

PHILADELPHIA HOUSING AUTHORITY

COMMUNITY MEETING

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Minutes taken at the PHILADELPHIA HOUSING
AUTHORITY QUEEN LANE REDEVELOPMENT COMMUNITY MEETING,
taken at the Mt. Moriah Baptist Church, 5333 Pulaski
Avenue, Philadelphia, Pennsylvania, 19144, on
Thursday, May 10, 2012, beginning at approximately
p.m., before Michele Matteo, RPR, CCR, License
Number 30X100171200.

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1 A P P E A R A N C E S :

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4 Michael Johns

5 Rylanda Wilson

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MR. JOHNS: Good evening,
everybody. Welcome again to the meeting
that we have here on a regular basis
with the Housing Authority. I am
Michael Johns.

* * *

(Whereupon, a discussion was held
off the record.)

* * *

MR. JOHNS: Again, good evening
and welcome to the meeting that the
Housing Authority holds on a regular
basis to talk about the Queen Lane
project and the -- and sort of what's
been happening.

My name is Michael Johns. I am
the general manager for community
development and design for the
Philadelphia Housing Authority, and
we're glad to be here to just give you
an update. I have to warn you, though,
that there's not a whole lot of
information that we have, because

1 there's not anything really that has
2 occurred through the process since the
3 last time that we met. And so we're
4 going to tell you what we know and sort
5 of go from there.

6 But before we get started, as we
7 always do, is the -- Pastor Hasty has
8 been very generous in allowing us to use
9 this sanctuary, the church, to hold
10 these meetings. So I'll ask the pastor
11 if he would come up and give us a word
12 of prayer to get this meeting started.
13 Thank you.

14 PASTOR HASTY: Good evening,
15 everyone. We thank you for coming out
16 again on this our annual meeting. We
17 thank you one and all.

18 Gracious Father, we thank you for
19 this unique time and unique opportunity
20 for community members, friends, and
21 neighbors to come out be to be a part of
22 this ongoing progressive meeting. We
23 pray that you will bless our hearts and
24 our minds in Jesus' name, amen.

1 MEETING ATTENDEES: Amen.

2 MR. JOHNS: At this time I'd like
3 to ask Rylanda Wilson to come up and to
4 really do a recap of some of the
5 meetings -- or all of the meetings that
6 we've had since we started having the
7 community meetings about the Queen Lane
8 project. Rylanda Wilson.

9 MS. WILSON: We've talked about
10 the difficult times that we're in and
11 how the funding for a lot of projects
12 has been very difficult, that we have
13 weathered the economic downturn at the
14 Housing Authority, that this is a tough
15 housing market that we're in, in
16 response to questions about home
17 ownership versus rental, about how PHA
18 transformed communities throughout the
19 City. We've shown examples of the
20 different developments that we've done
21 over the past handful of years to give
22 you an example of what it is that our
23 capacity is to transform neighborhoods,
24 how in these transformed communities

1 crime is definitely on the decline,
2 where, in communities where there have
3 been high crime rates. After we've done
4 the work that we do, there's virtually
5 no crime in those communities.

6 By building houses, we create
7 jobs. We talked about our Section 3
8 program and our workforce development
9 programs. We've talked about the tax
10 credit process and how we rely on
11 funding from the State to allow us to --
12 to add to the funds that the Housing
13 Authority has and that private investors
14 have so that we can create new
15 affordable units that are mixed income
16 and mixed finance.

17 The proposed schedule. We have
18 talked about the schedule. We will
19 continue in these meetings to apprise
20 everyone of upcoming activities that are
21 scheduled, activities, just as a for
22 instance, when the high-rise is taken
23 down, then we'll talk about that process
24 several weeks leading up to that. When

1 jobs are going to be advertised, we'll
2 talk about that process long before that
3 happens, to give people ample
4 opportunity to be ready for the
5 activities that are going to happen as a
6 result of the revitalization.

