

**CHICAGO/CENTRAL PARK REDEVELOPMENT PROJECT AREA (WARD 27)**

Request authority for the Department of Planning and Development to sell property at 3613-3625 W Chicago Ave in the Chicago/Central Park Tax Increment Financing Redevelopment Project Area to The Ave SW, LLC, or a related entity; and for the Department of Housing to negotiate a redevelopment agreement with The Ave SW, LLC or a related entity, for the redevelopment of the property located at 3601-3625 W. Chicago Ave in the Chicago/Central Park Tax Increment Financing Redevelopment Project Area; and to recommend to the Chicago City Council the designation of The Ave SW, LLC or a related entity, as Developer.

**Vonetta Jones**

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

**RESOLUTION \_\_\_ -CDC- \_\_\_**

**AUTHORIZATION TO ENTER INTO A NEGOTIATED SALE WITH THE AVE SW,  
LLC AND ITS AFFILIATES FOR DISPOSITION OF THE PROPERTY LOCATED AT  
3613-3625 W. CHICAGO AVENUE WITHIN THE CHICAGO AND CENTRAL PARK  
REDEVELOPMENT PROJECT AREA**

**AND**

**AUTHORIZATION TO ISSUE \$20,015,000 FOR THE REDEVELOPMENT OF THE  
PROPERTIES AT 3601-3625 W. CHICAGO AVENUE WITH THE AVE SW, LLC  
AND ITS AFFILIATES**

**AND**

**AUTHORIZATION TO NEGOTIATE A REDEVELOPMENT AGREEMENT WITH  
THE AVE SW, LLC AND ITS AFFILIATES**

**AND**

**RECOMMENDATION TO THE CITY COUNCIL OF THE CITY OF CHICAGO  
FOR THE DESIGNATION OF THE AVE SW, LLC AND ITS AFFILIATES 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 Chicago and Central Park 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 01-CDC-113 and pursuant to the Act, enacted three ordinances on February 27, 2002, pursuant to which the City approved and adopted a certain redevelopment plan and project (the "Plan") for the Chicago and Central Park 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**, the City owns the property located at 3613-3625 W. Chicago Ave. having the Property Identification Number(s) (PINs) 16-11-107-001-0000 (the “Property”) and desires that it be redeveloped for affordable housing development; and

**WHEREAS**, staff of the Department of Planning and Development of the City of Chicago (the “Department”) have entered discussions with The Ave SW, LLC, together with its affiliates, (the “Developer”) concerning the sale of the Property for the development of a the construction of a four-story mixed use residential and commercial building containing 52 total dwelling units and 2 commercial units; and

**WHEREAS**, the Developer has submitted a project budget and evidence of having the financial capacity to complete the project, and the staff of the Department have reviewed these and found them to be satisfactory; and

**WHEREAS**, the Developer has proposed to pay \$1 as consideration for the purchase of the Property, which is \$239,000 less than the appraised fair market value of \$240,000; and

**WHEREAS**, staff of the Department have determined that the Developer’s proposal conforms to the Plan; and

**WHEREAS**, DOH requests that the Commission recommend to City Council that the Developer be designated as the developer for the Project and that DOH 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 DOH 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: June, 2024

Attachments: Exhibit A, PINs and Street Addresses of Disposition Parcels and TIF Area Street Boundary Description

**EXHIBIT A**

Street Addresses and PINs of Disposition Parcels  
and  
Street Boundaries of the  
Chicago and Central Park Tax Increment Financing  
Redevelopment Project Area

| Address                  | PIN                |
|--------------------------|--------------------|
| 3613-3625 W. Chicago Ave | 16-11-107-001-0000 |
|                          |                    |
|                          |                    |
|                          |                    |
|                          |                    |
|                          |                    |
|                          |                    |
|                          |                    |
|                          |                    |
|                          |                    |

Tax Increment Financing Redevelopment Project Area

The Area is generally bounded by **W. CHICAGO AVE** on the north, **N. CENTRAL PARK AVE** on the east, **W. HURON ST** on the south, and **N. MONTICELLO AVE** on the west.

**City of Chicago  
Department of Housing**

**STAFF REPORT  
TO THE  
COMMUNITY DEVELOPMENT COMMISSION  
JULY 9, 2024**

**I. PROJECT IDENTIFICATION AND OVERVIEW**

Project Name: **THE AVE APARTMENTS**

Applicant Name: Preservation of Affordable Housing, Inc; KMW Communities, LLC

Project Address: 3601-3625 W. Chicago Ave

Ward and Alderman: **27<sup>TH</sup> – ALDERMAN WALTER BURNETT JR.**

Community Area: **HUMBOLDT PARK**

Redevelopment Project Area: **CHICAGO AND CENTRAL PARK**

Requested Action: 1) Sale and transfer of 1 City owned lot located at 3613-3625 W. Chicago Avenue. Developer is requesting a write down of the price of the lot to \$1 to enable the project to move forward; and  
2) Issuance of up to \$20,015,000 in financial support from the Chicago and Central Park TIF; and  
3) Designate Preservation of Affordable Housing, Inc and KMW Communities, LLC as Developer; and  
4) The Developer will dedicate/construct a new alley at the southern portion of PIN 16-11-107-036.

