

**City of Chicago
Department of Planning and Development**

**STAFF REPORT
TO THE
COMMUNITY DEVELOPMENT COMMISSION
REQUESTING DEVELOPER DESIGNATION
January 15, 2019**

I. PROJECT IDENTIFICATION AND OVERVIEW

Project Name:	Sarah's on Sheridan
Applicant Name:	Sarah's on Sheridan, LLC
Project Address:	1005 W. Leland / 4654 North Sheridan Road
Ward and Alderman:	46 th / James Cappleman
Community Area:	Uptown
Redevelopment Project Area:	Wilson Yard
Requested Action:	TIF Developer Designation
Proposed Project:	Sarah's Circle Apartments will consist of the new construction of a six-story elevator building that will house 38 permanent affordable subsidized units, and a 50-bed interim housing shelter. Supportive services, which will consist of case management, full kitchen with dining space, laundry facilities, job training and a computer lab, will be housed on the first floor and basement of the building.
Goal of Project:	To provide permanent supportive affordable housing, and on-site social services for individuals experiencing chronic homelessness.
TIF Assistance:	\$3,500,000

II. PROPERTY DESCRIPTION

Address: 1005 W. Leland / 4654 North Sheridan Road

Location: The building will be located on the southwest corner of Sheridan Road and Leland Avenue.

Tax Parcel Numbers: 14-17-211-014

Land Area: 0.17 Acres

Current Use: A vacant two-story building which will be demolished to make way for the new structure.

Current Zoning: B2-5

Environmental Condition: A Phase I report conducted by Pioneer Engineering & Environmental Services, LLC revealed no evidence of recognized environmental conditions (RECs) in connection with the subject property. However, the east adjacent property across Sheridan Road (4645), was identified on the registered Underground Storage Tank (UST) database, and according to said information, a 12,000-gallon fuel oil UST was installed on September 9, 1966, and abandoned in place on December 19, 1997. No release has been reported to date in connection with this UST system. Based on the available information and the inferred direction of groundwater flow, Pioneer believes this UST system represents a de minimis condition to the subject property at this time.

III. BACKGROUND

Founded in the late 1970's by three friends that had previously volunteered at what came to be known as Harper House, Sarah's Circle was originally known as "The Uptown Women's Center", and was operated out of a second floor apartment in the Uptown neighborhood. The 'Center' was open from mid-afternoon until 9 p.m. with a staff consisting of volunteers. Today, Sarah's Circle's mission is to provide a refuge for women who are homeless or in need of a safe space, by providing housing assistance, case management, referral services, and life necessities.

Individuals are encouraged to empower themselves by rebuilding both emotionally and physically to realize their own unique potential.

In 2013, Sarah's Circle completed the Sarah's Circle House transaction which was the acquisition and rehabilitation of a four-story building located at 4836-38 North Sheridan Road in the Uptown neighborhood. Sarah's Circle House contains ten permanent, affordable, subsidized units for homeless individuals with mental illnesses, as well as space for daytime and supportive services. Total development costs were \$4,232,285, and the City provided \$1.2 million in loan funds, as well as Illinois Affordable Housing Tax Credits (a/k/a/ Donation Tax Credits), which raised \$629,495 of equity for the benefit of the transaction. After completion of the aforementioned building, Sarah's Circle was informed that the adjacent building (4830-34 N. Sheridan Rd.), was for-sale, and begun negotiation proceedings with the seller so as to expand Sarah's Circle House by adding additional permanent units, a floor which would be dedicated to an interim shelter, and additional spaces for supportive services. After several rounds of negotiation, the seller decided not to sell, and removed the building from the market, causing Sarah's Circle to delay future development until a new location could be secured. Sarah's Circle worked with the Alderman and the community to secure the new location at 1005 W. Leland/4654 North Sheridan Road, and in March 2018, the developer entered into a 'Purchase Option Agreement' with the seller for the land.

