

TIF PROJECT SCORECARD

Type of Project: **Housing**

Developer: **Harvest Homes Apartments, L.P.**

Total Project Cost: **\$12,630,979**

Timeline for Completion: **March 2016**

TIF Funding Request: **\$1,039,544**

Project Status: **In process, to be presented to City Council in January 2015.**

TIF District: **Midwest**

RETURN ON INVESTMENT BENCHMARKS

■ Advances Goal of Economic Development Plan YES or NO

Create an environment and processes that allow businesses to flourish

■ Advances Goal of TIF District YES or NO

■ Addresses Community Need YES or NO

■ Jobs Created/Retained
Two permanent jobs.

■ Affordable Housing Units Created/Preserved
36 Affordable multi-family rental units.

■ Return on Investment to City
N/A

FINANCIAL BENCHMARKS

■ Other Funds Leveraged by \$1 of TIF

■ Financing Structure A one-time lump sum cash payment to be made during the construction phase.

■ Types of Other Funding Leveraged YES or NO

FHLB - AHP funds, DCEO Energy Grant, First mortgage funds.

RDA TERMS

■ Payment Schedule:

■ Monitoring Term of Agreement:

■ Taxpayer Protection Provisions YES or NO

OTHER CONSIDERATIONS



**CITY OF CHICAGO
DEPARTMENT OF PLANNING AND DEVELOPMENT**

**STAFF REPORT
TO THE
COMMUNITY DEVELOPMENT COMMISSION
REQUESTING DEVELOPER DESIGNATION
DECEMBER 9, 2014**

I. PROJECT IDENTIFICATION AND OVERVIEW

Project Name:	Harvest Homes
Applicant Name:	Harvest Homes Apartments, L.P.
Project Address:	3512-46 West Fifth Avenue
Ward and Alderman:	28 th / Jason C. Ervin
Community Area:	East Garfield
Redevelopment Project Area:	Midwest
Requested Action:	TIF Developer Designation
Proposed Project:	The proposed project, which will be built on private land acquired by the developer, will consist of new construction of 36-affordable, multi-family rental units, which will be comprised of four, three-story walk-up buildings on four separate but continuous lots in the East Garfield community area.
Goal of Project:	To reduce and eliminate blighted conditions by creating and providing affordable rental housing for families.
TIF Assistance:	\$1,039,544

II. PROPERTY DESCRIPTION

Address: 3512-46 West Fifth Avenue

Location: The development will be located in the East Garfield community area and be bound by Jackson Boulevard on the north, Central Park on the west, St. Louis Street on the east and West 5th Avenue on the south.

Tax Parcel Numbers: 16-14-214-024-0000; 16-14-214-029-0000;
16-14-214-028-0000; 16-14-214-030-0000

Land Area: 1.28 acres or 55,794 square feet

Current Use: Vacant land

Current Zoning: RM5 – Residential Multi-Unit District

Environmental Condition: Environmental Design International Inc. (EDI) completed a phase I and II for the project site and found soil contamination exceeding the Illinois Environmental Protection Agency's (IEPA) tiered approach to corrective action objectives. As such, the developer will enroll the project in the IEPA Site Remediation Program (SRP) to obtain a comprehensive No Further Remediation (NFR) letter.

III. BACKGROUND

The Midwest TIF in which this proposed project is located was designated on May 17, 2000. Since that time, TIF funding has been used for the Heritage Homes transaction, a 102 mixed-income for-sale development, public works and/or improvements, TIF works, Small Business Improvement Funds (SBIF), and Mt. Sinai Hospital.

This proposed transaction will consist of family housing and contain 36 units in total. Of the 36-units, 12 will be two-bedroom apartments, 21 will be three-bedroom and three will be four-bedroom apartments. All of the units will be rented to households at the 60% area median income and below levels.

The site will be located in the Garfield Park neighborhood which is 4.5 miles west of Chicago's downtown loop area. The proposed project will be well situated within an area of steady household population, and the demographic analysis indicates a need for additional affordable housing. The neighborhood is a mix of multi-family housing, commercial concerns, banks, parks and schools, and is well served by several interstates, and CTA bus lines. The proposed property will be accessed from both 5th Avenue and St. Louis Avenue. Additionally, the site will be one block east of South Central Park Boulevard, one block south of Jackson Boulevard, and one block west of south Homan Avenue. Each of these major routes provides access to the neighborhood and each is along a Chicago Transit Authority (CTA) bus route. The region is well served by I-290 (Eisenhower Expressway), I-88, I-90, I-94 and I-55. These interstates provide access to downtown Chicago, suburbs and other sites, and can be accessed two blocks south of the proposed property.

Everyday shopping conveniences are located within a short distance of the property with an Aldi grocery store located less than one mile from the subject property on Madison Street, a Save-A-Lot grocer less than one mile on Pulaski road, and two pharmacies less than one mile – CVS Pharmacy and Hamlin's Pharmacy; both situated on Madison Street. Harris Bank is also less than one mile from the subject property as it is located at 3900 West Madison Street.

