

**City of Chicago
Department of Housing and Economic Development**

**STAFF REPORT
TO THE
COMMUNITY DEVELOPMENT COMMISSION
REQUESTING DEVELOPER DESIGNATION**

January 10, 2011

I. PROJECT IDENTIFICATION AND OVERVIEW

Project Name:	Bronzeville Associates Senior Apartments
Applicant Name:	Bronzeville Associates Senior Apartments Limited Partnership
Project Address:	460 E. 41 st Street
Ward and Alderman:	3 rd Ward – Alderman Pat Dowell
Community Area:	Grand Boulevard
Redevelopment Project Area:	Pershing/King
Requested Action:	TIF Developer Designation
Proposed Project:	This project includes complete rehabilitation of an existing 11-story, 97 –unit senior building. The exterior work will include the replacement of the roof, windows, and building entrances; and the repair of brick walks and asphalt concrete drives and parking lots and re-grading where necessary.
TIF Assistance:	\$2,673,626

II. PROPERTY DESCRIPTION

Address:	460 E. 41 st Street
Location:	North East Corner of 41 st & King Drive.

Tax Parcel Numbers: 20-03-209-031; 20-03-209-032; 20-03-209-053;
20-03-209-060; 20-03-209-061; 20-03-209-062;
20-03-209-065; 20-03-209-071; 20-03-209-072

Land Area: 60,454 square feet

Current Use: The location is currently improved with the 97-unit building to be rehabilitated.

Current Zoning: Residential Planned Development #99 Approved by City Council on June 22, 1973.

Proposed Zoning: Not Applicable

Environmental Condition: The developer provided a Phase I Environmental Site Assessment dated February 27, 2009 and a Phase II Environmental Site Assessment dated March 2, 2009.

III. BACKGROUND

The Paul G. Stewart (PGS) campus was constructed in five phases between about 1975 and 1996. PGS I and II, a total of 420 units, have been re-financed and substantially rehabilitated. The rehabilitation was completed in February 2009. PGS III (190 units) was constructed around 1979 and was re-financed in about 2000 under the HUD mark-to-market program for which the City was the Participating Administrative Entity. PGS V (96 units) was constructed around 1996. Phases IV and V are the only phases with family units

PGS IV (187 units, 90 family and 97 senior) was constructed in 1982. The rehabilitation of PGS IV has been broken into three phases—A-1, A-2, and B. Phase IV A-1 included demolishing 60 of the 90 town homes and a 2,000 square foot community center, and rebuilding 66 units into four three story walk-up buildings; and the expanding the existing community center from 2000 square feet to 6,900 square feet. Phase IV A-1 closed in June 2011 and is currently under construction. The developer has an application pending with the City for 9% LIHTC for Phase IV A-2 which is not expected to require TIF funds or any other City money.

Bronzeville Associates Senior Apartments Phase IV B, the subject of the attached resolution, consists of the extensive rehabilitation of 97 senior units. The 11-story building is located at 460 E. 41st Street and its redevelopment is essential to the preservation of affordable project based Section 8 senior housing.

The project is located East of King Drive and 41st Street in the Grand Boulevard Neighborhood. It is located on regular bus routes and is near two rapid transit stations and there are two area parks within four blocks. There are grocery, pharmacy and medical facilities within two miles of the project. There are three public schools within one mile of the project. The project is 1.23 miles from

the Lake Michigan lakeshore and 1.6 miles US Cellular Field. There is a map with the areas marked included in the exhibits.

IV. PROPOSED DEVELOPMENT TEAM

Development Entity: Bronzeville Associates Senior Apartments Limited Partnership will be the ownership entity of the development. Grand Boulevard Housing III, LLC will be the General Partner with a 99% ownership interest and Fred Bonner, who will be replaced by the equity investor, is the 1% Limited Partner. The Managing Member of the General Partner will be Peoples Co-Op for Affordable Elderly Housing with an 81% ownership interest and the other Member will be Bronzeville Housing and Community Development Corporation, with a 19% ownership interest. Both Members are 501 (c) (3) entities.

Experience: Peoples Consumer Co-Operative has been responsible for the construction and oversight of all five phases, 898 units, of the PGS Campus. The CEO, Fred Bonner has over 40 years of experience in affordable housing consulting, developing, constructing, rehabilitating and managing. Mr. Bonner has worked with many government and private financing sources including HUD-insured loans, tax-exempt bond financing, secondary financing from the City, HOME and CDBG funds, IHDA, HOME funds, and CHA HOPE VI funds as well as equity sources provided through the sale of Low Income Housing Tax Credits.

Other development team members include:

General Contractor	Linn-Mathes, Inc.
Design and Supervising Architect	Lisec & Biederman, LTD
Project Attorney	Kutak Rock
TIF Consultant	Johnson Research Group, Inc.
Appraiser/Market Study	Appraisal Research Counselors
Phase I Environmental	EMG, Inc.
Surveyor	Edward J. Molloy & Associates, LTD
Accountant	The Reznick Group
Insurance Agent	Schwartz Brothers Insurance
1 st Mortgage Lender	Prairie Mortgage Company

V. PROPOSED PROJECT

Project Overview:

Bronzeville Associates Limited Partnership includes complete rehabilitation of an 11-story ,97 – unit senior building. The exterior work will include the replacement of the roof, windows, and building entrances; and the repair of brick walks and asphalt concrete drives and parking lots and re-grading where necessary.. Interior work will include replacing floor tiles, doors, kitchen cabinets and counter-tops; repair walls and ceilings; provide and install new appliances, renovate

elevators; and improve HVAC, plumbing, electrical, and fire protection systems.

