CHICAGO HOUSING AUTHORITY

TENANT SELECTION PLAN

JANE ADDAMS RESOURCE CENTER

1254 South Loomis Street,

Chicago, Illinois

TRANSCRIPT OF PROCEEDINGS had in the
above-entitled cause on the 14th day of August, A.D.
2017, at 6:00 p.m.

PRESENT:

Chicago Housing Authority
MS. JENNIFER HOYLE, Director of Strategic
Management and Partnerships;
MS. BRIDGEGT HOWARD, Special Projects Manager,
Strategic Management & Partnerships.

REPORTED BY:

MS. CATHERINE ARMBRUST RAJCAN,
CSR, RMR, RDR, CRR, CRC.
JENNIFER HOYLE: Okay. I'm going to start the meeting now. If everyone could take their seats.

Good evening. My name is Jennifer Hoyle, and I'm the Director of Strategic Management and Partnerships for the Chicago Housing Authority.

I would like to welcome you to the Public Comment Hearing on the draft Tenant Selection Plan and Lease for the Taylor Street Apartments in the Roosevelt Square community. The purpose of this hearing is to collect comments on the draft TSP and lease before they're submitted to the Board of Commissioners for approval.

In addition to voting your comment here tonight, residents and members of the public can submit written comments to CHA throughout the comment period, which began on July 25th and ends at 5:00 p.m. on August 24th.

Copies of the draft TSP and lease are available on CHA's website at www.thecha.org. We also have copies of these documents available here tonight for your review. If you haven't done so already, please make sure to shine in at the registration table before you leave tonight.

So I'm going to begin the meeting by making several introductions. First, Carmen Sanders, our sign language interpreter is at the front of the room.
Hector Topia is our Spanish interpreter; he's in the back of the room.

And Cathy Rajcan is the court reporter. She's seated at the front of the room and will transcribe everything that is said during this hearing.

I would also like to introduce the members of the development team who are present tonight. John Kennedy, Jack Sandburg and Michael Kaplan from Related Management, and Mike McKenna, who is seated next to me. We also have Robin Broman, who is a Development Manager for the Chicago Housing Authority.

Michael McKenna is going to provide a brief overview of the TSP and lease before the public comment starts; but I also would like to explain the rules of the public comment process for tonight's hearing.

If you'd like to speak or submit a written comment, please fill out the green comment card you received when you signed in. If you'd like to submit a written comment only but not speak at the meeting tonight, please check the box at the top of the comment card.

There will be a two-minute time limit on your comments for tonight's meeting.

As a reminder, again, you can also submit written comments through August 24th.
After the presentation, we'll collect the comment cards, and I'll call the names of the people who indicated that they want to speak.

So...Michael McKenna -- I'm going to -- I'm sorry. If anyone needs a green card, just raise your hand, and Bridget will get you one. Okay.

CLAUDIA MAZOLA: What's the date we have to comment 'til, August --

JENNIFER HOYLE: 24th at 5:00 p.m. And again, written comments are accepted by email, fax, and in-person drop-off.

So Michael, if you could give a brief overview of the TSP and lease before we get to the public comment section.

MIKE MCKENNA: Okay.

JENNIFER HOYLE: Go right into presentation. We'll do all the comments at one time.

MIKE MCKENNA: The Tenant Selection Plan and Lease, I believe the links were on the website for the CHA, so you may have reviewed that already. In summary, it's very similar to what we currently have at Roosevelt Square Phase 1 and 2. Essentially the project overview is 73 residential units.

UNIDENTIFIED INDIVIDUAL: Could you stand up, please?
UNIDENTIFIED INDIVIDUAL: It's hard to hear.
UNIDENTIFIED INDIVIDUAL: Could you speak a little slower and louder?

Thank you.

MIKE MCKENNA: The development is 73 residential units. Of those 73 units, 37 are going to be with the CHA -- we'll refer to them as ACC, Annual Contribution Contract units; 29 are affordable units, so they'll have tax credit and have income restrictions, but they will not be through the CHA; and then 7 will be market-rate apartments.

The management office will be located within the new building, along with the amenities, which will include a social room, a fitness center, and a laundry room.

Project is scheduled to break ground at the end of this year, with new units coming on within 14 months. So the beginning of 2019 we would anticipate delivering the first units.

The overview of the TSP marketing, we would start marketing, we would put advertising information out in 90 days before we actually begin working on the application process.

The priority of applicants would start with the Relocation Rights Contract. So any residents who are on
the RRC, Relocation Rights Contract, with CHA would be
given the first opportunity for a unit.