The Uptown neighborhood is generally bound by Howard Street to the north, West Addison Street to the south, Interstate 94 to the west and North Lake Shore Drive and Lake Michigan to the east. The market study provided by Novogradic & Company shows a population of 467,250 in the Primary Market Analysis (PMA) area, with an average household size of 2.25 persons. One person households represent the largest group of renter households in the PMA, followed by two-person households. The largest household income in the PMA during 2017 was the \$75,000 to \$99,999 income group, followed by the \$10,000 to \$19,999 income group. Approximately 38.7 percent of the households within the PMA earn an annual income less than \$40,000, and the median household is lower in comparison to the Secondary Market Study Analysis (SMSA). The percentage of renter-occupied households in the PMA is currently 62.3 percent, and this percentage is anticipated to increase through 2022.

The SMSA analysis provided in the market study shows an average household size of 2.67 persons with one-person households also representing the largest group of renter households. The largest household income in the SMSA market during 2017 was the \$75,000 to \$99,999 income group, followed by the \$60,000 to \$74,999 income group. Approximately 32.6 percent of the households earn less than \$40,000, but they have a higher percentage of households earning \$100,000 and above (30.2%), than the PMA market.

The overall weighted average vacancy rate at the eight comparable properties is 2.4 percent, with

vacancy rates ranging from zero to 5.3 percent. All three of the Low Income Housing Tax Credit (LIHTC) comparables reported a zero percent vacancy rate, and the market rate comparables reported vacancy rates ranging from 1.6 to 5.3 percent, with an overall weighted average vacancy rate of 4.2 percent.

The proposed development will offer units at the 30, 50, and 60 percent Area Median Income (AMI) levels, and will benefit from rents subsidized through a combination of Chicago Housing Authority (CHA) Property Rental Assistance, and HUD Continuum of Care subsidies which means tenants will pay no more than 30% of their income towards rent, and the subsidies will cover the remaining rent.

The proposed structure will consist of a six-story elevator building that will house 38 permanent affordable subsidized units, a 50-bed interim housing shelter, a large community room, fitness room, case management facilities and full service kitchen with dining hall. Additional spaces will house laundry facilities, a Daytime Support Center that will provide meals, case management services, educational programming and clinical services. The permanent units will contain a kitchenette with a stove, and refrigerator, a private bath and closet space. Each unit will be furnished with a bed, table and chairs. The second floor, which will house the 50-bed interim housing shelter, will also house a reception area, administrative staff offices, and shared showers, toilets and storage facilities.

The proposed site is located approximately 6.1 miles north of downtown Chicago in the Uptown community, a high-density, mixed-use area that includes single-family homes, multi-family developments, commercial and retail uses. Located on the southwest corner of Leland Avenue and North Sheridan Road, this six-story mid-rise will be amongst a mixture of mid- to high-rise multi-family rentals and condominiums.

The development will be located proximate to all necessary retail, healthcare and recreation services, as it is located along a major thoroughfare, North Sheridan Road, which allows good visibility from the street. Due to its close proximity to Weiss Memorial Hospital, Lake Michigan, and the Chicago Lakefront trails, heavy sidewalk traffic is a daily occurrence. The area is also easily accessible by public transportation with a bus stop adjacent to the property along North Sheridan Road. The 151 Sheridan bus route runs north-south and gives patrons access to the loop, Union and Ogilvie train stations to the south, and neighboring suburban sites such as Evanston and Skokie, Illinois to the north. The area is also served by additional bus routes that run north-south – #22 Clark and the #36 Broadway, and east-west – #78 Montrose; #80 Irving Park; #81 Lawrence, and #92 Foster Avenue.

The Uptown area is also served by the Chicago Transit Authority's train system with stations located at Argyle, Lawrence and Wilson Streets. Lake Shore Drive is two blocks east of the site,

and has exit ramps at Foster, Lawrence, Wilson, Montrose and Irving Park Road. The nearest highway is 3.3 miles northwest (interstate 94), of the proposed site. Interstate 94 provides access to downtown Chicago to the south and beyond (Midway International Airport is 13.2 miles south of the site), and extends north to O'Hare International Airport (12.7 miles north of the site), all the way to Milwaukee, Wisconsin and beyond. For cyclists, the neighborhood is best traversed by Broadway (north-south), and Lawrence Avenue (east-west), both of which have bicycle lanes on all or some portion of the road.

The area is also home to several elementary schools that are operated by the Chicago Public School system, including the Walt Disney Magnet school, and the Uplift Community High School. Higher education institutions consist of Harry S. Truman College, St. Augustine College, which also offers GED classes, Northeastern Illinois University, and Loyola University.

