

**CITY OF CHICAGO
DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT**

**STAFF REPORT
TO THE
COMMUNITY DEVELOPMENT COMMISSION
REGARDING
A PROPOSED NEGOTIATED SALE OF CITY-OWNED PROPERTY
DESIGNATION OF DEVELOPER AND ALLOCATION OF TIF FUNDS
NOVEMBER 13, 2012**

I. PROJECT IDENTIFICATION AND OVERVIEW

Project Name: Hope Manor II Apartments

Applicant Name: Volunteers of America of Illinois

Project Address: 60th and South Halsted/South Green Streets

Ward and Alderman: 16th/Joann Thompson

Community Area: Englewood (68)

Redevelopment Project Area: Englewood Neighborhood Tax Increment Financing Redevelopment Project Area

Requested Action: Negotiated sale of vacant City land, \$3 million in TIF financing and designation of developer.

Proposed Project: The new construction of 73-units of affordable rental housing for homeless or near-homeless veterans and their families. The development will consist of five townhome units, six, six-flat buildings, and one, three-story structure, with unit sizes ranging from one-to-four bedrooms. All of the units will have project based vouchers, and will be affordable to low-income tenants. The buildings will be constructed on 2.33 acres of vacant land currently owned by the City of Chicago. In addition to housing, Hope Manor II will provide a service-rich community with access to a broad range of on-site social services that will include, but not be limited to, employment readiness classes, job training and coaching, computer training, and mental health screenings.

Parking: Approximately 59 off-street parking spaces.

Appraised Market Value: \$520,000

Sale Price: \$1.00 per city-owned lot, per city policy for affordable housing developments. There are a total of 25 lots.

Acquisition Assistance: \$519,975.00

TIF Assistance: \$3,000,000

II. PROPERTY DESCRIPTION

Address: 60th and South Halsted/South Green Streets. Please see below for the multiple addresses, and tax parcel numbers.

Location: The proposed project will be located in the Englewood Neighborhood TIF area, and is bound by 60th Street to the north, Sangamon to the west, Halsted to the east, and 61st Street to the south.

Tax Parcel Numbers:

- 6000 S. Halsted Street – 20-17-415-017
- 6006 S. Halsted Street – 20-17-415-018
- 6008 S. Halsted Street – 20-17-415-019
- 6010 S. Halsted Street – 20-17-415-020
- 6014 S. Halsted Street – 20-17-415-021
- 6016 S. Halsted Street – 20-17-415-022
- 6018 S. Halsted Street – 20-17-415-023
- 6001 S. Green Street – 20-17-415-001
- 6002 S. Green Street – 20-17-414-024
- 6004 S. Green Street – 20-17-414-025
- 6005 S. Green Street – 20-17-415-002
- 6006 S. Green Street – 20-17-414-026
- 6010 S. Green Street – 20-17-414-027
- 6014 S. Green Street – 20-17-414-028
- 6017 S. Green Street – 20-17-415-003
- 6019 S. Green Street – 20-17-415-004
- 6020 S. Green Street – 20-17-414-029
- 6021 S. Green Street – 20-17-415-005
- 6022 S. Green Street – 20-17-414-030
- 6024 S. Green Street – 20-17-414-031
- 6026 S. Green Street – 20-17-414-032
- 6028 S. Green Street – 20-17-414-033, & -034
- 6030 S. Green Street – 20-17-414-035
- 6036 S. Green Street – 20-17-414-036

Land Area: 2.33 Acres

Current Use:	Vacant city land.
Current Zoning:	B-3, Community Shopping District
Proposed Zoning:	Planned Development
Environmental Condition:	<p>A phase I environmental site assessment completed by Civil & Environmental Consultants, Inc. (CEC) recommends a subsurface investigation be conducted to determine whether building materials, demolition debris, and hazardous materials/petroleum products are present beneath the surface of the site.</p> <p>City land will be sold "as-is" with no warranties or representations as to its environmental condition, and it will be the responsibility of the developer to complete any remediation that may be required by the City or the IEPA. The city's Redevelopment Agreement with the developer will include release and indemnification language protecting the City from liability. NEPA clearance will be a condition of closing, and a contingency to cover unforeseen remediation costs will be included in the final budget as needed.</p>
Inventory Profile:	The City acquired the properties via a judicial deed from Englewood Health Center in 1999.

III. BACKGROUND

The first phase of Hope Manor at 3053 W. Franklin Blvd involved a negotiated sale of City-owned land. It passed the Community Development Commission on July 13, 2010 and City Council September 8, 2010. That project, now complete and 99% leased, consists of 50 affordable housing units for single male veterans.

On June 10, 2011, the developer applied to the City for Tax Increment Financing (TIF), HOME funds, and 9% Low Income Housing Tax Credits, to help construct 73-units of affordable rental housing for homeless or near-homeless veterans and their families. This development will contain eight studio, 24 one-bedroom, six two-bedroom, 30 three-bedroom, and five four-bedroom units in a combination of town home, six-flat, and three-story structures. Located in the Englewood neighborhood, the site around the proposed development consists of older detached single-family homes, and small multi-family buildings, with some vacant lots, and some boarded-up buildings. There are small retail and commercial strips running east and west through the market area, and larger concentrations of shopping and services can be found along Halsted street, and along Ashland Avenue, at the western edge of the market area.

Hope Manor II will be located within walking distance to schools. The Nicholson Math and

Science Elementary Academy sits directly across the street, and Team Englewood High School is less than one-half mile from the site at 6201 South Stewart. Robeson High School is also close to the site, and Kennedy King City College, which is a two-year college, is located at 63rd and South Halsted street.

Medical facilities in the area consists of St. Bernard Hospital, one mile southeast of the site, and Englewood Neighborhood Health Center one-half mile southeast on 64th Street. The closest Veterans Administration (VA) clinic is 1.4 miles south of the site at 77th and Halsted street.

The area surrounding Hope Manor II also has several parks and recreational facilities. Sherman Park, which is one mile north of the site, has sports fields and a playground, and the forest preserve known as Beaubien Woods is 3.8 miles south of the site.

Public transportation to and from the Hope Manor II site will be served by the Chicago Transit Authority's (CTA) #8 Halsted street bus, and the Green line train which can be boarded three blocks south of the site at 63rd and Halsted street. The Dan Ryan expressway which provides access to downtown Chicago or the south suburbs can be accessed just east of the site.

In addition to the proposed Hope Manor II project, the Englewood Neighborhood TIF has provided funding for other projects including Chicago Public Schools ADA Renovations for Holmes, Mays and Nicholson (\$2, 250,000); Chicago Public Schools ADA Renovations for Banneker (\$2,000,000); Chicago Public Schools Holmes Elementary (\$3,270,000); Lighting for Green, Peoria, Sangamon, May, Carpenter and Aberdeen (\$2,757,000); Street Resurfacing- Racine, May, Aberdeen, Carpenter and Sangamon (\$1,457,384) and a Neighborhood Improvement Program (\$1,000,000).

IV. PROPOSED DEVELOPMENT TEAM

Development Entity: Volunteers of America of Illinois, an Illinois, 501(C)(3)not-for-profit corporation, is the owner/applicant, and Volunteers of America Inc. is the 100% sole member. Volunteers of America of Illinois will form a to-be-determined Investor Limited Partnership (the tax credit equity investor), with a 99.99% interest, and Hope Manor II VOA Veterans Housing, Inc. will be the general partner, with a 0.01% interest.