7 We had a session on community and
8 supportive services, and we got really
9 good feedback from residents about that.

10 We had a charette on the
11 development of the site, when we asked
12 people what it was that they wanted to
13 see on the site, what kind of housing
14 and what the housing should look like,
15 the density of the housing, also. We
16 talked about the implosion. We had the
17 contractors come way, way, way ahead of
18 the schedule that we would normally
19 have, but because people were expressing
20 these concerns in these meetings about
21 taking the building down. We had our
22 demolition contractor and all of his
23 staff here to talk about the implosion,
24 what it means, how it happens. They

1 showed a film about it so that we could
2 dispel some of the rumors and some of
3 the concerns that people have. And as
4 we get closer and closer to demolition,
5 then we'll have more and more
6 opportunity to bring those contractors
7 back and to answer any additional
8 questions about that process.

9 We had our Section 3 coordinator
10 come and describe what Section 3 is as
11 far as jobs go and as far as businesses
12 in the immediate community, how they can
13 be involved in the revitalization.

14 And we've had the archeologist
15 come and talk, and this meeting this
16 evening -- I see some more folks. Make
17 sure everyone signs in before you sit
18 down. This evening we're going to have
19 our archeologist come and talk again.

20 MR. JOHNS: And on that note, I'm
21 going to ask our archeologist to give us
22 an update on sort of the activities that
23 have been going on with her.

24 This is Mary Tinsman.

1 MS. TINSMAN: Good evening. It's
2 nice to see everybody and recognize
3 faces now.

4 We wanted to come back tonight
5 and just give you a little update,
6 because we haven't been out here for
7 over a month now since we did the ground
8 penetrating radar over the property.

9 I know a lot of you stopped by to
10 see us while we were working out there,
11 and I definitely appreciated that.

12 Right now our -- the firm we had
13 hired, Enviroscan, is analyzing the
14 results from what they did from the
15 radar, and we actually anticipate
16 getting those results this week. And
17 what that will be is it's a series of
18 like cross sections that he takes
19 through the ground at different
20 elevations, and then he can look at
21 those and can identify building
22 foundations, or holes that were in the
23 ground, or objects that are in the
24 ground that are greater than a certain

1 size. And when he has those results,
2 I'll analyze them, and once they've gone
3 to PHA and HUD, and we'll actually bring
4 Bill back, and he'll talk again and kind
5 of go through what he has.

6 I have an example with me. I
7 can't get it to come up right now, but
8 afterwards if you want to see it, you
9 can definitely come and take a look.

10 We also, since we met last, have
11 submitted what are called Pennsylvania
12 Historic Research Survey Forms. These
13 are forms that the State uses to
14 document properties that are older than
15 50 years across the State of
16 Pennsylvania. We submitted two forms,
17 one for the apartment complex itself and
18 one for the Wissahickon playground. And
19 what we do with those forms, we do the
20 background research on both facilities,
21 we do physical descriptions, we look at
22 their integrity. Do they still have all
23 their historic materials? Do they still
24 exhibit -- do they still look like they

1 did when they were constructed? That
2 information has gone through PHA, and
3 it's gone through HUD now, and it's with
4 the State Historic Preservation Office.
5 And they'll review our recommendations
6 about the two properties, and then
7 they'll comment back to HUD. And once
8 we have those results, we'll be able to
9 actually have another Section 106
10 consulting party meeting, which I know a
11 lot of you attended as well down at
12 HUD's houses. That will be the next
13 formal step in the Section 106 process.

14 And then at that time we'll also
15 have those results from the ground
16 penetrating radar. We'll start to be
17 able to share some of those with
18 everybody.

19 MR. JOHNS: So essentially that's
20 the update of what's been happening.

21 As I stated when we first
22 started, there's not a whole lot to
23 really talk about, because that was the
24 next step, they were doing -- the

1 archeologists doing the ground
2 penetrating radar and getting the
3 results in. Information has been
4 provided to HUD, and HUD has given that
5 information to the State historic body,
6 who has a period of time to review and
7 make comments. And so until they've
8 done their review, and if they -- if
9 they have comments or if they don't have
10 comments, they have 30 days to do that
11 review. And we will know at that point
12 what the final outcome is of those
13 results and we can share them at that
14 time.