There are numerous parks within a short distance of the development including the North Park Village Nature Center, Lincoln Park, and Peterson Park. Chase Park, which is located on the west side of Clark Street at Leland Avenue, has indoor and outdoor athletic facilities, as well as an outdoor pool and tennis courts. Montrose Beach includes a dog beach on its northern edge, and Montrose Harbor, a marina for local and transient boaters, and home to the Chicago Corinthian Yacht Club. Other attractions in the area include a YMCA, and the famed Wrigley Field, which is 1.5 miles south-west of the subject site.

Upon construction completion, Sarah's on Sheridan will be similar to the majority of the multi-family developments in the area and given its targeted tenant base, will be compatible with the surrounding area as it will be located in a stable community with limited land available for additional development. Additionally, its proximity to retail services, public transportation, employment opportunities and healthcare services makes it even more competitive, and attractive to tenants as it will provide quality affordable housing and supportive services in an area of need.

IV. PROPOSED DEVELOPMENT TEAM

Development Entity: Sarah's Circle, a 501 (C)(3) not-for-profit corporation is the developer.

Sarah's Circle was founded in the late 1970's and their mission is to provide a refuge for women who are homeless or in need of a safe space by providing housing assistance, case management, referral services, and life necessities.

Since opening their doors, Sarah's Circle has help place over 737 women in permanent housing. To assist with the placements, in 2015, Sarah's Circle created the "Make It Home Fund". This fund provides up-to a \$500.00 one-time assistance payment to cover expenses related to

acquiring housing by covering security deposits, application fees, purchase of a mattress, and/or securing identification cards for the individual. Sarah's Circle continues to serve hundreds more on a day-to-day basis with their comprehensive supportive service programs. The executive director, Kathy Ragnar, has a business background from Northern Trust and Price Waterhouse, and previously served as the executive director of the Infant Welfare Society of Evanston.

Sarah's Circle also manages supportive housing under the City of Chicago's Low Income Trust Fund. In this program, Sarah's Circle's responsibility is to negotiate apartment units with landlords providing housing to clients, and evaluate potential tenants to ensure compliance with all HUD requirements.

Consultants:

Developers' Consultant - Brinshore Development LLC - A private firm, founded in 1994 and specializing in the development of residential communities of affordable, mixed-income, and market rate housing, that fosters conservation and collaboration throughout the Midwest. To date, Brinshore Development has completed over 50 tax credit funded projects, and their portfolio encompasses more than 6,500 residential units valued at more than \$1 billion dollars.

Architects - Perkins & Will – Was established in 1935 by a Mr. Lawrence Perkins and Mr. Philip Will, Jr. Today, the office has more than 200 architects, interior designers, planners, and brand strategists, and their interdisciplinary work spans nearly every arena, including K-12 and higher education, healthcare, corporate, commercial, civic, science and technology facilities. Perkins & Will provided architectural services to the Northtown Library and Housing project, which consists of a four-story, 44-unit senior building, and 16,000 square foot library on the City's northwest side in the West Ridge community area. They have garnered hundreds of awards from industry publications and organizations in the region and around the world.

General Contractors – TBD The developer is currently negotiating with several contractors and a final determination will be made prior to closing.

Attorney - Applegate & Thorne-Thomsen – Founded in 1998 on the belief that “healthy communities are the key to economic opportunity for all residents”. Applegate Thorne-Thomsen specializes in new development as well as preservation and has represented numerous developers on City funded transactions.

V. PROPOSED PROJECT

Project Overview: Sarah's on Sheridan will consist of new construction of a six-story elevator building that will house 38 permanent affordable studio apartments, and a 50-bed interim

housing shelter. The building will serve very low and extremely low income individuals that are chronically homeless. Rents will be subsidized through a combination of project based vouchers provided by the Chicago Housing Authority, and operating subsidies provided through HUD's Continuum of Care, and Shelter Plus Care programs. At least 20% (8 units), of the apartments will be targeted to residents earning no more than 30% of the Area Median Income (AMI) levels. Residents staying in the interim housing shelter will be a part of an Interim Housing Program, and will not pay anything towards their stay; however, they will receive 24-hour Shelter and supportive services to help move them to permanent housing as quickly as possible. The Interim Housing program will have its own funding sources, mainly via a contract with the Chicago Department of Family and Supportive Services.

