Chicago Housing Authority

Report of Proceeding

Taken on: January 27, 2016
CHICAGO HOUSING AUTHORITY
PUBLIC COMMENT MEETING
HORNER SUPERBLOCK MANAGEMENT DOCUMENTS

Report of Proceedings had at the Chicago
Housing Authority Public Comment Meeting, held at
Major Adams Community Center, 125 N. Hoyne Avenue,
Chicago, Illinois, on the 27th day of
January, A.D., 2016, commencing at the hour of
6:00 p.m.

APPEARANCES:

MS. JENNIFER HOYLE,
Director of Strategic Management &
Partnerships;

MR. PETER LEVAVI,
Brishore Michaels;

MR. MARK ROAN,
Brinshore Michaels.
MS. HOYLE: Good evening. My name is Jennifer Hoyle. I'm the Director of Strategic Management and Partnerships at the Chicago Housing Authority. I would like to welcome you to the public comment hearing for the Westhaven Park Phase IIE. Tonight we have CHA staff from the Office of Development, Legal and Resident Services. We also have Mike Roan and Peter Levavi representing the developer.

The purpose of this hearing is to collect comments on the draft ACOP lease and other documents from Westhaven Park before being presented to the Board of Directors 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 the CHA throughout the comment period, which began on January 13th and ends on February 12, 2016. Copies of the draft Westhaven ACOP and other documents are available on CHA's website at www.thecha.org.

We also have copies of the document here tonight for on-site viewing. If you haven't already done so, please make sure to sign in at the registration table before you leave tonight. Before we begin, I want to announce we have a sign language
interpreter here tonight, Carmen Sanders, who's seated at the front of the room. So if you could please introduce yourself. We also have a Spanish interpreter, Olivia Alfaro, who is available as needed.

The court reporter will be seated in the front of the room and will transcribe everything that is said during the hearing.

Before we open the floor for comments, Peter Levavi, Westhaven IIE developer, will provide an overview of the proposed plan.

MR. LEVAVI: Thank you. So as was said before, my name is Peter Levavi with Brinshore Development, the developer of the Westhaven Park Neighborhood Development is Brinshore Michaels. We were procured by the CHA back in 2002 to redevelop the entire Henry Horner Homes Development. We have thus far developed five phases of development here at the former Henry Horner Homes. We have a total of 547 units completed including public housing rental units, affordable housing rental units, market rate rental housing units, and condominiums. Those units surround the old Horner Superblock, Villages of Westhaven.
One of the things that we wanted to do from the very beginning going back all the way to 2002 was to make the Villages of Westhaven and Superblock the same kind of housing, mixed income housing with very high levels of amenities that the rest of Westhaven Park has. When the Villages of Westhaven was originally developed between 1995 and 1999, it was done under a very special program called the MINCS, the Mixed Income Community Strategy Program.

This is one of two sites in Chicago that was done. It was the very first mixed income housing done in the United States under Vince Slane and The Habitat Company, and 100 percent of the units are public housing. The idea was half of the units were going to be from 0 to 50 low income people, and the other half would be from 50 to 80, but 100 percent would be public housing units. Well, it never worked out the way it was designed to work, and problems that were baked into the 100 percent public housing development have persisted all the way from 1995 until today.

And we have come to the CHA, worked with them and the Horner Residents Committee to figure
out a way to bring the Villages of Westhaven, Superblock to the standards of the rest of the Westhaven. There is a very special financing tool that HUD has made available to help redevelop public housing like this. It's called RAD, the Rental Assistance Demonstration Project. And this project is going to have RAD that is going to assist the redevelopment. There were, as I mentioned before, several problems with the original development. One of them was that no handicap accessible units were built into the 200 units of Westhaven -- of Villages of Westhaven. We are going to fix that problem. We're going to take units that are not handicap accessible and we are going to create 40 accessible and adaptable units on-site.

We will completely change the ability of people who are in wheelchairs, who need assistance to get in the front doors, to be able to live on the site.

The buildings were never highly amenitized, for instance, even though it had washers and dryers hookups, it didn't have washers and dryers. We will be adding washers and dryers to every unit. The spaces were really designed very
small and not really up to modern standards. So one of the things that we are going to be doing is moving bedrooms in some of the units, taking units that had many bedrooms and make them fewer and increasing the size of the public space, that is, increasing the size of the kitchens, living rooms, and the dining rooms so there will be more comfortable living for families. We are also going to be doing a lot of energy upgrades. We are putting in new furnaces that are high efficiency. We are putting in new roofs, new windows, and generally really improving what it will be like to be there. Kitchens will be new with new cabinetry. It's really going to feel like a much nicer place to live after we have completed all of the work that we are doing.

