PUBLIC COMMENT HEARING
ON THE
DRAFT TENANT SELECTION PLAN
AND LEASE
55 WEST CERMAK ROAD
CHICAGO, ILLINOIS

TRANSCRIPT OF PROCEEDINGS had in the
above-entitled cause on the 14th day of August, A.D.
2018, at 2:00 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.
JENNIFER HOYLE: So it's after 6:00, so we're going to get started with the hearing.

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 Tenant Selection Plan and Lease for Southbridge, a future mixed income development in the community formerly known as Ickes Homes.

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

The purpose of this hearing is to collect comments on the Draft TSP and Lease before the documents are submitted to the Board of Commissioners for approval. In addition to voicing your comment here today, written comments can be submitted to CHA by mail, email, fax, and in-person drop-off throughout the comment period, which began on August 1st and ends on August 30th.

Copies of these documents are available at the sign-in table and on CHA's website at www.theCHA.org.

I'm going to begin the meeting by making several introductions. Carman Sanders, our sign language interpreter, is to my left over here.

Betty Nieves is our Spanish language interpreter, and she's raising her hand at the back of
the room. And then, Cathy Rajcan is the court reporter tonight. She's seated at the front of the room and will transcribe all of the comments made during this hearing.

I would also like to introduce the members of the development team who are here today. Angela Brooks, Development Manager for the CHA; and Christopher Johnson, from The Community Builders, the developer managing this project.

And then I'm going to briefly explain how the public comment session will work.

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

All comments made during this process, whether in writing or in person, will be included in the comment grid, a document listing every comment that we receive during the comment period along with CHA's response. It is typically posted on CHA's website a few weeks after the comment period ends.

Christopher Johnson will provide a brief summary of the project, the TSP and the lease, and then we will begin the public comment part of the meeting. At that
time I will collect the comment cards; and if you
indicated that you want to speak, I'll call your name,
and you'll be able to make your comment.

If you have a comment or question directly
related to the Tenant Selection Plan or Lease, and we're
able to respond tonight, we'll try to do that. If not,
you will get a response when the comment grid is
finalized.

So I'd now like to invite Christopher to give an
overview of the Southbridge project.

CHRISTOPHER JOHNSON: Good evening, everyone. I'm
Christopher Johnson from Community Builders on behalf of
the development team, which includes myself, Angela
Brooks, McCaffrey -- with the CHA.

Very quickly, we are the developer in
partnership with McCaffrey. Our design team includes
Gensler, NIA, Antunovich Associates, Brook, Terry Guen,
Wolf Landscape; and then our construction team is a joint
venture between Powers & Sons and McShane. Our
development partners include the Illinois Housing
Development Authority, CHA, and the City of Chicago.

We'll step through just a very quick run-through
of the master plan and what is encompassing Phase I. The
rendering you see on the screen is Southbridge. We are
currently in NTA, which is on the left-hand side of the
screen.

The total development will include 877 residential units. 770 are rental, of which approximately 50 percent are affordable, 34 percent are public housing. The remainder of that 50 percent is LIHTC. And then the other 50 percent is market rate.

It's contemplated to be developed in three phases. The first phase will be Phase 1-A.

FRANCINE WASHINGTON: How many percent is public housing?

CHRISTOPHER JOHNSON: 50 percent -- it's 34; excuse me.

UNIDENTIFIED INDIVIDUAL: Of the rental units.

CHRISTOPHER JOHNSON: Of the rental units.

Total site includes 65,000 square feet of retail, 3,000 square feet of community space. The site is located between the Green Line and Red Line.

And is by City of Chicago planning noted as a TOD site.

UNIDENTIFIED INDIVIDUAL: Which is?

CHRISTOPHER JOHNSON: Transit Oriented Development.

The first phase, Phase I-A, includes approximately 114 market rate apartments; public housing will be 68 units; 18 affordable, which are Lie Tech; 18 home ownership. We have a total of 218 total residential
units. Approximately 155 parking spaces onsite; that does not include any of the street parking that will be developed.

We have about 15,000 square feet of retail in two buildings, of which 20 percent is hyper local, which is reserved for local start-up businesses. And we have about 3,000 square feet of community space. Also we will be reconstructing all of Block B infrastructure including Dearborn and 23rd Place, which currently does not exist.

Very quickly, this is -- we're going to step through a few renderings. This is looking at the newly established 23rd Place and the Building B4.

On the top we have two different renderings of the B3 building, which is the northern building on the B Block. And also the 23rd Place, we have a summer and winter view, looking at the overall site and how the street can be used for farmers markets and street festivals in all seasons. And then a little closer look at the breezeway and paseo and the retail.

FRANCINE WASHINGTON: Will public housing be spread throughout the community including these buildings?

CHRISTOPHER JOHNSON: And the answer is yes.

UNIDENTIFIED INDIVIDUAL: What about the home ownership?