All residents will have access to supportive services at Sarah's Circle Support Center. In addition to meals, the Center will also provide case management services, educational programming, and clinical services. Residents in permanent housing will have access to shared laundry facilities, multipurpose rooms, shared computer lab, group dining and social services. The Interim Housing program is a program designed to serve as an 'entry point', and in addition to providing a 24-hour shelter and meals, will also provide showers, hygiene products, and clothing. Supportive services for individuals in the interim housing will include clinical counseling, mental illness, substance abuse, and other behavioral health issues stemming from histories of trauma.

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 38 rental units of which eight units or 20 percent will be affordable for households earning no more than 30 percent of the area median income. These units will satisfy the Chicago affordable housing ordinance, which requires 10 percent affordable units in projects developed on land sold by the City or 20 percent affordable units in projects receiving TIF assistance.

Unit Profile

Unit Type	Number	Affordable	Size of	Monthly Rent
Studio	12	30% AMI	275	\$672
Studio	8	50% AMI	275	\$912
Studio	18	60% AMI	275	\$944

*All utilities are included in the rent and paid by the owner.

Sarah's Circle will serve chronically homeless individuals and as such, all units will require rent subsidies. Sarah's Circle has been awarded a 30-year Project Rental Assistance (PRA) contract through the Chicago Housing Authority for 18 units, and two HUD Continuum of Care contracts which will provide subsidy for the remaining 20 units.

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

When developers determine the rent to charge for a project that is using HUD program subsidies through one of the City of Chicago's Multifamily Financing programs, the developer is required to establish market-area rents by commissioning a market study of the targeted market area. The developer is allowed to charge the lesser of HUD-estimated Fair Market Rent or the rent cap by income group (i.e., the 60% rent), but must also take into consideration the localized rent for the development's targeted market area, which is often much lower than the HUD FMR, and may be the same as, or even lower than, the "affordable" rent levels.

Environmental Features: Sarah's Circle intends to achieve the City of Chicago's Sustainability Policy. The following green features will be incorporated – low VOC emitting interior finishes, green roof, insulated slab edges, energy efficient HVAC system, LED lighting throughout, low-flow fixtures, metering of energy and water, and incorporate storm water capture/retention and re-use.

VI. FINANCIAL STRUCTURE

The Sarah's Circle transaction will be funded by a combination of philanthropic donations, and \$3.5 million in Tax Increment Financing (TIF) funds. The proposed TIF, which is anticipated to be drawn from funds already collected, will be used to cover eligible costs (i.e., 50% of the cost of new construction, of the permanent housing units, environmental remediation, building permits and up-to 50% of architectural planning, design and supervision), and will be requested in tranches when the development meets various milestones of construction completion. The TIF will be requested in 25% increments at 25%, 50% and 75% of construction completion. The remaining 25% of the TIF will be paid in two tranches of 12.5% each, and will be requested at 100% construction completion and certificate completion respectively.

The \$14 million in philanthropic donations that have already been committed to the transaction will cover project costs that are incurred prior to any TIF reimbursements received and will be drawn down as construction is complete, and draw requests with all of its supporting documentation have been submitted for construction review and approval to the Department of Planning and Development. Once TIF payments are received for TIF eligible costs, the philanthropic donations will then be used for other construction costs.

The following table identifies the sources and uses of funds

Sources and Uses of Funds:

<u>Sources</u>	<u>Amount</u>	<u>% of TDC</u>
SC Capital Contribution	\$14,000,000	80%
TIF Funds	\$ 3,500,000	20%
Total Uses:	\$17,500,000	100%

<u>Uses</u>	<u>Amount</u>	<u>\$/sf of Building</u>
Land/Building Acquisition	\$ 1,405,000	\$ 39.35 psf
Carrying Costs	\$ 62,567	\$ 1.75 psf
Total Acquisition Costs:	\$ 1,467,567	\$ 41.10 psf

