

Sunrise Bergen Resident Meeting Q&A – RAD Process 3/11/2025 (10:30am and 1:30pm)

Sunrise Apartments – HACC Administrative Building
1314 Wentworth Avenue
Chicago Heights, IL

Brinshore Development and Housing Authority of Cook County (HACC) presented an update regarding the Sunrise Bergen project to residents, with reminders about the RAD process and the relocation. See attached presentation. You will also find attached informational flyers that were distributed to residents and staff, as well as a sign-in sheet notating the meeting attendees.

There were two (2) meetings held at HACC's Administrative Building at 1314 Wentworth Ave: A morning session at 10:30am and an afternoon session at 1:30pm.

The following entails the discussion that took place at both sessions:

- **Resident Question/Comment: I want to move back into my current unit after the renovation.**
 - Response: We will cover this later in the presentation; however, every resident has the right to return. It may not be the same unit that you are in now, but you will have a unit to return to within the project. Please note: There are several units that will undergo conversions at both the Sunrise and Bergen sites and floor plans will be altered.
- **Resident Question/Comment: Can the bathrooms in the 1-bedroom units be changed?**
 - Response: It is currently in our scope to change the layout and placement of the bathrooms in the 1BR units at Sunrise Apartments. Currently, one would need to access the bathroom through the bedroom, which is not convenient. We propose alternate access, not through the bedroom, for ease and convenience.
- **Resident Question/Comment: Will you be doing anything with the streets?**
 - Response: We understand the streets are in poor condition, specifically at the Sunrise Apartments site. Given that this is a public street, and not one owned by HACC, we would need to work with the City of Chicago Heights. We will continue our discussions with our development team and the City of Chicago Heights to understand what could be done to improve the condition of the road(s).
- **Resident Question/Comment: Will units be more accessible?**
 - Response: Increasing accessibility is one of the goals of the development team; therefore, we will be adding more accessible (and adaptable) units to both the Sunrise and Bergen sites. Accessibility is currently lacking, which is the reason for several conversions that are planned to take place.
- **Resident Question/Comment: What are you going to do about the squirrels getting into the units?**
 - Response: This is something to discuss with management. Please reach out to Crystal, HACC's Property Manager, with any management-related issues.
- **Resident Question/Comment: Who are the owners of Brinshore?**
 - Response: The founders of Brinshore are David Brint and Rich Sciortino. As a fun fact, their last names collectively make up the company name: "Brinshore."
- **Resident Question/Comment: Can I use the voucher to move anywhere or just within the Housing Authority of Cook County housing portfolio?**

- Response: You will have to work with your property manager and HUD in order to explore the full range of options available to you, especially if you would like to move out of HACC. Choice Mobility voucher is if you would like to move outside of the Housing Authority portfolio.
- **Resident Question/Comment: Where will we have to move to?**
 - Response: During relocation you will be moving to another unit within the Sunrise Bergen site.
- **Resident Question/Comment: Is there a timeline for when the relocation services will be available?**
 - Response: We expect to begin relocation upon our financial closing, which will happen in early Q4 of this year. We would start with the 1-1 interviews between the relocation specialists and residents. It is important that during these meetings, residents articulate their needs, wants, and preferences to the relocation specialist. Relocation specialists will try their best to accommodate the needs and preferences of residents to their best ability.
- **Resident Question/Comment: How long would I be relocated?**
 - Response: It depends on the unit, but you would be relocated long enough for construction to be completed by phase. The goal will also be to minimize the number of times residents would need to be relocated. Most residents will only need to relocate one time; however, it is likely some residents would be required to relocate two times, depending on the phase.
- **Resident Question/Comment: Can I have this information on paper?**
 - Response: The packet of information has been shared with HACC, so feel free to connect with your property manager, Crystal, or reach out to HACC's Development Manager, Clarissa Gaviola, for more information.
- **Resident Question/Comment: Are you going to make the kitchens larger?**
 - Response: Yes, all kitchens will be reconfigured to maximize the space. The current scope also calls for the addition of dishwashers to the units, in addition to adding more cabinet storage and space.
- **Resident Question/Comment: Are you going to change out the appliances?**
 - Response: Yes, we will be providing new appliances in all the units.
- **Resident Question/Comment: Would you be able to add a back door to units that do not currently have one?**
 - Response: At this time, we do not plan on adding doors to units that do not have an existing back door.
- **Resident Question/Comment: Will we be able to keep our own washer and dryers?**
 - Response: Our current scope calls for the existing gas hookups to be replaced. Given that, residents will have the option to bring their own washer and dryer to their unit in the existing Sunrise Apartments and Bergen Homes sites. The New Construction building will solely have a communal laundry room for residents to utilize.
- **Resident Question/Comment: Will all residents be able to use the amenities in the new building?**
 - Response: Yes, all residents of Sunrise Bergen will be able to use the amenities in the New Construction building. This would include the community room, fitness room, rooftop terrace, and business / computer center.
- Residents were informed that they have rights under the RAD process for relocation, leasing, and the right to organize as a tenant council. See attached presentation to review the items that had been covered at the resident meetings on March 11.

- Residents were informed that if they had any additional questions or suggestions that those should be directed to HACC's Development Manager, Clarissa Gaviola. She would coordinate any answers as needed with the development team.