Volunteers of America (VOA), and Volunteers of America of Illinois provide permanent and transitional housing for veterans, along with job training, case management, education, legal assistance, mental health services, and substance abuse treatment. Nationally, VOA serves more than 6,000 veterans through 12 homeless veteran reintegration programs, 32 general supportive housing programs for veterans, two housing programs for incarcerated veterans, two housing programs specifically for veterans with substance abuse issues, and several other special needs programs.

Other development team members include:

Architect:	Worn Jerabek Architects, P.C.
General Contractor:	Joseph J. Duffy Company
Property Manager:	Volunteers of America Illinois

Consultant: Milner/Caringella
Developer's Attorney: Applegate Thorn-Thomsen

V. PROPOSED PROJECT

Project Overview: New construction of 73-units of affordable rental housing for homeless or near-homeless veterans and their families. The development will consist of five town home units, six, six-flat buildings, and one, three-story structure, with unit sizes ranging from one-to-four bedrooms.

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 project. The subject property will provide a total of 73 rental units of which 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 20 percent affordable units in projects receiving TIF assistance. The Department of Housing and Economic Development has reviewed and approved the affordable unit rents.

Rental Unit Profile

Unit Type	Number	Market/ Affordable	Size-sf	Monthly Rent*
Studio/w bath	8	Affordable at 30% AMI	445	\$712
1 bed/1 bath	8	Affordable at 30% AMI	632	\$810
1 bed/1 bath	16	Affordable at 50% AMI	632	\$810
2 bed/1 bath	5	Affordable at 50% AMI	964	\$835
2 bed/1 bath	1	Affordable at 60% AMI	964	\$835
3 bed/2 bath	30	Affordable at 60% AMI	1,316	\$1,027
4 bed/2 bath	5	Affordable at 60% AMI	1,778	\$1,151

*The developer has applied to the Chicago Housing Authority (CHA) for project based voucher rental assistance. The contract, which will run for 15 years, will have a renewal option. Tenants will pay 30% of their income towards rent. The monthly rent equals the maximum value of CHA assistance, including the tenant portion, received by the Developer.

The affordable rents to be paid by the tenants are based on the tenants' incomes and not on market comparables. The maximum rent for each defined "affordable" income level are published annually by the US Department of Housing and Economic Development and listed according to building construction type (i.e. apartment, townhouse, house), number of bedrooms and household size but not unit square footage (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's or IHDA'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.

Utilities: Tenants will pay for gas heat and water, electric cooking and other electric.

Environmental Features: The following green features will be incorporated into the buildings design:

- Energy star rated high-reflectance roofing on all buildings
- Permeable paving and below-grade aggregate void storage throughout the site
- High efficiency heating and cooling systems
- .29 U-value insulated, low-E glazed and argon-filled windows
- All lighting will be energy efficient fluorescent
- R-49 roofs, R-21 to R-24 walls, and R-10 slabs on grade 6' horizontal below grade
- Gypsum board with recycled content and chlorine-free recycled paper facing
- Low-VOC interior paints, adhesives, flooring and wall coverings along with non-solvent based and formaldehyde-free materials
- Energy star rated appliances and mechanical equipment
- Advanced air sealing techniques at entire building exterior envelope to minimize air infiltration/heat loss
- Installation of continuously-ventilating exhaust systems in each dwelling unit

VI. FINANCIAL STRUCTURE

Funding for this 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 71% or \$16,665,000 of equity for the benefit of the project, which will be paid into the project in tranches. Of this equity, a portion will be paid at closing, and the remainder funded at various

stages throughout construction to completion, and finally to occupancy of the buildings.

Financing will include \$3,000,000 in TIF, which represents 13% of the total project cost and a land-write down of \$519,975. The total direct City assistance (land write down and TIF) is \$3,519,975 or 15% of the total project cost. The \$3,000,000 in TIF increment will be used to pay or reimburse the Developer for TIF eligible costs, and will be paid in three installments of \$1,000,000. The TIF payments will be taken from area-wide incremental taxes collected from the Englewood Neighborhood TIF Redevelopment project area, and any available increment from the Project PINS. The first collection (\$1,000,000) will occur after the closing of the RDA anticipated in March 2013. The second payment of \$1,000,000 will occur at 50% construction completion (September 2013) and the final payment of \$1,000,000 will occur after the issuance of a Certificate of Completion expected in March 2014.

HED has preliminary set-aside loan funds of approximately \$1.9 million, which will be contributed over time to help pay for construction costs and eligible soft costs. Additionally, the developer has already secured \$549,000 from the Federal Home Loan Bank (FHLB) for the benefit of the project. Other funding sources will be comprised of donations, and grants that will be contributed to the project over time.

The following table identifies the sources and uses of funds:

Sources and Uses of Funds		
<u>Sources</u>	<u>Amount</u>	<u>% of total</u>
Tax Credit Equity	\$16,665,000	71%
TIF Increment	\$ 3,000,000	13%
HED Loan Funds	\$ 1,902,652	08%
IHDA SHP Program Income	\$ 795,737	03%
DCEO Energy Grant	\$ 190,535	01%
FHLB AHP Grant	\$ 500,000	02%
Deferred Developer Fee	\$ 400,000	02%
Total Sources	\$23,453,924	100%
<u>Uses</u>	<u>Amount</u>	<u>\$/sf of Building*</u>
HARD COSTS:		
Hard Costs -Construction	\$16,245,991	\$167.65 psf
Hard Costs – Contingency	\$ 720,055	\$7.43 psf
Remediation	\$ 812,895	\$8.39 psf
Infrastructure (Streets)	\$ 455,245	\$4.70 psf
Total Hard Costs:	\$18,234,186	\$188.17 psf
ACQUISITION COSTS:		
Land Acquisition	\$ 25.00	\$>.0003 psf
Total Acquisition Costs:	\$ 25.00	\$>.0003 psf
SOFT COSTS:		
Developer Fee	\$1,400,000	\$14.45 psf

Building Permits	\$ 90,000	\$0.93 psf
Architect's Fees (3% of hard costs)	\$466,000	\$4.81 psf
Engineering Fees	\$131,100	\$1.35 psf
Equity Bridge Loan Fees (1% of hard costs)	\$135,000	\$1.39 psf
Construction Interest	\$510,000	\$5.26 psf
Dev., Bank & Syndicator Legal Fees (1% of hard costs)	\$150,000	\$1.55 psf
Landscaping	\$156,487	\$1.61 psf
Furniture, Fixtures, & Equipment	\$400,000	\$4.13 psf
Marketing and Leasing	\$100,000	\$1.03 psf
Bond Premium/Letter of Credit (1% of hard costs)	\$251,520	\$2.60 psf
Operating Reserves (2% of total costs)	\$403,341	\$4.16 psf
Lease-Up and Replacement Reserves	\$314,221	\$3.24 psf
Escrows (1% of total costs)	\$166,200	\$1.72 psf
Other soft costs (3% of total costs)	\$545,844	\$5.63 psf
Total Soft Costs (22% of total costs)	\$5,219,713	\$53.86psf

TOTAL USES: \$23,453,924 \$242.03 PSF

*Gross building area is 96,905 square feet

VII. PUBLIC BENEFITS

The proposed project will provide the following public benefits.