Proposed Project: (1) Newly constructed 52-unit building. Site will be a 4-story mid-rise building. There will be (26) 1-BDRM, (23) 2-BDRM, and (3) 3-BDRM units along with 29 parking spaces.  
  
All apartments will be affordable ranging from 30% - 60% AMI.

Goal of Project: New 100% affordable multifamily housing in an

underserved area which will open 280 temporary jobs and 5-10 permanent jobs.

TIF Assistance: **\$20,015,000**

## **II. PROPERTY DESCRIPTION**

Address: 3601-3625 W. Chicago Avenue, Chicago, IL 60651.

Location: 3601-3625 W. Chicago Avenue, Chicago, IL 60651 is in the Chicago Census tract 2315 in the Humboldt Park Community Area.

Site is located Southeast corner of West Chicago and North Monticello and Southwest corner of West Chicago and Central Park Avenues.

Tax Parcel Numbers: 16-11-107-001 and 16-11-107-036 and public alley (no PIN)

Land Area: Approximately 26,000 square ft.

Current Use: Both sites are unimproved square and rectangular-shaped gravel lots. The Area is generally bounded by W. CHICAGO AVE on the north, N. CENTRAL PARK AVE on the east, W. HURON ST on the south, and N. MONTICELLO AVE on the west.

Current Zoning: **B3-2-COMMUNITY SHOPPING DISTRICT**

Proposed Zoning: **B3-3—NEIGHBORHOOD MIXED USE**

Environmental Condition: The environmental reports for this project are divided between two properties. One set of reports refers to the property at 3613-3625 W. Chicago Ave. (PIN 16-11-107-001) and the other to properties at 3601-3611 W. Chicago Ave. (PINs 16-11-107-036). The Developer provided the City with a Phase I Environmental Site Assessment (“Phase I ESA”) compliant with ASTM E-1527-13 for the properties dated April 2024. The Phase I ESAs must be updated to be dated within 180 days of conveyance of the properties.

## **III. BACKGROUND**

United Yards was selected by DPD and the New City Community by RFP in 2021. They are prescribing a 100% affordable development in a most needed environment housing families in the community with 30%-60% AMI. The developer acquired the vacant lot through the DPD RFP round for \$1 for site 1 and they currently own 1 parcel.

**Neighborhood Overview:**

The subject property is located on the west side of Chicago in the community area known as Humboldt Park. The Humboldt Park community is irregular in shape and generally bounded by Bloomingdale Avenue on the north; Kinzie Street on the south; Kedzie Avenue, Humboldt Boulevard, Sacramento Avenue, California Avenue and Rockwell Avenue on the east with Kenton Avenue on the west. The subject property is in the south-central area of the Humboldt Park community at the southeast corner of West Chicago and North Monticello Avenues. All amenities and infrastructure are available to the subject property including utilities, police and fire protection and public transportation.

Development located along Chicago Avenue between Central Park Avenue on the east and Lawndale Avenue on the west includes various older masonry constructed 2- and 3-story mixed-use buildings, some of which are boarded up and appear to be vacant, a 1-story masonry constructed commercial building, the Rowe Clark Math & Science Academy Charter School, Whale Fish, a fast food carry-out restaurant and its parking lot, the West Humboldt Park Neighborhood Housing Services of Chicago office and its parking lot, as well as the subject property and various vacant sites.

Near the subject property Chicago Avenue is an asphalt paved east/west six lane (four traffic and two parking lanes) heavily traveled commercial artery with concrete curbs and gutters, concrete public sidewalks, and overhead lighting. Monticello Avenue is a three-lane one-way northbound residential street with concrete curbs and gutters, concrete public sidewalks, and overhead lighting that is stop-sign controlled at its intersection with Chicago Avenue.

**IV. PROPOSED DEVELOPMENT TEAM**

**Development Entity:**

|                     |   |
|---------------------|---|
| Developer:          | Preservation of Affordable Housing, Inc |
| Co-Developers:      | KMW Communities                         |
| General Contractor: | TBD                                     |
| Property Manager:   | POAH Inc.                               |
| Architect:          | Gensler                                 |

Preservation of Affordable Housing, Inc the master developer for The Ave project with KMW Communities as the co-developers. They are currently pending the EINs for POAH Ave MM LLC which will hold 65% interest and KMW The Ave LLC which will hold 35% interest in the partnership and at closing, they will then form The Ave SW, LLC. (The developer’s organizational chart is included in the exhibits.)

POAH will oversee the construction and financial structure and contracts and agreements with the Lenders area while KMW will oversee community engagement along with contract agreements.