Educational facilities are also dotted around the neighborhood with Providence St. Mel located 2½ blocks north on Central Park between Monroe and Adams streets, Leif Ericson ¼ block west at the corner of Central Park and 5th Avenue, Fifth City Child Development Institute ¼ mile east of the site at 5th Avenue and Homan, and John Marshall Metropolitan High School which is one mile east of the site at 3250 W. Adams Street.

The largest medical facility, RML Specialty Hospital, is located on Congress Parkway between St. Louis and Homan, and Fresenius Medical Care Congress Parkway, which is a dialysis center, is located at Homan Avenue and Van Buren Street.

Garfield Park is located at 100 North Central Park Avenue, and totals 184.72 acres that features the golden dome field house. The building features a gymnasium, auditorium, dance studio, fitness center, boxing center, grand ballroom and meeting rooms. Outside, the park offers a swimming pool, baseball fields, athletic fields for football or soccer, and other outdoor amenities. The park is adjacent to the Garfield Park Conservatory, a popular destination for special events and the vast array of flower shows.

Over the past decade, East Garfield Park, whose make-up is 97.4% minority, has seen their population fall by 13.1 percent. However, 39.7% in the community are living below the poverty level. The unemployment rate is 20%, and East Garfield ranks 6th among Chicago's 77

community areas in violent crime, and 10th among Chicago community areas in property crimes.

Education on the other hand has been steady with 76.9% completing grade school, 74.9% completing high school, and a combined 83.5% completing a college curriculum.

According to ESRI, a provider of demographic data, the population within the Primary Market Area (PMA), is 34,761, with a total of 11,742 households. The median age is 29.3, and the average number of people per household is 3.1. Of the housing stock, 73.1% are rent occupied, and 26.9% owner occupied. ESRI anticipates a moderate increase in population of about 609 households or 5.2% over the next five years. The median household in the PMA was estimated at \$24,488, and \$43,628 for the City of Chicago. Of the 11,742 households, 4,116 or 35% has an income range of \$0-\$14,999, and 10% has an income range of \$75,000. The remaining 55% falls between \$15,000 and \$74,999, with the bulk (82%) falling in the income range of \$15,000 to \$24,999.

The largest component of housing stock in the target area is two-flat homes (35.8%). According to data compiled during the 2007-2011 American Community Survey, much of the housing stock (64.1%) was constructed prior to 1939, and according to the census, nearly half of the housing (47.4%) has a value of less than \$200,000. This region has seen a slow-down in the residential housing market, and there are few, if any, market-rate apartment complexes within the Primary Market Area (PMA) that are comparable to the proposed subject in construction. The vast majority of rental units advertised are aged two- and three-flat buildings, and the data presented indicated a significant discount to market rate rents. The majority of the units are found within rental buildings that offer no exterior amenities, save for the occasional yard, patio or porch. The most comparable units were found within duplexes, three-flats, or quadplexes. The multiple listing data was further filtered to consider units rented in 2012 and 2013, only. During this time period, on average, two-bedroom units rented for \$1,153 a month, with a range of \$800-\$1,550 a month. Three-bedroom units have averaged \$1,306 a month with a range of \$500-\$1,950, and four-bedroom units have averaged \$1,133 a month with a range of \$900-\$1,400. It should be noted that units renting at the lower end of the range were in buildings dating back to the early 1900s. This is not to say, however, that all units in older buildings rent at lower levels, as there were many cases in which older units with only one bath rented at a level competitive to newer construction.

Demand has been measured by evaluating vacancies in the PMA. There are limited vacancies within other affordable housing properties; the lowest vacancy rate, 4%, was found at East Garfield Park Place, the property most comparable in construction quality to the subject as proposed. Strong occupancy is indicative of strong demand for rent-restricted apartments in the area. Contrasting the income-qualified tenants to the current supply, it appears low-income

renters have been under-served in the market as there is unmet demand for units in the area. Based on studies conducted of the target market, there are only 454 rent restricted apartments in the market area. None had advertised vacancies. There are at least 4,969 income-qualified households within the primary market. Potential tenants for the Harvest Homes development will originate from the existing community tenant base and relocations from other conventional apartment properties. Based on the market search, there is minimal vacancy in the PMA, and most comparable properties are inferior to that of the proposed subject.

As proposed, Harvest Homes will contain 36 rent-restricted apartments, which will bring the projected supply of rent-restricted apartments to 490. When dividing the 490 apartments by the 4,969 income-qualified households within the primary market, it indicates a penetration rate of 9.9%. A market survey of competing properties determined that demand for affordable rental housing is high, as indicated by lack of availability in this section of the Chicago metropolitan area. Based on the potential pent-up demand for restricted-rent apartments at the proposed rents, the project appears to be demographically feasible and the property should experience rapid absorption of its apartments as they become available for occupancy.