Affordable Housing: The project will provide 73 new affordable housing units for homeless and near homeless veterans and their families.

Environmental Features: The project will incorporate the following green features: Energy star rated high-reflectance roofing on all buildings, permeable paving and below-grade aggregate void storage throughout the site, high efficiency heating and cooling systems, .29 U-value insulated, low-E glazed and argon-filled windows, all lighting will be energy efficient fluorescent, R-49 roofs, R-21 to R-24 walls, and R-10 slabs on grade 6' horizontal below grade, gypsum board with recycled content and chlorine-free recycled paper facing, low-VOC interior paints, adhesives, flooring and wall coverings along with non-solvent based and formaldehyde-free materials, and advanced air sealing techniques at entire building exterior envelope to minimize air infiltration/heat loss.

Permanent Jobs: The project is estimated to generate ten permanent jobs. The Workforce Solutions section of HED has been informed of the project and will work with the developer on job training and placement.

Construction Jobs: The project will produce 65 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

The Alderman and community are in support of the project and have provided letters of support (see exhibits for copy).

IX. CONFORMANCE WITH REDEVELOPMENT AREA PLAN

The proposed project is located in the Englewood Neighborhood Redevelopment Project Area. The Englewood Neighborhood Tax Increment Financing Redevelopment Project Area was established in June 2001. The proposed project will satisfy the following goals of the area's redevelopment plan:

- Facilitate the assembly and marketing of vacant and underutilized sites for in-fill housing development;
- Create opportunities for the development of new affordable housing;
- Enhance neighborhood appearance and improve the quality of the existing housing stock;
- Create a physical environment which is conducive to the development of new housing.

The implementation strategy for achieving the plan's goals envisions the sale of City land for affordable residential housing. The proposed project also conforms to the plan's land use map, which calls for residential development at the subject site.

X. CONDITIONS OF SALE

If the proposed resolution is approved by the CDC, HED will release a public notice announcing the proposed sale and seeking alternative development proposals. The public notice will be published in one of Chicago's metropolitan newspapers at least once for each of three consecutive weeks. If no responsive alternative proposals are received within 30 days of the publishing of the first notice, the department will accept a good faith deposit from the proposed developer, and a redevelopment agreement will be negotiated. 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 sale of the property will not occur before the City Council has approved the redevelopment 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.

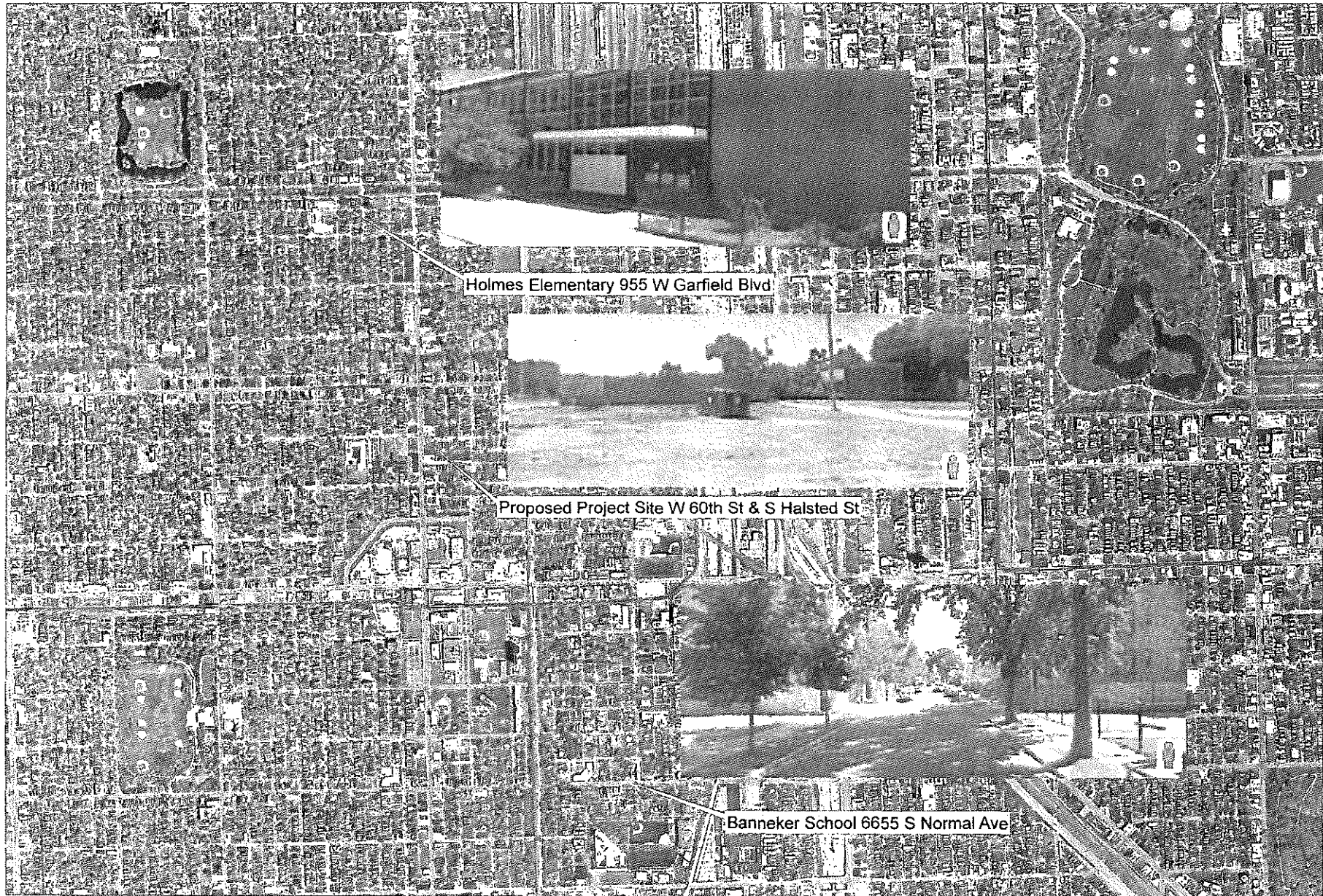
XI. RECOMMENDATION

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, the need for public assistance, its public benefits, and the project's conformance with the redevelopment area plan, and HED recommends that the CDC approve the sale of the 24-City owned lots located on South Halsted and South Green Streets, to Hope Manor II Veterans Housing L.P. or related entity, for the development of 73-units of affordable rental housing for homeless or near-homeless veterans and their families known as Hope Manor II Apartments, the allocation of \$3 million in TIF funds, and the designation of Hope Manor II Veterans Housing L.P., or a related entity as Developer of the Hope Manor II Apartments.