Preservation of Affordable Housing (POAH) is a national nonprofit organization. Since 2001 POAH has of more than 13,000 affordable rental apartments through transactions that guarantee that rents will remain affordable for the long-term (30+ years).

KMW Communities, LLC (KMW) is an Illinois Limited Liability Certified MBE Company, founded by experienced real estate professionals with over 20 years of combined real estate development, finance, design, and construction management experience. KMW has participated in building or repositioning more than 1,500 mixed-income and affordable homes in Chicago, as a partner with the City of Chicago's Department of Housing, and the Chicago Housing Authority via the Neighborhood Stabilization and CHA's Job Ordering Contracting programs. KMW has also delivered dozens of market rate projects across the city of Chicago.

### **Consultants:**

**Architect:** Gensler. Founded in 1965, Gensler has built a team of 6,000 professionals who partner with clients in over 100 countries each year. Gensler is a global architecture, design, and planning firm with 55 locations across Asia, Europe, Australia, the Middle East, and the Americas.

**General Contractor:** TBD

**Property Management:** POAH Property Mgmt. POAH Communities oversees the leasing and operations of our properties in 11 states and the District of Columbia, and provides high-quality property management and customer service to our residents. The company professionally manages a wide range of apartment communities of various ages, sizes and geographic locations.

## **V. PROPOSED PROJECT**

**Project Overview:** The project is for a four-story building, 52-units, new construction, and family-oriented development along with 29 parking spaces. This development will provide common area amenities that include: free Wi-Fi- in common areas, bike storage, a package room and laundry facility on each residential floor. Onsite parking for residents will be in an enclosed garage with a loading area. Building security will be provided through a controlled-buzzer entry system and cameras at entrances.

The City intends to convey City owned property located at 3613-25 W. Chicago Avenue (PIN: 16-11-107-001) and the public alley located immediately east of PIN 16-11-107-001 to the Developer at the cost of \$1 pursuant to customary terms and conditions for City disposition of property at the closing of the RDA.

The Developer will dedicate/construct a new alley at the southern portion of PIN 16-11-107-036.

**Residential Unit Profile:** The following table provides a detailed description of the proposed project. The subject property will provide a total of **52** rental units of which **52** units or **100%** will be affordable for households earning no more than **60%** of the area median income. These units will satisfy the Chicago affordable housing ordinance, which requires 10% affordable units in



projects developed on land sold by the City or 20% affordable units in projects receiving TIF assistance. The following table provides a detailed description of the proposed project. There will be 11 accessible units.

**Unit Profile**

| UNIT TYPE           | 1 BED / 1 BATH | 1 BED / 1 BATH | 1 BEDS / 1 BATHS | 2 BEDS / 1 BATHS | 2 BEDS / 1 BATH | 3 BEDS / 2 BATHS |
|---------------------|----------------|----------------|------------------|------------------|-----------------|------------------|
| <b>Number</b>       | 20             | 3              | 3                | 21               | 2               | 3                |
| <b>Size (SF)</b>    | 645            | 645            | 645              | 925              | 925             | 1,100            |
| <b>Price/Unit*</b>  | \$1,117        | \$1,034        | \$950            | \$1,340          | \$1,241         | \$1,549          |
| <b>Price/SF</b>     | \$1.73         | \$1.60         | \$1.47           | \$1.45           | \$1.34          | \$1.41           |
| <b>Monthly Rent</b> | \$1,064        | \$981          | \$897            | \$1,277          | \$1,178         | \$1,477          |

\*The price of each rental unit includes electric heat, electric cooking, and gas hot water.

The affordable rent paid by the tenant is based on the tenant’s income, 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.

**Environmental Features:** The project is being designed to meet Enterprise Green standards, which will satisfy the City of Chicago sustainability requirements. The building will be all electric with a solar ready roof, Energy Star appliances, and water conserving plumbing fixtures. On-site amenities include EV charging parking stations and intends to have a CTA Digital Display in lobby.

**VI. FINANCIAL STRUCTURE**

The Ave project will receive funds from the following sources: 1) 30-year 1<sup>st</sup> mortgage of \$356,179 with an interest rate of ~6.00% from a bank to be determined, 2) Tax Exempt Bonds resulting in 4% LIHTC equity in the amount of \$18,388,929, 3) a TIF loan not to exceed \$20,015,000, 4) CRP Loan of \$4,200,000, 5) Congressional Funding Program of \$850,000, 6) a deferred developer fee in the amount of \$243,453, and 7) General Partner Equity in the amount of \$100.