15 So with that, if there are any
16 questions that anybody has with respect
17 to the project, we can take some
18 questions.

19 I ask that you use the mic here
20 in the center of the room and spell your
21 name for the court stenographer.

22 Are there any questions?

23 MELVA McCRAY: Hello. My name is
24 Melva McCray, M-E-L-V-A, M-C-C-R-A-Y.

1 This is the first time I'm coming
2 to a meeting, and I wanted to know
3 about -- are you going to have two
4 bedroom developments, and will they be
5 for handicap?

6 MR. JOHNS: Yes, the -- they'll
7 -- yes, there are going to be one, two
8 and three bedroom units, and a
9 percentage of that same mix will be
10 handicap accessible. I think we're
11 looking at 10 percent or 20 percent. 10
12 percent will be handicap, fully
13 wheelchair accessible.

14 MELVA McCRAY: Well, she doesn't
15 need a wheelchair now. She has cerebral
16 palsy.

17 And will they have apparatus for
18 the bathrooms?

19 MR. JOHNS: There will be grab
20 bars in all the bathrooms. So in a
21 typical two bedroom unit, there will be
22 one bathroom. In a three bedroom unit,
23 there will be a bath and a half. And
24 all of the ground floor units will be

1 visible, so people in wheelchairs or who
2 have a physical disability will be able
3 to get into the units, because there
4 will be a zero step clearance. There
5 won't be any steps.

6 MELVA McCRAY: Okay, great.
7 Thank you.

8 MR. JOHNS: Thank you. You have
9 to state your name and spell it for the
10 court stenographer.

11 PHIL LOCKETT: My name is Phil
12 Lockett, P-H-I-L, L-O-C-K-E-T-T.

13 My question is, the building
14 that's going up, is it for all ages? Is
15 it just for senior citizens?

16 MR. JOHNS: It's not a seniors
17 only development. But people of all
18 ages will be eligible to apply to move
19 in, but it's not a seniors only
20 development.

21 PHIL LOCKETT: Thank you.

22 MR. JOHNS: Thank you.

23 LISA HOPKINS: Hi, I came in late
24 from another meeting. Lisa Hopkins,

1 Northwest Neighbors of Germantown.

2 MR. JOHNS: Spell your name for
3 the court stenographer.

4 LISA HOPKINS: H-O-P-K-I-N-S.

5 There have been community members who
6 have come to us and wanted to know that
7 if they wanted to apply for a
8 construction job but not for
9 subcontracting, would they have to be
10 still affiliated with the union, or how
11 -- you know, how is it going to be --
12 how are they going to get notified --
13 are there going to be notifications for
14 anyone to apply for like an individual
15 contracting job?

16 MR. JOHNS: Right. Once we get
17 to the point where we'll start the
18 construction, they'll have -- I think
19 they're going to be able to go to the
20 trailer, right?

21 UNIDENTIFIED SPEAKER: I think we
22 were going to use the office up the
23 street here.

24 MR. JOHNS: I guess that is the

1 resident leadership office up the street
2 where people can come and apply.

3 We'll let you know when that --
4 at the point we can do that.

5 LISA HOPKINS: They'll also put
6 out the requirements and what they're
7 looking for as well?

8 MR. JOHNS: Yes. And we'll have
9 -- that will be part of a meeting we
10 have, too, to just let everybody know.

11 LISA HOPKINS: Mary, did you make
12 your presentation already?

13 MARY TINSMAN: Yes, you missed
14 it. I can give it to you afterwards.

15 LISA HOPKINS: The playground
16 situation, because it's been closed off,
17 and it was primarily used for basketball
18 courts, there has not been any response
19 to letters that we've written addressed
20 to your attention and Michael Kelly, and
21 we've been in conversation with Cindy
22 Bass. There's been talks about the
23 location being at Queen Lane across the
24 street, but then there's neighbors who

1 have a problem with the backyards and
2 invasion of privacy. So I don't know
3 where we are with this playground,
4 because right now the children are
5 jumping the fence at Kelly Elementary
6 School trying to play ball. We don't
7 want them to get in trouble for
8 trespassing, and we don't want them to
9 get hurt.