Residential Unit Profile: The following table provides a detailed description of the proposed project. All of the units will be available to tenants whose incomes are at or below 60% AMI.

# BRs	Unit Type Name	Gross Square Feet	# of Units	Avg. Monthly Rent	Avg. Monthly Rent per Sq. Ft.	Avg. Monthly Rent* per Sq. Ft. Bronzeville
1 BR / 1 BA	1 bedroom / 1 bath	633	10	\$850	\$1.34	\$1.21 to \$1.29
	1 bedroom / 1 bath	653	10	\$850	\$1.30	
	1 bedroom / 1 bath	669	19	\$850	\$1.27	
	1 bedroom / 1 bath	700	20	\$875	\$1.25	
	1 bedroom / 1 bath	739	38	\$875	\$1.18	
Total 1 BRs			97			

*Paul G. Stewart Phase IV B has an existing project-based Section 8 contract that is expected to be renewed in 2013. The rent received by the owner under the Section 8 project-based assistance may exceed the rents required under the Low-Income Housing Tax Credit program, as long as the household pays no more than 30% of its adjusted income for rent. Should the Section 8 project-based contract be terminated, the owner would be required to keep 29 units at or below 30% of the area median income and the balance, 68 units, at or below 60% of the area median income.

VI. FINANCIAL STRUCTURE

For the Bronzeville Associates Family Apartments Phase IV B project, HED proposes to provide up to \$2,673,626 in Tax Increment Financing (TIF). TIF assistance will represent 15.3% of the total project sources and is anticipated to be used to reimburse the developer for TIF eligible expenses related to the construction of the affordable units. TIF assistance will be provided entirely from area-wide increment generated within the 47th and King TIF and ported into the Pershing/King TIF.

Other funding sources proposed by the developer include \$571,149 in 4% Low Income Housing Tax Credits (LIHTC's) issued by the City of Chicago. Approximately \$4,797,618 in equity is expected to be generated from the issuance of the 4% LIHTC's, which represents 27.5% of total project sources. The developer has engaged Prairie Mortgage Company to provide a FHA-insured permanent first mortgage loan of \$5,918,000 which represents 34% of project sources. The loan is anticipated to carry an interest rate of 5.00% for a term of 40 years plus the construction period of 15 months.

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Sources and Uses of Funds

<u>Sources</u>	<u>Amount</u>	<u>% of total</u>
Tax Credit Equity	\$4,797,618	27.7%
Prairie Mortgage	\$5,918,000	34 %
TIF provided during construction	\$2,673,626	15.3%
Seller financing (payoff of previous IHDA loan)	\$3,504,565	20%
Deferred Developer Fee	\$ 500,000	3%
General Partner Capital	\$ 100	less than 1%
Total Sources	\$17,393,909	100%
<u>Uses</u>	<u>Amount</u>	<u>\$/sf of Building**</u>
Construction Costs	\$7,791,000	\$82.79 psf
Contingency	<u>\$ 785,696</u>	<u>\$ 8.35 psf</u>
Total Hard Costs	\$8,576,696	\$91.13 psf
Soft Costs		
Bond Premium/LOC (.38% of total costs)	\$ 65,965	
Developer Fee (8.6% of total costs)	\$1,500,000	
Reserves (5% of total costs)	\$ 887,074	
Professional Fees (9.8% of hard costs)	\$ 843,600	
Lender Fees (16.9% of loan/bond costs)	\$1,004,733	
Construction Period Interest (1.8% of total costs)	\$ 323,640	
Marketing and Leasing (.08% of total costs)	\$ 15,000	
Tenant Relocation(1.9% of total costs)	\$ 347,860	
<u>IHDA Loan Payoff/Acquisition</u> (\$63.34 psf of land)	<u>\$ 3,829,111</u>	
Total Soft Costs	\$8,817,213	\$ 93.69 psf
Total Uses	\$17,393,909	\$184.83 psf

*Gross building area is 94,108 sq. ft.

VII. PUBLIC BENEFITS

The proposed project will provide the following public benefits.

Affordable Housing: The project will provide for the preservation of 97 senior rental housing units for families in one bedroom units, 100% of the units are under a project based Section 8 contract.

Environmental Features: Environmentally friendly features have been incorporated into the rehabilitation of the building itself and the site, including roofing materials with high solar reflectance index, direct vent high efficiency (90% AFUE) boilers, zoned heating and cooling for first floor spaces and second floor activity rooms, high efficiency hot water heater with 0.65 EF rating, insulated cold water piping, storm water detention and release system to meet City requirements, irrigation system with efficient distribution, planting beds with organic mulch.

Permanent Jobs: The project is estimated to generate 2 full-time and 1 part-time permanent jobs as follows: 1 Site Manager full time, 2 Janitors (1 Full-time and 1 part time). The department's workforce development specialists will work with the developer on job training and placement.

Construction Jobs: The project will produce 30 temporary construction jobs.

Affirmative Action: The developer and the general contractor 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 eight associations of minority contractors 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 and the general contractor will comply with the requirements of Chicago's city residency ordinance which requires that at least half of construction-worker hours be filled by Chicago residents. The developer will also comply with the requirements that all construction jobs are paid the prevailing wage.

