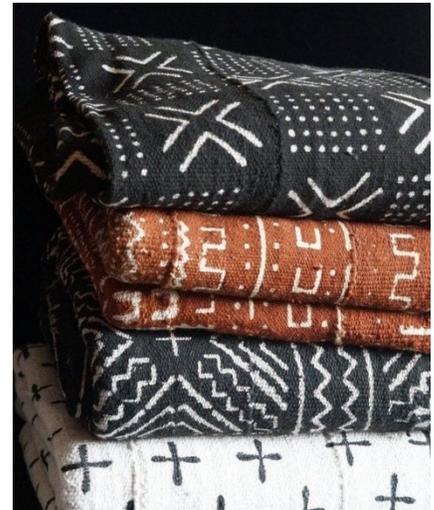


2/26/21 - 37 attendees

Agenda: Design Update, Passive House intro, Project Budget

NOTES

- Discussion of colors, colors that are shown are more pastel, they are not Afro-centric. Original comment was related to some of the attractiveness you see in buildings in Pilsen, that have bright colors, that reflect the cultural identity of the neighborhood. Comments split on whether people liked the color accents. Adding murals might be a way to add color as well.
- Desire for building to have a distinct African influence, to reflect the fact that the neighborhood has had a Black population for decades, that people will still feel welcome and return to the neighborhood, even if it changes. One suggestion was to use patterns or adinkra symbols – something that draws you in without being overt.
- People liked the warmer and darker colors in general.
- The renderings of another Passive House building that POAH had developed showed balconies – people agreed that this would be a nice amenity and help the building look more residential.
- Some concern with Passive House that the windows weren't operable – POAH clarified that the mechanical ventilation was there to ensure you could get warmer fresh air in a unit during the winter without having to open a window but you could certainly open a window anytime you wanted.
- Could we break up the building into two or three building? It's long if it stretches the entire block, it looks like a mall and a very sterile building, not conducive to community. POAH will look at ways to break it up even while building a single building.
- Some discussion of tiny houses – would that be appropriate here? City of Chicago is funding and they have minimum square footages for units. Project is supposed to be higher density and more units because of Passive House goals.
- Not doing enough to show the landscaping that will be there and how it will feel. In general, there is more landscaping at the north parcel than the south. Competition renderings showed very "green" project, want to make sure that carries through to the final product.
- Discussion of income mix – we have a mix of units for people at 30% AMI and up to 80% AMI – see highlighted area of the chart below. We know a lot of people in the community make less than \$25,000. But some others voiced concern about people that work in the neighborhood and leave – would like to capture higher income people as well, those that work for CTA at bus depot across the street, that teach at Marshall High School, that are postal workers. Hope to strike a balance of enough higher quality



housing and amenities for some of these people to stay. **[See current income chart from the City of Chicago below.]**

CHAT COMMENTS

Design

- like the brown and **[dark]** gray; change of window style helps. It is a start
- the darker panels of the building are better; the colored panels detract from the building
- Gray=Brown/warm look appears best
- more greenery on the corner of the building
- The Brown with colored planes is appealing
- as a former commando, I would suggest looking at incorporating the school colors which are maroon and gold. My building sits on the corner of Troy Street and Fifth Avenue
- I support the original request for Afrocentric colored panels
- I like the yellow touch.
- I agree, these modifications of color are a good start. I actually like the colored panels. The language of the building though, still has an industrial feel to it.
- here's a link to some [Afrocentric prints](#)
- Go look at the exterior of St. Malachy school. That artwork was done by a Black artist named Bernard Williams. An installation of his type of art might work.
- the SAIC —SCHOOL OF THE ART INSTITUTE is active in this community, they are at Homan and Arlington
- There is a plaza with green **[landscaping]** features to the North lot
- Green on the outside like the DC model
- The 90-unit DC building has a language that is more residential friendly
- I agree, all these units **[referring to POAH renderings of other projects]** look more residential; as compared to what is being offered to GP
- Window garden boxes might make it look/feel less institutional.



St. Malachy School



Bernard Williams, "The Spirit of Woodlawn"

- I feel as though the commercial storefronts should wrap around Fifth Avenue. How can you all bring back Fifth City if you do not bring back commerce to its main street?

Passive House

- How will air circulation/quality be maintained in the common areas.
 - The circulation/quality in common areas will be serviced by separate mechanical systems.
- The technical information is great, because it answers some of the questions about the structure itself.
- Will the units reuse grey water? ***[Unfortunately, this isn't something we are planning to do, its very hard with the City plumbing code.]***
- if all is electric will there be back up generators ***[Yes, for common areas and elevators typically.]***
- thank you for providing the detail about the process for ensuring good indoor air quality; passive house projects are expensive so I am interested in the cost to maintain this high level of ventilation. ***[We are factoring costs to build these systems and cost to operate.]***
- Great presentation Julie, thank you for the valuable information. Even though there is a relationship between the energy efficient efforts that are being made, and the potential building materials that need to be used, there is still enough flexibility to address the residential vernacular and aesthetic that is favored.
- One of the benefits of Passive House is that all of the energy efficiencies get passed onto residents in the form of much lower electricity costs, is that correct? ***[Yes]***
- what are the projected maintenance costs for a passive house of this size; how much of those costs will the residents be responsible for? tenants pay utilities? ***[Building is all electric, tenants pay electric bill, but solar offsets are planned.]***
- Passive housing is awesome for the residents.