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
Copy of Residential Developer License
Letter of Interest from Lender
Community Letters of Support
Alderman's Letter of Support

ENGLEWOOD NEIGHBORHOOD TIF – OTHER FUNDED PROJECTS



Holmes Elementary 955 W Garfield Blvd

Proposed Project Site W 60th St & S Halsted St

Banneker School 6655 S Normal Ave

CITY OF CHICAGO

LICENSE CERTIFICATE

NON-TRANSFERABLE

BY THE AUTHORITY OF THE CITY OF CHICAGO, THE FOLLOWING SPECIFIED LICENSE IS HEREBY GRANTED TO

NAME: VOLUNTEERS OF AMERICA OF ILLINOIS

DBA: VOLUNTEERS OF AMERICA OF ILLINOIS

AT: 47 W. POLK ST., Floor 2, Apt./Suite 250-2
CHICAGO, IL 60605

LICENSE NO: 2099051

CODE: 1020

FEES****250.00

LICENSE: Residential Real Estate Developer

PRESIDENT: NANCY J. HUGHES

SECRETARY: JEFFREY SAMARAS

PRINTED ON: 06/10/2011

\$****250.00

THIS LICENSE IS ISSUED AND ACCEPTED SUBJECT TO THE REPRESENTATIONS MADE ON THE APPLICATION THEREOF, AND MAY BE SUSPENDED OR REVOKED FOR CAUSE AS PROVIDED BY LAW. LICENSEE SHALL OBSERVE AND COMPLY WITH ALL LAWS, ORDINANCES, RULES AND REGULATIONS OF THE UNITED STATES GOVERNMENT, STATE OF ILLINOIS, COUNTY OF COOK, CITY OF CHICAGO AND ALL AGENCIES THEREOF.

WITNESS THE HAND OF THE MAYOR OF SAID CITY AND THE CORPORATE SEAL THEREOF

THIS 09 DAY OF JUNE, 2011

EXPIRATION DATE

June 15, 2013

ATTEST:



Rahn Emanuel
MAYOR

ACCOUNT NO. 362671 SITE - 1
TRANS NO.

Susan J. Mendez
CITY CLERK



THIS LICENSE MUST BE POSTED IN A CONSPICUOUS PLACE UPON THE LICENSED PREMISES

TIF PROJECT SCORECARD

Hope Manor II

60th Green and Halsted Street

This project entails the new construction of a 73 unit, campus-style community development by Volunteers of America of Illinois, that will be provided to homeless or near homeless Veterans and their families whose incomes range at or below 30% -60% of AMI. It will include 32 studio and one-bedroom units located in a three-story common corridor building; 36 two and three bedroom apartments in three-story six-flat buildings, and five town homes which will contain four- bedroom units.

Type of Project: Affordable Housing

Developer: Volunteers of America of IL

Total Project Cost: \$23,453,924

Timeline for Completion: March 2014

TIF Funding Request: \$3,000,000

Project Status: City Council, January 2013

TIF District: Englewood Neighborhood

RETURN ON INVESTMENT BENCHMARKS

Advances Goal of Economic Development Plan YES or NO
 YES NO

Jobs Created/Retained
Permanent FTEs: 10
Construction FTEs: 65

Advances Goal of TIF District YES or NO
 YES NO

Affordable Housing Units Created/Preserved
73

Improve the quality of life by revitalizing the area

Addresses Community Need YES or NO
 YES NO

Return on Investment to City
0

Provides affordable housing for homeless veterans in the community

FINANCIAL BENCHMARKS

Other Funds Leveraged by \$1 of TIF
\$20.45

Financing Structure Grant

Types of Other Funding Leveraged YES or NO
 YES NO

LIHTC, FHLP AHP, IHDA SHP, HOME, DCEO, Investor Equity

RDA TERMS

Payment Schedule:
67% during construction; 33% after completion

Monitoring Term of Agreement:
10 years

Taxpayer Protection Provisions YES or NO
 YES NO

OTHER CONSIDERATIONS

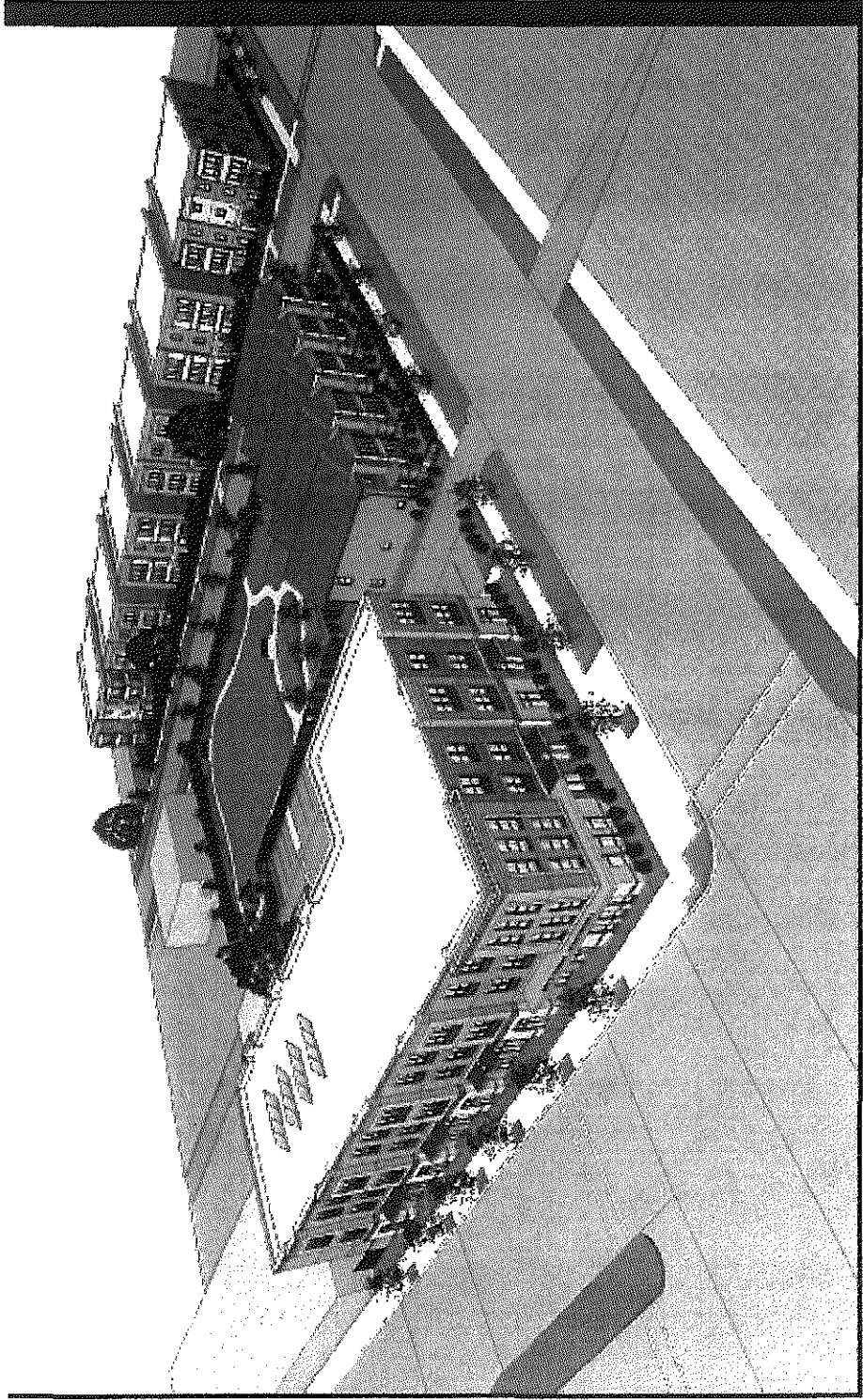
Provides quality affordable housing for homeless and near-homeless veterans and their families in a community with many homeless veterans, and limited permanent housing available to them.