IV. PROPOSED DEVELOPMENT TEAM

Development Entity: Harvest Homes Apartments, L.P., an Illinois limited partnership (the “Borrower”). Harvest Homes Apartments, LP, will consist of Harvest Homes General Partner, LLC as the general partner with a .01% ownership interest, whose members consist of People’s Community Development Association of Chicago (PCDAC), with a 60% share, and Lawndale Christian Development Corporation, Inc. (LCDC) with a 40% share, or an entity acceptable to the City.

At the time of closing, Harvest Homes General Partner, LLC will be the general partner with a 0.1% share, and Enterprise Community Investment, or an entity acceptable to the City will be the limited partner with a 99.99% share.

PCDAC, which was organized in 1999, focuses on a three-fold mission of job-training and placement, youth initiatives for at-risk youth, and affordable housing. Although PCDAC is not new to DPD, they have not completed any multi-family transactions with DPD. In 2007, PCDAC originally submitted a New Homes for Chicago application for Harvest Homes. Under that proposal, the development was going to be a three-phase project which when completed, was to produce 72 for-sale units, in a mix of single-family ground level walk-ups, duplexes, and a five story elevator condominium building. The development could not proceed as planned due to the lack of qualified buyers, and the downturn of the economy.

PCDAC's mission is to provide opportunities for economically disenfranchised residents of the greater west side community to achieve self-sufficiency. Since 2001, PCDAC has partnered with the Safer Foundation to train over 3,700 individuals in custodial, building maintenance and computer literacy. To date they have a 25% job placement rate. The program is an eight week course where individuals are required to complete 20 hours a week. Of the 20 hours, four are spent on individuals honing and/or learning their "soft-skills" of customer service, public speaking and money management, while the other 16 hours are spent learning the trade of custodial, building maintenance and computer literacy. Of the 3,700 that have been enrolled in the training, 182 of those individuals are ex-offenders re-entering the community. Of those 182 individuals, 60% have successfully completed the training and are actively seeking employment.

The youth component is a very integral part of PCDAC's mission and as such, they have successfully assisted 16 adults in securing employment through the Safe Passage to Schools program. Additionally, PCDAC provides structural programs for students K-12, with trained professionals and adults on hand to assist with homework as well as recreational activities. Currently, there are 64 students enrolled in their after school programs. However, over the past couple of years, they have handled over 400 youth as they also offer programs during the spring and holiday breaks, as well as for the summer. This past summer, PCDAC was able to provide 28 students with jobs.

LCDC, which was established in 1987, focuses on both residential and commercial development projects, with a mission to provide safe, quality affordable housing for Lawndale residents. To date, LCDC has completed 165 apartment units, and 65 single-family homes, condominiums and two-flats, for low-income families.

LCDC successfully completed the construction of the following DPD financed projects: Praise Apartments (32-units), Fountain View (53-units), and the MLK Apartments which contains 45 residential units and six commercial units along 16th street. MLK Apartments encompasses the site where Dr. Martin Luther King, Jr. and his family once lived.

Other development team members:

Prim Lawrence Group: Founded in 1992, Prim Lawrence Group is experienced in affordable housing, business development, program design and organizational management. They have secured financing for over 400 units of affordable housing totaling \$51 million dollars. Co-founder, Teresa Prim, has over 27 years of experience, and has worked on several City-funded affordable housing transactions.

Nia Architects: A Chicago based architectural firm that was established in 1996. Nia has

designed various buildings ranging from affordable housing, to campus housing to commercial buildings.

Safeway Construction: Opening its doors in 1986 and under the direction of John Bonds, who has over 25 years of experience, Safeway has completed 2,350 units of housing; 500 of those units were completed by utilizing 9% low income housing tax credits (LIHTCs).

Realty & Mortgage Company: The Harvest Homes Apartments will be managed by Realty & Mortgage Company. Realty & Mortgage Company currently manages over 6,000 residential units in 134 buildings throughout the Chicagoland area. They have over 100 years of experience, with a portfolio ranging from ten-unit urban apartment buildings, to 260-unit garden style suburban complexes. In addition to maintaining affordable housing units for low and moderate income tenants, they also manage housing for the elderly, as well as market-rate apartments.

Realty's core team consists of Harold Rider and Sonya Ivory. Mr. Rider joined Realty and Mortgage Company in 1967 and actively manages all activities of the firm. His diverse experience includes lease negotiation, property rehabilitation and syndication, and real estate management. Mr. Rider is a past president of the Chicago Association of Realtors (CAR), and the Chicago Chapter of the Institute of Real Estate Management (IREM). Prior to joining Realty & Mortgage Company in 2004, Ms. Ivory was a residential real estate agent with Prestige Partners Realty. Currently supervising all activities in the South Shore office, Ms. Ivory holds the Certified Occupancy Specialist (COS) designation.