VIII. COMMUNITY SUPPORT

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

IX. CONFORMANCE WITH REDEVELOPMENT AREA PLAN

The proposed project is located in the Pershing/King Tax Increment Financing Redevelopment Project Area. The proposed project will satisfy the following goals of the area's redevelopment plan: The project supports the goals and objectives of the Pershing & King TIF District and Redevelopment plan by fostering development in a blighted area. The project also provides affordable housing units for very low income, low income, and moderate income families. The implementation strategy for achieving the plan's goals envisions the need to provide TIF financial assistance for the development of affordable residential rental units. The proposed project also conforms to the plan's land use map, which calls for development of affordable residential rental units at the subject site.

X. CONDITIONS OF ASSISTANCE

If the proposed resolution is approved by the CDC, HED 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 HED 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 of the redevelopment agreement will not occur before the City Council has approved the agreement, the developer has obtained all necessary City approvals including zoning and building permits, and the developer has presented proof of financing. The redevelopment agreement will include a development timetable.

XI. RECOMMENDATION

The Department of Housing and Economic 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 HED recommends that the CDC recommend to the City Council the designation of Bronzeville Associates Senior Apartments, L.P. as Developer for the development of Bronzeville Associates Senior Apartments at 460 E. 41st Street.

EXHIBITS

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
Alderman's Letter of Support

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

RESOLUTION NO. 12 - CDC -

**AUTHORIZATION TO NEGOTIATE A
REDEVELOPMENT AGREEMENT WITH BRONZEVILLE ASSOCIATES SENIOR
APARTMENTS LIMITED PARTNERSHIP**

**AND
RECOMMENDATION TO
THE CITY COUNCIL OF THE CITY OF CHICAGO
FOR THE DESIGNATION OF BRONZEVILLE ASSOCIATES SENIOR APARTMENTS
LIMITED PARTNERSHIP
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 07-CDC-36 and pursuant to the Act, enacted three ordinances on September 5, 2007 pursuant to which the City approved and adopted a certain redevelopment plan and project (the "Plan") for the Pershing/King 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, Bronzeville Associates Senior Apartments Limited Partnership (the "Developer"), has presented to the City's Department of Housing and Economic Development ("HED") a proposal for redevelopment of the Area or a portion thereof that is in compliance with the Plan, consisting of the rehabilitation of a 97-unit senior rental building (the "Project"); and

WHEREAS, HED requests that the Commission recommend to City Council that the Developer be designated as the developer for the Project and that HED 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 HED 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: _____, 2012

Attachment: Exhibit A, Street Boundary Description

EXHIBIT A

Street Boundary Description of the
Pershing / King Tax Increment Financing
Redevelopment Project Area

The Area is generally bounded by Pershing Road on the north, 47th Street on the south, Dr. Martin Luther King Jr. Drive on the east and Vincennes Avenue on the west.