CHRISTOPHER JOHNSON: The home ownership will be
spread throughout --

UNIDENTIFIED INDIVIDUAL: I mean, the public housing residents allowed to participate in a part of becoming a homeowner.

CHRISTOPHER JOHNSON: 20 percent of the home ownership units will be affordable, and we'll be working with CHA on the Choose to Own program.

So with that overall...development update, we can start to look at the Tenant Selection Plan, which will govern the entire development, not just the first phase.

And as we start walking through the TSP, the entire site will have income eligibility and work requirements and will be a work requirement for the site for the market rate and the affordable component of the site. And this will govern both the -- like I said, the affordable and the market rate.

We will be utilizing the City of Chicago standard lease the standard City of Chicago lease, and then addendum to clarify for the affordable, the public housing, and/or the market rate units.

We'll be a complete smoke-free property. The entire site will be smoke-free. And we also will be pet friendly as well, so we will allow dogs and pets with --

FRANCINE WASHINGTON: What is -- when you say
pet-friendly, a lot of folk, we have all these animals and all these pet-friendly, and you get them on the elevator with other residents, some of them are allergic to animals or what have you.

Is there special criteria for pets?

It becomes a problem in the pet-friendly communities, as pet-friendly buildings, when there's not a separate elevator.

CHRISTOPHER JOHNSON: Understood. Each building within the first phase will have two elevators in each building. We recognize that has been a concern, so we actually have a dog wash and pet-grooming station on the first floor of every building in the first phase, so that we're not having the cleanliness issues we had before.

The other highlight of the TSP is that there's not going to be any drug testing for any residents. So... with that, we can take questions regarding the TSP and more specifics.

JENNIFER HOYLE: Before we do that, I did want to ask: I think a couple people came in after the presentation started. If you didn't sign in, could you please do that before you leave?

And then we do need you, if you want to make comment, to fill out the green speaker card just so we have a written record of everyone who made a comment
tonight, in addition to the transcript.

So if any of you are still filling out cards, that's fine. I'm going to start with the two cards that I have, so I'll call those two people.

For the people speaking, I would just ask that you remember that we have a court reporter, so try to speak loudly and clearly and probably a little slower than I was talking before.

Okay. So I'm going to start with Francine Washington.

If you would like to make a comment, Francine.

FRANCINE WASHINGTON: I thought I was going to -- I thought you was going to go through the whole thing line for line.

JENNIFER HOYLE: No. I don't think so.

FRANCINE WASHINGTON: Okay. On the -- what's the criteria for public housing residents to move into --

CHRISTOPHER JOHNSON: Public housing residents will have a work requirement, and then as 30 percent of income, less utility expenses.

FRANCINE WASHINGTON: Okay. What's the requirement -- so my understanding, you're saying in order for public housing to get in -- you know, you from public housing, you've been -- you move in -- move into the community buildings for how long now?
CHRISTOPHER JOHNSON: Year and a half.

FRANCINE WASHINGTON: From when you first started the Plan for Transformation, only thing -- only criteria for somebody to move in was no antisocial, no delinquent rent, and no back paying utilities.

Are you saying now you have to do a hard look at their credit?

CHRISTOPHER JOHNSON: There is a credit check.

FRANCINE WASHINGTON: Not for public housing; that was grandfathered in.

And how was this allowed to happen?

As a public housing resident with the right to return, all they have to make sure I have no outstanding utilities and not delinquent rent-payer. Other than that, it don't apply.

ANGELA BROOKS: No. Commissioner Washington, I think Chris wasn't understanding right of return, and that would follow the relocation right with the contract.

But we will respond to that one officially in writing in the comment period.

FRANCINE WASHINGTON: So it is following the relocation; it's specified.

ANGELA BROOKS: Correct. It is in the Tenant Selection Plan, but we'll respond in writing in reference to sections.
FRANCINE WASHINGTON: They are grandfathered in, no
credit check, none of that.

ANGELA BROOKS: Yes -- I can't speak to that, but we
will follow the Relocation Rights Contract.

FRANCINE WASHINGTON: What is in there.

I have a lot of comments. I want that to be on
record.

JENNIFER HOYLE: Okay.

FRANCINE WASHINGTON: Because it's grandfathered,
the residents have a right to return -- I want to come
over here, then I'm grandfathered in. All returning
rights of returns.

JENNIFER HOYLE: And you'll see that in writing in
the comment grid so we have a written record of that, our
response to what your question was.

Is there anything else you want to say right
now?

FRANCINE WASHINGTON: What about I'm a public
housing resident, I live -- I'm living in Dearborn right
now with the right to return. If I'm already in the
system, then I shouldn't have to go through all of that.