The following table identifies the sources and uses of funds.

| <b>SOURCES:</b>               |                         |  | <b>Amount</b>       | <b>% of TDC</b>           |
|-------------------------------|-------------------------|--|---------------------|---------------------------|
| Private Loan #1               |                         |  | \$ 356,179          | 1%                        |
| TIF Loan/ Grant               |                         |  | \$ 18,594,733       | 44%                       |
| Chicago Recovery Plan         |                         |  | \$ 4,200,000        | 10%                       |
| Congressional Funding Program |                         |  | \$ 850,000          | 2%                        |
| Deferred Developer Fee        |                         |  | \$ 243,336          | 1%                        |
| General Partner Equity        |                         |  | \$ 100              | 0%                        |
| Tax Credit Equity             |                         |  | \$ 18,388,929       | 43%                       |
|                               | <b>Total Sources</b>    |  | <b>\$42,633,277</b> | <b>100%</b>               |
|                               |                         |  |                     |                           |
| <b>USES:</b>                  |                         |  | <b>Amount</b>       | <b>\$/SF of Building*</b> |
| Land Acquisition              |                         |  | \$ -                | \$ -                      |
|                               |                         |  |                     |                           |
| <b>Hard Costs</b>             |                         |  |                     |                           |
| Construction                  |                         |  | \$31,801,710        | \$ 436                    |
| Const Contingency             |                         |  | \$ 1,533,135        | \$ 21                     |
|                               | <b>Total Hard Costs</b> |  | <b>\$33,334,845</b> | <b>\$ 457</b>             |
|                               |                         |  |                     |                           |
| <b>Soft Costs</b>             |                         |  |                     |                           |
| Architect's Fee               |                         |  | \$ 1,369,440        | \$ 18.78                  |
| Engineering Fees              |                         |  | \$ 228,976          | \$ 3.14                   |
| Legal Fees                    |                         |  | \$ 380,000          | \$ 5.21                   |
| Marketing Fees                |                         |  | \$ 45,000           | \$ 0.62                   |
| Loan Interest                 |                         |  | \$ 1,525,000        | \$ 20.91                  |
| Environmental                 |                         |  | \$ 93,000           | \$ 1.28                   |
| Reserves                      |                         |  | \$ 1,019,837        | \$ 13.99                  |
| Tax Credit Issuer Fees        |                         |  | \$ 129,900          | \$ 1.78                   |
| Bond Costs                    |                         |  | \$ 555,000          | \$ 7.61                   |
| Developer Fee                 |                         |  | \$ 2,500,000        | \$ 34.28                  |
| Other soft costs              |                         |  | \$ 1,452,279        | \$ 19.92                  |
|                               | <b>Total Soft Costs</b> |  | <b>\$ 9,298,432</b> | <b>\$ 128</b>             |
|                               |                         |  |                     |                           |
|                               | <b>Total Uses</b>       |  | <b>\$42,633,277</b> | <b>\$ 585</b>             |

## **VII. PUBLIC BENEFITS**

This project will have a community space that will be the new home to Neighborhood Housing Services who will offer homeownership programs and education. There is also a 1200 square foot commercial space available but there is not a letter of interest for this space, at this time.

**Affordable Housing:** The project will provide **52** new affordable housing units.

**Environmental Features:** The project is being designed to meet Enterprise Green standards, which will satisfy the City of Chicago sustainability requirements. The building will be all electric with a solar ready roof, Energy Star appliances, and water conserving plumbing fixtures. On-site amenities include EV charging parking stations and intends to have a CTA Digital Display in lobby.

**Permanent Jobs:** The project is estimated to generate **5-10** permanent jobs in **MANAGEMENT AND ADMINISTRATION**. The department's workforce development specialists will work with the developer on job training and placement.

**Construction Jobs:** The project will produce **280** temporary construction jobs.

**Affirmative Action:** The developer will comply with the requirements of Chicago's affirmative action ordinance, which requires contract participation of 26% by minority-owned business enterprises (MBEs) and 6% 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**

Aldersperson **WALTER BURNETT JR.** endorses the project and has provided a letter of support (see exhibits for copy). The project was presented to the community at a meetings held on **THROUGH 2021-2024**.

## **IX. CONFORMANCE WITH REDEVELOPMENT AREA PLAN**

The proposed project is in the **CHICAGO AND CENTRAL PARK** Tax Increment Financing

Redevelopment Project Area. The proposed project will satisfy the following goals of the area's redevelopment plan: Creation of new residential uses on vacant land that includes affordable housing units. The implementation strategy for achieving the plan's goals envisions the need to provide TIF financial assistance for the development of **MULTI-FAMILY HOUSING**.

#### **X. CONDITIONS OF ASSISTANCE**

If the proposed resolution is approved by the CDC, DOH 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 DOH 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 sale of the property will not occur before the City Council has approved the project, the developer has obtained all necessary City approvals including zoning and building permits, and the developer has presented proof of financing.

#### **XI. RECOMMENDATION**

The Department of Housing's 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 DOH recommends that the CDC recommend to the City Council the designation of The Ave SW LLC as Developer for the development of The Ave Apartments at 3601-3625 W Chicago Ave.