CALUMET AVE

VERNON AVE

RHODES AVE

PERSHING RD

OAKWOOD BLVD

40TH ST

40TH ST

40TH ST

VINCENNES AVE

41ST ST

ST LAWRENCE AVE

DR MARTIN LUTHER KING JR DR

40TH ST

41ST ST

Existing Tax Increment Financing Districts

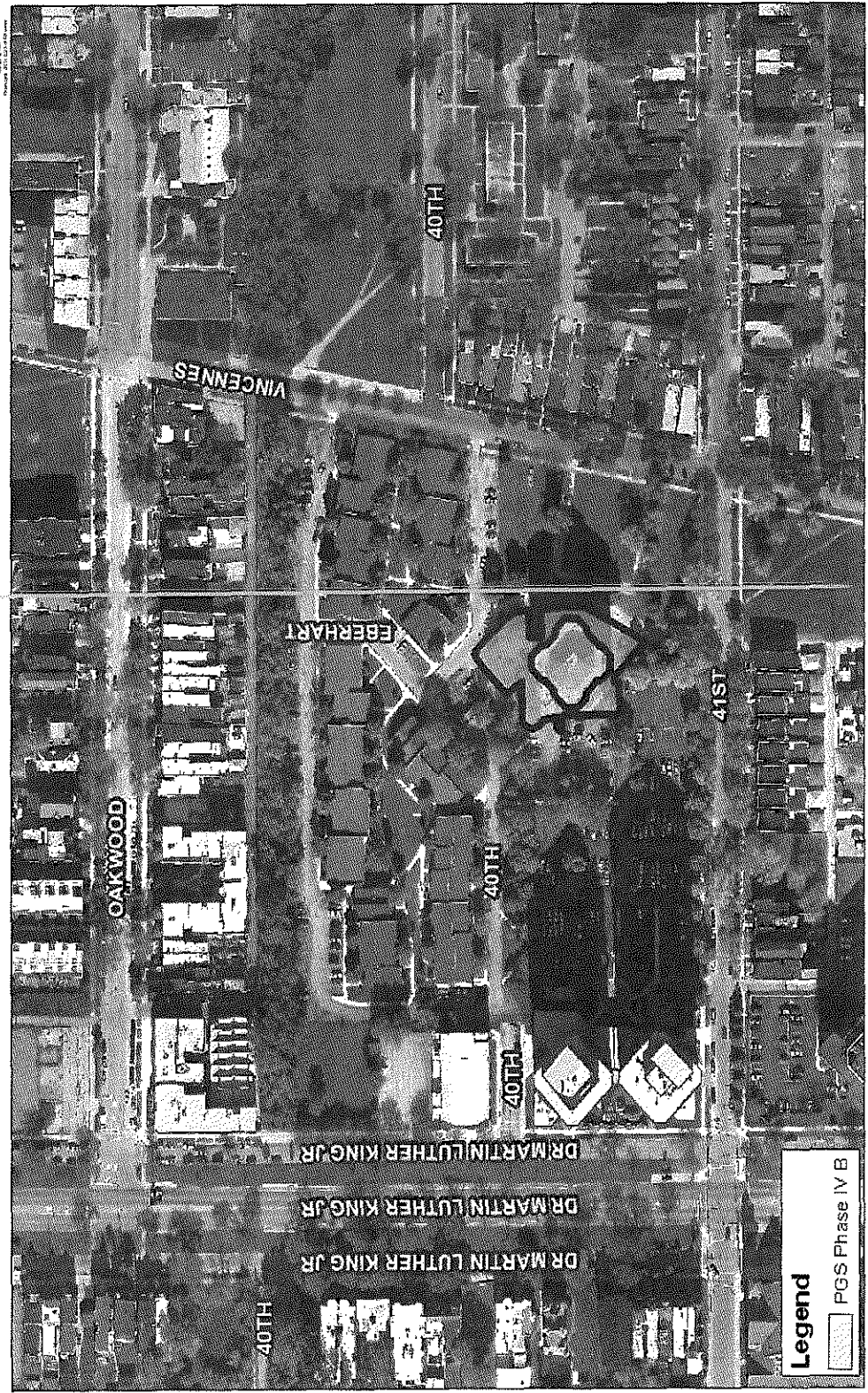
Pershing/King



Site Aerial



400 E 41st Street



Legend

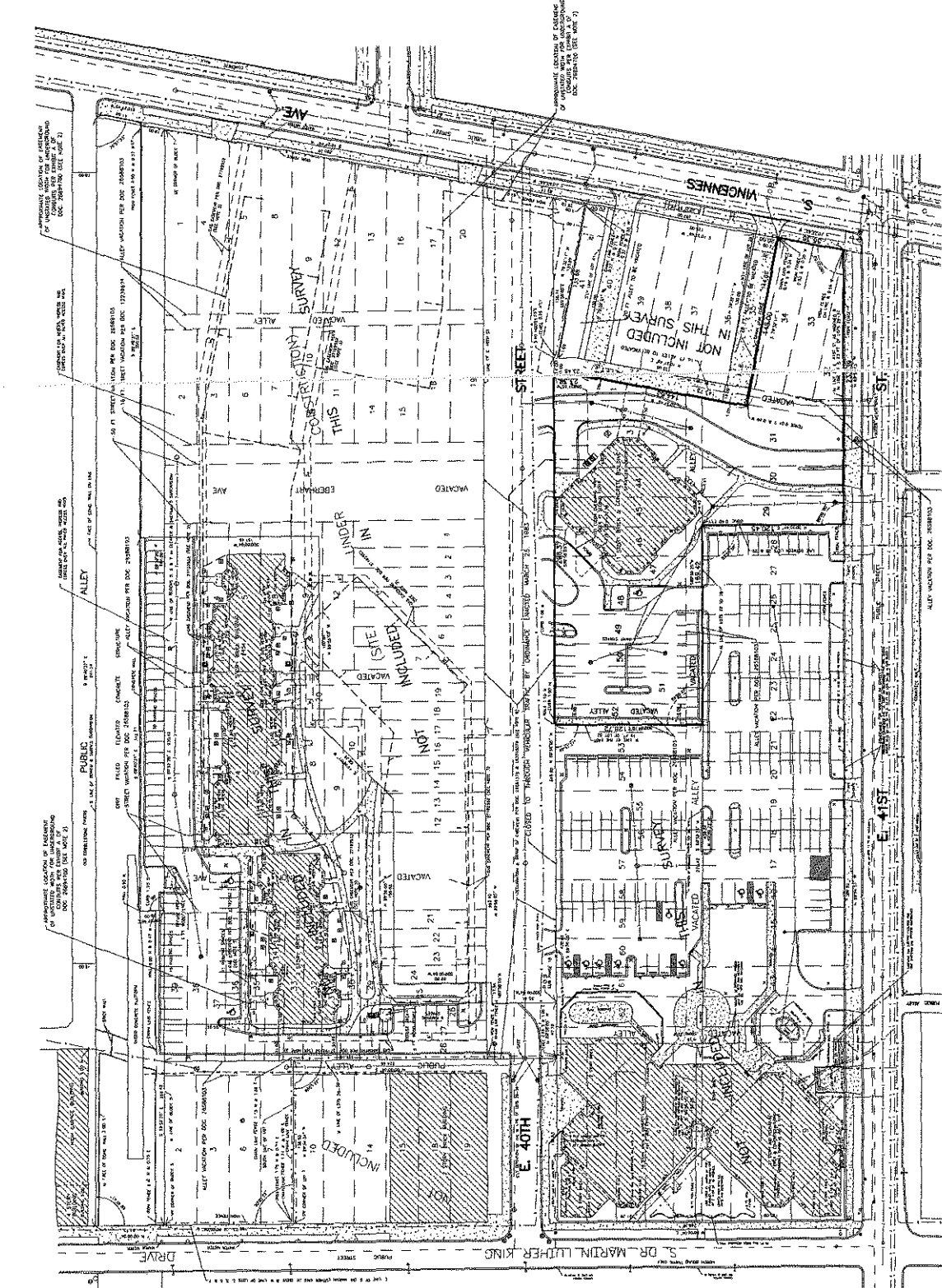
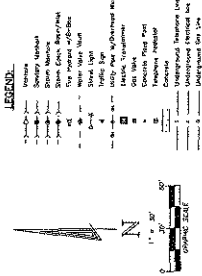
PGS Phase IV B