We have a lot of Ickes residents at Dearborn now
with the right to return. If I'm already talking to
manager and everything in order, I shouldn't have to go
through the changes, transfer into the next properties.
JENNIFER HOYLE: Yeah, I think that -- I believe that's something that we're going to have to look at and then respond to in writing.

FRANCINE WASHINGTON: There should be no problem for transfer.

JENNIFER HOYLE: Okay.

FRANCINE WASHINGTON: Another question.

Who is going to be the property manager for this?

ANGELA BROOKS: That has yet to be determined. It will be The Community Builders.

FRANCINE WASHINGTON: Praise the Lord. Praise the Lord. They're terrible landlords, really.

ANGELA BROOKS: It has never been -- they never contemplated to be the property manager.

FRANCINE WASHINGTON: They're terrible. And that's all we have.

CHRIS WALLACE: Angela, isn't it true that there is going to be a credit check on the right to return?

JENNIFER HOYLE: Can you say your name for the record?

CHRIS WALLACE: Chris Wallace. There's going to be a credit check on the right to return people too; right? TSP doesn't exclude the right to return folks, does it?
FRANCINE WASHINGTON: They're grandfathered in.

CHRIS WALLACE: I'm asking a question.

ANGELA BROOKS: I would have to check with our policy attorney on that, because I'm not familiar with the right of return contract.

CHRIS WALLACE: Okay. There's nothing in the TSP that you're aware of that excludes right to return families from the credit check?

CHRISTOPHER JOHNSON: I'd have to get back to you.

ANGELA BROOKS: But there is language in the TSP --

CHRIS WALLACE: As it's written --

FRANCINE WASHINGTON: That's why I want to ask them, as the email, as a resident right to return, you have to make sure your utilities are up tight and no back rent, you don't have -- you don't do my cards or what have you. That's against the law.

ANGELA BROOKS: We'll respond to that in writing, but we also will defer that to our policy attorney, who is here, but...

TOM OSRAN: I don't know the answer offhand, but we will respond to that. What you're saying makes sense, but things could have happened in between --

FRANCINE WASHINGTON: That's why the Plan For Transformation came about. Some things may change, but that don't change.
TOM OSRAN: No. I mean -- what I mean is if somebody had a bill -- a gas bill they didn't pay or something, they might become ineligible for reasons out of our control.

FRANCINE WASHINGTON: What I'm saying is on background check to Right of Return residents, make sure my -- Francine Washington -- make sure I don't have no outstanding utilities and no outstanding rent. Other than that, ain't another credit check supposed to be done on me. With a public housing resident with a Right to Return.

TOM OSRAN: We will respond to that. That's -- I can't say off the top of my head that that's correct. That sounds correct, but we are going to follow the Right of Return contract and -- and you know, that's -- that's what we'll -- how it's going to be going.

FRANCINE WASHINGTON: Mind if I find out what you know so I know what you know, what you think you know?

TOM OSRAN: Yes.

FRANCINE WASHINGTON: I need to know, because people saying you need to do it the right way. You don't need to fight about it later on.

TOM OSRAN: No, of course.

FRANCINE WASHINGTON: You got enough fault, so I have to fight.
JENNIFER HOYLE: Okay. Do you have any more comments or questions, Commissioner Washington, or do you want to... wait -- hold off for a minute, or... Ms. Washington, you want to --

FRANCINE WASHINGTON: I'm here just Washington, not a commissioner.

JENNIFER HOYLE: Okay. I will remember that.

And then Chris Wallace, if you have any questions.

CHRIS WALLACE: Okay. My comments are also with the credit check requirement.

As I read the TSP -- and I'm speaking on behalf of -- as the attorney for the Central Advisory Council and also as a -- on behalf of JoAnn Williams, who's the resident member of the working group.

The -- we're deeply concerned about this consumer credit check, as I've discussed in the working group, and as I want to repeat today.

We have no problem with the property manager doing credit checks related to rent payment and utility payments. But this TSP puts great importance on an applicant's past consumer credit history, including old credit card debts. This needs to be changed.

Credit checks on public housing residents should be limited, as I said, to rent and utility payments and
nothing else.

There's a lot of public housing applicants who have a history of repaying credit card debts late because they're poor and they pay too much in their monthly rent. Under this plan these applicants could be denied access to one of the most beautiful public housing developments in the city simply because they're poor.

This goes against the entire purpose of affordable housing, which is to provide relief to individuals who are saddled by debt whose, monthly houses payments are more than they can afford.

This developer seems to be wanting to -- it looks like they want to cherry pick the few public housing applicants who have miraculously avoided consumer credit problems even though they pay more than they can afford in rent. We think is really unfair.

Public housing is created precisely so that people who -- whose expenses are more than their income, will have a way to financial independence. So the way to help these families address their credit problems is by giving them a housing subsidy that lowers their monthly expenses.

These developers inexplicably want to take the opposite approach, they want to punish applicants for the consumer credit problems that inevitably arise because
they are poor.