10 So in our letter that we wrote to
11 you back in March, we had asked for a
12 temporary location, because I know it's
13 going to take a year or more. And these
14 kids waiting until 2013, it's unfair for
15 them. And the fact that the former
16 council person took that away, without a
17 charette, without the community's
18 involvement, we want to know what other
19 plans you have in the meantime so that
20 these kids can continue playing ball.
21 School is going to let out, and we don't
22 want them to get in trouble. And it's
23 not fair to them.

24 MR. JOHNS: We got -- I got your

1 letter, and at this time there's no
2 decision that's been made on that. I
3 know that we do want to have some
4 conversations with Cindy, with the
5 council person to discuss options, and
6 that's about as much as I can really
7 talk about as relates to that.

8 Any other questions? Yes.

9 MARK von HEPPINSTALL: I'm Mark
10 von Heppinstall, small V, O-N, capital
11 H, E-P-P-I-N-S-T-A-L-L. You can use
12 that for restaurant or hotel
13 reservations and get right in.

14 I didn't hear your presentation
15 before, so I just wanted to know what we
16 found, did you find anything, did you
17 see anything, all that kind of stuff.

18 MR. JOHNS: Do it again.

19 MARY TINSMAN: So basically where
20 we're at right now, just to summarize it
21 again, we did the ground penetrating
22 radar about a month ago. Our
23 subconsultant is finalizing his report.
24 It's taking a little bit longer than he

1 anticipated. He's still putting that
2 together. I have one image he sent me
3 with me that I can show you afterwards
4 if you want to see it.

5 Right now the only thing that I
6 know he has definitely found over there
7 is a couple of the building foundations
8 from some of the houses that were there,
9 and I can actually show you those on one
10 of the images.

11 I know he's spending a lot more
12 time in the area where the Potter's
13 Field was, because he's really trying to
14 make sure that he sees everything that's
15 there.

16 We will have another meeting that
17 will discuss the results of that. Once
18 we've gotten that finalized, once that's
19 been reviewed by PHA and by HUD, we'll
20 definitely have another meeting sharing
21 those results. There will also be
22 another Section 106 meeting that deals
23 directly with that and with the
24 potential apartment complex and the

1 playground. It was brief.

2 MR. JOHNS: Thank you. Any other
3 questions?

4 LISA HOPKINS: I'm trying to say
5 this honestly, but I'm just going to be
6 how I am.

7 The Section 106 determination
8 about foundations of these historical
9 homes and also within Potter's Field, if
10 this shows that there's not going to be
11 any room or a decision made to -- not to
12 redevelop the 55 rental units or so,
13 will that determine that you're going to
14 keep the building up and not demolish it
15 at all? Because that's what we're --

16 MR. JOHNS: Sure, sure. As I had
17 mentioned to you before, I don't even
18 want to think that, but clearly that is
19 an option. I mean, no option would be
20 off the table. The Housing Authority's
21 responsibility is to provide decent,
22 safe, affordable housing. And our goal
23 for this site is to develop the 55 units
24 that we committed to our residents to

1 build, but the fact of the matter is
2 there may come a point, and, of course,
3 this is related to cost, this is related
4 to timing and all those things, if -- if
5 everything went wrong and there was
6 nothing we could do to salvage our
7 plans, that is an option. That would
8 clearly be the last thing that anybody
9 would want to do. But, again, that --
10 that could be one of the options.

11 LISA HOPKINS: Keeping the
12 building up?

13 MR. JOHNS: Yes, that could be
14 potentially one of the options. I don't
15 want to think that, and we don't want
16 that, and nobody wants that. What we
17 want to do is build the new units that
18 we have proposed. And I think that --
19 you know, and I'm hopeful that the
20 outcome of this historic analysis will
21 determine, in fact, that we'll be able
22 to build the proposed plans as we've,
23 you know, proposed them, to be able to
24 do something really great for the former

1 Potter's Field, an acknowledgment of
2 that site. So that is the hope, and
3 that is what we'll pray we'll be able to
4 do.