Master Plan



Aerial View





ILLINOIS

47 West Polk Street, Suite 250
Chicago, IL 60605
Tel: 312-564-2300
Fax: 312-564-2301
www.voainllinois.com

There are no limits to caring!

October 26, 2012

Mr. Omar Shareef
African American Contractor's Association
7445 South Chicago Avenue
Chicago, IL 60619

BY CERTIFIED MAIL

Re: 60th St. & S. Halsted / 60th St. & S. Green

Dear Mr. Shareef:

Volunteers of America of Illinois (VOA IL) is pleased to announce the redevelopment of property located at 60th St. & S. Halsted St. / 60th St. & S. Green St., in Chicago, Illinois. The proposed development will be 73 units of affordable housing for veterans and their families in a three-story building with 32 residential units and ground floor amenity/support space; one five-unit townhouse building; and six three-story, six-unit buildings; approximately 59 off-street accessory parking spaces; and a half-acre private open space, all on an approximately 2.33-acre site.

VOA IL has chosen two general contractors for the project: Joseph J. Duffy Co. and Karry L. Young Development, LLC. 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 contractors 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).

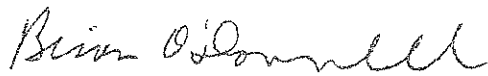
VOA IL is requesting that you make your member companies aware of this exciting project so

ACCREDITED



that they may submit bids for appropriate subcontracting opportunities. Should you have any questions, please do not hesitate to call.

Sincerely,

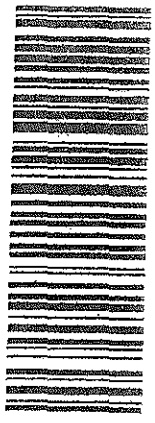
A handwritten signature in cursive script that reads "Brian O'Donnell".

Brian O'Donnell, CFO
Volunteers of America of Illinois

cc: Ms. Anna Booth, Dept. of Housing and Economic Development, City of Chicago
Ms. Dinah Wayne, Dept. of Housing and Economic Development, City of Chicago

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> ■ Complete Items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	A. Signature X <input type="checkbox"/> Agent <input type="checkbox"/> Addressee	
1. Article Addressed to: <p style="text-align: center;"><i>Mr. Omar Shareef African American Contractors Assoc. 7445 S. Chicago Ave. Chicago IL 60619</i></p>	B. Received by (Printed Name)	C. Date of Delivery
2. Article Number (Transfer from service label)	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No 3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D. 4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
PS Form 3811, February 2004		Domestic Return Receipt 102595-02-M-1540

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U.S. Postal Service											
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<i>(Domestic Mail Only - No Insurance Coverage Provided)</i>											
For delivery information, visit our website at www.usps.com											
OFFICIAL USE											
<table border="1"> <tr> <td>Postage</td> <td>\$</td> </tr> <tr> <td>Certified Fee</td> <td></td> </tr> <tr> <td>Return Receipt Fee (Endorsement Required)</td> <td></td> </tr> <tr> <td>Restricted Delivery Fee (Endorsement Required)</td> <td></td> </tr> <tr> <td>Total Postage & Fees</td> <td>\$ 5.75</td> </tr> </table>	Postage	\$	Certified Fee		Return Receipt Fee (Endorsement Required)		Restricted Delivery Fee (Endorsement Required)		Total Postage & Fees	\$ 5.75	Postmark Here
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Total Postage & Fees	\$ 5.75										
<table border="1"> <tr> <td colspan="2">Sent to</td> </tr> <tr> <td colspan="2" style="text-align: center;"><i>Mr Omar Shareef</i></td> </tr> <tr> <td colspan="2">Sheet, Apt. No., or PO Box No. <i>7445 S. Chicago Ave</i></td> </tr> <tr> <td colspan="2">City, State, ZIP+4 <i>Chicago IL 60619</i></td> </tr> </table>		Sent to		<i>Mr Omar Shareef</i>		Sheet, Apt. No., or PO Box No. <i>7445 S. Chicago Ave</i>		City, State, ZIP+4 <i>Chicago IL 60619</i>			
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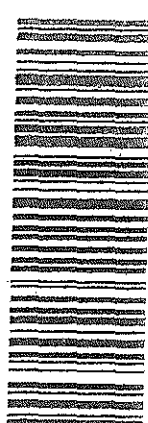
SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
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<p>1. Article Addressed to:</p> <p style="text-align: center;">Ms. Belinda Henderson Black Contractors United 1200 Marshfield St Calumet Park IL 60827</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. Article Number: (Transfer from service label)</p>	<p style="text-align: center;">7012 1640 0000 8857 7718</p>

PS Form 3811, February 2004

Domestic Return Receipt

102596-02-M-1540

CERTIFIED MAIL



7012 1640 0000 8857 7718
7012 1640 0000 8857 7718

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Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 6.75	

Sent To

Ms. Belinda Henderson

Street, Apt. No.,
or PO Box No.

1200 Marshfield St.

City, State, ZIP+4

Calumet Park IL 60827

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input type="checkbox"/> Agent <input type="checkbox"/> Addressee X</p> <p>B. Received by (Printed Name) C. Date of Delivery</p>
<p>1. Article Addressed to:</p> <p><i>Ms. Beth Dorica Federation of Women Contractors 5650 S. Archer Ave. Chicago IL 60638</i></p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. Article Number (Transfer from service label)</p>	<p>7012 1640 0000 8857 7701</p>

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

U.S. Postal Service											
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Street, Apt. No., or PO Box No.	<i>5650 S. Archer</i>										
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<p>1. Article Addressed to:</p> <p><i>Mr. Paul Cerpa Hispanic American Construction Industry Assoc. 901 W. Jackson Blvd, Ste 205 Chicago IL 60607</i></p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. Article Number (Transfer from service label) 7012 1640 0000 8857 7695</p>	

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

<p>Sent to</p> <p><i>Mr. Paul Cerpa</i></p> <p>Street Apt. No. or PO Box No. <i>901 W. Jackson Ste 205</i></p> <p>City, State, ZIP+4 <i>Chicago IL 60607</i></p>	
<p>Postage \$</p> <p>Certified Fee</p> <p>Return Receipt Fee (Endorsement Required)</p> <p>Restricted Delivery Fee (Endorsement Required)</p> <p>Total Postage & Fees \$ <i>5.75</i></p>	<p>Postmark Here</p>

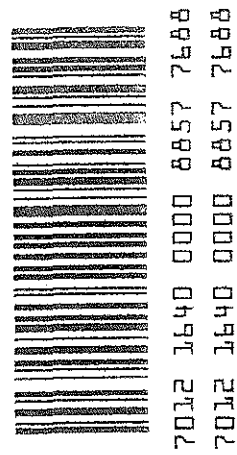
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<p>1. Article Addressed to:</p> <p>Mr. Juan Ochoa Mexican American Chamber of Commerce 111 W. Washington St. Chicago IL 60602</p>	<p>B. Received by (Printed Name) C. Date of Delivery</p>	
<p>2. Article Number (Transfer from service label)</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>	
	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	
<p>7012 1640 0000 8857 7688</p>		
<p>PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540</p>		