Credit history and credit scores are not adequate tools for evaluating whether housing applicants are likely to pay subsidized rent on time.

The very consumers who federally subsidized housing programs are mandated to serve -- those who are extremely low income -- are the most likely to have low credit scores. So it contradicts the program's goals.

Additionally, credit scores can have a disparate impact on African-Americans. There's many studies that show that African-Americans are -- disproportionately have low credit scores compared to whites, and particularly here where there's no legitimate study showing that people with poor -- lots of credit card debt are unlikely to pay their public housing rent, they shouldn't be used. It ends up having a disparate impact on African-Americans or Latinos.

If a public housing applicant has had a history of paying rent and utility bills on time, then the applicant should be admitted. It makes the least amount of sense with the Right to Return families who are subject to the credit terms under TSP; they've been living in public housing for 20 years. So what if they have an old credit card debt? They've been paying their rent, they've been paying their utility; why can't they
live in Ickes?

It doesn't make any sense.

So on behalf of the CAC and on behalf of Ms. Williams, we ask that you remove the consumer credit check here.

And also the last thing I want to mention is the criminal background check policy. The three-year look back period is good, but we shouldn't be considering nonviolent misdemeanor offenses when making admission decisions. Presently the TSP says that an applicant can be rejected for, quote, citations for health and sanitary code violations, and quote, disorderly conduct. These are trivial misdemeanor offenses; you shouldn't take away something as important as a subsidy, a housing subsidy to Ickes over these trivial offenses.

So we ask that those minor criminal offenses be removed from the TSP.

That's all.

JENNIFER HOYLE: Okay. Thank you for your comment. Is there anything you wanted to submit in writing, or should we just look at the court reporter --

CHRIS WALLACE: I will before the end of the -- yeah.

JENNIFER HOYLE: The third comment card I have is from Claudice Ware.
CLAUDICE WARE: Francine actually spoke about the first one, which was about the credit check.

JENNIFER HOYLE: Okay.

CLAUDICE WARE: I have a couple of questions. Is it my understanding -- because I came in, and I really wasn't focussed trying to hear what Chris was talking about.

There's 770 units, rental. 50 percent of that will be dedicated to public housing; is that correct?

JENNIFER HOYLE: No.

ANGELA BROOKS: I'll answer that. So of the market rate, 244 CHA units total. So that comes out to be a little over 30 percent.

CLAUDICE WARE: Okay.

ANGELA BROOKS: So when Chris is saying 50 percent, he's saying affordable, that will be CHA and the affordable units. So the affordable units is about 20, CHA is a little over 30.

CLAUDICE WARE: And the rest is dedicated to market; is that my understanding?

ANGELA BROOKS: Correct.

CLAUDICE WARE: I want to say that that's not fair. Again, this is land that residents had to part with and should have a right to come back to. Even if it wasn't the third -- they should have at least 50 percent.
UNIDENTIFIED INDIVIDUAL: At least.

CLAUDICE WARE: Then my other question, majority of your mixed income sites have -- some of them have working to meet. This wouldn't be a site that would...

CHRISTOPHER JOHNSON: It does include that, I believe.

CLAUDICE WARE: I was asking about the working to meet criteria. If they aren't meeting all the obligations to require them to come back, will they allow them to still come as -- because they are working to meet those criterias?

ANGELA BROOKS: Can I clarify? You're talking about Right-of-Return residents?

CLAUDICE WARE: Correct.

My other question, is CHA requiring the service providers to -- like they did with other mixed incomes, to work with these families prior, a year prior before returning, before this is built?

ANGELA BROOKS: The quick answer tonight would be yes. But I will refer to that -- we'll do that in writing. The crisis team is not here. But we will follow the same procedure. We will formally respond.

LAURIE WILLIAMS: Of the breakdown--

JENNIFER WARE: Can you say your name for the record?
LAURIE WILLIAMS: Laurie Williams.

Of the breakdown of the affordable units, the public housing units, are they going to be held by CHA rules?

I'm specifically talking about the two heartbeats per room rule. In most CHA places they require that two children can be in a bedroom.

However, it would seem like it was never worked out: A 7-year-old girl does not need to share a bedroom with a 12-year-old boy, even if it is her brother.

So at Southbridge, from the public housing to the affordable, to the mixed, are -- is everybody under that because its partnership, or just the CHA part? Their part?

TOM OSRAN: Is there going to be a rule on that kind of occupancy for the public?

LAURIE WILLIAMS? For everybody in Southbridge, there's going to be a person in Southbridge; yes.

TOM OSRAN: Well, the TSP doesn't -- doesn't say that. I mean --

CHRISTOPHER JOHNSON: Per page 21 of the Tenant Selection Plan, per bedroom -- having a minimum number of persons and a maximum number of persons does not delineate based upon age.