Many of you who are living there currently may find yourself in a different size apartment than you were now because the unit mix is changing, and you may have to find that you move into a new apartment. I think I will leave it there, turn it over to Mike, who will tell you more about what the timetable is for the construction of the project is, and how some of the relocation is
going to work.

MR. ROAN: Hi, my name is Mike Roan, and I work with Peter Levavi at Brinshore, and as he explained, we are the developers at Brinshore for the Superblock. Right now we are working on the -- putting together the financing for the project and working with the general contractor to really hold down some of the costs that are going to be involved in the project. So we expect to start construction some time in early summer, late spring, early summer, likely June, and it's going -- the construction is going to take a very long time. And part of the reason it's going to take a long time is because the Superblock is completely out of whack. So what we want to do is we want to do the construction in phases. We anticipate that it will take 30 months to do all of the construction.

And that is part of the reason we are going to do the first phase -- actually it's not technically a phase. We're going to be making a lot of the vacant units ready to accept temporary relocatees. Then we will get into the actual construction of some of the phases that are part of our 30-month process. So essentially it will take
30 months. Some of the families are going to be relocated into temporary units during that time period. It is, again, going to take place over five phases, 30 months. On your handout, you will see we have a little schedule of the phasing, and we talked about the phasing and the earlier amenities and what it should be. Everybody should be generally familiar with how the construction will take place.

Also, in your handout is the design for the new park and we're really excited about that. There is going to be some spaces for -- new spaces for kids to play, places for a trellis where people can hang out in the shade. There is going to be a lot of new trees, a lot of places for people to sit as well. So we are really excited about that. There is also going to be some lots for people to do some urban gardening as well. We are excited about that.

Lastly, as far as the management documents are concerned, we have been using the management documents that we have used before for previous phases, so there is nothing new that are going into these new management documents. They're just being adopted for this new phase of the
Superblock. We have been working with the Housing Authority and also the Horner Residents Committee to make sure that everything is negotiated ahead of time so we are satisfied with where we are right now with the management documents. Let us know if you have comments and write your question out.

Main changes to the management document are just basically they will reflect this new development that is going to be developed under the RAD Program versus public housing. And essentially we want to make sure that everybody knows that the same rights and privileges for all the people who live here will be the same as it has been before for all the public housing residents. So that's it.

MS. HOYLE: Before we open the floor -- 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 will also be accepted through February 12th by email, mail, or fax. This evening if you would like to speak, please submit a written comment on the comment card located at the front desk or raise your hand and staff will bring you one. If you do not want to speak, only want to
submit a written comment, please check the box at
the top of the comment card.

While the floor is open for comments, one
name will be called at a time. Please be prepared
to comment on the draft Westhaven Park documents.
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 are up, please pass the microphone to the
next person waiting to make a comment. Speakers may
yield their time to another speaker, however, each
speaker may only be yielded additional time once for
a total of four minutes.

When you come up to speak, please state
your name before your comment. Speak into the
microphone and speak slowly, and please remember
that in order for the court reporter to record all
comments accurately, only one person can speak at a
time. We will now open the floor for comments on
the draft Westhaven Park ACOP Lease and other
documents.

MS. SALEM: Hello, how are you? My name is
Cashan Salem. I have a two-part question. My first
question was, I was under the impression that RAD was just being implemented and it hasn't been approved yet, so if RAD is supposed to be funding the actual building and everything, what is the process with them even being approved? I heard it was just being implemented. It was just like a proposal to you. That's my first question.

MR. LEVAVI: Okay, an application has been submitted to HUD for approval for the project to be converted to RAD. The CHA has already received approval from HUD on about 11,000 units from its portfolio to be converted from HUD, and it's anticipated that this one will be part of that 11,000, and it's in the process of approval but it's likely approved.

MS. SALEM: My second question is under Phase 1, and under the first phases, I have a daughter that is a senior at Lane Tech, about to graduate. I'm about to graduate, finish my Masters. I'm trying to figure out -- this is really inconvenient. I need to know what are the time dates on the transition for moving people who have so much coming up within those months of moving. She graduates in June. I graduate in April, you know, it's a lot
going on. Like, when are we going to get a for sure date on the actual relocation and being placed? We don't know anything. They haven't given us any dates, anything.