Construction Costs	\$12,260,685	\$343.42 psf
Contingency	\$ 537,749	\$ 15.06 psf
Total Hard Costs	\$12,798,434	\$358.48 psf

	<u>Amount</u>	
Architectural Fees-Design (3% of hard costs)	\$ 420,800	
Architectural Fees-Supervision (1% of hard costs)	\$ 135,000	
Engineering Fees (1% of TPC)	\$ 207,000	
Legal Fees (1% of TPC)	\$ 100,000	
Zoning & Permit Fees (1% of TPC)	\$ 210,675	
Real Estate Taxes and Liability Insurance (1% TPC)	\$ 115,000	
Furniture, Fixtures & Equipment (2% of TPC)	\$ 302,512	
Developer's Fee (6% of TPC)	\$ 1,000,000	
Reserves (3% of TPC)	\$ 610,337	
Other soft costs (applications, appraisals, etc.)	\$ 207,725	
Total soft costs (18% of total costs)	\$ 3,233,999	\$ 90.58 psf
TOTAL USES:	\$17,500,000	\$490.17 psf

*Gross building area is 35,702 square feet.

VII. PUBLIC BENEFITS

Affordable Housing: The project will provide 38 permanent affordable housing units for individuals, and a 50-bed interim supportive shelter.

Environmental Features: Sarah's on Sheridan intends to achieve the City of Chicago's Sustainability Policy by incorporating the following green features – low VOC emitting interior finishes, green roof, insulated slab edges, energy efficient HVAC system, LED lighting throughout, low-flow fixtures, metering of energy and water, and incorporate storm water capture/retention and re-use.

Permanent Jobs: The project is estimated to generate seven permanent jobs – two full-time case managers, one program director, one housing manager, and three program staffers. The department's workforce development specialists will work with the developer on job training and placement.

Construction Jobs: The project will produce approximately 300 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.

Supportive Services Plan: Sarah's Circle has a comprehensive supportive services plan that services over 900 women annually, and a Daytime Support Center for any woman in need. The daytime services include basic necessities such as food, bathrooms, showers, laundry, communication services, educational and general interest programming, and individualized case management and housing coordination services. Additionally, Sarah's Circle has staff on-site to administer group and individual clinical services geared to address trauma, domestic violence, mental illness and other personal challenges individuals may experience. The Interim Housing Program provides 24-hour shelter, basic necessities, and supportive services to 50 women who are currently homeless. The goal of this program is to assist women with moving into permanent

housing as quickly as possible with intensive case management, housing coordination, and individualized services tailored to the strengths and challenges of the individual. Sarah's Circle provides Permanent Supportive Housing to women who have a disabling condition who have been chronically homeless. Each woman in this program is provided with a housing subsidy, intensive case management, and other individualized supportive services to help improve the health, well-being and self-sufficiency of the individual.

VIII. COMMUNITY SUPPORT

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

IX. CONFORMANCE WITH REDEVELOPMENT AREA PLAN

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

- Facilitate the assembly, preparation, and marketing of vacant and underutilized sites for new retail, commercial, light industrial, and residential development, and off-street parking areas, and provide for corrective actions to address environmental problems to permit development and redevelopment, as needed or appropriate;
- Support the preservation and rehabilitation of existing multi-family and affordable housing throughout the Redevelopment Project Area (RPA) and support the development of new for-sale and rental housing that could include a mixture of market-rate units and units affordable to moderate-, low-, and very low-income households;
- Encourage the preservation and rehabilitation of retail and commercial businesses, institutional uses, and architecturally and/or historically significant buildings and districts in the RPA;
- Encourage streetscaping, landscaping, and screening/buffering elements to visually link the area's diverse land uses and create a distinct identity for the area as appropriate;
- Encourage improvements in accessibility for persons with disabilities;
- Support job training programs and increase employment opportunities, including welfare-to-work programs, for area residents and individuals working in area businesses;
- Facilitate the redevelopment of the CTA Wilson Yard site in accordance with the Redevelopment Plan in a way that fits within and enhances the overall attractiveness of the community in terms of architectural style, Broadway-oriented street frontage, and pedestrian-orientation, and is consistent with the McJunkin building in terms of height, scale, and setback;
- Promote opportunities for women-owned, minority-owned, and locally-owned businesses to share in the job and construction opportunities associated with the redevelopment of the Wilson Yard RPA.