## **EXHIBITS**

TIF Project Assessment Form  
TIF Annual Report  
Redevelopment Area Map  
Neighborhood Map or Aerial  
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



# The Ave Apartments

## Community Development Committee (CDC)

July 9, 2024

*3601-3625 W. Chicago Avenue  
27th Ward / Alderman Walter Burnett Jr.  
Chicago and Central Park*

*Requested Action: TIF Developer Designation, Land Disposition, Alley  
Vacation/Dedication, and TIF funding*



# Request

- The development team seeks the negotiated sale of 1 city owned lot located at 3613-3625 W. Chicago Ave for the purchase price of \$1; and
- \$20M in TIF funds; and
- The Ave SW, LLC as Developer.



## Public Benefits

- The proposed development will be the new construction of 2 separate lot to develop a four-story building.
- The development will be a midrise building containing (52) 1 to 3 BDRM units with 29 parking spaces.
- Additional public benefits include a community space that will be the new home to Neighborhood Housing Services-- who will offer homeownership programs and education.
- Creating 280 temporary construction and 5-10 permanent jobs.
- This project will align with the Chicago and Central Park TIF goal by eliminating the blighting conditions that cause the Area to qualify for TIF.
- 100% affordable.





# Community Engagement

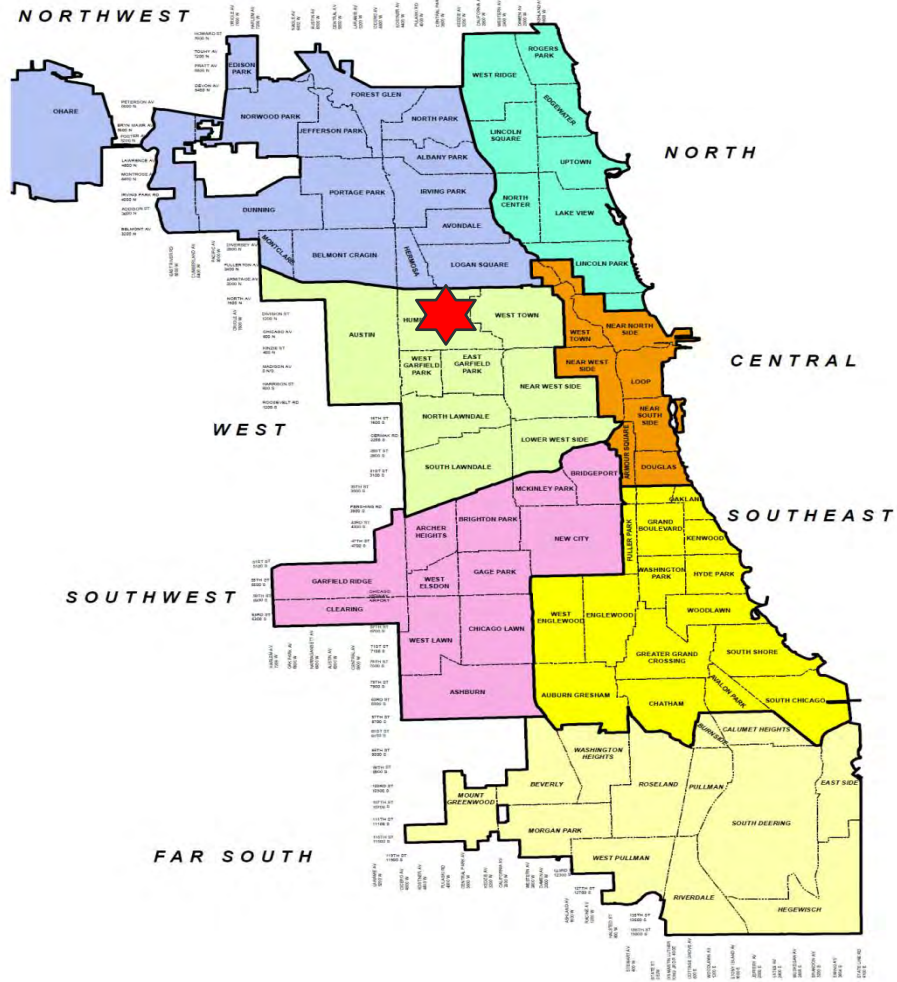
- The project held extensive community engagement meetings during RFP 2021 which included...
  - Two virtual community visioning meetings; and
  - 5 In-person, community evaluators RFP reviewers.
- Routine bi-monthly ISW virtual community roundtable updates: 2021-2023; and
- In-person WHPDC meeting: 2/20/24.