Preference for accessible units would be
provided to those individuals who would request for an
accessible unit.

The waiting list, we would have a waiting list
for the one-bedrooms and for the two-bedroom -- which I
apologize, I should have mentioned it's one and
two-bedroom units. So there would be one waiting list
for the ones through the CHA, and there would be another
waiting list for the ones that would be nonCHA; and then
we have a waiting list for the two-bedrooms, one coming
from the CHA and one for the nonCHA.

The application process would include the
written application. There would be a credit, criminal
background check. Management will interview all
applicants. Applicants must be 18 or older, and it must
be their sole residence.

All units that are affordable; both the CHA, ACC
units and the nonACC units that are affordable will be at
or below 60 percent of the median income.

The selection of residents, some of the criteria
to be approved, all members 18 or older would have a
working requirement of 30 hours or more per week. If
they're not employed, would need to be participating in a
Self-Sufficiency program, or enrolled in an education program full time.

Applicants must have the ability to pay the rent. So we would be doing a rental verification, if they rented before, making sure rent was paid on time.

Any of the following would be reasons for rejection, which would include inaccurate or incomplete information on the application; violation of current lease agreement; outstanding landlord and/or housing judgments -- however, if the applicant paid off the debt with the landlord, we would still consider them; current eviction; unsatisfactory history of meeting financial obligations. So we're looking at the application, trying to ask will this resident be able to fulfill the terms of their lease and pay.

Any activity that is involved causing a fire on a property, any behavioral or prior residence by a tenant, guest or visitor, that would adversely affect the other residents' quiet enjoyment of the property.

We would also be doing the background check for criminal activity which would include the sex offender registry, any drug-related criminal activity, any crime against other persons, or arson.

Mitigating circumstances. Occasionally something comes up and somebody will ask for an appeal to
the decision of denial, and they could have an informal hearing with the manager; they could have a formal hearing as well where somebody that wasn't involved in the initial decision will come down and we would talk about the reason for the denial.

The lease is very similar -- well, let me stop. That's the Tenant Selection Plan.

Should I take questions now, or should I --

JENNIFER HOYLE: No, go ahead to the lease, and then we'll do --

MIKE MCKENNA: So the lease is also very similar to the existing lease at Roosevelt Square. The security deposit would be equal to one month's rent. However, for the CHA units, it would be a minimum of $75, but a maximum of only 150.

The late fees subject to the City of Chicago late fee requirement, which is $10 on the first $500 of rent, and then 5 percent on any amount of rent over the first 500.

The landlord, we will be meeting with each household on an annual basis to do an annual recertification.

Smoking would not be permitted in the new building. Pets would be permitted. So there would be a pet requirement or a limit of one cat or one dog. It's a
$300 nonrefundable fee.

And there are some brief restrictions.

Service animals are not considered pets. So if anybody needed a service animal, there would be no pet deposit.

That's a quick overview of the lease.

JENNIFER HOYLE: Thank you.

So we'll start the public comment portion of the meeting. What I'm going to do is call your names one at a time. So if anyone has a green comment card and would like to speak tonight, please raise your hand, and Bridget will collect your comment card.

And again, if you only have a written comment and don't want to speak, please check the box at the top of the card. What we'll do at the end of the comment period is we put all of the comments that we've received into a grid and respond to each of the comments. That grid is posted on the CHA's website usually within two weeks of the comment period ending.

UNIDENTIFIED INDIVIDUAL: I have a question. Is Related going to talk about the building or any of the issues that have been already brought up before comments?

JENNIFER HOYLE: This hearing is about the Tenant Selection Plan and Lease for Taylor Street Apartments only.
UNIDENTIFIED INDIVIDUAL: Okay. Thank you very much.

JENNIFER HOYLE: Okay.

BOB BERTUCCI: Tell us the number of CHA units again?

MIKE MC KENNA: 37 CHA units.

BOB BERTUCCI: Parking?

MIKE MC KENNA: Parking I'd have to research and get back to you.

JENNIFER HOYLE: Okay. So I'm going to -- the way that this has to work for the purposes of the public comment is I have to call out your names, if you do have a question, you have to state your name before your comment because this is being recorded by a court reporter.

So I actually don't have a name on this comment card. Whoever --

BOB BERTUCCI: That the one that it says "name optional"?

JENNIFER HOYLE: Yes. But I --

BOB BERTUCCI: Is it printed?

Maybe that's mine. How does it start?

JENNIFER HOYLE: It just says what's the plan for the balance of the --

BOB BERTUCCI: Yeah, that's me. Bob Bertucci. Just
cross out "optional"; apparently it's not optional.