EDWARD J. MOLLOY & ASSOCIATES, LTD.
LAND & CONSTRUCTION SURVEYORS
 1328 N. W. 10th St., Miami, Florida 33136
 Telephone: (305) 375-1800 Fax: (305) 395-4100

ALTA/ACSM LAND TITLE SURVEY

BRICKVILLE ASSOCIATES, SENIOR APARTMENTS
 17th Street, Miami, Florida 33136
 Order No. 2017-0287
 Date of Survey: February 17, 2017

COMBINED MAPS 40 E 401 ST. STREET, CHANG, LUNGS



GENERAL NOTES:
 1. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1961, CHAPTER 349, F.S., AND THE RULES OF PRACTICE FOR SURVEYORS, CHAPTER 61G, F.A.C.
 2. THE SURVEY WAS MADE BY THE METHOD OF TRIANGULATION AND THE DISTANCES WERE MEASURED BY ELECTRONIC DISTANCE MEASUREMENT (EDM).
 3. THE SURVEY WAS MADE ON THE DATE OF FEBRUARY 17, 2017.
 4. THE SURVEY WAS MADE BY EDWARD J. MOLLOY & ASSOCIATES, LTD., SURVEYORS.
 5. THE SURVEY WAS MADE FOR THE PURPOSE OF SURVEYING THE SENIOR APARTMENTS PROJECT.
 6. THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1961, CHAPTER 349, F.S., AND THE RULES OF PRACTICE FOR SURVEYORS, CHAPTER 61G, F.A.C.
 7. THE SURVEY WAS MADE BY THE METHOD OF TRIANGULATION AND THE DISTANCES WERE MEASURED BY ELECTRONIC DISTANCE MEASUREMENT (EDM).
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 9. THE SURVEY WAS MADE BY EDWARD J. MOLLOY & ASSOCIATES, LTD., SURVEYORS.
 10. THE SURVEY WAS MADE FOR THE PURPOSE OF SURVEYING THE SENIOR APARTMENTS PROJECT.

PROPERTY NOTES:
 1. THE PROPERTY IS LOCATED IN THE CITY OF MIAMI, FLORIDA.
 2. THE PROPERTY IS BOUND BY E 40th St to the north, E 41st St to the south, S. DR. MARTIN LUTHER KING to the east, and S. W. 10th St to the west.
 3. THE PROPERTY IS BOUND BY A 10' ALLEY TO THE WEST AND A 10' ALLEY TO THE EAST.
 4. THE PROPERTY IS BOUND BY A 10' ALLEY TO THE NORTH AND A 10' ALLEY TO THE SOUTH.
 5. THE PROPERTY IS BOUND BY A 10' ALLEY TO THE WEST AND A 10' ALLEY TO THE EAST.
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CONSTRUCTION NOTES:
 1. THE CONSTRUCTION OF THE SENIOR APARTMENTS PROJECT IS UNDERWAY.
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 10. THE CONSTRUCTION OF THE SENIOR APARTMENTS PROJECT IS UNDERWAY.

STATE OF FLORIDA
 DEPARTMENT OF REVENUE
 DIVISION OF REVENUE
 TALLAHASSEE, FLORIDA 32399-0001
 TELEPHONE: (904) 498-0001
 FAX: (904) 498-0002
 WWW.FLORIDA.GOV