FRANCINE WASHINGTON: What about sex?
CHRISTOPHER JOHNSON: Does not.
FRANCINE WASHINGTON: And what? So meaning what?
CHRISTOPHER JOHNSON: It's based upon number of persons.
FRANCINE WASHINGTON: Bedroom per person.
CHRISTOPHER JOHNSON: Minimum and maximum number of persons on Page 21.
FRANCINE WASHINGTON: So a mother and daughter got three --
CHRISTOPHER JOHNSON: It would be based upon this table.
FRANCINE WASHINGTON: I don't understand the table.
ANGELA BROOKS: So we'll defer that one to write -- we'll defer to that one in writing as well. And there's always -- I think they're asking, distinguishing between public housing and market rate.
JENNIFER HOYLE: Right. I think the Tenant Selection --
LAURIE WILLIAMS: Is it going to be managed different?
Since it's three different sections, is it going to be three different sections of management?
TOM OSRAN: No.
LAURIE WILLIAMS: Everybody is going to be held by the same -- by the same rule.
TOM OSRAN: That's correct. All tenants are held to the same set of rules.

FRANCINE WASHINGTON: But a word to the wise, we got new developments coming up. You trying to stretch the dollar, trying to stretch the bedroom.

If somebody moving in with a 5 or 6-year-old daughter, 9 or 10-year-old son, I imagine I would give them a three-bedroom instead of a two, not to call folks -- I want to make the idea of community, give people what they need to make them relaxed in the community.

You want your son and your daughter rooming together?

CHRISTOPHER JOHNSON: We'd have to get back to you.

FRANCINE WASHINGTON: Not -- I'm saying this so you can look at it now, don't wait 'til you get out there and then it's a problem. It's a fight.

And plus, my understanding, they changed the rule; 7 to 8 year difference between male and female of the same sex -- I mean opposite sex, no way. No way. Like just looking -- your big sister.

If you have a big sister?

CHRISTOPHER JOHNSON: I was an only child.

FRANCINE WASHINGTON: Somebody else wasn't an only child.
JENNIFER HOYLE: Well, I'm not. And I did have to share a room.

FRANCINE WASHINGTON: Not with your brother?

JENNIFER HOYLE: No, with four sisters.

CLAUDICE WARE: But that's different.

JENNIFER HOYLE: At the time I thought it was horrible, but yes. I understand what you're saying.

FRANCINE WASHINGTON: I'm not ashamed of my sister. We get together and have a night of fun.

JENNIFER HOYLE: That was not my experience.

FRANCINE WASHINGTON: The difference between people, but still fun. You had to be there.

JENNIFER HOYLE: But they will look into that, and you will get a response in writing to that specific issue.

Is there anyone else -- I have these three comment cards. And is there anyone else who's filled out a comment card while we were talking?

No? Collect it?

LAURIE WILLIAMS: It's coming.

JENNIFER HOYLE: Okay. So can I make a suggestion, then?

If there are still people filling out comment cards, I would suggest that we break for about five
minutes just -- adjourn for five minutes, and then give
people who came in late a chance to fill out a comment
card, and then we'll reconvene. So at 6:35.

Does that make sense to everybody?

ANGELA BROOKS: Yes.

JENNIFER HOYLE: Okay.

LAURIE WILLIAMS: And then sounds good.

JENNIFER HOYLE: We'll do that. We're adjourning
for five minutes, and then we'll come back.

(A recess was had.)

JENNIFER HOYLE: So we're going to reopen the
hearing. It's 6:44.

So I do have two additional comment cards. The
first is from Mary Baldwin.

Is there anything that you want to say?

MARY BALDWIN: My name is legendary. Mary Baldwin.
I'm the president -- still is -- President At Large of
Rockwell Gardens, which is now called Jackson Square West
End.

I just need to ask a question because I'm going
through -- the reason I'm here to voice my opinion to
support the residents and what have you because where we
is was part of us.

As you know -- are you all the developers? Let
me ask that question.
FRANCINE WASHINGTON: No; they are.

CHRISTOPHER JOHNSON: I'm with the development team.

MARY BALDWIN: You the developer. Okay.

See, I've been through something, I'm still going through it. That's why I'm asking this question.

Now, when the residents was relocated, they was not told anything about all this background credit check and what have you; because they was moved by force and not by choice. They was told that once the buildings come back, you -- you'd be -- you going to be relocated, and once they come back, you had the right to return. They didn't put all these restrictions on the residents at this time.

And to me it was to get them to move, to relocate. And they had so much trust until they relocated. Thinking when the buildings go up and those that wants to come back, thinking that they would have that right to come back. Which they should. Because, like I said, they moved by force and not by choice.

They told my people a lot of things, and all you do is move away, when time comes, you come back, and everything was the same.

