Transcript of the Testimony of

Date: November 15, 2011
Volume: I

Case: Chicago Housing Authority TSP Hearing
TRANSCRIPT OF PROCEEDINGS had in the above-entitled cause on the 15th day of November, A.D. 2011, at 6:00.

PRESENT:

MS. ANNA LEE: DIRECTOR OF PLANNING & REPORTING.

REPORTED BY: RACHEL N. SMITH, CSR
CSR NO. 084-4161.
MS. LEE: My name is Anna Lee and I'm the Director of the Planning and Reporting Department at the Chicago Housing Authority. I would like to welcome all of you to the public comment hearing for the Proposed Tenant Selection Plan and Lease Agreement for Lakefront Phase II. The purpose of the 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 today, residents and the community-at-large have the opportunity to submit written comments to CHA during the common -- comment period which began on November 3rd and runs until December 5th. Copies of the proposed documents are available on the CHA website at www.thecha.org. We also have brought copies of the documents along with us tonight for on-site viewing.

If you have not done so already, please make sure that you have signed in at the registration table before you leave tonight.

We have a sign language interpreter here today. Ms. Carol Mercede is seated at the front of the room. And is there anyone who needs sign
language interpretation?
(No response.)
If not, I'll have Ms. Mercede take a seat. Thank you. We have Spanish translators who are available to interpret as needed. Ms. Paz and Ms. Diaz. If you want to introduce yourselves.
(WHEREUPON, the spanish interpreter Speaks in Spanish.)

MS. LEE: The court reporter will be seated at the front of the room and will transcribe all that is said during the hearing. There are various CHA staff here tonight and are available to answer specific questions after the public comment hearing.

Before we open the floor for comments, we would like to walk through an overview of the new development. Tonight we have Robert Koerner from Davis Lakefront LLC to provide an overview of Lakefront Phase II.

MR. KOERNER: Thank you, Anna. Good evening everyone. My name is Robert Koerner. I'm one of the developers of Lakefront Phase II, and I want to give you a quick overview so you know what this lease and tenants election plan pertain to.
If you guys look here, we have a site plan. This
building here is where we are right now. The
existing mid rise. And what we're going to be
building, hopefully starting in the first quarter of
2012, is another eight-story midrise kind of similar
to this building on the flip side of the unnamed
park to the north of us. Then all of these pink
buildings on the open field to the south of us.

In all, it will be 132 units. 81 of them are
one and two-bedroom units in the midrise, and 51
units that are mostly three bedrooms, with six
two-bedroom units on these pink buildings on the
south end of the site.

As part of the development, we're
coordinating with the City of Chicago so all the
streets and alleys and sidewalks and street trees
will all be put in, so it will be a finished site.
It will look nice. But all these yellow buildings
will not be built today. We hope they will be built
over the next few years as a future phase of
for-sale development. This lease will be for all
132 of the rental units.

Just to give you a little idea of what
this looks like, here is just a rendering that gives
you somewhat of the sense of what the low-rise block
will look like. This here is a three-flat building. These three units will be rental units. These are the future for-sale townhouses built right next to it. So that the idea is that the rental units are indistinguishable from the future for-sale units.

And then this building here is the midrise building. This is Lake Park Avenue right here. You can see there is a four-story section right here that kind of relates to the streets and to the townhouses on the other side of the street. And then there is the eight-story section over there. And it fronts out onto the park, the building here. So we will be looking straight at it from the other side.

Then just one more closeup image of one of the sections of low-rise units so you can see the use of materials we are doing on the site.

So to orient you, in your packet we have a tenants election plan, which is the rules for selecting what residents get into which units by income level and background check, and what you need to do in order to get into the units. And then we also have the actual lease itself that you will be signing if you move into one of the 132 units when
We build them.

We are going to start them in 2012. We will be leasing them out in 2013 basically.