JENNIFER HOYLE: No, but I need to call your name out. I wouldn't know how to refer to you if you were going to stand up to comment.


BOB BERTUCCI: Bob Bertucci.

JENNIFER HOYLE: And that was your question, what's the plan --

BOB BERTUCCI: Yeah; what's the plan for the balance of that lot. By that I mean the part to the north, which is currently a garden. It's CHA property.

JENNIFER HOYLE: Okay.

BOB BERTUCCI: I'm wondering if that's the fact that it's seven stories, the rest isn't being used; or what's the plan for the balance of the lot.

JENNIFER HOYLE: Okay. Thank you for your comment.

BOB BERTUCCI: I know some of it's parking. It's just a comment, then.

No one knows the answer?

JENNIFER HOYLE: Yes. You will get a comment in our comment grid once that's complete.

The next person is Adam Carey.

Adam, if you would like to -- did you want to speak, or --

ADAM CAREY: No; I selected just written.
JENNIFER HOYLE: Okay. Are there any other comments, anybody who wishes to speak tonight?

Carey McCroskey and Kathy -- I'm sorry if I mispronounce your name -- Catrambone?

CARRIE MCCROSKEY: We're sharing a card.

JENNIFER HOYLE: Okay. Did you want to stand up and say something, or did you just want to submit the written comments?

CARRIE MCCROSKEY: I just wanted to submit my question. I'm Carrie McCroskey. I don't think we've gotten clarity on why we're moving towards -- we're moving away from the -- a third, a third and a third; a third CHA, a third low income, and then a third market rate mixed for this development. That hasn't been explained to the community.

JENNIFER HOYLE: Okay. Thank you.

The next comment I have is from Lou Marolda.

UNIDENTIFIED INDIVIDUAL: Do you have any answers to her question?

JENNIFER HOYLE: No, we generally -- this is a Public Comment Hearing. What we do is at the end of the comment period we'll put together a grid and respond to your comments at that time.

KATHY CATRAMBONE: Also on that card, I just wanted -- I think you've already said it, but I just
wanted it said again, if you could tell us for each of
the breakdowns of the units, which ones are one-bedroom
and which ones are two-bedroom.

MIKE MC KENNA: We will have 46 of the 73 units will
be one-bedrooms, and 27 of the 73 units will be
two-bedrooms. In terms of the unit mix, we have 37 will
be CHA, 29 will be affordable nonCHA, and 7 will be
market rate.

KATHY CATRAMBONE: Thank you.

JENNIFER HOYLE: And I'm sorry, I think the next
person was Lou Marolda. And I don't know if --

LOU MAROLDA: That's me.

JENNIFER HOYLE: Okay. Do you want to stand up,
please?

Thank you.

LOU MAROLDA: What I think I remember I wrote on the
card was who's idea was this to bundle a library and an
apartment building on top and -- what was the second
part, why is it necessary or something?

JENNIFER HOYLE: Yes.

LOU MAROLDA: Would you read that?

JENNIFER HOYLE: Sure. Whose idea was it to place
apartments above the library, and why is it necessary.
Thank you.

And then Mary Baggett. Mary?
MARY BAGGETT: I just wanted to know about the one or two-bedrooms, will it be more than one or two-bedrooms?

Will it be three or four-bedrooms, or all just ones and twos?

MIKE MCKENNA: Just one and twos.

MARY BAGGETT: I'm excited with the library, housing coming back with the library up above it.

JENNIFER HOYLE: Are there any other comment cards or anyone else who wishes to make a comment?

Did you want to say something on the record, or just submit that?

UNIDENTIFIED INDIVIDUAL: Just submit that.

JENNIFER HOYLE: Okay. Is there anyone else who has a comment that they want to make on the record tonight or a written comment that they want to submit as part of this meeting?

Okay.

CLAUDIA MAZOLA: It was asked in another form, but I just wanted to make...

JENNIFER HOYLE: Okay. Just written comment?

CLAUDIA MAZOLA: Yeah.

JENNIFER HOYLE: Okay. We have one more?

Okay.

Any other comments in writing or --
UNIDENTIFIED INDIVIDUAL: I'm writing it down.

JENNIFER HOYLE: Okay. We'll give you a minute to do that, then.

Thank you. Did you want to stand up to say something, or did you want to submit this as a --

UNIDENTIFIED INDIVIDUAL: Just a question -- you're not answering them. I wonder if there's a limit to how many people can live in a unit.

JENNIFER HOYLE: That is what -- so the question is is there a limit to how many people per unit?