MR. ROAN: I think that is an absolute reasonable question, and so just rest assured that we will be updating all the residents as we get closer to the construction. Generally, if you're in Phase I, what we will be doing first for the first four months is we will be making many of the current vacant units make ready. We will be improving them and making sure that they're painted, making sure that the -- that they're ready for usual habitation. So that's the first four months. So if you count forward, if we start construction in June, July August, September, October, it takes us about four months to make those units ready, those make-ready units. Then we will actually start construction on Phase I. So I would say probably around October, mid fall is when we will start in earnest on the construction of Phase I.

MS. SALEM: I was asking when the Phase I people know their relocation time. I know when you're going to start your construction on Phase I.
I'm asking -- I know when construction is going to start on Phase I. I understand that is going to start in October. When are the Phase I tenants going to be relocated to a temporary units?

MR. ROAN: At that time.

MS. SALEM: So at that time, everything will be done around there time. Okay, thank you.

MR. DAWSON: You said that HUD or CHA is only required to give out like 105 apartments. You were saying that HUD, CHA was only required to give out like 105 apartments. The thing is some people will be moving away from the place. The question is, are they giving out those apartments and how long do you have to wait?

MR. LEVAVI: I'll try to answer that question. I'm not sure I understood the question, but the point of the -- one of the points you're making is very good. Right now there are 200 units at the Superblock that are public housing. At the end of the conversion, there will be 95 RAD units and 105 non RAD units. So 105 units are going to be replaced outside of the development, some in the area, some outside the area hopefully in opportunity areas. Are you asking when are those going to be
available?

MR. DAWSON: Well yeah, because the thing is, you put a -- you're talking about moving to a temporary residence, and it's 101 units that CHA is supposed to be providing for us. Somebody is going to move -- just let me go on and move from this spot right here without having to -- because everybody have a life and you're doing this right here. We don't know it take three months. You may move some of us back, you may not, right? The question is, don't nobody want to wait to the last minute to find out you're not going to bring us back. And you have 101 units that you can go to move permanently. You could say let me move right now to one of those units.

MR. ROAN: I think I understand what you're saying. You want to know where your permanent residence is going to be, is that what you're asking?

MR. DAWSON: Yeah and when -- the thing is, like, you have phases, right?

MR. ROAN: Correct.

MR. DAWSON: If CHA is giving us a permanent place to go to, I think I would rather move to the
permanent place than that temporary place, and then
at the end of the temporary place, find out that
some of us will not be getting moved back into the
place and some will. When you have 101 units, that
you say CHA is going --

MR. ROAN: I believe I can answer part of that
question, and that is, you want to know where your
permanent address is going to be after the
construction, correct? And we will know where your
term -- where your permanent address will be after
construction. And prior to construction, we are
going to meet with every single resident, and we
will have a plan saying here is where you will live
during construction and your temporary residence,
temporary residents that will be on site or very
close to on site and after construction, you will be
moving back to this specific apartment.

MR. LEVAVI: But Mike, there is another aspect
to this. I think what you're also asking is, you
want to know that if you're moving to a temporary
residence, that you're going to have a permanent one
that's available afterwards, and they're not going
to move you to a temporary and then not give you a
permanent.
MR. DAWSON: Yeah but see, what -- what you're missing is, if CHA is giving you these temporary residence, why do I have to move to a -- give us a permanent?

MR. LEVAVI: The reason why you have to move to a temporary residence is so that we can completely renovate the one that's going to be permanent. It has to be empty for us to do the work.

MR. DAWSON: Okay. Here is the thing. Now, you said it's giving us an apartment that we can go to permanently. Once we move, you can do what you want with the apartment that we are in?

MR. LEVAVI: Correct.

MR. DAWSON: So the question is, why can't we just go, that 100 people go to that -- those permanent apartments instead of waiting until you get through with the construction?

MR. LEVAVI: The temporary apartments are not renovated.

MR. DAWSON: I'm not talking about temporary. The permanent ones that CHA is going to be giving. You said CHA is giving is 101 permanent.

UNKNOWN WOMAN: I think he's talking about the
105 replacement units. He wants to know one of those and he wants to understand why he can't just leave and go into one of those.

MR. DAWSON: Yeah, instead of just moving me around. Because we wait until you get to the construction units, if you already have 101 unit apartments that HUD gave you for us to permanently move into, why can't I move into those?