The proposed project also conforms to the plan's land use map, which calls for residential; commercial; public/institutional (including public facilities, religious institutions, and social services); light industrial; parks/open space, and vacant land development at the subject site. The implementation strategy for achieving the plan's goals envisions the need to provide TIF financial assistance for the development of the Sarah's on Sheridan rental development.

X. CONDITIONS OF ASSISTANCE

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

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

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

XI. RECOMMENDATION

The Department of Planning and Development has thoroughly reviewed the proposed project, the qualifications of the development team, the financial structure of the project, its need for public assistance, its public benefits, and the project's conformance with the redevelopment area plan, and DPD recommends that the CDC recommend to the City Council the designation of Sarah's Circle as Developer for the development of Sarah's on Sheridan, to be located at 1005 W. Leland/4654 North Sheridan Road.

EXHIBITS

TIF Project Assessment Form
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
Alderman's Letter of Support

TIF PROJECT SCORECARD

Sarah's Circle
1005 West Leland Avenue

New construction of a six-story, elevator building that will house 38 permanent affordable subsidized units, a 50-bed interim housing shelter on the second floor, and supportive services on the first floor and basement.

Type of Project: Housing

Developer: Sarah's on Sheridan, LLC

Total Project Cost: \$17,500,000

Timeline for Completion: 14 months

TIF Funding Request: \$3,500,000

Project Status: TIF - 01/08/19, CDC - 01/15/19

TIF District: Wilson Yard

RETURN ON INVESTMENT BENCHMARKS

- | | |
|---|---|
| <input checked="" type="checkbox"/> Advances Goal of Economic Development Plan YES or NO
<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO | <input checked="" type="checkbox"/> Jobs Created/Retained
300 construction jobs, seven permanent jobs. |
| <input checked="" type="checkbox"/> Advances Goal of TIF District YES or NO
<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO | <input checked="" type="checkbox"/> Affordable Housing Units Created/Preserved
38/38 |
| <input checked="" type="checkbox"/> Addresses Community Need YES or NO
<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO | <input checked="" type="checkbox"/> Return on Investment to City |

FINANCIAL BENCHMARKS

- | | |
|--|---|
| <input checked="" type="checkbox"/> Other Funds Leveraged by \$1 of TIF | <input checked="" type="checkbox"/> Financing Structure \$14M in philanthropic donations which have been secured. |
| <input checked="" type="checkbox"/> Types of Other Funding Leveraged YES or NO
<input type="checkbox"/> YES <input type="checkbox"/> NO | |