When they came back, it was -- they so disappointed and so let down. So it's time to stop telling residents one thing and doing something else.
We need to be straight up. And we don't need to be adding a lot of stuff to keep the residents away. Number one, you're not getting all your units back. So what you get back, you need to make sure that those residents, first of all, that wants to come back, get those units. And then bring in more residents that's out there that need -- that wants to live in Ickes; okay?

So I'm -- I'm kind of lost because I'm late getting here, and I had some business to take care of. But I just want to say as a developer, make sure that what you do is helping the residents and not your developer team, because you all already rich. I'm just saying, you know, make sure -- we're poor. You know? So we out there struggling.

And like Francine always say, everybody always laugh to the bank but us.

We fought for these residents all these years, without pay. Struggled, ducking, dodge, willing and what have you.

And then we want to see our peoples come back, if they wants to come back. Give them that opportunity, and make it kind of easy. Don't put so much pressure on them so you know that they can't come back.

So you take a look at that with you, the head person; right?
CHRISTOPHER JOHNSON: No. I'm part of the
development team. I'm not the head.

MARY BALDWIN: Okay. You take this back. Tell them
the legendary Mary Baldwin, who's on the mixed income
now, and still going through some changes -- make it easy
for those people, residents, to have the right to return
without putting so much restriction on them. When they
was the one that stayed and paid the rent and -- for you
all to come along and get their land and then put rules
on them. You know what I'm saying?

So please, I -- this won't be my last meeting.
I'll be -- if you have some more, I will be there, you
know, because I'm the legendary.

And I just want you to be sure, because it hurts
the president heart -- though their leader is deceased,
but she fought all these years. She's sickness, go in
the hospital, and they say she ain't going to make it.
God fix it, she come back out. And she made it and she
fought 'til the end.

So we not going to let her work be in vain.

We'll do what we have to do. And we asking you
all to work with us to make sure that things come out all
right in the favor of the residents that have the right
to return.

You got somebody's land, don't take all the
houses. You got so many houses -- third, third, third; whatever. Give them what they need to have back in what they was promised and they fought.

Thank you so much. God bless you.

JENNIFER HOYLE: And I think, Miss Washington, do you have a comment?

And I think we also have Laurie Williams; did you have something you want to say?

FRANCINE WASHINGTON: No.

LAURIE WILLIAMS: Okay. Let me start by saying this: I grew up in the Harold Ickes home. My mother moved in as a single mother with two small children. And something in her said that she moved into a place, and she wanted to fight for these people. For 40 years she did that.

Two weeks before she passed away, she had her secretary drafting yet another letter to Rahm Emanuel. Because there was so many promises made, so many secrets held; and at the end of the day, we still lost out. Are losing out.

You say we have the right to return. But when you call to find out what -- to let somebody know, okay -- because we've been watching this land. We've been looking at every scenario, every meeting.

So when you tell us, oh, you got the right to
return, and you got the right to return, but when I take
my right to return, you tell me, oh, no, wait a minute.
Can you do this? Did you do this?

Now you have a list. You're not -- for the
developer -- we're not getting new places, you are
replacing the homes that you moved us out of.

You broke up families -- since we were
dismantled, we have lost elders, we have lost children.
Half of the craziness that goes on in the city was
because -- blamed on people who moved out of public
housing. And believe it or not, we had more law-abiding
citizens in public housing than we had out in the
neighborhoods. We were a small-knit community.

I reading here what you say 15 years here and 25
years here. When did the count down start?

That's 35 or 40 years that I'm -- it's right
here. On the -- front page. One said 15 years. I
underlined it. Oh, here it is.

During that complacent period of 15 years, and
extended use of an additional 25 years.

Does that mean it's going to take -- if my math
is right -- 40 years?

ANGELA BROOKS: What page are you on?

LAURIE WILLIAMS: On the first page of the Tenant
Selection Plan for Southbridge, a/k/a Herald Ickes, or
Ickes. You know...

ANGELA BROOKS: That referencing to --

TOM OSRAN: The tax credit period.

CHRISTOPHER JOHNSON: The low income housing tax credit compliance period that you're referencing?

LAURIE WILLIAMS: Right. The 15 years.

CHRISTOPHER JOHNSON: That is a compliance period reference in regards to the low income housing tax credits that will bolster the financing of the site and allow for the site to be built. That's the compliance period, statutory.

LAURIE WILLIAMS: 40 years starting when?

CHRISTOPHER JOHNSON: Based on the term of the tax credits, when tax credits -- we can get back to you in writing on that exact.

CLAUDICE WARE: What she's trying to find out, how does that affect public housing residents' right of return?

ANGELA BROOKS: Those are two separate things.

LAURIE WILLIAMS: Okay.

ANGELA BROOKS: That's a financing term.

CHRISTOPHER JOHNSON: That's a financing term.

LAURIE WILLIAMS: All right. Of the 65,000 square feet of retail, that's approximately how many businesses?
feet -- I can walk through that plan with you, if you'd like.