V. PROPOSED PROJECT

Project Overview: New construction of 36-affordable, multi-family rental units, which will be comprised of four, three-story walk-up buildings on four separate but continuous lots in the East Garfield community area. The development will offer two- to four-bedroom apartments, and will be targeted to families with household incomes between 30% and 60% of the area median income. The units will offer dishwashers, garbage disposals, central air-conditioning, and hook-ups for in-unit laundry appliances. Floors will be carpeted in the bedrooms, hallways, and living/dining space, with vinyl composite tile utilized in the kitchen and bathrooms. Of the 36 apartments, 18 will be handicap accessible. In addition to the units, the outdoors will boast a landscaped rotund sitting area which will be located in the back of the buildings. There will also be 38 off-street parking spaces.

A site plan, floor plans and elevation are provided as exhibits to this report.

Residential Unit Profile: The following table provides a detailed description of the proposed

**TIF Developer Designation- Residential
Harvest Homes Apartments, L.P.**

project. The subject property will provide a total of 36 rental units of which 36 units or 100 percent will be affordable for households earning no more than 60 percent of the area median income. These units will satisfy the Chicago affordable housing ordinance, which requires 10 percent affordable units in projects developed on land sold by the City or 20 percent affordable units in projects receiving TIF assistance.

Unit Profile:

Unit Type	Number	AMI %	Size S.F.	Monthly Rent Rec'd by Landlord	Total Rents*	FMR for Area
2 bed/1 bath	3	Affordable at 30%	885	\$346	\$1,038	\$1,110
2 bed/1 bath	9	Affordable at 50%	905	\$656	\$5,904	\$1,110
3 bed/1 bath	4	Affordable at 30%	1,101	\$399	\$1,596	\$1,350
3 bed/1 bath	7	Affordable at 60%	1,151	\$817	\$5,719	\$1,350
3 bed/1 bath	10	Affordable at 60%	1,191	\$935	\$9,350	\$1,350
4 bed/2 bath	3	Affordable at 60%	1,415	\$1,029	\$3,087	\$1,450
Total	36	30-60%			\$26,694	

*Tenant pays for gas heat, gas cooking and other electric.

The affordable rent paid by the tenant is based on the tenant's income and not on market comparables. The maximum rent for each defined "affordable" income level is published annually by the US Department of Housing and Urban Development and listed according to building construction type (i.e. apartment, townhouse, house), number of bedrooms and household size. Rent per square foot is not considered except that HUD housing quality standards and Chicago zoning and building codes set minimum room and unit sizes. Different federal funding development and operating support sources may have different maximum income and rent restrictions.

When developers determine the rent to charge for a project that is using HUD program subsidies through one of the City of Chicago's Multifamily Financing programs, the developer is required to establish market-area rents by commissioning a market study of the targeted market area. The

developer is allowed to charge the lesser of HUD-estimated Fair Market Rent or the rent cap by income group (i.e., the 60% rent), but must also take into consideration the localized rent for the development’s targeted market area, which is often much lower than the HUD FMR, and may be the same as, or even lower than, the “affordable” rent levels.

Environmental Features: The buildings will be designed to incorporate green features to meet LEED silver rating. Features that will be incorporated are rain gardens, permeable materials for all walkways, patios, and driveways, energy star labeled roofing materials, exterior wall insulated sheathing, minimum R19 exterior wall insulation, advanced air sealing package, R49 insulation in the attic as well as R49 on the roof, energy star windows, low-VOC paints and finishes, and energy star light fixtures.

VI. FINANCIAL STRUCTURE

Funding for the proposed project will consist of loans and grants secured from various public and private sources. The sale of 9% low income housing tax credits will generate \$10,749,603 or 85% of equity for the benefit of the project, which will be paid in tranches at various milestones, with the first payment coming at closing, and the remainder funded at stages throughout construction to completion, and finally at occupancy of the building.

TIF funds will be contributed from the Midwest TIF district and will account for 8% of the financing. A total of \$1,039,544 in TIF increment will be used to pay or reimburse the Developer for TIF eligible costs, and will be paid as a one-time lump sum cash payment during construction. The TIF payment will be taken from area-wide incremental taxes collected from the Midwest TIF Redevelopment project area, and any available increment from the Project PINS. This payment will occur after the closing of the Redevelopment Agreement (RDA).

Additionally, the Developer has a preliminary commitment from JP Morgan Chase to provide a \$600,000 first mortgage loan with market-rate terms. The developer has also secured a Federal Home Loan Bank (FHLB) grant of \$97,732, and a \$144,000 DCEO energy grant.