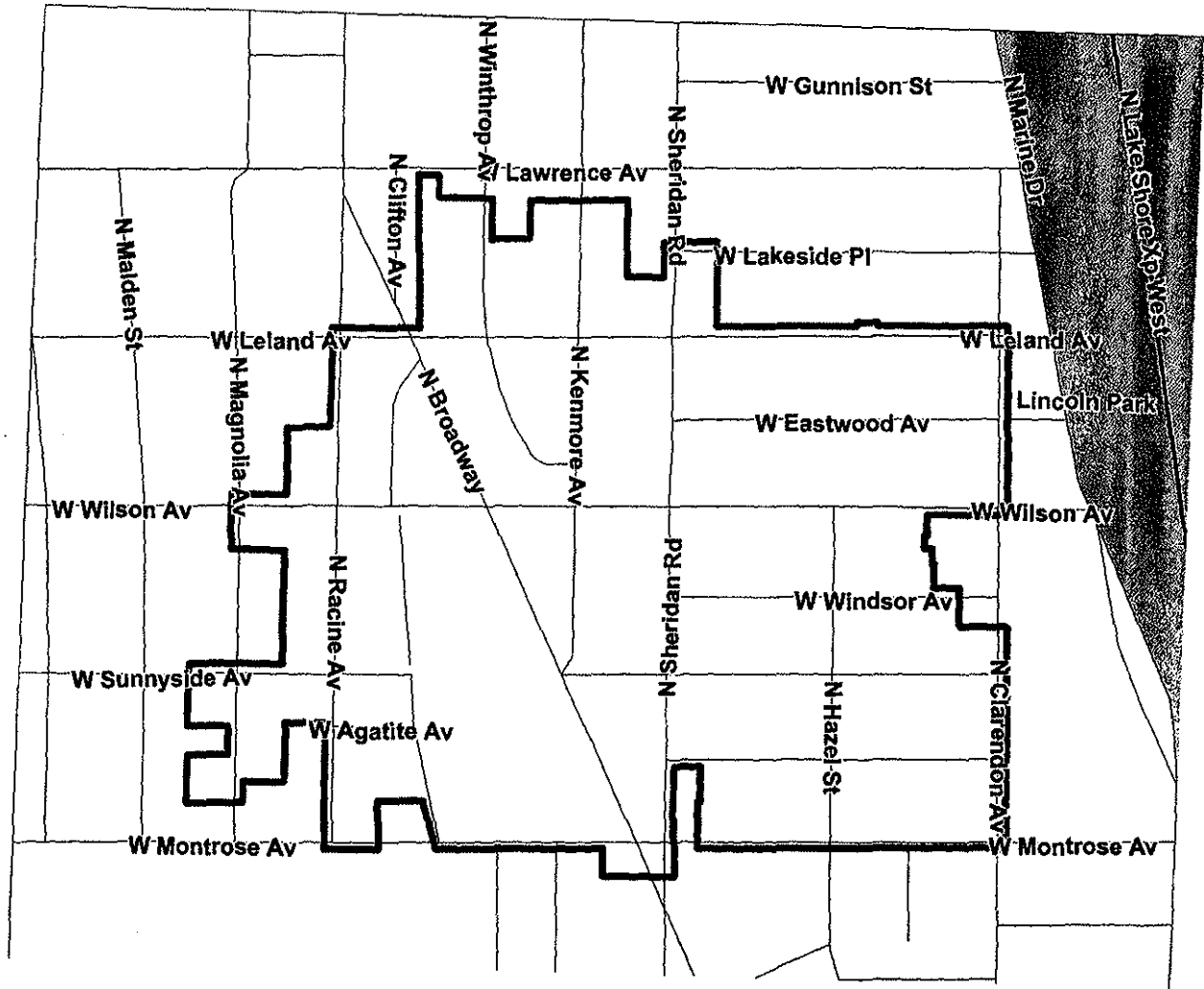
RDA TERMS

- | | |
|--|---|
| <input checked="" type="checkbox"/> Payment Schedule:
Four installments of 25% each. | <input checked="" type="checkbox"/> Monitoring Term of Agreement:
32 years |
| <input checked="" type="checkbox"/> Taxpayer Protection Provisions YES or NO
<input type="checkbox"/> YES <input type="checkbox"/> NO | |