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<p>For delivery information, visit our website at www.usps.com</p> <p style="text-align: center; font-size: 2em; opacity: 0.5;">OFFICIAL USE</p>											
<table border="1"> <tr> <td>Postage</td> <td>\$</td> </tr> <tr> <td>Certified Fee</td> <td></td> </tr> <tr> <td>Return Receipt Fee (Endorsement Required)</td> <td></td> </tr> <tr> <td>Restricted Delivery Fee (Endorsement Required)</td> <td></td> </tr> <tr> <td>Total Postage & Fees</td> <td>\$ 5.75</td> </tr> </table>	Postage	\$	Certified Fee		Return Receipt Fee (Endorsement Required)		Restricted Delivery Fee (Endorsement Required)		Total Postage & Fees	\$ 5.75	<p>Postmark Here</p>
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Restricted Delivery Fee (Endorsement Required)											
Total Postage & Fees	\$ 5.75										
<p>Sent To <u>Juan Ochoa</u> Street, Apt. No., or P.O. Box No. <u>111 W. Washington</u> City, State, ZIP+4 <u>Chicago IL 60602</u></p> <p style="font-size: 0.8em;">PS Form 3811, August 2004 See Back for Restrictions</p>											



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<p>1. Article Addressed to:</p> <p>Mr. Perry Nackachi Assoc. of Asian Construction Enterprises 333 N. Ogden Ave Chicago IL 60607</p>	<p>B. Received by (Printed Name)</p>	<p>C. Date of Delivery</p>
<p>2. Article Number (Transfer from service label)</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	
<p>7012 1640 0000 8857 7671</p>		<p>7012 1640 0000 8857 7671</p>

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

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7012 1640 0000 8857 7671
7012 1640 0000 8857 7671

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<p>1. Article Addressed to:</p> <p>Ms. Hedy Ratner Women Business Development Center 8 S. Michigan Ave, Ste 400 Chicago IL 60603</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. Article Number (Transfer from service label)</p>	<p>7012 1640 0000 8857 7664</p>

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DO NOT WRITE IN THESE SPACES OR OVER THE POSTAGE METERS OR POSTAGE PAID PERMIT NO. 1000 CHICAGO, ILL. 60603

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Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 5.75	

Sent To

Ms. Hedy Ratner

Street Apt. No.,
or PO Box No.

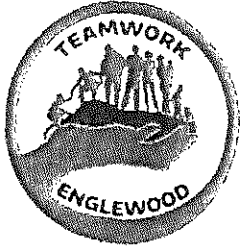
8 S. Michigan Ave. Ste 400

City, State, ZIP+4

Chicago IL 60603

7012 1640 0000 8857 7664

7012 1640 0000 8857 7664



Teamwork Englewood

815 W. 63rd Street - Chicago, IL 60621

Phone: (773) 488-6600

Fax: (773) 488-6601

www.teamworkenglewood.org

Andrew Mooney
Commissioner
Department of Housing and Economic Development
City of Chicago
121 N. LaSalle, 10th Floor
Chicago, Illinois 60602

Dear Commissioner Mooney,

Please accept this letter of support for the proposal to provide land, federal Low Income Housing Tax Credits, TIF Funds, and other available affordable housing funds to develop 73 units of affordable housing for Veterans and their families in a three-story building with 32 residential units and ground floor amenity/support space; one five-unit townhouse building; six three-story, six-unit buildings; approximately 59 off-street accessory parking spaces; and a half-acre private open space on an approximately 2.33-acre site at 60th & S. Halsted St. and 60th & S. Green St. in Chicago's Englewood neighborhood. Volunteers of America of Illinois' (VOA IL) True North Program has served more than 750 Veterans in Chicago over the past five years and provided them with much needed services and support as they re-integrate into civilian life, rebuilding their families and seeking stability and economic self-sufficiency.

VOA IL is well qualified to meet the complex needs of Veterans in Chicago, as they have demonstrated for the past 5 years in their Veteran Services program. With more than a 115 year history serving Chicago through a variety of human services combined with a 30-year track record serving Veterans across the Country, VOA IL is well positioned to continue providing superior support services to homeless veterans.

There remains a significant unmet need for service to homeless Veterans. These men and women are in need of a comprehensive and collaborative approach to ensure successful outcomes that are sustainable over time...consistent with the services provided by VOA IL.

I trust that the pending application will receive all due consideration.

Sincerely

Juandalyn N. Holland

Teamwork Englewood

Executive Director

NEIGHBORHOOD HOUSING SERVICES OF CHICAGO, INC.

Rebuilding Chicago's Neighborhoods

1279 N. Milwaukee Ave., 5th Floor
Chicago, IL 60622
773-329-4010
fax: 773-329-4120
www.nhschicago.org



October 29, 2012

Andrew Mooney
Commissioner
Department of Housing and Economic Development
City of Chicago
121 N. LaSalle, 10th Floor
Chicago, Illinois 60602

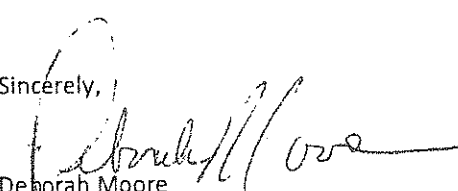
On behalf of neighborhood Housing Services of Chicago (NHS) I am happy to support a proposal from Volunteers of America to garner funding from the City of Chicago Department of Housing and Economic Development to expand a Veterans housing initiative. I'm sure we all agree that Veterans need the necessary services and support services to re-build their lives and achieve stability and self-sufficiency.

We share a commitment to supporting Veterans in Chicago and understand the critical role that supportive housing plays in improving the lives of Veterans and their families. We believe there is a strong need for the unique services proposed Hope Manor II housing program would provide to Chicago's homeless and at-risk Veterans and their families. We believe this program would enhance the overall continuum of services needed by Veterans throughout the City.

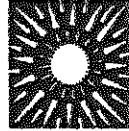
At NHS our mission is to create opportunities for residents to live in affordable homes, improve their lives and strengthen their neighborhoods. We help people buy, fix, and keep their homes. We have been serving the City of Chicago and the Englewood community for over 30 years.

We believe VOA of IL is qualified to meet the complex needs of Veterans in Chicago as they have effectively demonstrated for the past 5 years in their Veterans Services program and the construction of Hope Manor I. With more than a 115-year history serving Chicago through a variety of human services combined with over 31-year track record serving Veterans across the Country, VOA of IL is well positioned to continue providing superior support services and housing to homeless Veterans. We are aware that the needs of homeless Veterans are significant and require a comprehensive and collaborative approach to ensure successful outcomes that are sustainable over time. Towards that end, we commit our cooperation in serving as both a referral source to your program and as a resource to your program participants as appropriate.

Sincerely,


Deborah Moore
Associate Director





The Inner Voice, Inc.

October 25, 2012

Nancy Hughes Moyer
President and CEO
Volunteers of America of Illinois
47 W. Polk, Suite 250
Chicago, IL 60605

RE: Letter of Support for Hope Manor II

Dear Ms. Moyer,

On behalf of the Inner Voice Homeless Veterans Reintegration Program (HVRP), I am pleased to endorse your proposal for funding through *the City of Chicago for Low Income Tax Credits* and other Multi-Family funds to expand your Veterans housing initiative.