MR. LEVAVI: The 105 off-site ones have not been identified yet. So they couldn't possibly move you into something that has not yet been identified. We are in the process of working with CHA to figure that piece out. But if you don't intend on permanently living at the Villages of Westhaven after it's renovated, then there is really no reason for you to move into a temporary unit. I agree with you.

MR. DAWSON: Well, the thing is, like you said, it's a lot for you to move me from a temporary place then you get finished, now I'm going to move you over here to the permanent residence instead of just moving me to the permanent one you're going to do.

MR. LEVAVI: Unfortunately you can't do the
permanent residence unless it's empty first. It has to be emptied out for the work to be performed.

MR. DAWSON: You're saying the 101 places they will be giving us is full? Somebody is staying in them?

MR. LEVAVI: Yes.

UNKNOWN WOMAN: Sir, the 105 replacement units, those units have not been identified yet. The developer and CHA are working together to identify those units. So as I understand what you're saying, you only want to move once. You don't want to go into temporary units then go into permanent units, but there is no guarantee that will happen, that a unit will be identified for you to permanently move into. You may have to go into a temporary unit. Your other option, if you want to take vouchers and leave, then you can go out and identify a unit elsewhere.

MR. DAWSON: Can you do that, go out with the voucher? The thing is moving around, that's a lot. Can you just go for the voucher instead of temporary?

MR. LEVAVI: Yes, you can. That's an option.

MR. DAWSON: So how long do I have to wait for
UNKNOWN WOMAN: You need to reach out to the attorney for HRC, Jeremy Burkstrom. He will let you know what your intentions are.

MR. ROAN: But sir, you need to do that fairly soon because we have already proceeded with the interviews.

UNKNOWN WOMAN: Can I clarify something? Do you mean use the voucher temporarily, then come back?

MR. DAWSON: No.

UNKNOWN WOMAN: You want to go permanently? Reach out to the attorney for the HRC.

MR. ROAN: And I would suggest doing it quickly because the interviews with the people who have chosen the vouchers are happening now. And we are finding -- we're working with those families to find spots for them. So if you -- do you know who Jeremy Burkstrom is?

MR. DAWSON: Yes, I have been to his office.

MR. ROAN: Reach out to him. He will definitely start working with you immediately.

MR. DAWSON: Okay.

MS. HOYLE: Next speaker is Larry Williams.
MR. WILLIAMS: Good evening everyone. My name is Larry Williams, and I want to address this to the panel. Since you're talking about all this moving around and stuff, what about these vacant apartments fixed or will the vacant apartments be part of this plan? Because every time we see so many vacant apartments, and also, would that be temporary locations until you get the whole site together?

MR. ROAN: Yes, so our first task before true construction starts is to go into all of these vacant units right now and to improve them, and to make them habitable, make them comfortable places for people to live. And those vacant apartments are going to become the temporary relocation spots for the different phases during construction. So yes that is our intention. Then throughout the course of construction, we will be fully rehabilitating those vacant apartments that we're talking about.

MR. WILLIAMS: Also, one more comment. Will anybody that lives in a residence of CHA be part of the construction process or have a private contract been assigned with someone else beside the people that live there be part of the construction process? How would that work?
MR. ROAN: I'm not quite understanding.

MR. WILLIAMS: Well, when you start developing, you know, the sites, will anybody be offered any type of employment?

MR. LEVAVI: Yes.

MR. WILLIAMS: To help construct those sites?

MR. LEVAVI: Yes. Section 3 is the federal mandate to make job opportunities and contracting opportunities available to both public housing residents and to low income residents of the community in general. And we are making commitments to the CHA to hire Section 3 employees through the CHA system. We're advising people to register on the CHA's Section 3 website so they will be ready when the job postings come available. And anybody who lives in the Villages of Westhaven will get a number one priority for any of those jobs opportunities that come up.

There will be a lot of job opportunities. If I had to guess, it would be more than 20. It will be -- there will be a lot of job opportunities. There will also be opportunities for people who are contracting. And in the past we have done Section 3 contracting for things like security, final clean,
landscape, snow removal. There is a lot of different ways that we can get residential businesses working on the redevelopment. If you have particular skills, let us know, and we will try to build those into our plan for moving forward to get Section 3 people hired.

MR. WILLIAMS: Thank you.

MS. HOYLE: Edwin Cobb.

