11 stenographic notes so taken and transcribed under my
12 personal direction.
13
14 IN WITNESS WHEREOF, I do hereunto set my
15 hand at Chicago, Illinois, this 19th day of
16 April, 2013.
17
18 Certified Shorthand Reporter
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20 C.S.R. Certificate No. 84-4161.
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