5 KATHERINE ADAMS: Hi, I'm
6 Katherine Adams. I was wondering --

7 MR. JOHNS: Spell your name.

8 KATHERINE ADAMS: A-D-A-M-S.
9 There's usually one D only.

10 So you're saying that's one of
11 the -- that's like last resort. Is what
12 you're saying sort of best case
13 scenario, is 55 rental units go up by
14 PHA standards, the best scenario is
15 that? The worst scenario sort of what
16 you're identifying is that -- would
17 stay --

18 MR. JOHNS: That would be the
19 least desirable.

20 KATHERINE ADAMS. What is sort of
21 in the middle there? What are the other
22 possibilities? What are you discussing?
23 It sounds like you've got something in
24 mind.

1 MR. JOHNS: No. What we have in
2 mind is what we have planned, and we're
3 really sort of basing all of our work on
4 our ability to complete the proposed
5 plan. And that is to develop the 55
6 units and to honor the Potter's Field in
7 some way and make that a space that
8 would be accessible and available to the
9 public. And so that's our goal. So
10 that's what we're moving towards.

11 So we don't -- we don't have a
12 second or sort of in between option, if
13 we don't do that we do this, because we
14 have to wait until the results come
15 back, and so far we haven't heard --
16 nobody has made a call to us that says,
17 you know, wow, something really looks
18 crazy here, and we're going to have to
19 do a step back. So we haven't gotten
20 that call, and I don't foresee us
21 getting the call.

22 KATHERINE ADAMS: Okay. But
23 saying this -- the worst case scenario
24 is leaving the building and rehabbing or

1 whatever it would be, that's sort of
2 scary, I think, to everybody here,
3 because we really don't like that tower,
4 the height, the style of the building.
5 It's very limited. It doesn't include
6 community. So it's a kind of scary
7 thing that you say that.

8 MR. JOHNS: I agree.

9 KATHERINE ADAMS: I'd like to say
10 that out loud. I'd like to maybe have
11 you speak to the fact that there would
12 be other scenarios investigated, that
13 you're not saying that as something
14 looming, it's either this or that. It
15 almost may be conceived as threatening.
16 I just want to make sure that there's --

17 MR. JOHNS: No, I want to be
18 clear that -- that as I stated, that is
19 a potential option. That is not the
20 only option, clearly, but that is a
21 potential option.

22 Our goal is to do the plan that
23 we want to do and that we've committed
24 to do. And I think that's the best --

1 the best plan, really.

2 KATHERINE ADAMS: Okay. So
3 you're still sort of committed to the
4 fact that an option is leaving it there,
5 but your other options, you aren't
6 willing to define them at this time?

7 MR. JOHNS: Ma'am, I can't.

8 KATHERINE ADAMS: But you're
9 willing to commit that you might leave
10 it there?

11 MR. JOHNS: It's there.

12 KATHERINE ADAMS: Right, it is
13 there. And it's a hazard. It's an
14 unattractive nuisance.

15 MR. JOHNS: I understand your
16 point. I don't disagree with you.
17 Thank you.

18 CORLISS GRAY: Corliss Gray,
19 Queen Lane President.

20 The space that was proposed for
21 basketball courts, can you tell me where
22 you're talking about?

23 MR. JOHNS: I don't know.

24 CORLISS GRAY: Lisa, can you tell

1 me what you're talking about? The place
2 where the basketball court --

3 LISA HOPKINS: What I wrote in
4 the letter, I asked the question, was
5 there a PHA vacant lot that you all can
6 assume to temporarily put a blacktop
7 down, recycle the basketball courts that
8 are already there, because you took the
9 hoops off of them, and put them in an
10 area instead of making the children wait
11 until 2013 or longer. It's bad enough
12 that the school district has taken
13 sports away from these kids, and then to
14 take away the playground and basketball
15 court, I don't think it's that hard to
16 put blacktop down in one of your vacant
17 lots and transfer those basketball
18 courts, because with the Queen Lane
19 situation, that's not -- that's not
20 etched in stone, because we don't know
21 where that funding is coming from but
22 that recreational facility across the
23 street. We don't have any information,
24 though.