LAURIE WILLIAMS: Okay.

CHRISTOPHER JOHNSON: Within the first phase, the block, you have about 15,000 square feet of retail here. Within that you have about 20 percent, which is hyper local, which is reserved for local businesses. And that rent is a subsidized rent -- like the rent is for affordable housing. So it's a subsidized rent.

LAURIE WILLIAMS: For business owner who's going to rent that space.

CHRISTOPHER JOHNSON: Yes, ma'am. So 20 percent of that is in; there and you can see that within the spaces that are much shallower in depth.

The remaining 65,000 square feet within the site, the majority of it lies on the corner of State and Cermak, that's about 30,000 square feet. A big -- it's anticipated to be a big box retailer.

And then the remaining square footage would sit across the street in Building D, there's about 5,000 square feet. And then in the southern portion of Block A is the remaining scare footage. I can't do that math off the top of my head right now. But that's where the majority -- where all your retail is sitting.

The community space at 3,000 square feet of
community space -- I believe Gloria Humphreys is here with Community Life -- that's all in this purple area. And that's -- includes a classroom for approximately 25 people. And then a gathering space for the community as well, which will be open to the community, and which will be funded by the development.

FRANCINE WASHINGTON: How many people it sit?

CHRISTOPHER JOHNSON: We're currently planning on that space at about 60 to 85 people. So the space would be quite large.

FRANCINE WASHINGTON: Larger than this?

Going to the community -- or school for the community?

That's about half the size of this. This people get in -- this space right here.

CHRISTOPHER JOHNSON: It's based on code, not --

LAURIE WILLIAMS: As the developer, the businesses that you want to bring, how -- how do you -- how do you -- not even -- how do you find these business?

Because you got Chinatown hear, you got downtown here, you got lakefront here. All of which have businesses, this, that, restaurants, this, that.

So why a need to take this small portion of land and yet not give more housing with -- you know, what makes it so we have to have the businesses?
That -- that's my answer -- that's my question. Why the retail -- why do we need the retail space? If I'm not mistaken, we were told for -- at first it was for residents develop businesses that give -- that would have given them chance to get into the business world, to find this out -- but when you say "big box," you mean Wal-Mart, Target, stuff like that; right?

CHRISTOPHER JOHNSON: Large format would include stores like a Target. 25,000 square feet, that type of store could also be something like a Walgreens or a CVS pharmacy. It's your larger format.

LAURIE WILLIAMS: You do realize there's a Walgreens right on the corner.

CHRISTOPHER JOHNSON: I'm just stating as example what that type of store looks like.

LAURIE WILLIAMS: It's not necessarily going to be --

CHRISTOPHER JOHNSON: We don't know -- that's in a future phase. We don't know who that would be yet.

ANGELA BROOKS: Chris, I'll also jump in. So part of your question was why there was commercial development on this site, and so when -- in 2014 and '15 when CHA worked with, the working group to develop the request for proposals for this site the working group designated that they wanted a mixed income
and mixed use development.

So when they put out the call for proposals, they asked for developers to come back with mixed-use-type development sites. So that was a decision that they were responding to what we put out.

That predates me. So I'm not sure what went into how they decided -- one of the things that Chris mentioned that I don't know is very clear is the hyper local, really one of the components which we would anticipate would be local businesses, Section 3 businesses. So that is something they will probably have a consultant in our Section 3 office. They'll work with them to help fill those spaces.

But that was a really important part of that. Because one of the things we want to do in our mixed-income development is provide opportunities. Part of the -- the master development agreement we have with this developer is there will be permanent jobs as a part of their commercial development. So anyone who is doing business here, there will be requirement to hire residents.

So we wanted to tie that in. So that was an important component to CHA and the working group at the time we did the request for proposals.

MARY BALDWIN: Just to butt in what you saying.
They always use that they going to build commercial, able to hire residents, and then they hire them, and two weeks or a month, they let them go.

So look at all of -- every click that you -- and I take back one thing -- I hope you didn't put it on that record. We are not poor. I take that back. We're rich in spirit and mind and body and what have you. So take back that -- we're rich. So I just want to say --

ANGELA BROOKS: Absolutely. And Miss Baldwin, I will say we definitely are paying closer attention. We have lessoned learned from the other commercial developments about long term employment. So that is something we absolutely are taking into consideration.

MARY BALDWIN: Thank you. Thank you.

ANGELA BROOKS: I have them talking to me about Mariano's pretty often. So I'm very aware.

CHRISTOPHER JOHNSON: As a development group and team, we take that very seriously. Currently our predevelopment spending we have hit about 53 percent minority MWDBE, contract and spending. So we're exceeding all CHA and City of Chicago goals.

And we plan to do the same with our construction as well. So...and then we'll be also looking -- as Angela stated -- for all of our retail partners to be doing the same.
LAURIE WILLIAMS: You mentioned the Section 3.

