

# NearNorth UNITY PROGRAM

Near North Unity Program (NNUP)  
Membership Meeting MINUTES  
6:00 pm - 7:30 pm  
January 29th, 2018

## 1. Welcome & Introductions

### a. Review Question and Answer Guidelines

- i. One question per person, one follow up question and then the meeting facilitator will move on to the next community member's question.

## 2. Chicago Housing Authority

- i. Rowhouse Revitalization Planning Framework Discussion
  1. Ahlam Khouri, Development - CHA

- Last Thursday, meeting with CHA residents.
- Next site to focus on for redevelopment: Rowhouses (historically significant).
- Section 106 planning process required for historic sites that use federal funds.
  - Hold community meetings and reach consensus on a plan, which will be presented to Illinois Historic Preservation Association (IHPA) and consulting parties.
- 440 vacant units.
- Presentation consisting of historic background and open comments.
- September 16, 2015 agreed court order: if you're going to redevelop the row homes you need a minimum of 176 low income or no less than 40% of developments for public housing families, no less than 15% affordable.
- Phase 1: Gather data on conditions of rowhouses.
- Phase 2: Develop plan and obtain IHPA approval.
- Phase 3: Choose a developer and finalize plan.
- **HISTORY:**
  - Neighborhood needed revitalization at time row homes (now 75 years old) because it had limited hot water, etc.
  - 50 ft deep yards.
  - Range of 1-4 bedroom apartments.

- 228/400 are two bedrooms.
- No off-street parking on site.
- Need to redo plumbing and appliances.
- **106 Process:**
  - Historic preservation component.
  - Rowhouses are NOT
    - Chicago landmarks
    - Officially registered on national register of historic places, but listed as a possibility, so team has to treat them as if they were.
  - Listed = eligible
- **Goals for the project:**
  - Economically feasible.
  - Flexible.
  - Respect the historic qualities.
  - Walkable with access to public transportation.
  - Green space and trees.
  - Balance of CHA, affordable and market rate apartments, by which the rental units are indistinguishable (only differences between condos and townhomes).
  - Comfortable room sizes with quality appliances.
  - Off-street parking.
  - Health and fitness spots.
- **Recommendations:**
  - Revitalize the rowhouses (100% public housing)
  - Larger bedroom sizes.
  - Keeping the green space already on site.
  - IHPA wants buildings to be redone to the standard of when they were built 75 years ago.
  - Indistinguishable units.
  - Section 3 satellite office on site.
  - Grants to Section 3 businesses to help start up.
  - **Residents** want to ensure meetings held within community area, official recording of the meetings, Alderman Burnett must attend meetings, and Carol Steele to be up front.
- **Community comments:**
  - Will the affordable units stay at 30% AMI?
    - Affordable units will be 60%-80%-120% AMI, based on funds used for development for the unit and corresponding AMI. In more recent years, we have seen affordable units capped at 60% AMI. These different tiers are

needed to people who earn more money can stay in housing and community.

- Carol Steele states: Cabrini has 3,000 units torn down, of which only 500 have been built in this area. Cabrini was part of a plan to be 100% public housing. For the rowhouses to not be 100% public housing is a disrespect to the displaced people of Cabrini. Why do we have to be pushed out?
  - Working group looking at advancing three projects for revitalization, 1.) Parkside III, 2.) Clybourn & Larrabee, 3.) Oak & Larrabee, moving forward in 2018. CHA not seeking to concentrate public housing in any specific area, so the rowhouses will be mixed income.
- Rehab the rowhouses NOW because displaced populations need them!
- Anti Eviction Campaign leader: 2002-2012, CHA concentrated public housing into a couple areas. CHA has "opportunity communities" (discriminatory). How can't you see Cabrini Green won't be a concentration of poverty, with Gold Coast and LP around it?
  - We can get more public housing if we decrease sizes?
- Do you have an actual database to tell you where all displaced members of Cabrini are now?
  - CHA has a database of Cabrini residents, worked closely with legal and Carol Steele, 10/1/99 list, familiar Cabrini rowhouse, and mixed income residents notified of meetings via US mail.
  - Public aid and bill collectors can find former residents, CHA needs to try harder
- Tara Stamps - prosperity: Black communities experiencing great depression (30% unemployed) and many people who owned property and in positions of being vulnerable to unemployment (especially educators etc).
- CHA office said it would be 5 years before they got to me after there was a fire in a unit. I lost my section 8. There has to be a better way of communicating with people.
- Deirdre: In September of 2015, there was a settlement whereby both sides came to a sort of compromise. 40% would be public housing and 15% affordable. Take up fight for larger units. What happens after this meeting?
  - Parkside 3 has 41 three bedroom units and twelve 4 bedroom units. HUD limits how much money can be allotted per unit, so there's not always the money to build what the developer envisions.
  - Process: develop three plans, then narrow down to two, then to one (all based on community feedback). Then IHPA must approve the plan.
  - On February 8th, 6-8, meeting about section 106 (focus on Historic Preservation) process and how you can become a consulting party.

- Who is deciding which issues are the most important in terms of narrowing down the plans? Should we take a vote? It doesn't look like our opinions are taken into consideration.
  - We are collecting comments from all of you.
- Who are the working group members?
  - LAC president, CHA, Alderman Burnett, BPI, and DPD
- Why is conversation just happening now?
  - Any plan considered needs to go through review process, so it's been happening since deemed eligible.
- Who are the stakeholders?
  - Any members who live within the development (everyone in Near North redevelopment area). Near North working group. Boundaries are in court orders.
- Displaced families are being told they signed their rights away, that's incorrect, and these families want to return. Your legal and LAF departments have to be here next time.
- Can't we cut costs with construction?
  - We can't use cheaper contractors because we need to maintain federal guidelines.
- What's the timeline?
  - By late spring, we hope to present framework to IHPA for their review.
  - RFP out on street for 60-90 days.
- There have been dog attacks (of white owners) on black people and other disrespects.
  - Pastor Blakey gets room back on topic.
- We need to commemorate historical figures in the redevelopment of the row homes.
- Alderman: roadblocks usually lead to court battles, meaning that people can't return to Cabrini. Can court agreements be overturned?
  - Anyone can take any case to court at any time. But we have to move forward with the agreed order.
  - Noted if move forward as just CHA only CHA/City money no development money.
  - Noted will continue to work to ensure all that want to return will be able to return

### 3. Announcements

- a. **Suggestion Box** at the check in table - please feel free to drop off suggestions for NNUP

- b. **NNUP will be 'On the Move'** beginning in March we'll be hosting the NNUP Monthly meetings at different locations throughout our community - stay tuned for more information and location announcements
- c. **2/5** through **2/11** - Old Town Restaurant Week, visit [oldtownchicago.org](http://oldtownchicago.org) for event details
- d. **2/8** - Seward Park Advisory Council, 373 W. Elm, 6PM
- e. **2/13** - Senior Bingo & Street Safety Seminar, Stamps-Rhine Center, 1327 N. Larrabee, 11:30 AM
- f. **2/14** - VALENTINES DAY
- g. **2/20** - NNUP Safety committee meeting, 10:30 AM, 1111 N. Wells St., Leslie Hall
- h. **2/20** - Stanton Park Advisory Council, 618 W. Scott St., 6PM
- i. **2/21** - 'Coffee with the Commander', 9:30 AM, Eva's Cafe, 1447 N. Sedgwick St.
- j. **2/26** - NNUP Monthly Meeting