MR. COBB: Hello, everyone. My name is Edwin Cobb. I had quite a few questions I want to address to the panel. One is to, I think you mentioned the RAD program. Define that and how does it differ or does that mean that the original dissent decree was dissolved under CHA? That's is one question.

MR. LEVAVI: Let's take it one at a time. So the RAD program -- let's back up a second and talk about public housing. The -- it turns out that the Congress and the federal government does not like public housing very much anymore. Every year they under fund their obligation to pay for public housing. So every year there is less and less money available to maintain units. That's one of the reason why public housing has declined over time and has become less and less attractive.
So HUD recently did a study saying there is over 30 billion dollars of unfunded work to be done to renovate existing public housing. They came up with a program called RAD, Rental Assistance Demonstration, to convert public housing into project based Section 8. It's a little bit different from public housing in that, in public housing, there is a contract between the Housing Authority and HUD to provide operating and capital expenses to a particular unit. Under Section 8, there is now generally a private owner of the development and a contract between HUD and the private owner to provide a dollar amount that's fixed. That's one number for those rental units.

And those contracts, project based Section 8 contracts have been fully funded from the beginning of time. HUD and Congress have never underfunded those obligations. So the feeling is that if you move from the platform of public housing to the platform of RAD, you're moving to a platform where you will have a more steady stream of income, and you're getting both the capital and the operating subsidy at the same time. I know that's a lot of words. It's a little complex so I apologize,
but you asked --

MR. COBB: Here is the part I want to ask. Who is the private owner?

MR. LEVAVI: Brinshore Michaels is two private companies. Brinshore is based in Northbrook, Illinois.

MR. COBB: Is that in the package?

MR. LEVAVI: Yes, and Michaels is based in Marlton, New Jersey right outside of Philadelphia. They're probably the largest manager of affordable housing in the country. They manage over 36,000 units in 26 states, and we partner with them on redeveloping public housing in Chicago. Just let me finish. We have completed over 1,500 units with the CHA, Brinshore Michaels partnership. You can kick the tires on the work we have done right here at Westhaven Park where we have done 547 units.

MR. COBB: I'm not arguing against that. So does that mean that the original dissent decree was dissolved?

MR. LEVAVI: So the consent decree is not dissolved. It's still governing the whole order of redevelopment, and it is, you know, this mother's guild consent decree really defined how the entire
community is being redeveloped, and that will continue until it's all completed.

MR. COBB: Thank you. How long is the plan -- because I remember -- I used to be an administrative assistant with the alderman at the time, and I saw a plan when the housing projects were still up. I saw this plan. So how long has this plan been in effect, has this plan been on the --

MR. LEVAVI: The drawing board?

MR. COBB: Yes.

MR. LEVAVI: So there is two phases to the plan. This first phase of the Villages of Westhaven, which was developed by someone else, but we have a plan redevelopment of the resident site starting in 2002. So I have personally been working on this for the past 13 years of my life, 14 years of my life, and I have been part of this from the very beginning working with the same people at CHA, and I will be here for the rest of my natural life working on this. We are fully committed to making the former Henry Horner Homes into Westhaven Park a wonderful place to live.

MR. COBB: One last question. You said that you have the contractor, correct?
MR. LEVAVI: Yes, we have a general contractor, McShane Construction.

MR. COBB: McShane Construction. So did they go out to the collective bidding process or how did that work?

MR. LEVAVI: No. So it's a good question. We haven't found that having general contractors bid on plans is an effective way to get the best pricing. What we like to do is bring a general contractor in from the beginning, sit down with us while we are designing the project, and have their input into the design so that what doesn't happen is that an architect designs something that can't be built or is too expensive to be built. We work together hand in hand. And we have worked through this general contractor McShane on several properties including the Tower, Westhaven Park Tower, 110 North Hermitage, and they also were building for us right now Clyborne and Division going up right now, and they built Park Douglas for us.

MR. COBB: Because it's to my understanding that when you use government funding, that there has to be a collective bidding process. Maybe I'm incorrect, and the fact that if -- if it's --
because you're going through an RFP or RFB. So it went through either one of those two. So what did -- what was the actual process that they went through?

MR. LEVAVI: The process was in 2000, Brinshore Michaels was procured by the CHA as a --

MR. COBB: So this --

MR. LEVAVI: Is part of the same procurement. Once we were procured in a competitive procurement where many other firms bid to do this job, we were selected. It's called -- it's a little technical. It's called a Part 85.