PAUL G. STEWART APARTMENTS

PHASE IV-2

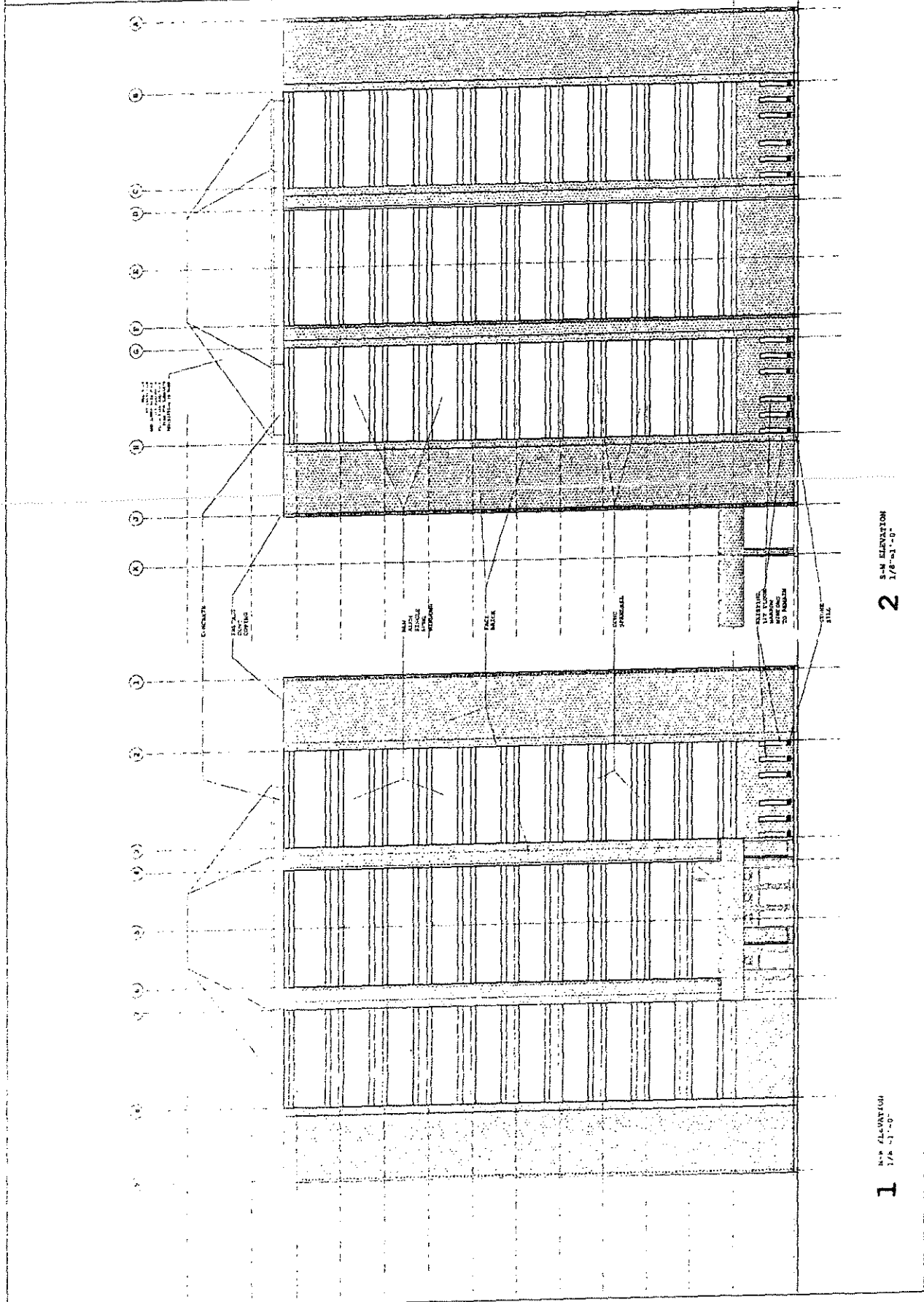
4141 AND KYLE DRIVE CHICAGO ILLINOIS 60618

ELEVATIONS

UNCC & BISHOPMAN, LTD. architects - planners 412 south wabk, suite 306 (4th fl.) chicago, illinois 60607 phone 312/467-2100 fax 312/467-2102

DATE: 11/11/97
DRAWN BY: JLD
CHECKED BY: JLD
PROJECT NO.: 97-0111-010
SCALE:

A2-1



2 S-W ELEVATION 1/8"=1'-0"

1 N-W ELEVATION 1/8"=1'-0"

Bronzeville Associates Senior Apartments Limited Partnership

January 5, 2012

President Diane Jones
Successful Independent Network Association
2100 W. Washington
Chicago, IL 60612

BY CERTIFIED MAIL

Bronzeville Housing Community Development Corporation
460 E. 41st Street
Chicago, IL 60653

Dear President Jones,

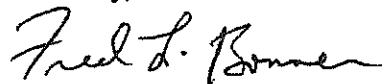
Bronzeville Associates Senior Apartments Limited Partnership ("BASALP") is pleased to announce the redevelopment of Bronzeville Housing Community Development Corporation, located at 460 E. 41st Street, Chicago, Illinois. The property consists of a 97 unit affordable housing senior building.

BASALP has chosen Linn-Mathes, Inc. to be the general contractor for the project. The project will require participation of trades such as carpentry, electrical, mechanical, plumbing, paving, roofing, and others. Attached to this letter is the project budget, which identifies the items subject to minority business enterprise (MBE) participation of 24 percent and women business enterprise (WBE) participation of 4 percent. The attachment also includes the estimated project schedule and contact information for the general contractor.

At your request, the general contractor will meet with a representative of your organization to present the project budget and schedule. At your request, the general contractor will also provide your organization with one copy of the project bid documents (including plans and specifications).

BASALP is requesting that you make your member companies aware of this exciting project so that they may submit bids for appropriate subcontracting opportunities. Should you have any questions, please do not hesitate to call.

Sincerely,



Fred Bonner, CEO

7010 3090 0002 6164 1677

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Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To Cesar Santos
Hispanic American Contractors Industry
 Street, Apt. No., or PO Box No. 901 W. Jackson Blvd
Chicago, IL 60607 Suite 205
 City, State, ZIP+4

PS Form 3800, August 2006 See Reverse for Instructions

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Asian American Alliance
 Street, Apt. No., or PO Box No. 222 W. Cermak Road # 303
Chicago, IL 60616
 City, State, ZIP+4

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Chicago, IL 60620
 City, State, ZIP+4

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Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To Executive Director Thomas Smith
Chicago Minority Business Development
 Street, Apt. No., or PO Box No. 1 East Wacker Drive #1200
Chicago, IL 60601
 City, State, ZIP+4

PS Form 3800, August 2006 See Reverse for Instructions

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Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To Executive Director Berla Doria
Federation of Women Contractors
 Street, Apt. No., or PO Box No. 5650 S. Archer Avenue
Chicago, IL 60661
 City, State, ZIP+4

PS Form 3800, August 2006 See Reverse for Instructions

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Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To Juan Ochoa
Illinois Hispanic Chamber of Commerce
 Street, Apt. No., or PO Box No. 33 N. LaSalle Suite 1700
Chicago, IL 60602
 City, State, ZIP+4