1 CORLISS GRAY: Michael, do PHA
2 have any property that fits that?

3 MR. JOHNS: I think we only have
4 one vacant lot.

5 CORLISS GRAY: Where is that?

6 MR. JOHNS: I think it's like
7 right across the street. I'm not sure.

8 CORLISS GRAY: Next door to where
9 I live at? That's not PHA property.

10 MR. JOHNS: It's not?

11 CORLISS GRAY: No.

12 MR. JOHNS: Again, we said that
13 we have to have -- we're going to talk
14 to a councilwoman and see --

15 CORLISS GRAY: That's basically
16 there because they tore a bar down. I
17 have no knowledge that PHA bought it.

18 MR. JOHNS: We don't own it,
19 then. I thought maybe that was one of
20 them.

21 We need your name.

22 NEIL BLUNT: Neil Blunt, N-E-I-L,
23 B-L-U-N-T.

24 We are in talks now with the

1 Wissahickon Boys and Girls Club to have
2 an extended hour -- extended hours to
3 open up the gym for the boys and girls
4 to play basketball.

5 UNIDENTIFIED SPEAKER: Who is
6 "we"?

7 NEIL BLUNT: We've been having a
8 basketball league --

9 UNIDENTIFIED SPEAKER: Because
10 you all don't -- you don't invite us.
11 Come on now.

12 NEIL BLUNT: We've been having
13 basketball leagues every summer. It's
14 going to continue. We've been playing
15 the department of recreation leagues
16 every year for the last 20 years. So
17 that's going to happen.

18 MR. JOHNS: Well, that's good.

19 NEIL BLUNT: We're just going to
20 use the Boys and Girls Club, because
21 they have a huge gym over there.

22 MR. JOHNS: That's great. Thank
23 you. Well, that's a great option.

24 Are there any more questions?

1 Any other questions?

2 MR. von HEPPINSTALL: Just
3 because I wanted to make sure, when you
4 said the only option that we have --
5 what you were saying is that last -- the
6 last scenario is to keep the building
7 up, right?

8 MR. JOHNS: Right.

9 MR. von HEPPINSTALL: The last
10 one?

11 MR. JOHNS: Right.

12 MR. von HEPPINSTALL: I think you
13 said before, you're going to be open to
14 any options that might become available
15 if plans don't work the way they are,
16 you're open to anything, but the last
17 one at the end of the road is taking and
18 leaving that thing there, right?

19 MR. JOHNS: That would be the
20 last thing we would want to do.

21 MR. von HEPPINSTALL: I just
22 wanted to make sure that was
23 clarified.

24 MR. JOHNS: Any other questions?

1 PAMELA BRACEY: Good evening.

2 Pamela Bracey, B-R-A-C-E-Y.

3 I don't have a question, but at
4 one of our last meetings, there was a
5 conversation about individuals having an
6 opportunity for jobs. And Nicetown Part
7 II is getting ready to build some more
8 properties, and they are having a
9 meeting on Wednesday, May the 16th.
10 It's daytime, 1:00 p.m. to 2:00 p.m., at
11 4300 Germantown Avenue. And you can
12 call them at 215-329-1824 or 27. This
13 is Neighborhood Stabilization Program.
14 Attend this meeting to get updated
15 information about upcoming housing,
16 employment, and contracting
17 opportunities.

18 MR. JOHNS: Well, thank you very
19 much. Thank you.

20 Did everybody -- did you folks
21 get that?

22 LISA HOPKINS: This was just
23 given to me. I guess it's coming from
24 HUD. This capital improvement on the

1 Office of Public Housing and Investments
2 which funds development, finance and
3 modernization, management improvements,
4 are you all using capital improvement
5 along with the tax credits for
6 development or demolition? Because it's
7 about 90 million dollars for this.
8 Amount disbursed, 77 million. I'm
9 reading. It says capital fund ARRA
10 grant.

