



HARRY OSTERMAN
48TH WARD

CHAIRMAN OF THE COMMITTEE ON HOUSING AND REAL ESTATE

**Committee on Housing and Real Estate
Monthly Rule 45 Report
September 2021**

**Pursuant to Rule 45 of the City of Chicago Rules and Order
The Committee on Housing and Real Estate submits the following Monthly Report.
On September 7 2021, at 2:00 P.M., the Committee on Housing and Real Estate held a
Virtual Meeting.**

The following committee members were present:

**Alderman Osterman (Chairman) (48)
Alderman Burnett (Vice-Chair) (27)
Alderman LaSpata (1)
Alderman Dowell (3)
Alderman King (4)
Alderman Mitchell (7)
Alderman Harris (8)
Alderman Quinn (13)
Alderman Moore (17)**

**Alderman Hadden (49)
Alderman Cappleman (46)
Alderman Napolitano (41)
Alderman Waguespack (32)
Alderman Sigcho-Lopez (25)
Alderman Maldonado (26)
Alderman Rodriguez (22)
Alderman Lopez (15)
Alderman Austin (34)
Alderman Martin (47)**

The following non-members were present:

Alderman Coleman (16)

The Committee addressed the following items:

- **Approval of the Rule 45 Report for July 2021.**
 - **Alderman Austin moved to adopt the report, which Passed by the same roll call as was used to determine quorum.**
- 1. **(A2021-131) The reappointment of Matthew W. Brewer as commissioner of Chicago Housing Authority. Term effective immediately and expiring July 7, 2026.**
- 2. **(A2021-132) The reappointment of James E. Matanky as Commissioner of Chicago Housing Authority. Term effective immediately and expiring July 7, 2026**
- 3. **(A2021-133) The reappointment of Debra Parker as Commissioner of Chicago Housing Authority . Term effective immediately and expiring July 7, 2024.**

Mr. Brewer and Ms. Parker were both present to speak on behalf of their reappointments and positions as Commissioners for CHA, and to answer questions. Mr. Matanky was absent due to the Jewish holiday.



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- **Alderman Lopez asked the reappointments how many Latinos were on the 10-member board? What more can CHA do to encourage Latino participation**
Ms. Parker stated that there were vacancies available and that a diverse board was needed that has equity and inclusion. Mr. Brewer concurred and offered to meet with the committee and/ or aldermen to address the concerns and find solutions to getting a more diverse board.
- **Alderman Maldonado state that the system for vouchers in the Latino community is chaotic and antiquated, it needs reforming and some degree of control.**
- **Alderman Mitchell would like to meet with board to speak about issues of the voucher system.**
- **Alderman Dowell stated that the partnership with CHA has been improving over time but would like to review CHA eviction and transfer policies for nuisance tenants and how can CHA rescind policy for security not performing their jobs?**
- **Alderman Harris would like to be included in meeting regarding nuisance tenants' contracts.**
- **Alderman Moore stated that asset managers should be used at CHA properties when nuisance tenants and work are problematic and there is negligence.**
- **Alderman Burnett suggested that the protocols and procedures of off duty police officers, who are working as CHA security should be re-examined to reflect purpose and pride in taking care of the tenants and rid the ones who show complacency and incompetence.**

Alderman Burnett moved to approve the three re-appointments, which was Approved and Passed by the same roll call vote used to determine quorum in Committee and at City Council on September 14, 2021.

4. **(O2021-3262) An eight amendment to lease agreement with Chicago 103rd St. LLC for City's continued use of property at 900 E. 103rd St., in the 8th Ward.**

Steven Stults from the Department of Asset, Information and Services was present to testify and gave a PowerPoint presentation.

Alderman LaSpata moved to pass the Eight Amendment, which was Passed by the same roll call used to determine quorum in Committee and at City Council on September 14, 2021.

5. **(O2021-3263) A Third amendment to lease agreement with Heartland International Health Center for use of clinical office space at 845 W. Wilson Ave, in the 46th Ward.**



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Steven Stults from the Department of Asset, Information and Services was present to testify and gave a PowerPoint presentation.

Alderman Lopez moved to pass the Third Amendment lease agreement, which was Passed by the same roll call used to determine quorum in Committee and at City Council on September 14, 2021.

- 6. (O2021-3120) A Multi-family program funds loan to Historic Lawson LP, Lawson Partners LLC, and Holsten Real Estate Development Corp for rehabilitation of Lawson House Single Room Occupancy (SRO) units into studio residential units at 30 W. Chicago Ave., in the 2nd Ward.**

Dinah Wayne from the Department of Housing was present to testify, answer questions and gave a PowerPoint presentation.