PS Form 3800, August 2006 See Reverse for Instructions

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Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To Executive Director Barry A. Flynn
The Chicago Area Gas and Utilities
 Street, Apt. No., or PO Box No. 1210 W. Rosedale
Chicago, IL 60660
 City, State, ZIP+4

PS Form 3800, August 2006 See Reverse for Instructions

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Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To Director of Employment Juan Arce
Chicago Urban League
 Street, Apt. No., or PO Box No. 200 S. State Street 11th FL.
Chicago, IL 60604
 City, State, ZIP+4

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Suburban Black Contractors
 Street, Apt. No. or PO Box No. 848 Dodge Ave. Suite 347
 City, State, ZIP+4 Evanston, IL 60202

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Sent To Donna Grimes
Rainbow/Push Coalition
 Street, Apt. No. or PO Box No. 930 E. 50th Street
 City, State, ZIP+4 Chicago, IL 60615

7010 1870 0000 4013 0914

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Sent To Clair Fregoire
NH Association of Women
 Street, Apt. No. or PO Box No. 330 N. Wells Street
 City, State, ZIP+4 Chicago, IL 60606 Suite 1110

7010 1870 0000 4013 0907

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Total Postage & Fees	\$	

Sent To Curt Roschley-Upton Center House
 Street, Apt. No. or PO Box No. 4520 N. Beacon Street
 City, State, ZIP+4 Chicago, IL 60640

Hull

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Sent To Diane Jones
Success 2nd Independent Network
 Street, Apt. No. or PO Box No. 2100 W. Washington Assoc.
 City, State, ZIP+4 Chicago, IL 60612

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Total Postage & Fees	\$	

Sent To Mary Olson
Triton College
 Street, Apt. No. or PO Box No. 2000 Fifth Ave. Room B-21
 City, State, ZIP+4 Joliet, IL 60171

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Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To Heby Kamer
Women's Business Development Cntr
 Street, Apt. No. or PO Box No. 8 S. Michigan Suite 400
 City, State, ZIP+4 Chicago, IL 60603

7010 1870 0000 4013 0611

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Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To President Perry Nakachi
Association of Asian Construction Entpr
 Street, Apt. No. or PO Box No. 333 N. Ogden Ave.
 City, State, ZIP+4 Chicago, IL 60607

7010 3090 0000 4013 1660

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Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To Anthony Frutten
Latin American Chapter of Commec
 Street, Apt. No. or PO Box No. 3512 W. Fullerton Ave.
 City, State, ZIP+4 Chicago, IL 60647

7010 1870 0000 4013 0884

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Sent To Executive Director Gloria Bell
Cosmopolitan Chamber of Commerce
 Street, Apt. No. or PO Box No. 560 W. Lake Street #5KFL
 City, State, ZIP+4 Chicago, IL 60661

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 Street, Apt. No. or PO Box No. 1643 East 71st Street
 City, State, ZIP+4 Chicago, IL 60649

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Sent To Dmar Shareef
African American Contractors Assn
 Street, Apt. No. or PO Box No. 3901 S. State Street
 City, State, ZIP+4 Chicago, IL 60653

7010 1870 0000 4013 0860

7010 3090 0002 6364 1677

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Sent To Cesar Santos
Hispanic American Contractors Industry
 Street, Apt. No. or PO Box No. 901 W. Jackson 131nd Assoc
 City, State, ZIP+4 Chicago, IL 60607 Suite 205

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Sent To Executive Director Mitch Schneider
Asian American Alliance
 Street, Apt. No. or PO Box No. 222 W. Cermak Road # 303
 City, State, ZIP+4 Chicago, IL 60616

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Sent To Executive Director Florence Cox
Black Contractors United
 Street, Apt. No. or PO Box No. 400 W. 76th Street
 City, State, ZIP+4 Chicago, IL 60620

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Sent To Executive Director Patricia Smith
Chicago Minority Business Development
 Street, Apt. No. or PO Box No. 1000 N. East Wacker Drive #1200
 City, State, ZIP+4 Chicago, IL 60601

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Total Postage & Fees	\$	

Sent To Executive Director Beth Doria
Federation of Women Contractors
 Street, Apt. No. or PO Box No. 51650 S. Archer Avenue
 City, State, ZIP+4 Chicago, IL 60661

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7010 3090 0002 6364 1697

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Sent To Juan Ochoa
Illinois Hispanic Chamber of Commerce
 Street, Apt. No. or PO Box No. 33 N. LaSalle Suite 1700
 City, State, ZIP+4 Chicago, IL 60602

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Sent To Executive Director Barry A. Flynn
The Chicago Area Gay and Lesbian
Chamber of Commerce
 Street, Apt. No. or PO Box No. 1210 W. Rosedale
 City, State, ZIP+4 Chicago, IL 60660

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Sent To Director of Employment Juan Arce
Chicago Urban League
 Street, Apt. No. or PO Box No. 2005 S. State Street, 11th Fl.
 City, State, ZIP+4 Chicago, IL 60604

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Sent To Larry Bullock
Suburban Black Contractors
 Street, Apt. No. or PO Box No. 848 Dale Ave. Suite 347
 City, State, ZIP+4 Evanston, IL 60202

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Sent To Donna Gaines
Rainbow/Push Coalition
 Street, Apt. No. or PO Box No. 930 E. 50th Street
 City, State, ZIP+4 Chicago, IL 60615