11 MR. JOHNS: Those are stimulus
12 dollars. PHA received stimulus dollars
13 under the President's stimulus --

14 MS. WILSON: Three and a half
15 years ago.

16 MR. JOHNS: Was it three and a
17 half years ago?

18 We actually received like 130
19 million dollars, and we utilized those
20 dollars to do infrastructure
21 improvements at some of our conventional
22 sites. We built some housing
23 developments out of those dollars.
24 Those dollars are committed and spent.

1 LISA HOPKINS: So this is old?

2 MR. JOHNS: It sounds like it.

3 That was the -- there were two types of
4 grants that the -- that HUD gave to the
5 housing authority. There was the
6 formula based grant. We got 90 million
7 dollars out of that. And that formula
8 was based on the number of public
9 housing units that you have in your
10 inventory. They did some calculation,
11 and if you had X amount of units, you
12 got this amount of money. Because of
13 the amount of units that we had, we got
14 90 million dollars. We had to have
15 shuttle ready projects to spend that
16 money.

17 Then we got an additional -- I
18 think it was like 30-some million
19 dollars or whatever for competitive. So
20 we had to compete for -- for dollars --
21 for some of those other dollars. And we
22 did solar panels at -- at a couple
23 sites. We did energy improvements at
24 some other sites. So with that money --

1 so that money has been spent.

2 LISA HOPKINS: Well, right here
3 it says the property it's for. The
4 report year was 2011.

5 MR. JOHNS: I don't know what
6 that is. We'll take a look at it. I
7 don't know what that is, though.

8 LISA HOPKINS: Well, where are
9 you with the tax credits? Has that been
10 submitted?

11 MR. JOHNS: The tax credit
12 application was submitted last year.
13 The -- we are -- we have not been
14 awarded the tax credits. We will not be
15 awarded the tax credits until we got
16 through the 106 review process.

17 We cannot get approval from HUD
18 for the demolition of the building until
19 we get through the 106 review process.
20 Everything is contingent upon the
21 completion of the 106 review process and
22 the program agreement.

23 Do you know what it is?

24 MS. WILSON: Yes. We submitted

1 more grant applications than we actually
2 got funded for, and this one we did not
3 get funded for.

4 We submitted a grant application,
5 but we did not get this funding.

6 MR. JOHNS: Okay. Any other
7 questions?

8 MS. MONTGOMERY: Carmella
9 Montgomery.

10 If you all do plan to go with the
11 55 units, how soon will it be for
12 residents to apply for the application?

13 MR. JOHNS: Usually it's 90 days
14 before the actual completion date is
15 when we will open the leasing office.
16 We will do a public notice. It will go
17 on our website. And we --

18 MS. WILSON: Newspapers.

19 MR. JOHNS: Yes, newspapers, and
20 more than likely we will have had a
21 monthly meeting before that, and you
22 guys will be the first to know what the
23 date is.

24 Any other questions? All right.

1 Seeing that there are no additional
2 questions, I want to again thank you for
3 coming out again. And like I said,
4 there wasn't a whole lot of information
5 that we had to share, but we're always
6 willing to listen to anything that you
7 have to say.

8 But before we go, I want to ask
9 the pastor, as we always do, to give us
10 some inspiring words as we move for the
11 rest of this evening. Thank you.

12 PASTOR HASTY: Again, thank you
13 one and all for coming out. It's a
14 great time to ask questions. I was
15 surprised that there weren't more
16 questions. But nonetheless, we're
17 grateful that you all came out,
18 communities members, neighbors, to be a
19 part of this meeting.

20 Gracious Father we thank you once
21 more again for a unique opportunity to
22 come, to be informed of the ongoings of
23 this process. We pray, Lord, that the
24 outcome would be what we determined and

1 what we have prayed about from the
2 onset. Have your will and your way.
3 Give us safe passage from this place of
4 worship to our several destinations. In
5 your name we pray, amen.

6 MEETING ATTENDEES: Amen.

7 * * *

8 (Whereupon, the meeting was
9 concluded at approximately 6:45 p.m.)

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I, Michele Matteo, RPR, CCR, hereby
certify that the foregoing is a true and correct
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Michele Matteo, RPR, CCR
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