MR. COBB: I don't mean to cut you off. Even though after they have already built these developments, already planning on redoing it already in 2002?

MR. LEVAVI: Yes. So once we were selected, we aren't under an obligation to then do a competitive procurement for our general contractor. But what we do do, is a general contractor has subcontractors that does the real work. We get competitive bids for each one of those trades. So for the roofing there will be three competitive bids, for the tiling --
MR. COBB: HVAC.

MR. LEVAVI: Everything. Competitive bids within the general contractor.

MR. COBB: Is there anything in there that states that since this is an African American predominantly community -- it will be gentrified. I understand the gentrification process. Is there anything that states that African American contractors should be used?

MR. LEVAVI: Yes, there are two things that state that. The first is the CHA policy. It says that 40 percent of the construction dollars that they put in have to go to MBE, WBE contractors. The second thing is that because this is also funded by the city of Chicago, we are obligated to follow their 24 and 4. So 24 percent of the total job has to be for African American or minority, then four percent for women.

MR. COBB: The only problem, so when you say minority because women are minorities. So how does that work? When you say minority --

MR. LEVAVI: The City and CHA treat this differently. The City separates out women from minority, and you're not a minority, if you're a
woman unless you're a minority woman, and that counts toward the four percent. Then the minorities that are not women-owned businesses but MBE certified count towards the 24 percent. For the CHA's 40 percent number, they combine minority and women together.

MR. COBB: Okay, and so that will go to -- so that will go to the collective bidding process as far as subcontracting is concerned?

MR. LEVAVI: Correct.

MR. COBB: When will that bid process go out and how will we find out about that?

MR. LEVAVI: So in the -- McShane is pricing the plans as we go, and they're constantly getting numbers from subcontractors and they're putting it out and soliciting bids for them. If you happen to have some African American or minority contractors who would like to bid on the job, please let us know and we can get them plans and get them in the mix.

MR. COBB: Because one of the things that I do know and understand is due to -- HUD's resident home business. Actually I was the first resident owned business under the ROBRO program, but my concern is this. There is a collective bidding process called
RP and RB and RQ. That's kind of like under the auspices that you guys came into under the request for qualification.

MR. LEVAVI: Correct.

MR. COBB: So could we possibly implement that as some of the African American subcontractors too?

MR. LEVAVI: If you have African American owned subcontracting firms, bring them on and let's get them to our general contractor and get you bidding.

MR. COBB: Thank you.

MR. LEVAVI: Let's do it.

MS. HOYLE: Please state your name before you start speaking.

MS. SEFORD: Hi, my name is Shawna Seford. I'm asking this question, because the different -- living conditions in my home, I don't like. I feel it -- as long as we are living in the apartment. You should keep it up. It should not be where I have paint peeling off the wall, waiting on paint. I shouldn't have it where the hood over my stove is pretty much peeling from the cabinets. It looks ugly, and I have company, you know what I'm saying? When we come over your house, you want your house to
look nice you can't be coming in talking about your house. So that's why I'm standing here telling this today because ya'll get to keep nice houses, so why we can't have nice houses?

We are living here, so do something about that until you move us out. Now if I go in and start spending my money, then it's going to be a problem because I feel I'm fixing up ya'll mess because it's a mess. When people built it, they didn't know what they were doing. It's just ugly and I can't take it no more.

MR. LEVAVI: I hear you. The reason why public -- one of the reasons why public housing failed is that if everybody owns public housing, nobody owns public housing. By moving the housing into the private sector, if it's not kept up, if it doesn't work right, if it becomes a slum like you're describing, then the private owners who own it lose money and they get it taken away from them. So there is a real very large incentive to make sure that kind of thing doesn't happen. And that is the main advantage of moving these properties from public to private hands.

And you will hold our feet to the fire to
make sure that if anything starts going wrong, you're all over us. So in your temporary move, I agree with you. You need to be put into an apartment that doesn't have peeling paint, that is a nice place to live. So we will extend several months fixing up some of these units so that they're decent places to live. They will not be like they will be eventually, but they will be nice places to live, and then when you move into the new apartments, you will be shocked and very happy.

MS. SEFORD: I don't think I will be shocked but I will be happy if it is looking nice.

MR. LEVAVI: So I want you to keep our feet to the fire, and if we aren't doing something that is up to your standards, please, please, please, get on our backs and contact us.

MS. SEFORD: Okay. So how soon will we see something happen?

MR. LEVAVI: We are hopefully going to begin May or June. That's when the whole process is going to start.