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Sent To Clair Ferguson
NH Association of Women
 Street, Apt. No. or PO Box No. 330 N. Wells Street
 City, State, ZIP+4 Chicago, IL 60606 Suite 1110

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Sent To Curt Roeschley
Upton Center House
 Street, Apt. No. or PO Box No. 4520 N. Beacon Street
 City, State, ZIP+4 Chicago, IL 60640

Hull

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Success 2nd Independent Network
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 City, State, ZIP+4 Chicago, IL 60618

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Sent To Marty Olson
Truett College
 Street, Apt. No. or PO Box No. 2000 Fifth Ave (Room 12-2)
 City, State, ZIP+4 Chicago, IL 60611

7010 1870 0000 4013 0945

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Total Postage & Fees	\$	

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Women's Business Development Cntr
 Street, Apt. No. or PO Box No. 8 S. Michigan Suite 400
 City, State, ZIP+4 Chicago, IL 60603

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Sent To President Perry Nakachi
Association of Asian Construction Enterp
 Street, Apt. No. or PO Box No. 333 N. Ogden Ave.
 City, State, ZIP+4 Chicago, IL 60607

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Latin American Chamber of Commerce
 Street, Apt. No. or PO Box No. 3512 W. Fullerton Ave
 City, State, ZIP+4 Chicago, IL 60647

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Cosmopolitan Chamber of Commerce
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 City, State, ZIP+4 Chicago, IL 60661

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Sent To Illinois Association of
Minority Contractors
 Street, Apt. No. or PO Box No. 1643 East 71st Street
 City, State, ZIP+4 Chicago, IL 60649

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Sent To Omar Shareef
African American Contractors Assn
 Street, Apt. No. or PO Box No. 3901 S. State Street
 City, State, ZIP+4 Chicago, IL 60653

7010 1870 0000 4013 0860



CITY COUNCIL

CITY OF CHICAGO

COUNCIL CHAMBER

CITY HALL-ROOM 200
121 NORTH LA SALLE STREET
CHICAGO, ILLINOIS 60602
TELEPHONE: 312-744-8734

COMMITTEE MEMBERSHIPS

HOUSING AND REAL ESTATE
(VICE-CHAIRMAN)

AVIATION

BUDGET AND GOVERNMENT OPERATIONS

COMMITTEES, RULES AND ETHICS

EDUCATION AND CHILD DEVELOPMENT

FINANCE

HEALTH AND ENVIRONMENTAL PROTECTION

TRANSPORTATION AND PUBLIC WAY

PAT DOWELL

ALDERMAN, 3RD WARD
3RD WARD SERVICE CENTER
5048 SOUTH STATE STREET
CHICAGO, ILLINOIS 60609
TELEPHONE: (773) 373-9273
FAX: (773) 373-6852

E-MAIL: WARD03@CITYOFCHICAGO.ORG

November 21, 2011

Andrew Mooney, Commissioner
Chicago Department of Housing and Economic Development
121 North LaSalle Street, Room 1000
Chicago, IL 60602

Re: **Paul G. Stewart Apartments, Phase IV**

Dear Commissioner Mooney:

Please be advised that I am in full support of the efforts to substantially renovate 97 senior rental housing units on the site of Paul G. Stewart Apartments, Phase IV. The Phase IV property has been an asset to the community for over 25 years providing housing for both family and senior households. I am pleased that the renovation of the 97-unit senior tower will make it possible for our senior citizens to continue to live in affordable rental housing.

I am supportive of each and every aspect of the assistance that the City of Chicago might provide in order to create a viable and feasible proposal, including the following:

1. City of Chicago Tax Exempt Bond Financing
2. Allocation of State Donation Credits
3. Tax Increment Financing Funds
4. Allocation of Low Income Housing Tax Credits

I am prepared to work with you and Fred Bonner, the CEO of Peoples Consumer Co-Operative, to bring this project to fruition in the most expeditious manner possible.

Sincerely,

Pat Dowell
Alderman, 3rd Ward

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

RESOLUTION NO. 12 - CDC -

**AUTHORIZATION TO NEGOTIATE A
REDEVELOPMENT AGREEMENT WITH BRONZEVILLE ASSOCIATES SENIOR
APARTMENTS LIMITED PARTNERSHIP**

**AND
RECOMMENDATION TO
THE CITY COUNCIL OF THE CITY OF CHICAGO
FOR THE DESIGNATION OF BRONZEVILLE ASSOCIATES SENIOR APARTMENTS
LIMITED PARTNERSHIP
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 07-CDC-36 and pursuant to the Act, enacted three ordinances on September 5, 2007 pursuant to which the City approved and adopted a certain redevelopment plan and project (the "Plan") for the Pershing/King 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, Bronzeville Associates Senior Apartments Limited Partnership (the "Developer"), has presented to the City's Department of Housing and Economic Development ("HED") a proposal for redevelopment of the Area or a portion thereof that is in compliance with the Plan, consisting of the rehabilitation of a 97-unit senior rental building (the "Project"); and

WHEREAS, HED requests that the Commission recommend to City Council that the Developer be designated as the developer for the Project and that HED 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 HED 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: _____, 2012

Attachment: Exhibit A, Street Boundary Description

EXHIBIT A

**Street Boundary Description of the
Pershing / King Tax Increment Financing
Redevelopment Project Area**

The Area is generally bounded by Pershing Road on the north, 47th Street on the south, Dr. Martin Luther King Jr. Drive on the east and Vincennes Avenue on the west.