Inner Voice shares your commitment to supporting veterans in Chicago and we eagerly anticipate the expansion of your supportive housing program. As you are aware, Inner Voice assists approximately 2,000 homeless individuals and families on an annual basis; and we also operate a veterans' specific employment program (HVRP) and a transitional housing program for homeless veterans (Eddie Beard Vet House).

Presently, both programs report that it is becoming more difficult to place households with limited income into permanent housing; and we believe that there is a critical need for the *unique* services your proposed project will provide.

We are also keenly aware that the needs of homeless veterans are significant and require a comprehensive and collaborative approach to ensure successful outcomes that are sustainable over time. Towards that end, we commit our cooperation in serving as both a referral source to your program and as a resource to your program participants, as appropriate.

VOA of IL has a long history of providing quality services as evidenced by the success of your current project (Hope Manor) and we look forward to future collaborations.

Sincerely,

Ceandra L. Daniels
Director of Resource Development



JoANN THOMPSON

CITY COUNCIL
CITY OF CHICAGO

ALDERMAN, 16TH WARD
16TH WARD SERVICE CENTER
5335 SOUTH WESTERN BOULEVARD
CHICAGO, ILLINOIS 60609
TELEPHONE: 773-434-3399
FAX: 773-434-3889

COMMITTEE MEMBERSHIPS

AVIATION

BUDGET AND GOVERNMENT OPERATIONS

COMMITTEES, RULES & ETHICS

FINANCE

HEALTH AND ENVIRONMENTAL PROTECTION

HOUSING AND REAL ESTATE

COUNCIL CHAMBER

CITY HALL, ROOM 300
121 NORTH LASALLE STREET
CHICAGO, ILLINOIS 60602
TELEPHONE: 312-744-3069

October 29, 2012

Andrew Mooney

Commissioner

Department of Housing and Economic Development

City of Chicago

121 N. LaSalle, 10th Floor

Chicago, Illinois 60602

Dear Commissioner Mooney,

This letter was generated to convey my support to provide land, up to \$1,650,000 in federal Low-Income Housing Tax Credits, up to \$1,902,652 in Multi-Family Funds, and if needed, up to \$3,000,000 in TIF funds to develop 73 units of affordable housing for Veterans and their families on an approximately 2.33-acre site at 60th & S. Halsted St. and 60th & S. Green St. in the Englewood community. The proposal from Volunteers of America / Volunteers of America of Illinois to develop "Hope Manor II" includes a three-story building with 32 residential units and ground floor amenity/support space; one five-unit townhouse building; six three-story, six-unit buildings; approximately 59 off-street accessory parking spaces; and a half-acre of private open space.

The proposed lots in the Englewood Neighborhood TIF Redevelopment Area are:

6000-18 S. Halsted St. (20-17-415-017-0000 through 20-17-415-023-0000)

6001-21 S. Green St. (20-17-415-001-0000 through 20-17-415-005-0000)

6000-34 S. Green St. (20-17-414-024-0000 through 20-17-414-036-0000)

Volunteers of America of Illinois' (VOA IL) True North Program has served more than 750 Veterans in Chicago over the past five years and provided them with much needed services and support as they re-integrate into civilian life; rebuilding their families and seeking stability and economic self-sufficiency.

With more than 115 years of serving Chicago through a variety of human services and a 30-year track record serving Veterans across the country, VOA IL is well positioned to continue providing superior support services to homeless veterans.

Thank you in advance for your favorable review.

Sincerely,

JoAnn Thompson

Alderman, 16th Ward

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

RESOLUTION NO. __ - CDC -

AUTHORIZATION TO ENTER INTO A NEGOTIATED SALE WITH HOPE MANOR II VETERANS HOUSING L.P. OR RELATED ENTITY OR VOLUNTEERS OF AMERICA OR RELATED ENTITY FOR DISPOSITION OF THE PROPERTY LOCATED AT 60TH AND SOUTH HALSTED/SOUTH GREEN STREETS WITHIN THE ENGLEWOOD NEIGHBORHOOD TIF REDEVELOPMENT PROJECT AREA

AND

AUTHORIZATION TO NEGOTIATE A REDEVELOPMENT AGREEMENT WITH HOPE MANOR II VETERANS HOUSING L.P. OR RELATED ENTITY OR VOLUNTEERS OF AMERICA OR RELATED ENTITY

AND

RECOMMENDATION TO THE CITY COUNCIL OF THE CITY OF CHICAGO FOR THE DESIGNATION OF HOPE MANOR II VETERANS HOUSING L.P. OR RELATED ENTITY OR VOLUNTEERS OF AMERICA OR RELATED ENTITY 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 01-CDC-31 and pursuant to the Act, enacted three ordinances on June 27, 2001 pursuant to which the City approved and adopted a certain redevelopment plan and project (the "Plan") for the Englewood Neighborhood TIF 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 properties located at 6000; 6006; 6008; 6010; 6014; 6016, and 6018 South Halsted Street, and 6001; 6002; 6004; 6005; 6006; 6010; 6014; 6017; 6019; 6020; 6021; 6022; 6024; 6026; 6028; 6030, and 6036 South Green Street having the Property Identification Number(s) (PINs): 20-17-415-017; -018; -019; -020; -21; -022; -023; -001; -002; -

003; -004; -005, and 20-17-414-024; -025; -026; -027; -028; -029; -030; -031; -032; -033; -034; -035, and -036 (the "Property") and desires that it be redeveloped for affordable rental residential housing; and

WHEREAS, staff of the Department of Housing and Economic Development of the City of Chicago (the "Department") have entered into discussions with Volunteers of America of Illinois (the "Developer") concerning the sale of the Property for the development of 73-units of affordable rental housing for homeless or near-homeless veterans and their families; 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 \$25.00 as consideration for the purchase of the Property, which is \$519,975.00 less than the appraised fair market value of \$520,000; and

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

WHEREAS, pursuant to Section 5/11-74.4-4(c) of the Act, the City may not enter into any agreement relating to the development of City-owned property within the Area without first making public disclosure of the terms of such agreement and all bids and proposals related thereto and providing reasonable opportunity for any person to submit an alternative proposal or bid; and

WHEREAS, HED requests the authority of the Commission to make the required disclosure by publishing a public notice substantially in the form set forth as **Exhibit B** hereto (the "Notice") be published at least once for three consecutive weeks in at least one Chicago metropolitan newspaper, inviting alternative proposals from other developers who will have a period of not less than thirty (30) days after the first publication of the public notice in which to submit a responsive proposal; 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, if no responsive alternative proposals are received by HED within thirty (30) days after publication of the first Notice or, if alternative proposals are received and HED in its sole discretion determines that the Developer's Project is the best proposal; 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 authorizes HED to publish the Notice.