MS. SEFORD: I have to wait until May before the hood falls down on my stove?

MR. LEVAVI: You have waited way too long. I
know that, you know that. Thankfully, we are finally moving forward with the solution. Didn't come soon enough.

UNKNOWN WOMAN: You can contact the property manager and let them know.

MS. SEFORD: They said -- I did. I contacted them, waiting for them to bring people. I put in complaints about the hood, paint is peeling from my cabinets. They said they wasn't doing no work unless it's an emergency.

UNKNOWN WOMAN: You can step out and I'll take your name and information.

MS. HOYLE: Are there any other comment cards? Since there is no one else commenting, I will call this meeting to a close. I would like to thank everyone for attending tonight's public comment hearing. Thank you.
STATE OF ILLINOIS )
) SS:
COUNTY OF COOK )

Rachel Smith, 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 foregoing Public Comment Meeting;
And that the foregoing is a true and correct transcript of her shorthand notes so taken as aforesaid and contains all the proceedings had at the said Public Comment Meeting.

Rachel Smith, CSR
CSR No. 084-4161.

SUBSCRIBED AND SWORN TO before me this 12th day of February, A.D. 2016
Notary Public
gentrification 28:7
gentrified 28:6
give 13:9, 10 15:23
16:3
giving 13:13 14:23
16:2, 11, 22, 23 18:4
good 2:1 13:18
20:1 26:6
governing 24:22
government 22:18 26:22
graduate 11:18, 19, 24
graduates 11:23
guarantee 18:13
guess 21:20
guild 24:24
guys 30:2

H

habitable 20:12
Habitat 4:14
habitation 12:13
half 4:15, 17
hand 9:23 26:14,
15
disability 5:10, 14
handout 8:4, 9
hands 31:23
hang 8:13
happen 18:14
26:12 29:16 31:21
32:18
happening 19:16
happy 32:10, 12
hear 31:12
heard 11:5
hearing 2:5, 9 3:8
33:17
Henry 3:17, 19
25:21
Hermitage 26:18
high 4:5 6:10
highly 5:20
hire 21:12
hired 22:6
hold 7:7 31:24
home 29:21 30:17
Homes 3:17, 19
25:21
hood 30:21 32:23
33:8
hookups 5:22
Horner 3:17, 19, 23
4:24 9:2 25:21
house 30:24 31:2
houses 31:3, 4
housing 2:3 3:20,
21:22 4:4, 5, 13, 15,
18:21 5:5 9:1, 10,
14:13 19:19
22:17, 19, 21, 23
23:5, 7, 8, 19
24:11, 13 25:6
31:13, 14, 15
Hoyle 2:1, 2 9:15
19:24 22:8 30:13
33:13
HRC 19:3, 13
HUD 2:13 5:4 11:9,
11, 12 13:8, 10 17:7
23:1, 9, 12, 17
HUD’S 29:21
HVAC 28:1

I

idea 4:15
identified 17:10,
11 18:8, 14
identify 18:10, 18
IIE 2:5 3:10
Illinois 24:6
immediately
19:22
implement 30:5
implemented
11:2, 6
impression 11:1
improve 20:11
improving 6:12
12:11
incentive 31:20
including 3:20
26:16
income 4:4, 9, 12,
16 21:10 23:21
inconvenient
11:20
incorrect 26:24
increasing 6:5, 6
information 33:12
input 26:11
instance 5:21
intend 17:13
intention 20:16
intentions 19:4
interpreter 3:1, 4
interviews 19:7,
15
introduce 3:3
involved 7:8

