

September 20th Alderman Ervin/ POAH Community Meeting Zoom Chat and Question Transcript

19:08:31 From beager : If people have questions, please post them here. When it gets to Q and A time, either I can read your question, or we can try to do audio. I have a speaker connected to this laptop, and hopefully it will allow everyone in the room here (and not on Zoom) to hear you. If that fails, I'll try to read it out.

19:08:41 From beager : BTW, I'm Bill Eager. With POAH

19:08:52 From Joleen Spencer : OK, thank you for the instructions.

19:09:23 From Claudia Rodriguez : Hi everyone, I'm Claudia Rodriguez with POAH, I will be here monitoring the chat as well. Welcome everyone!

19:09:50 From Mary Tabar : Sounds good now, thanks

19:09:56 From Owner : I can't hear

19:10:11 From Joleen Spencer : Check your audio settings

19:10:18 From Owner : I can hear now. Thank you

19:12:15 From Carol G. Johnson (Ms J) : I can't hear either. Already checked my setting

19:13:05 From Sharif Walker : Sound is good for me. Might be something else with your signal, Carol.

19:13:10 From Joleen Spencer : Sometimes you have to go out and start over. The audio settings are often at the beginning of the login.

19:13:52 From beager : You can also connect on your phone with the same Zoom instructions. Maybe works better?

19:20:18 From beager : You can also submit them on chat. I will answer those that I can directly. And pose some to Molly and Felicia too

19:20:24 From beager : Can everyone hear now??

19:20:38 From Joleen Spencer : Much better

19:20:40 From Dr. Tanesha D. House : Yes

19:22:47 From Joleen Spencer : How ill this new development impact the real estate taxes for current resident ?

19:23:43 From beager : So hard to say this early, but I don't think one 43-unit building will have much impact.

19:25:54 From Charles Pickett : I like the warmer color bricks

19:26:27 From Ernest Bellamy - DPD : things are good on zoom

19:26:29 From Claudia Rodriguez : yes it's loading in zoom

19:26:50 From Joleen Spencer : Yes, we can see the options.

19:27:30 From beager : Everyone should be able to see on Zoom what they are presenting

19:28:29 From Joleen Spencer : Is the front of the building on Kedzie or on Fifth?

19:28:56 From beager : It's on fifth

19:29:59 From Kyle Lilly : <https://www.c40garfieldpark.org/> is the website where you can learn more about the project.

19:30:03 From beager : Kedzie might be retail. Residential entrance on 5th

19:32:35 From beager : Let me clarify. The retail space probably will be oriented toward Kedzie, whereas the residential will be oriented away from the busier Kedzie Ave

19:35:42 From Mercedes Pickett : @Joleen - I believe the rise in real estate taxes will occur from the multiple (multi-million dollar) developments that's occurring simultaneously. (Ex: Invest South West) Collectively, property value and tax is bound to increase. I am hoping and actively advocating for the city to connect with grassroot organizations; ensuring resources and programs help develop & retention of residence.

19:39:27 From Joleen Spencer : Any type of development: retail, commercial and/or residential will result in some increase of the tax base. I'm most concerned that these projects don't cause existing homeowners to have to move because they can't afford the new real estate taxes.

19:42:05 From beager : Understood. We have not seen that kind of impact anywhere we have worked. One building is unlikely to drive big change. Now in Woodlawn, where we have worked for the last 12 years and the Obama Center is being built, tax burden is a big issue. We haven't seen big increases yet, but the city is pretty engaged to develop resources to offset impact on long-time residents

19:42:42 From beager : should we see the type of tax hits I think you are concerned about.

19:45:31 From Ernest Bellamy - DPD : could someone on the POAH team type the question from the community member in the chat please?

19:46:17 From Ernest Bellamy - DPD : We can't clearly hear the gentleman's question

19:46:22 From beager : I missed that one, but will try to keep up moving forward.

19:47:01 From beager : I think he was asking if we have an investor yet. The answer is no, not really, but we have an award of housing tax credits from the city that will allow us to attract an investor.

19:48:49 From beager : We have put it out for investor bids, but I don't think we have finalized anyone yet. It's typically a bank or other large corporate investment entity. They pay the most for the credits and therefore raise the most money

19:51:06 From beager : Let me know if you have a question and want to be heard or if you just want me to read yours to the group

19:54:11 From beager : How will parking affect the surrounding neighborhood?