Beginning 2013 is when we will probably start leasing. And then there are attachments to the lease. There is one lease that everyone would sign for the 132 units. And of the 132 units, 47 of them are public housing units. And those 47 units have a rider that attaches all the public housing provisions that are required under the HUD Public Housing Program. Things like you pay 30% of your income for rent, and things like what the grievance procedure is that you have as a public housing resident that would not apply if you were not a public housing resident.

With that, if you have any questions, feel free to ask me. If you have any comments, I'll let Anna take over the hearing.

MS. LEE: Thank you. As we prepare to open the floor for comments, I want to remind each of you that in addition to having the opportunity to voice your comments here tonight, written comments are also being accepted through December 5th. If you would like to submit only a written comment, please
complete the comment card located at the registration table or raise your hand and staff will bring you one. If you complete a written comment card, you will not be called to speak. You can also mail written comments to CHA Planning and Reporting Department. Attention: Lakefront Phase II. And our address is at 610 East Van Buren, 10th Floor, Chicago, Illinois. 60605.

You can also email written comments to commentontheplan@cha.org. If you'd like to speak, please fill out the speaking card located at the registration table or raise your hand and staff will bring you one. And we will open up the floor.

While the floor is open for comments, one name will be called at a time. When your name is called, please be prepared to comment on the proposed TSP and the residential lease agreement. Each person making a comment will have two minutes to make their comments. Staff will keep time and let you know when 30 seconds remain. And a bell will ring when your two minutes are over.

Once your two minutes have expired, please be seated so that the next person waiting is able to make a comment, if there are more than two.
Speakers may yield their time to another speaker. However, each speaker may only be yielded additional time once for a total of four minutes. If you have a specific question, please speak to one of the CHA staff here tonight after the hearing is over.

Please remember in order for the court reporter to record all comments accurately, we must speak one at a time. Please state your name before you make your comment. Speak clearly. And speak slowly. We will now open the floor for comments on the proposed TSP and residential lease agreement.

We have one card from Ms. Francine Washington.

MS. WASHINGTON: Hi. My name is Francine Wahsington, and I'm the LAC president for Washington Park. I live in Washington Park, Washington Park and Washington Park scattered sites. By the time I became president, this was already enforced. If I had been in it from the beginning, I would never have agreed to the tenants election under this stuff going on. Since I have inherited, I have to deal with what I inherited.

But I do oppose the drug testing, which is okay, because we are with the CSC. We're working
on it now. In a couple years it will be overturned anyway. I'm quite sure some developers opposed to drug testing.

Also, I would like to know, I know a lot of letters were sent out to all the residents. I would like to know for disposition, how many came back unanswered. How many came back no forwarding address, address unknown. I would like to keep -- also know that we discussed sometimes more than eight cards and relocation rights, stuff like that with HUD, that residents that have the right to return, if they were not contacted because mail been returned they do have the right to return. They don't agree with the drug testing. I really would like to know how many letters came back.

MS. LEE: We will definitely take your comment and look into that, get back to you.

MS. WASHINGTON: I don't agree with the mix and how many the percentage of residents. That's a joke. I visited there. I played there. So --

MS. LEE: All right. Thank you for your comment. Are there other comments or other cards that need to be submitted?

If not, then we will call this comment
hearing to a close, and I want to thank everyone for coming here tonight. Thank you.
STATE OF ILLINOIS  
COUNTY OF COOK  

I, RACHEL SMITH, a Certified Shorthand Reporter of the State of Illinois, do hereby certify that I reported in shorthand the proceedings had at the meeting aforesaid, and that the foregoing is a true, complete and correct transcript of the proceedings of said meeting as appears from my stenographic notes so taken and transcribed under my personal direction.

IN WITNESS WHEREOF, I do hereunto set my hand at Chicago, Illinois, this 30th day of November, 2011.

Rachel N. Smith
Certified Shorthand Reporter

C.S.R. Certificate No. 084-4161.