- Alderman Lopez asked if the tax credits were already approved.**
 - Ms. Wayne stated that they were.**
 - Mr. Esenberg from DOH noted that the ordinance had previously come through the Finance Committee but was changed.**
- Alderman LaSpata asked the meaning of the 30-month relocation fee and who would be affected?**

Chairman Osterman will follow up with Chairman Waguespack (Finance) and send members a list of where people will be relocated.

- Alderman Cappleman commended Holsten Developers on putting together complex financial packages along with the professionalism and quality of constructions.**

Alderman Cappleman moved to pass this ordinance , which was Passed by the same roll call used to determine quorum in Committee and at City Council on September 14, 2021.

- 7. (O2021-3264) The Sale of City-owned properties to and the execution of redevelopment agreement using multi-family program funds and tax incremental (TIF) with Englewood Phase 1 LLC, Red Englewood Phase 1 LLC, and Keith B. Key Enterprises LLC, for construction of mixed income affordable housing at 6100-6136 S. Halstead St. and 801-811 W. 61stSt., in the 16th Ward.**



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Anna Booth from the Department of Housing was present to testify, answer questions and gave PowerPoint presentation.

- **Alderman Coleman was present to speak on behalf of this project and asked the committee for a favorable vote.**
- **Alderman Lopez asked about the TIF funding and Ms. Booth stated that they were not requesting TIF funds.**
- **Mr. Redeatu Kassa addressed the jurisdictional concerns.**

Alderman Lopez moved to pass this ordinance which was Passed by the same roll call used to determine quorum in Committee and at City Council on September 14, 2021.

- 8. (O2021-3235) The Sale of City-owned property at 210-212 Hoyne Ave., 2256 W. Monroe St., 2339 W. Monroe St., and 2654 W. Adams St., 3262 W. Walnut St. and 3264 W. Walnut St. to Joudeh Investments LLC and MKV Business Strategies LLC under the City Lots for Working Families Program, located in the 27th and 28th Wards.**

Brian O'Donnell from the Department of Housing was present to testify, answer questions and gave a PowerPoint presentation.

- **Alderman Burnett commented that he was looking forward to working with Alderman Irving on these projects.**

Alderman Burnett moved to pass this ordinance which was Passed by the same roll call used to determine quorum in Committee and at City Council on September 14, 2021.

- 9. (O2021-3236) The Sale of City-owned property at 1220, 1217, 1225, 1227, 1235, 1237, 1239, 1245, 1247 and 1249 S. Troy St. to GMP Development LLC under the City Lots for Working Families Program in the 24th Ward.**

Brian O'Donnell from the Department of Housing was present to testify, answer questions and gave a PowerPoint presentation.

- **Alderman Scott was present to speak on behalf of this project and asked the committee for a favorable vote.**
- **Alderman Burnett commended Alderman Scott and GMP developers on their projects.**
- **Alderman LaSpata asked for a breakdown between affordable and market rate and if these developments will go into the Chicago Land Trust program. Mr. O'Donnell stated that they will not go into the Land Trust.**



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Alderman Mitchell moved to pass this ordinance which was Passed by the same roll call used to determine quorum in Committee and at City Council on September 14, 2021.

- 10. (O2021-3237) The sale of City-owned property within the Midwest and Ogden/Pulaski redevelopment area to Chicago Neighborhood Initiatives and Lawndale Christian Development Corporation, including remediation and tax increment (TIF) assistance.**
 - This item was Held in committee
- 11. (O2021-3261) The Negotiated conditional sale of City-owned property at 3347-3357 W. 55th St. to PODER Learning Center for rehabilitation and development of immigrant job training and resource center, in the 14th Ward.**

John Malloy from the Department of Planning and Development was present to testify, answer questions and gave a PowerPoint presentation.

Alderman LaSpata moved to pass this ordinance which was Passed by the same roll call used to determine quorum in Committee and at City Council on September 14, 2021.

- 12. (Direct Introduction) An ordinance amending the applicability of Section 2-44-085 of the Municipal Code of Chicago for pending projects in limited situations.**
 - This Item was Held in Committee
- 13. Department of Housing:**
 - Quarterly Reports: Q1-2021 and Q2-2021: Presented by Department of Housing, Deputy commissioner Bryan Esenberg.

The Committee having no further business, on a motion made by Alderman Austin, the meeting was adjourned.

**Respectfully submitted,
Harry Osterman**

**Harry Osterman
Chairman, Committee on Housing and Real Estate**