Finance

- While that is a good idea (tiny houses), we need homes for families of 4-6 people there is a shortage here
- What public subsidies is this development receiving?
- is the City discounting or donating the land or is POAH doing a market value purchase of the City land?
 - That's what we proposed for the RFP. Certainly, the city could discount that before all is said and done
- The POAH plan is being plopped down on our community without a legitimate process. The fact remains - this is a displacement/replacement -oriented project. Changing cosmetics do not address our community's concerns. Very few legacy residents of Garfield Park or immediate neighbors are represented on this call. POAH should develop

one of the alternative sites that was included in the C40 competition. As residents, we should insist on resident-driven development process. We should also advocate for equitable allocation of public resources - whenever public resources (land, tax credits, TIF funds, etc.) are utilized to gentrify our neighborhood, an equitable amount should be allocated to maintain affordability and stability for current residents. We should insist on an ordinance that supports limited equity housing co-ops and community land trusts in order to maintain affordability and create ownership opportunities for lower income residents. From the beginning the C40 project is geared towards the gentrification of this area. You can talk about "residents" living there - but most of the residents will be new move-ins. A better vision for the site is the development of a family-oriented limited equity housing co-op "village." This would be a model for similar development throughout the West Side. Those numbers do not reflect the needs of our community. Over 70% of community residents earn \$30,000 or less. The development of this building will put pressure on the surrounding area resulting in higher rents and property taxes.

- I think that it is our responsibility to get as many people involved with these conversations with POAH as possible. To date, I feel that POAH has been very proactive in reaching out to the community for input and participation with the outcome of this project. As community residents, we have to help spread the word and get more people involved. There are many developers that do not exert the type of effort that POAH is exerting to get the community involved...
- The tax credit money is investors, often banks or other institutional investors.
- From which TIF are these funds coming?
 - We don't know. It's located in the Midwest TIF, so that's a possibility. There are also TIFs next door. Would be up to the City, I think. We haven't gotten that far. We are assuming the City will put in either HOME or TIF or some combination. Could be something else, too, and usually we don't get to decide the City source. The City decides based on availability
- What about the "community benefits" clause for the retail tenants?
- If you know of some who is missing from the table please make sure that you invite them to join on the conversation and the work. Everyone who lives here should make sure their voice is heard.
- This is not supposed to serve exclusively very low-income people. The rents will be structured to serve some low-income residents and some more moderate-income working families. And individuals
- Where is the income (subsidies) for this budget? Any Section 8 units?
 - Section 8 would allow us to serve very low-income households with rents that support the building. We might pursue that, but I can follow up with more specifics. ***[We are underwriting 11 subsidized units, 4 one-bedrooms, 5 two-bedrooms and 2 three-bedrooms – in proportion to unit split. The source of the***

subsidy is likely the Chicago Low Income Housing Trust Fund, it won't be the CHA. This will allow someone no matter their income, to live there and just pay 30% of what they make in rent and the Trust Fund will pay the rest.]

- I know Section 8 can carry a stigma, but we manage a lot of S8 apartments, and if done well nobody knows the difference.
- I successfully owned Section 8 properties in West Garfield Park for almost 20 years...
- Section 8 is not a permanent resource. What we see near the United Center, the Section 8 is being phased out now that the gentrification is nearly completed
- If we can get a Section 8 contract for x number of apartments, that's 20 years at a time and less easy to lose than vouchers.
- point is well taken and should be realized that that is the programming for this project...
- Change will come let try to keep a handle on what is happening in our community
- Spread the word, get more community members involved!!!!!!

Current Income Limits from the City of Chicago – People who will be eligible to live there

Household Size	Area Median Income Limits 2020 (Effective April 1, 2020)					
	30%	40%	50%	60%	80%	100%
1	\$19,150	\$25,480	\$31,850	\$38,220	\$51,000	\$63,150
2	\$21,850	\$29,120	\$36,400	\$43,680	\$58,250	\$72,400
3	\$24,600	\$32,760	\$40,950	\$49,140	\$65,550	\$81,900
4	\$27,300	\$36,400	\$45,500	\$54,600	\$72,800	\$91,000
5	\$29,500	\$39,320	\$49,150	\$58,980	\$78,650	\$98,000
6	\$31,700	\$42,240	\$52,800	\$63,360	\$84,450	\$105,000
7	\$33,900	\$45,160	\$56,450	\$67,740	\$90,300	\$112,000
8	\$36,050	\$48,080	\$60,100	\$72,120	\$96,100	\$120,000

Income limits are for the Chicago-Naperville-Joliet, IL HUD Metro FMR Area.

https://www.chicago.gov/city/en/depts/doh/provdrs/renters/svcs/ami_chart.html