# ★ Renderings





# Mapping

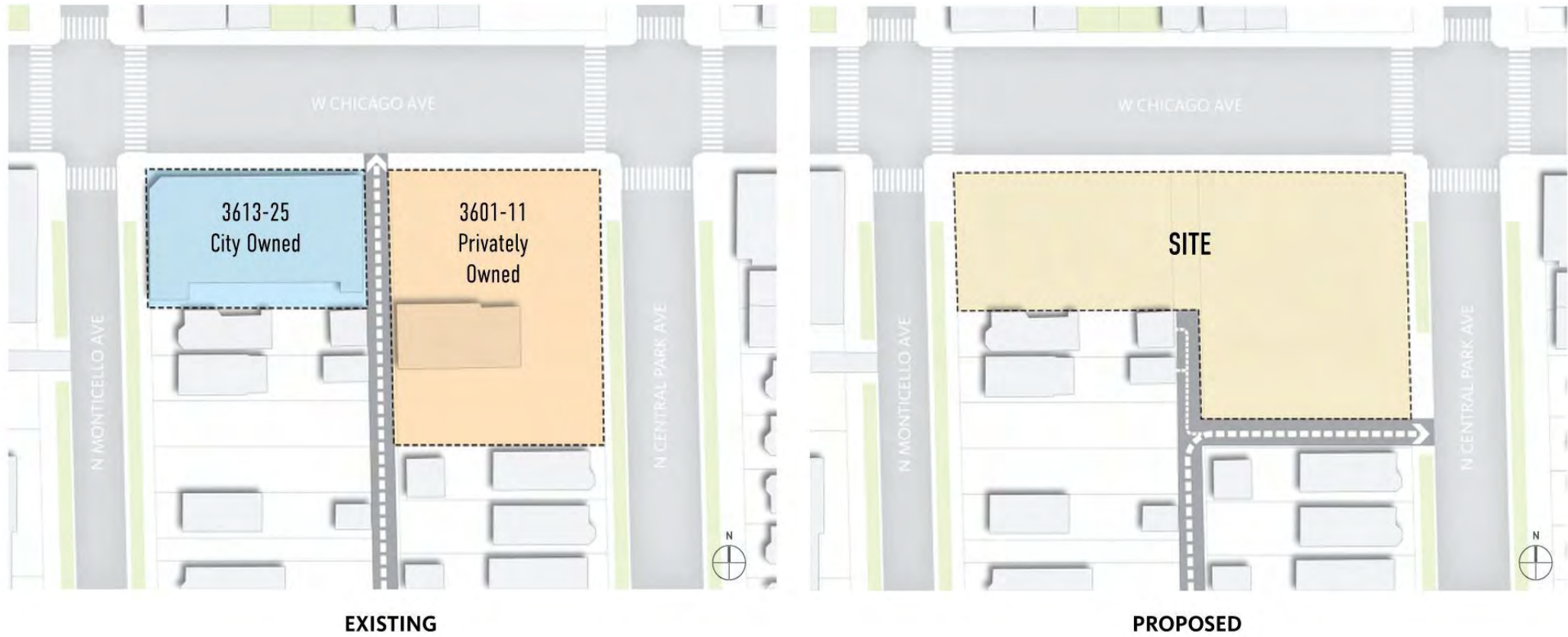


★ Site View



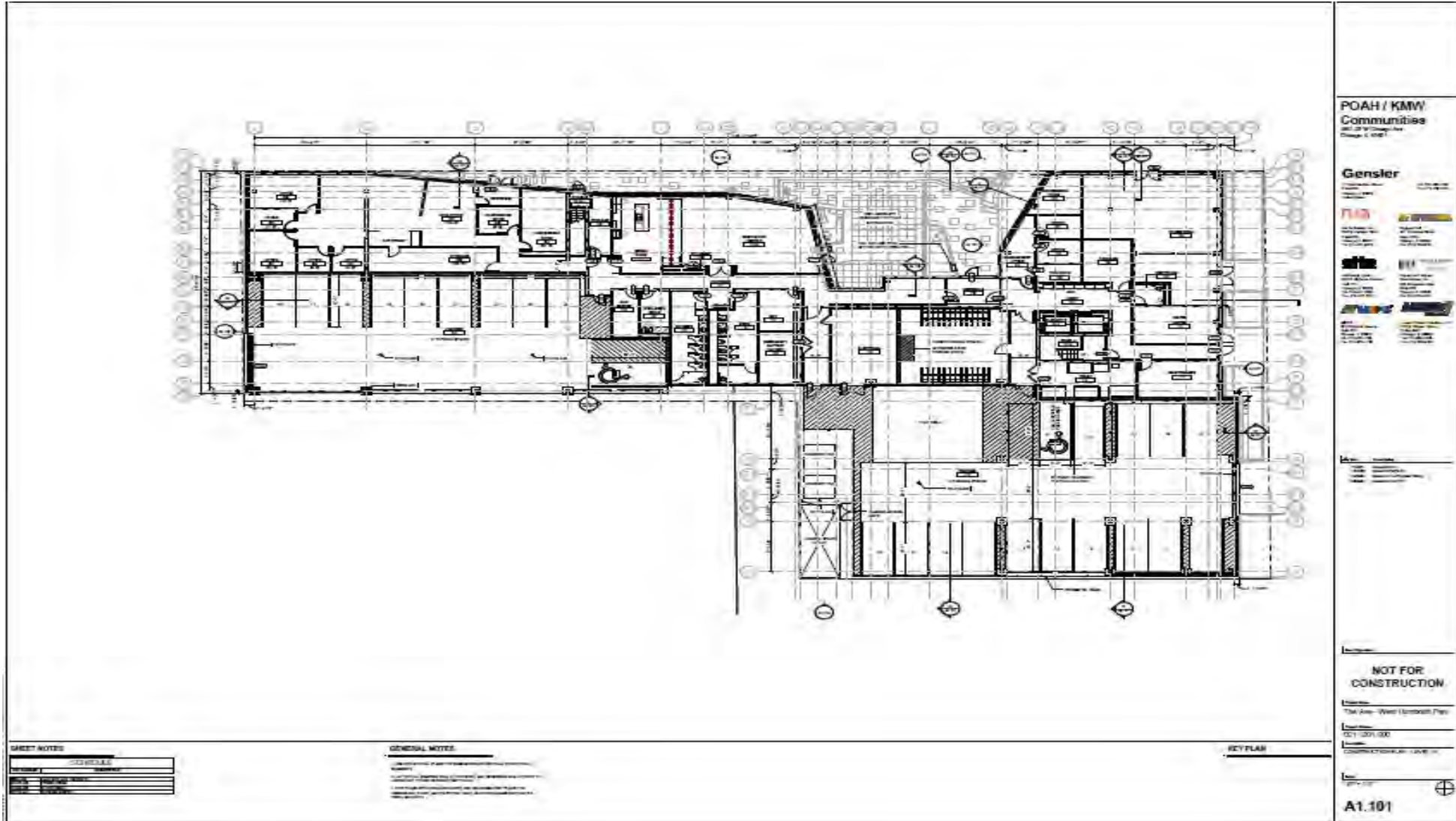


# ★ Site Adjustment





# Site Plan





# ★ Current Views



Subject property facing southeast (taken June 22, 2022)



# Rental Unit Profile



|        | 30% AMI | Tenant Rent | 50% AMI | <b>Tenant Rent</b> | 60% AMI | <b>Tenant Rent</b> | Totals |
|--------|---------|-------------|---------|--------------------|---------|--------------------|--------|
| 1-BDRM | 3       | \$567       | 3       | \$929              | 20      | \$1002             | 26     |
| 2-BDRM |         |             | 2       | \$116              | 21      | \$1203             | 23     |
| 3-BDRM |         |             |         |                    | 3       | \$1391             | 3      |
| Total  | 3*      |             | 5       |                    | 44      |                    | 52     |