MIKE MC KENNA: Occupancy would be limited to no more than two per bedroom. So we would have two in a one-bedroom or four in a two-bedroom as a maximum occupancy.

UNIDENTIFIED INDIVIDUAL: How is that enforced?

MIKE MC KENNA: During the interview process when we're processing an application, they list all household members. If that's not disclosed, that would be falsifying the application. And if management is notified at any time during the tenancy that we have unauthorized occupants, we serve a notice and have the household come in and answer it.

JOSHUA POST: What would happen if it's the family grows?

MIKE MC KENNA: If the family grows, then we have to
do a transfer into a larger unit. And if we don't have a unit large enough, then they would have to move off site.

JOSHUA POST: How long does that process take?

MIKE MC KENNA: It's when management will work -- if it's a CHA household, management will work with the CHA, and CHA can -- will have multiple options where they could be relocated on that property or to a different CHA property.

JOSHUA POST: I assume there's a process; right?

MIKE MC KENNA: Correct.

JOSHUA POST: It could take -- indefinite; correct? While the process works its way through?

MIKE MC KENNA: I can't speak on behalf of the CHA's process.

JOSHUA POST: Is there an average?

Like you can give averages; it's not going to be immediate.

MIKE MC KENNA: Correct.

JOSHUA POST: I mean, with that -- related to that question, what if someone doesn't pay their rent? Like how long does it take for you to evict someone?

MIKE MC KENNA: We would submit a notice to the resident that they haven't paid, and then it just goes through the court process. So...it's through Cook County
JOSHUA POST: Okay.

UNIDENTIFIED INDIVIDUAL: Is there a norm with that?

MIKE MCKENNA: Each case is unique. I can tell you that when we have transfer requests for accommodation, the CHA's very good at working with that household to find an alternative option for them. So we might have someone that wants to transfer downstairs, or we might have a larger unit that's needed. So we transfer -- can process that. I mean, it could take 30, 60, 90 days. Again, depending on what's available.

ROBERT MERRITT: I'm trying to figure out why are all the questions being targeted at CHA residents? If -- I mean, just seems like everything is being targeted at CHA. If -- if it's market rent and equal opportunity, then the question shouldn't be in regards to CHA this, CHA that. Either you move in or you don't. That's how it goes.

JOSHUA POST: Another --

JENNIFER HOYLE: Do you mind stating your name for the record?

We have a court reporter.

JOSHUA POST: Sure. My name is Joshua Post.

JENNIFER HOYLE: Okay. Joshua?

JOSHUA POST: My question is I understand the
affordable housing is 80 percent of the area income or some sort of formula like that.

Do you know what that number is, the income --

MIKE MC KENNA: It's --

JOSHUA POST: Or is it based on our neighborhood, or is it based on Chicago?

How does this --

MIKE MC KENNA: It's at 60 percent of the median income. And the median income for Cook County was, I believe when it was last released by HUD, was 79,000.

UNIDENTIFIED INDIVIDUAL: I'm going to ask you to repeat. 60 percent of Cook County --

MIKE MC KENNA: Cook County median income, which I believe when HUD released it a few months ago is around 79,000 per year.

UNIDENTIFIED INDIVIDUAL: Thank you.

MIKE MC KENNA: For a family of four.

JOHN KENNEDY: You can look that up on HUD's website and find what the area median income would be for this area right on the website.

UNIDENTIFIED INDIVIDUAL: Thank you.

JENNIFER HOYLE: Okay. Is there anyone else who has a green comment card that they want to submit to be able to speak at the meeting tonight?

Okay. So as I said before, the public comment
period doesn't close until August 24th; so you have until August 24th at 5:00 p.m. to submit any written comments. You can submit them by email, fax, or in-person drop-off.

Two more. Okay.

Okay. I do have a comment without a name that will get a response. So I'm assuming you don't want to be called to speak tonight.

One card without a name. Okay.

So as I said, the comment period does go through August 24th at 5:00 p.m. You can submit written comments at any point up until 5:00 p.m. on August 24th. Usually in about two weeks of the comment period ending we do produce a comment grid that's posted on our website that has a response to the comments that are submitted, to be able to refer back to that to find what the response was to the comments or questions that you submitted tonight.

So if there's no one else who wants to comment on the draft Tenant Selection Plan and lease tonight, I'm going to call this meeting to a close.

Thank you for attending this public meeting.

WHICH WERE ALL THE PROCEEDINGS HAD AT THE PUBLIC COMMENT HEARING ON THIS DATE.
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 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 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 16th day of August, 2017.

[Signature]

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