SOURCES AND USES OF FUNDS:

Sources:	Amount:	% of Total:
First Lender Funds	\$ 600,000	5%
Midwest TIF Funds	\$ 1,039,544	8%
DCEO Energy Grant	\$ 144,000	1%
FHLB AHP Funds	\$ 97,732	1%
GP Contribution	\$ 100	.00001%

**TIF Developer Designation- Residential
Harvest Homes Apartments, L.P.**

Tax Credit Equity	\$10,749,603	85%
Total Sources	\$12,630,979	100%

Uses:	Amount:	\$/sf of Building*:
Land Acquisition	\$ 120,000	\$ 2.52
Hard Costs:		
Construction	\$ 8,753,995	\$ 183.96
Construction Contingency	\$ 400,554	\$ 8.42
Environmental Remediation	\$ 570,874	\$ 12.00
Total Hard Costs:	\$ 9,725,423	\$ 204.38
Soft Costs:		
Architect Fees: Design/Supervision	\$ 366,039	\$ 7.69
Survey/Environmental/Geo-Technical	\$ 69,419	\$ 1.46
Legal Fees	\$ 170,000	\$ 3.57
Accounting Fees/Cost Certification	\$ 25,000	\$ 0.53
Title and Recording Fees	\$ 35,000	\$ 0.74
Bridge Loan Costs/Interest	\$ 478,317	\$ 10.05
Construction Management Fee	\$ 75,000	\$ 1.58
Constr. Loan Points/Perm. Loan Points	\$ 88,750	\$ 1.86
Lease-Up & Replacement Reserves	\$ 92,912	\$ 1.95
Operating Reserve	\$ 286,789	\$ 6.03
Real Estate Taxes/Liability Insurance	\$ 72,140	\$ 1.52
Tax Credit Issuer/Monitoring Fees	\$ 68,690	\$ 1.44
Developer Fee	\$ 835,000	\$ 17.55
Mkt. Study/Appraisal/Survey/Mkt. & Adv.	\$ 95,550	\$ 2.01
Other Soft Costs	\$ 146,950	\$ 3.09
Total Soft Costs:	\$ 2,905,556	\$ 61.06
Total Uses:	\$12,630,979	\$ 265.45psf

*Gross building area is 47,585 square feet

VII. PUBLIC BENEFITS

The proposed project will provide the following public benefits:

Affordable Housing: The project will provide 36 new affordable housing units for families.

Environmental Features: The project will incorporate rain gardens, permeable materials for all walkways, patios, and driveways, energy star labeled roofing materials, exterior wall insulated

sheathing, minimum R19 exterior wall insulation, advanced air sealing package, R49 insulation in the attic as well as R49 on the roof, energy star windows, low-VOC paints and finishes, and energy star light fixtures.

Permanent Jobs: The project is estimated to generate two permanent jobs as follows: Building Maintenance & Repairs 50% time and Property Management Certification and Broker 50% time.

Construction Jobs: The project will produce 102 temporary construction jobs.

Affirmative Action: The developer will comply with the requirements of Chicago's affirmative action ordinance, which requires contract participation of 24% by minority-owned business enterprises (MBEs) and 4% by woman-owned business enterprises (WBEs). The developer has provided notification of the proposed project, by certified mail, to several associations of minority and women contractors. A sample version of the letter and copies of the post office receipts for the certified letters are presented as exhibits to this report.

City Residency: The developer will comply with the requirements of Chicago's city residency ordinance, which requires that at least half of all construction-worker hours be filled by Chicago residents. The developer will also comply with the requirement that all construction jobs are paid the prevailing wage.

VIII. COMMUNITY SUPPORT

Alderman Ervin endorses the project and has provided a letter of support (see exhibits for copy).

IX. CONFORMANCE WITH REDEVELOPMENT AREA PLAN

The proposed project is located in the Midwest Tax Increment Financing Redevelopment Project Area. The proposed project will satisfy the following goals of the area's redevelopment plan:

- Provide needed incentives to stimulate private investment and spur revitalization of existing residential buildings;
- facilitate new residential development, and encourage a broad range of improvements in business retention, rehabilitation and new development;
- Encourage quality appearance of buildings, rights-of-way and open spaces and encourage high standards of design;
- Develop new housing targeted to all income levels and special needs populations that relates to the existing community
- Establish job readiness and job training programs to provide residents within the project

area and within the adjacent communities with the skills necessary to secure jobs in the project area and in adjacent redevelopment project areas.

The implementation strategy for achieving the plan's goals envisions the need to provide TIF financial assistance for the development of Harvest Homes Apartments, an affordable multi-family rental development. The proposed project also conforms to the plan's land use map, which calls for residential/commercial/retail/mixed-use development at the subject site.

X. CONDITIONS OF ASSISTANCE

If the proposed resolution is approved by the CDC, DPD will negotiate a redevelopment agreement with the developer. The redevelopment agreement will incorporate the parameters of the proposed project as described in this staff report.

It is DPD policy that no business will be conducted with a development entity whose any principal has outstanding municipal debts (such as unpaid parking tickets, unpaid water bills, unpaid business licenses, and others), is in arrears of child support payments, or who is a debtor in bankruptcy, a defendant in a legal action for deficient performance, a respondent in an administrative action for deficient performance, or a defendant in any criminal action.