- Section 3. 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, so long as no responsive alternative proposals are received by HED within the time recited above or, if alternative proposals are received and HED in its sole discretion determines that the Developer's Project is the best proposal.
- Section 4. HED is hereby authorized to advertise the City's intent to negotiate the sale and redevelopment of the Disposition Parcels and to request responsive alternative proposals.
- Section 5. Said proposals must be submitted in writing to Andrew Mooney, Commissioner, Department of Housing and Economic Development, Attn: Dinah Wayne, City Hall- Room 1006, 121 North LaSalle Street, Chicago, Illinois 60602 within 30 days of the date of the first publication of the Notice and shall contain names of parties, offer prices for the Disposition Parcels, evidence of financial qualifications, and a timetable for redevelopment before said proposal will be considered.
- Section 6. In the event that no responsive proposals are received at the conclusion of the advertising period, or if alternative proposals are received and HED in its sole discretion determines that the Developer's Project is the best proposal, then the sale of the land described in Exhibit A shall be recommended to the City Council without further Commission action.
- Section 7. 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 8. All resolutions, motions or orders in conflict with this resolution are hereby repealed to the extent of such conflict.
- Section 9. This resolution shall be effective as of the date of its adoption.
- Section 10. A certified copy of this resolution shall be transmitted to the City Council.

ADOPTED: _____, 2012

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

Exhibit B, Form of Notice Requesting Alternative Proposals

EXHIBIT A

Street Addresses and P.I.N.s of Disposition Parcels
and
Street Boundaries of the
Englewood Neighborhood Tax Increment Financing
Redevelopment Project Area

Address	P.I.N.
6000 S. Halsted Street	20-17-415-017
6006 S. Halsted Street	20-17-415-018
6008 S. Halsted Street	20-17-415-019
6010 S. Halsted Street	20-17-415-020
6014 S. Halsted Street	20-17-415-021
6016 S. Halsted Street	20-17-415-022
6018 S. Halsted Street	20-17-415-023
6001 S. Green Street	20-17-415-001
6002 S. Green Street	20-17-414-024
6004 S. Green Street	20-17-414-025
6005 S. Green Street	20-17-415-002
6006 S. Green Street	20-17-414-026
6010 S. Green Street	20-17-414-027
6014 S. Green Street	20-17-414-028
6017 S. Green Street	20-17-415-003
6019 S. Green Street	20-17-415-004
6020 S. Green Street	20-17-414-029
6021 S. Green Street	20-17-415-005
6022 S. Green Street	20-17-414-030
6024 S. Green Street	20-17-414-031
6026 S. Green Street	20-17-414-032
6028 S. Green Street	20-17-414-033 and -034

6030 S. Green Street	20-17-414-035
6036 S. Green Street	20-17-414-036

Englewood Neighborhood Tax Increment Financing Redevelopment Project Area

The Area is generally bounded by 55th Street on the north, Vincennes and the Dan Ryan Expressway on the east, 78th Street on the south, and Racine Street on the west.

EXHIBIT B

PUBLIC NOTICE is hereby given by the Community Development Commission of the City of Chicago (the "City") pursuant to section 5/11-74.4-4 (c) of the Illinois Tax Increment Allocation Redevelopment Act, as amended (65 ILCS 5/11-74.4-1 et seq.) (the "Act"), that the City's Department of Housing and Economic Development ("HED") intends to negotiate a redevelopment agreement with Hope Manor II Veterans Housing L.P. or related entity or Volunteers of America or related entity (the "Developer") pursuant to which the City intends to provide financial assistance to the Developer in the amount of \$3,000,000 or 13% of the total project budget from the Englewood Neighborhood tax increment financing bond proceeds and/or incremental tax revenues pursuant to the Act for eligible costs associated with Hope Manor II Apartments development project (the "Project") to be located at 6000; 6006; 6008; 6010; 6014; 6016, and 6018 South Halsted Street, and 6001; 6002; 6004; 6005; 6006; 6010; 6014; 6017; 6019; 6020; 6021; 6022; 6024; 6026; 6028; 6030, and 6036 South Green Street (the "Property"), located in the Englewood Neighborhood TIF Redevelopment Project Area (the "Area"). The Project will consist of 73-units of rental housing for homeless and near-homeless veterans and their families. The City also intends to negotiate a redevelopment agreement with the Developer for the sale of 25 individual tax parcels, described in Schedule 1 attached hereto (the "Disposition Parcels"), for \$25.00. The Property and Disposition Parcels are located within the Area established pursuant to the Act, and the Project is in compliance with the Englewood Neighborhood TIF Redevelopment Plan. The Area is generally bounded as follows: 55th Street on the north, Vincennes and the Dan Ryan Expressway on the east, 78th Street on the south, and Racine Street on the west.

**THE CITY HEREBY INVITES ALTERNATIVE PROPOSALS FOR THE
REDEVELOPMENT OF THE DISPOSITION PARCELS FOR CONSIDERATION BY
THE CITY.**

The documents listed below related to the Area, the Project and the Disposition Parcels are available for public inspection on or before _____, 2012 at the offices of HED, Room 1006, 121 N. LaSalle, Chicago, Illinois between the hours of 9:00 a.m. and 4:00 p.m. Monday through Friday:

- (i) "Englewood Neighborhood Tax Increment Financing Redevelopment Project and Plan," which constitutes the City's redevelopment plan for the Area;

- (ii) a terms sheet showing all proposed material terms of the redevelopment agreements as of the date hereof, including but not limited to an estimated Project budget setting forth the amount of financial assistance the City intends to provide to the Developer for the Project; and

- (iii) the terms of all bids and proposals received, if any, by the City related to the Project and the redevelopment agreements.

Please contact Dinah Wayne at HED at (312) 744-8003 to review these materials and for information regarding the form required, if any, for proposals submitted to the City. Proposals shall include the general plan for the redevelopment of the Disposition Parcels, the names of the party or parties making the proposal, the price offered, evidence of financial qualifications and capacity to complete said redevelopment, and the timetable for implementation. The City reserves the right to reject any and all proposals. Proposals will be received by the City at HED's offices, Room 1000, City Hall, 121 N. LaSalle, Chicago, Illinois 60602, until _____, 2012 at ____:00 __.m., at which time all alternative proposals will be opened and reviewed.

Marina Carrott, Chairman
COMMUNITY DEVELOPMENT COMMISSION

Attach Schedule 1 - Disposition Parcels

SCHEDULE 1

The Disposition Parcels

Address	P.I.N.
6000 S. Halsted Street	20-17-415-017
6006 S. Halsted Street	20-17-415-018
6008 S. Halsted Street	20-17-415-019
6010 S. Halsted Street	20-17-415-020
6014 S. Halsted Street	20-17-415-021
6016 S. Halsted Street	20-17-415-022
6018 S. Halsted Street	20-17-415-023
6001 S. Green Street	20-17-415-001
6002 S. Green Street	20-17-414-024
6004 S. Green Street	20-17-414-025
6005 S. Green Street	20-17-415-002
6006 S. Green Street	20-17-414-026
6010 S. Green Street	20-17-414-027
6014 S. Green Street	20-17-414-028
6017 S. Green Street	20-17-415-003
6019 S. Green Street	20-17-415-004
6020 S. Green Street	20-17-414-029
6021 S. Green Street	20-17-415-005
6022 S. Green Street	20-17-414-030
6024 S. Green Street	20-17-414-031
6026 S. Green Street	20-17-414-032
6028 S. Green Street	20-17-414-033 and -034
6030 S. Green Street	20-17-414-035
6036 S. Green Street	20-17-414-036