Journal

January 2:17
Jennifer 2:1
Jeremy 19:3, 19
Jersey 24:9
job 21:8, 15, 19, 21
27:10 28:16 29:18
jobs 21:17
July 12:15
| previous  | 8:22 |
| pricing   | 26:8 29:13 |
| prior     | 15:11 |
| priority  | 21:17 |
| private   | 20:21 23:11,13 24:3,4 31:16,18,23 |
| privileges| 9:12 |
| problem   | 5:13 28:19 31:8 |
| problems  | 4:20 5:9 |
| proceeded | 19:6 |
| procured  | 3:16 27:6,9 |
| procurement| 27:8,9,19 |
| program   | 4:8,10 9:10 22:12,16 23:4 29:23 |
| project   | 5:6 6:24 7:6,9 11:9 23:6,15 26:11 |
| projects  | 25:6 |
| properties| 26:16 31:22 |
| property  | 33:4 |
| proposal  | 11:7 |
| proposed  | 3:11 |
| provide   | 3:10 23:9,13 |
| providing | 14:5 |
| purpose   | 2:9 |
| put       | 14:3 28:13 32:3 33:7 |
| putting   | 6:10,11 7:6 29:15 |
| Q         |  
| qualification | 30:3 |
| questions | 22:10 |
| quickly   | 19:15 |
| R         |  
| RAD       | 5:5,7 9:10 11:1,3,10 13:20,21 22:12,16 23:4,20 |
| raise     | 9:23 |
| rate      | 3:22 |
| RB        | 30:1 |
| reach     | 19:2,13,21 |
| ready     | 7:21 12:11 13,17 21:14 |
| real      | 27:21 31:20 |
| reason    | 7:13,18 16:5 17:15 22:23 31:12 |
| reasonable| 12:6 |
| reasons   | 31:13 |
| received  | 11:10 |
| recently  | 23:1 |
| record    | 10:18 |
| redevelop | 3:16 5:4 |
| redeveloped| 25:1 |
| redeveloping| 24:13 |
| redevelopment| 5:8 22:3 24:23 25:14 |
| redoing   | 27:15 |
| reflect   | 9:8 |
| register  | 21:13 |
| registration| 2:23 |
| rehabilitating | 20:17 |
| relocated | 8:2 13:4 |
| relocatees| 7:22 |
| relocation| 6:24 12:2,23 20:14 |
| remain    | 10:8 |
| remember  | 10:17 25:4 |
| remind    | 9:17 |
| removal   | 22:1 |
| renovate  | 16:7 23:3 |
| renovated | 16:20 17:15 |
| rental    | 3:21,22 5:5 23:4,14 |
| replaced  | 13:22 |
| replacement| 17:1 18:7 |
| reporter  | 3:6 10:18 |
| representing| 2:8 |
| request   | 30:2 |
| required  | 13:9,10 |
| residence | 14:4,18 15:14,21 16:3,6 17:21 18:1 20:20 |
| resident  | 2:7 15:12 25:14 29:21,22 |
| residential| 22:2 |
| residents | 2:14 4:24 9:2,14 12:7 15:15 21:10 |
| rest      | 4:6 5:2 12:6 25:19 |
| RFB       | 27:1 |
| RFP       | 27:1 |
| rights    | 9:12 |
| ring      | 10:9 |
| ROBRO     | 29:23 |
| roofing   | 27:23 |
| roofs     | 6:11 |
| room      | 3:2,7 |
| rooms     | 6:6,7 |
| RP        | 30:1 |
| RQ        | 30:1 |
| Sanders   | 3:1 |
| satisfied | 9:4 |
| schedule  | 8:5 |
| seated    | 3:2,6 |
| seconds   | 10:8 |
| sector    | 31:16 |
| security  | 21:24 |
| Seford    | 30:15 32:11,17,22 33:6 |
| selected  | 27:11,17 |
| senior    | 11:18 |
| separates | 28:23 |
| September | 12:16 |
| Services  | 2:7 |
| shade     | 8:13 |
| Shawna    | 30:15 |
| shocked   | 32:10,11 |
| sign      | 2:22,24 |
| single    | 15:12 |
| sir       | 18:7 19:5 |
| sit       | 8:14 26:10 |
| site      | 5:19 15:15,16 20:8 25:14 |
| sites     | 4:11 21:3,6 |
| size      | 6:5,6,18 |
| skills    | 22:4 |
| Slane     | 4:13 |
| slowly    | 10:17 |
| slum      | 31:17 |
| small     | 6:1 |
| snow      | 22:1 |
| soliciting| 29:16 |
| solution  | 33:2 |
| space     | 6:5 |
| spaces    | 5:24 8:11 |
| Spanish   | 3:3 |
| speak     | 9:21,24 10:15,16,17,19 |
| speaker   | 10:12,13 19:24 |
| Speakers  | 10:11 |
| speaking  | 30:14 |
| special   | 4:8 5:3 |
| specific  | 15:17 |
| spending  | 31:7 |
| spot      | 14:6 |
| spots     | 19:18 20:14 |
| spring    | 7:10 |
| staff     | 2:6 9:23 10:7 |
| standards | 5:2 6:1 32:15 |
| standing  | 31:2 |
| starting  | 25:15 |
| starts    | 20:10 32:1 |