Closing will not occur before the City Council has approved the redevelopment agreement and the developer has obtained all necessary City approvals including zoning and building permits. The documents will include a development timetable.

XI. RECOMMENDATION

The Department of Planning and Development has thoroughly reviewed the proposed project, the qualifications of the development team, the financial structure of the project, its need for public assistance, its public benefits, and the project's conformance with the redevelopment area plan, and DPD recommends that the CDC recommend to the City Council the designation of Harvest Homes Apartments, LP as Developer for the development of Harvest Homes Apartments at 3512-46 West Fifth Avenue.

EXHIBITS

TIF Project Assessment Form
TIF Annual Report
Redevelopment Area Map
Neighborhood Map or Aerial
Survey or Plat
Site Plan
Typical Floor Plan
Front Elevation or Rendering
Sample M/WBE Letter
Copies of M/WBE Certified Letter Receipts
Lender's Letter of Interest
Community Letters of Support
Alderman's Letter of Support



W Jackson Blvd

S Christiana Ave

S Spaulding Ave

S St. Louis Ave

S Central Park Blvd

S Hamlin Blvd

W Van Buren St

W Harrison St

W Flournoy St

W Harrison St

W Flournoy St

S Ind

W Congress Pkwy



Eisenhower Expy

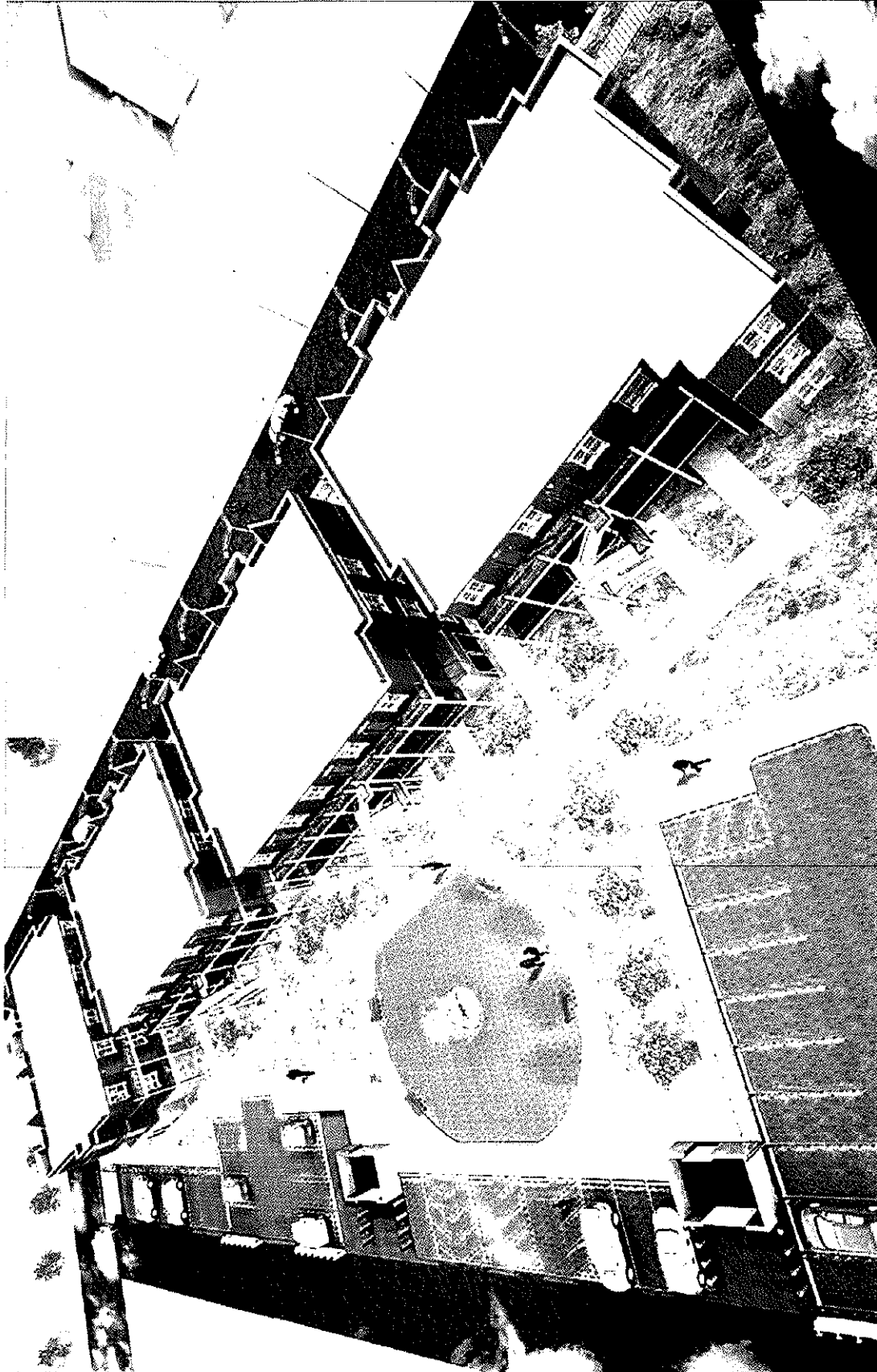


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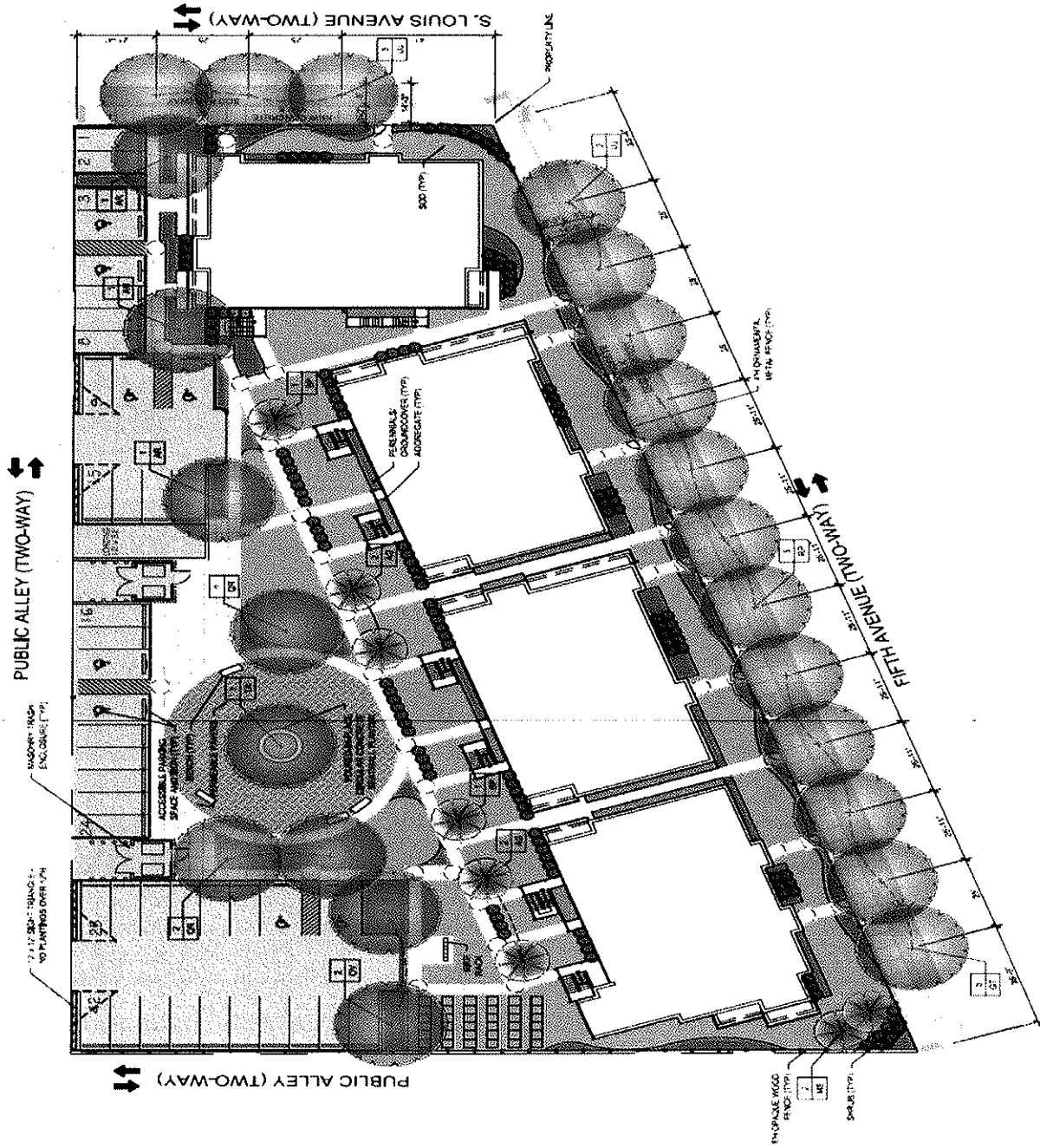


Harvest Homes
by **Nia Architects**

Tuesday, December 3, 13



NW AERIAL
VIEW





City Council
Council Chamber
City Hall - Room 200
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Chicago, Illinois 60602

JASON C. ERVIN

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Committee Memberships

Vice Chair, Human Relations

Budget & Government Operations

Committees, Rules and Ethics

Economic, Capital and Technology Development

Education and Child Development

Finance

Pedestrian and Traffic Safety

Transportation

August 1, 2014

Lawrence E. Grisham, Managing Deputy Commissioner
Department of Housing and economic Development
121 N. LaSalle St
Room 1000
Chicago, IL 60602