ANGELA BROOKS: Yes.

LAURIE WILLIAMS: Does the developer and CHA work in conjunction as to getting these businesses from the Section 3s?

Because I was -- I'm a relocated resident from Ickes. I had to go to Dearborn. I tried to utilize the services of the -- what's the --

CLAUDICE WARE: Section 3?

LAURIE WILLIAMS: -- the Section 3 -- the FamilyWorks office where there was a Section 3 binder. Yet every page I turn, it was old, it was late. It was old, it was -- you know. No longer formidable.

I'm a high school graduate. I have college education. I have been in the workforce since the age of 14.

So there is a lot I would have to bring to the table, to a Section 3; but it was lacking, it was not what I needed. It was not kept up to date. You know.

And it's like nobody in the office knew who to contact; who to go to, where to call. You know what I'm saying?

ANGELA BROOKS: So just to kind of walk you through what will happen procedurally, so there's two phases. So the first phase will be the most obvious one that will
start -- hopefully -- we didn't talk about this, but we would anticipate closing the real estate transaction and starting construction sometime early next year, so say first quarter.

So prior to the first quarter -- we'll date back -- so when we kind of get a date of closing when construction will start and -- not commissioner -- Mrs. Washington indicated we would have what -- we would have a vendor fair. So that would be where the development team would have a fair and the two GCs, which is Powers & Sons and McShane, would come with all of their subs, and they would offer opportunities for additional subcontractors or people who might want to work on those construction jobs.

So that's kind of the first slide. As well as, since you mentioned, we now have a Section 3 office that's further down State Street. So they are pretty up to date.

So certainly if you have any specific issues, both Claudice and Francine know how to reach me. I can help you facilitate that.

But they're pretty up to date, and their whole role is to build capacity of residents to be available for that.

Once we start construction, we're two years --
two long years before this will be any units or any
business. That gives us a lot of opportunity to work
with residents, right of return or others, who might have
an opportunity or business idea to work through that. So
this is one where we have good lead time. So we are
working with staff in the Section 3 office that we are
going to start developing what does that programming look
like.

You asked how many businesses could go in 65,000
square feet. We don't know, because we haven't designed.
But it's flexible.

Part of the reason they haven't said is we want
to know who is interested so they can design it around
that space. So it's truly flexible at this time.

The 20 percent hyper local that will be
subsidized, that will be a little different. But that's
really flex space. So somebody might want a boutique, or
somebody might want, I don't know, a pet store. You
know, we're just really flexible at this time.

So we have a lot of time, I said. Yeah.

JENNIFER HOYLE: Okay. And then --

FRANCINE WASHINGTON: I want to ask a question.

I'm still stuck on the screening part. I know
your mixed income, 244 residents and I like the
process -- don't remember the processes where mixed
income at CHA or whatever it is. CHA pull folks off, meet the criteria, to screen them, for the social, the rent, utilities, no background check.

Then they send the development team, which you all are doing a double or triple screening.

ANGELA BROOKS: Definitely have to get back to you on that one.

FRANCINE WASHINGTON: Because that's the process now that -- CHA take and send them. And they screen once they get to CHA. They do the criminal background, how are they.

He understood the question?

ANGELA BROOKS: I do. That's just not my side of the house, though.

FRANCINE WASHINGTON: I know.

JENNIFER HOYLE: We'll get an answer for you.

I don't have any additional comment cards, so I'm going to close out the meeting.

I do want to mention again that the comment period goes through August 30th. So you do have additional opportunity to submit written comments by email, fax, mail, in-person drop-off if there's something you think of that you want to ask about or comment on after this hearing is concluded.

Thank you all for coming. So I'm going to close
out the hearing.

WHICH WERE ALL OF THE PROCEEDINGS
HAD AT THE PUBLIC COMMENT HEARING
ON THIS DATE.
(The Public Comment Hearing was
concluded at 7:05 p.m.)
STATE OF ILLINOIS ) SS:
COUNTY OF DU PAGE )

I, CATHERINE A. RAJCAN, a Certified Shorthand Reporter of the State of Illinois, do hereby certify that I reported stenographically by means of machine shorthand the proceedings had at the Public Comment Hearing aforesaid, thereafter reduced to typewriting via computer-aided transcription under my personal direction, and that the foregoing is a true, complete and correct transcript of the proceedings of said Public Comment Hearing as appears from my stenographic notes so taken and transcribed under my personal direction.

I further certify that my certificate attached hereto applies to the original transcript and copies thereof, signed and certified under my hand only. I assume no responsibility for the accuracy of any reproduced copies not made under my control or direction.

IN WITNESS WHEREOF, I do hereunto set my hand at Wheaton, Illinois, this 22th day of August, 2018.

/s/Catherine A. Rajcan
Certified Shorthand Reporter

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