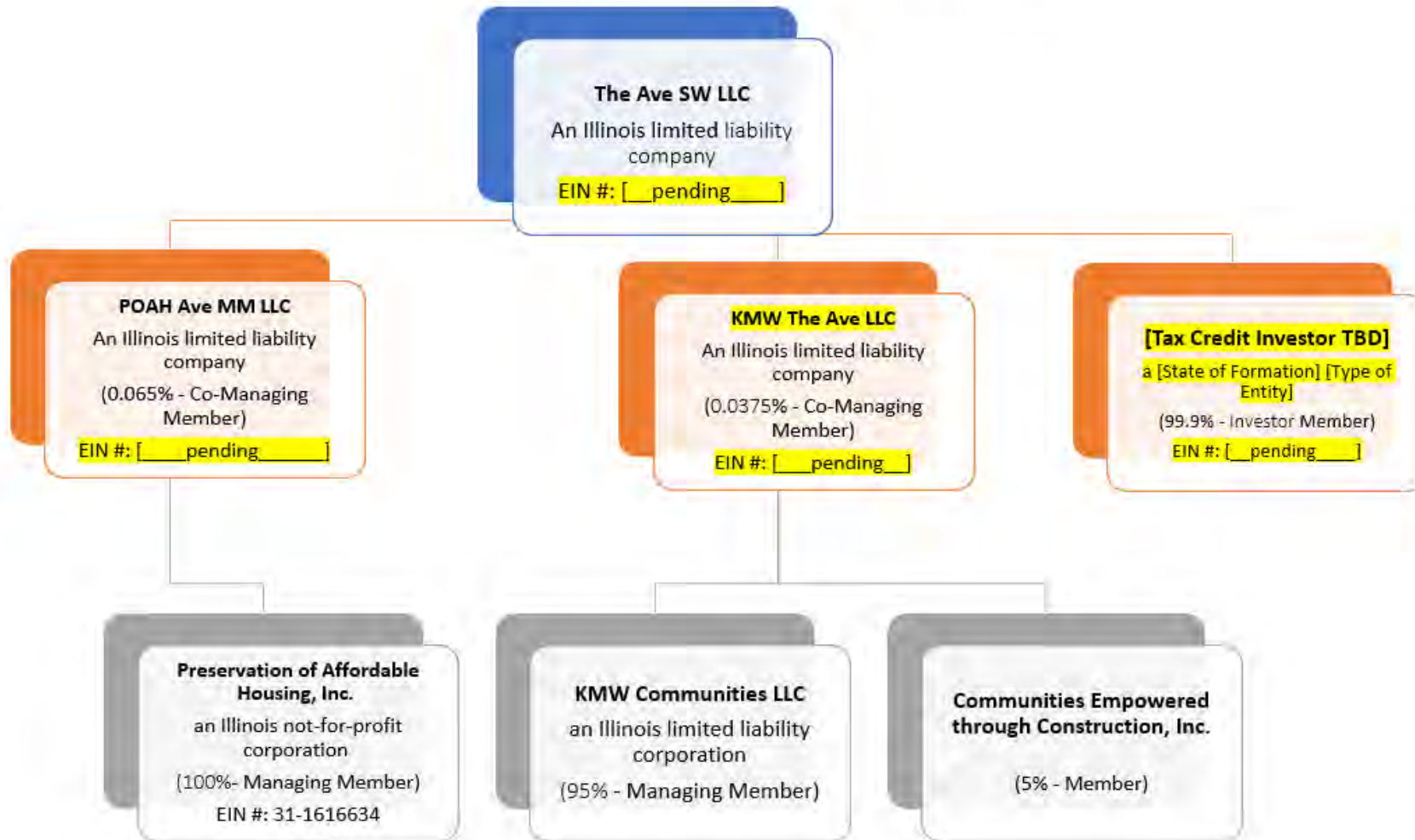
\*Permanent Supportive Housing





# Development Team

**Organizational Chart – The Ave**  
The Ave, an Invest South/West Project in Chicago, IL





# Consultant Team

|                        |                                   |
|------------------------|-----------------------------------|
| Property Manager:      | POAH Communities                  |
| Architect:             | Gensler                           |
| Attorney/Bond Counsel: | Applegate & Thorne-Thomsen        |
| City Bond Counsel:     | Miller, Canfield, Paddock & Stone |
| Syndicator/Lender:     | TBD                               |
| General Contractor:    | TBD                               |



# Financing

| <u>SOURCES:</u>                | <u>Amount</u>        | <u>% of TDC</u> |
|--------------------------------|----------------------|-----------------|
| Private Loan #1                | \$ 356,179           | 1%              |
| TIF Loan/ Grant                | \$ 18,594,733        | 43%             |
| DPD Chicago Recovery Plan Loan | \$ 4,200,000         | 10%             |
| Grant #3                       | \$ 850,000           | 2%              |
| Deferred Developer Fee         | \$ 243,336           | 1%              |
| General Partner Equity         | \$ 100               | 0%              |
| Tax Credit Equity              | \$ 18,388,929        | 43%             |
| <b>Total Sources</b>           | <b>\$ 42,633,277</b> | <b>100%</b>     |

| <u>USES:</u>            | <u>Amount</u>        | <u>\$/SF of Building*</u> |
|-------------------------|----------------------|---------------------------|
| Land Acquisition        | \$ -                 | \$ -                      |
| <b>Hard Costs</b>       |                      |                           |
| Construction            | \$ 31,801,710        | \$ 436                    |
| Const Contingency       | \$ 1,533,135         | \$ 21                     |
| <b>Total Hard Costs</b> | <b>\$ 33,334,845</b> | <b>\$ 457</b>             |
| <b>Soft Costs</b>       |                      |                           |
| Architect's Fee         | \$ 1,369,440         | \$ 18.78                  |
| Engineering Fees        | \$ 228,976           | \$ 3.14                   |
| App./Loan Orig. Fees    | \$ -                 | \$ -                      |
| Legal Fees              | \$ 380,000           | \$ 5.21                   |
| Marketing Fees          | \$ 45,000            | \$ 0.62                   |
| Loan Interest           | \$ 1,525,000         | \$ 20.91                  |
| Environmental           | \$ 93,000            | \$ 1.28                   |
| Reserves                | \$ 1,019,837         | \$ 13.99                  |
| Tax Credit Issuer Fees  | \$ 129,900           | \$ 1.78                   |
| Bond Costs              | \$ 555,000           | \$ 7.61                   |
| Developer Fee           | \$ 2,500,000         | \$ 34.28                  |
| Other soft costs        | \$ 1,452,279         | \$ 19.92                  |
| <b>Total Soft Costs</b> | <b>\$ 9,298,432</b>  | <b>\$ 128</b>             |
| <b>Total Uses</b>       | <b>\$ 42,633,277</b> | <b>\$ 585</b>             |



# Estimated Timeline

- Sept. 2024: Full finance CC Intro
- Oct. 2024: Council passage
- Dec. 2024: Estimated Closing



# Questions/Comments