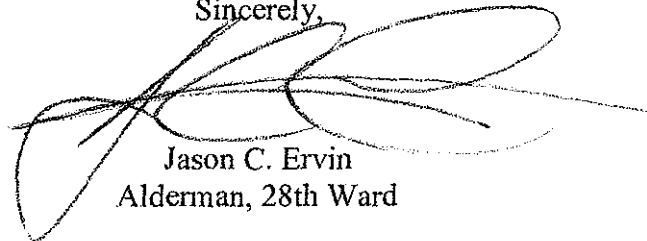
Mr. Grisham:

I am pleased to write this letter of support on behalf of Harvest Homes, LLC, a partnership between Peoples Community Development Association of Chicago and Lawndale Christian Development Corporation, in the submission of a Department of Housing and Economic Development Multi-family Application for Low-Income Housing Tax Credits.

The proposed Harvest Homes are located at 3514-46 West Fifth Avenue in the East Garfield Park community area. The project will be comprised of 36 units of affordable multi-family rental housing targeting households with incomes at or below 60% of area median income. The development will provide 2, 3, and 4 bedroom units. This project consists of local redevelopment efforts and the Midwest TIF districts goals and objectives to: re-establish stable residential areas; increase the real estate tax base for the city; develop new housing targeting all income levels and special needs populations; provide opportunities for women and minority businesses to share in the redevelopment of the project area; new residential development and the creation of new job opportunities within the project area.

Should you have any further questions, please feel free to contact me at the listed number.

Sincerely,



Jason C. Ervin
Alderman, 28th Ward

"Moving the 28th Ward to the Next Level"

**COMMUNITY DEVELOPMENT COMMISSION
OF THE
CITY OF CHICAGO**

RESOLUTION NO. 14 - CDC -

**AUTHORIZATION TO NEGOTIATE A
REDEVELOPMENT AGREEMENT WITH HARVEST HOMES APARTMENTS, L.P.
AND
RECOMMENDATION TO
THE CITY COUNCIL OF THE CITY OF CHICAGO
FOR THE DESIGNATION OF HARVEST HOMES APARTMENTS, L.P.
AS DEVELOPER**

WHEREAS, the Community Development Commission (the "Commission") of the City of Chicago (the "City") has heretofore been appointed by the Mayor of the City with the approval of its City Council (the City Council referred to herein collectively with the Mayor as the "Corporate Authorities") as codified in Section 2-124 of the City's Municipal Code; and

WHEREAS, the Commission is empowered by the Corporate Authorities to exercise certain powers enumerated in Section 5/11-74.4-4(k) of the Illinois Tax Increment Allocation Redevelopment Act, as amended (65 ILCS 5/11-74.4-1 et seq.), (as amended from time to time, the "Act"); and

WHEREAS, the City Council, upon the Commission's recommendation pursuant to Resolution 00-CDC-28 and pursuant to the Act, enacted three ordinances on March 15, 2000 pursuant to which the City approved and adopted a certain redevelopment plan and project (the "Plan") for the Midwest Redevelopment Project Area (the Area), designated the Area as a redevelopment project area and adopted tax increment allocation financing for the Area. The street boundaries of the Area are described on Exhibit A hereto; and

WHEREAS, Harvest Homes Apartments, L.P. (the "Developer"), has presented to the City's Department of Planning and Development (the "Department") a proposal for redevelopment of the Area or a portion thereof that is in compliance with the Plan, consisting of the construction of 36-affordable, multi-family rental units, and approximately 38 on-site parking spaces (the "Project"); and

WHEREAS, DPD requests that the Commission recommend to City Council that the Developer be designated as the developer for the Project and that the Department be authorized to negotiate, execute and deliver a redevelopment agreement with the Developer for the Project; now, therefore,

BE IT RESOLVED BY THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF CHICAGO:

- Section 1. The above recitals are incorporated herein and made a part hereof.
- Section 2. The Commission hereby recommends to City Council that the Developer be designated as the developer for the Project and that the Department be authorized to negotiate, execute and deliver on the City's behalf a redevelopment agreement with the Developer for the Project.
- Section 3. If any provision of this resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the remaining provisions of this resolution.
- Section 4. All resolutions, motions or orders in conflict with this resolution are hereby repealed to the extent of such conflict.
- Section 5. This resolution shall be effective as of the date of its adoption.
- Section 6. A certified copy of this resolution shall be transmitted to the City Council.

ADOPTED: _____, 2014

Attachment: Exhibit A, Street Boundary Description

EXHIBIT A

Street Boundary Description of the
Midwest Tax Increment Financing
Redevelopment Project Area

The Area is generally bounded by Lake, Washington and Kinzie Streets on the north, California Avenue on the east, 16th Street on the south, and Pulaski Road on the west.