19:55:25 From beager : If talking about retail and tenants, that could be a lot of vehicles. I think that should be taken into consideration

19:55:28 From Joleen Spencer : Question for the alderman> What does he think is the most positive and most negative impact of this development?

19:56:31 From beager : Question from Reva: Will there be play space for children? Will there be safe spaces for kids?

19:58:33 From beager : Question: With the landscaping, we have a horticulture program at the school, they (students) need service hours. Can they (students) work with the landscapers?

19:58:47 From beager : May be something we can do. We will certainly explore it

19:59:34 From beager : Question: After it is built, what about security of the property and upkeep?

20:00:49 From beager : We always manage the properties we develop. So, that will be on us and we will take responsibility for upkeep.

20:06:02 From beager : Matietta McDuffy, design committee: we discussed what you said about security. If we manage our own people who come into the building, if we manage the place where we live, we will have security. We also talked about having a security department (resident committee?). We have been discussing those things

20:07:54 From beager : Question: You will start next spring, and it will take about a year? when will you start on the north of 5th ave?: Hope to break ground within a year, year and a half of finishing phase 1. Will take some time to pull together financing, so it's a long road.

20:08:11 From Angela Taylor : This is good timing for lots of community involvement. If interested we should stay involved to see the reality of the development.

20:09:58 From beager : Earline Green -- Been in this area since 1954 and an alumni of Marshall. Can someone come speak to our alumni group? Of course

20:10:07 From beager : Next month

20:12:11 From beager : Hey everyone, don't be shy about anything you haven't had answered.

20:12:47 From beager : Also, if you have a group or block club or association that wants to meet with us, we're happy to do so.

20:14:18 From beager : Security question: What would happen if someone with criminal background got into the building? How would we get them out? We do criminal and credit background checks.

20:17:44 From beager : Comment from crowd: We need to police ourselves and be responsible for who comes in the building

20:17:58 From beager : Ald. Ervin -- what else is coming?

20:18:26 From beager : To POAH: Will you do a field trip so we can visit some of your other work?

20:22:14 From beager : Question from a young attendee: For the kids that will come in, he wants to see security cameras to keep kids safer

20:22:44 From beager : Question: The definition of affordable housing is what to you?

20:22:45 From Angela Taylor : To POAH Please include my name on the tour list.

20:24:11 From beager : Of course

20:24:38 From Gina Jamison : Add me to the tour list.

20:25:12 From beager : Done

20:27:16 From beager : Comment: We're here. People don't have to go somewhere else. It's in our community. We have to find our jewels in the community and take care of that.

20:28:24 From Mercedes Pickett : Yes! Please include me as well

20:28:35 From beager : Pastor Stultz: suggestions-- we need a better plan to have a resident-led development process. To have a development like this brought into the community, not an adequate process. Hoping alderman will allow us to have a resident-led process that will allow us to have resident ownership

20:29:04 From Dr. Tanesha D. House : Please include me in on the tour as well!!!

20:29:40 From beager : Also urging that the ownership building (Phase 2) be not a market-rate co-op, but a limited equity co-op or something perhaps owned by a land trust

20:30:21 From beager : I'll keep a running list of tour attendees. Can you shoot me your email addresses in case we don't have them already?

20:32:00 From beager : Mike Tomas -- Garfield Park Community Council -- Thanks to POAH. Been hosting community meetings. GPCC gets lots of calls from community. Call 311. GPCC also does rental assistance and works on other housing issues

20:33:00 From beager : LaShone Kelly -- POAH not perfect but have listened to the community. People want clean, decent, not just affordable house, but mixed use, but what POAH is doing provides some of what we need.

20:37:06 From beager : Affordability: for household of 1, from as low as less than \$19,000 up to \$52,000; for household of 4,

20:37:48 From beager : How many households at 30% AMI? 11, distributed across 1, 2 and 3 bedrooms

20:39:04 From beager : Question: What committees are there? arts & culture, retail and design committee. so far. do we need others? We can form another if people are interested.

20:41:39 From Dr. Tanesha D. House : #LongevityinGarfield

20:41:47 From beager : Thanks everyone. Email with other questions: beager@poah.org
20:41:56 From beager : or mekerd@poah.org
20:42:04 From Dr. Tanesha D. House : Thank you all! This was a great meeting!
20:42:46 From Owner : Have a great rest of the evening ~