OTHER CONSIDERATIONS

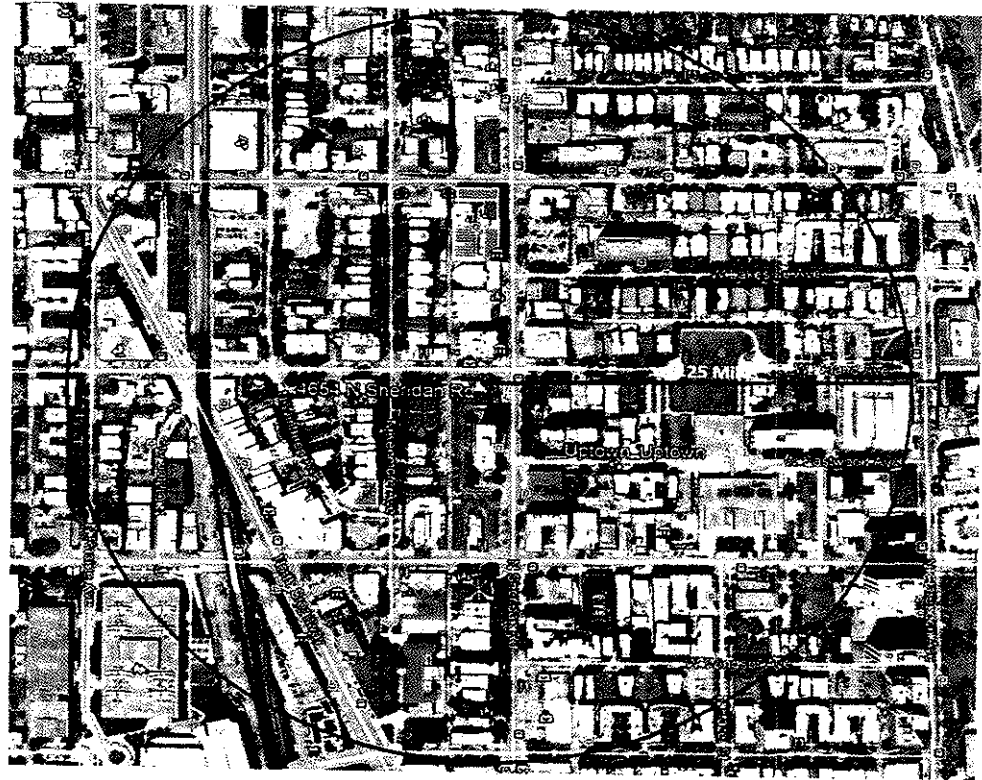


Wilson Yard Redevelopment Project Area 2016 Annual Report



Neighborhood Amenities

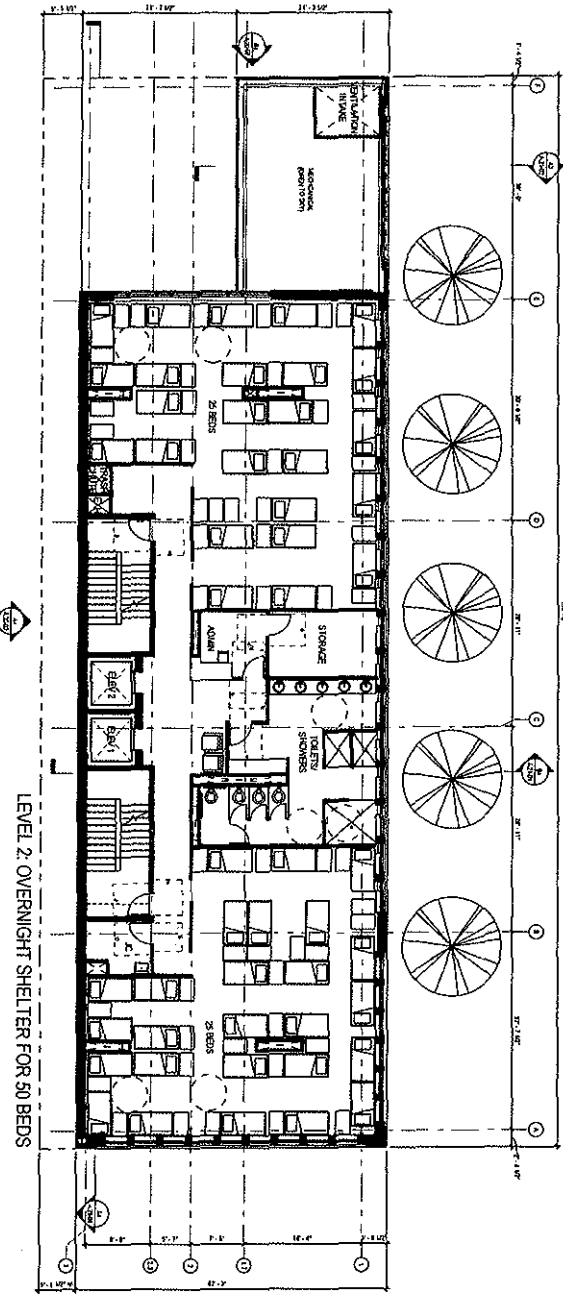
- **Health Services**
 - Heartland Health Center
845 West Wilson Ave (.20mi)
- **Job Training**
 - Northside Workforce Center
1145 West Wilson Ave (.22mi)
- **Public Transportation**
 - CTA 151 Sheridan (20ft)
 - Lawrence Ave L Station (.21mi)
- **Grocery Store**
 - Aldi's Supermarket
4500 North Broadway (.24mi)
- **Supportive Services**
 - Onsite
 - Sarah's Circle Daytime Support Center
4838 North Sheridan Road (.20mi)



The Development Site

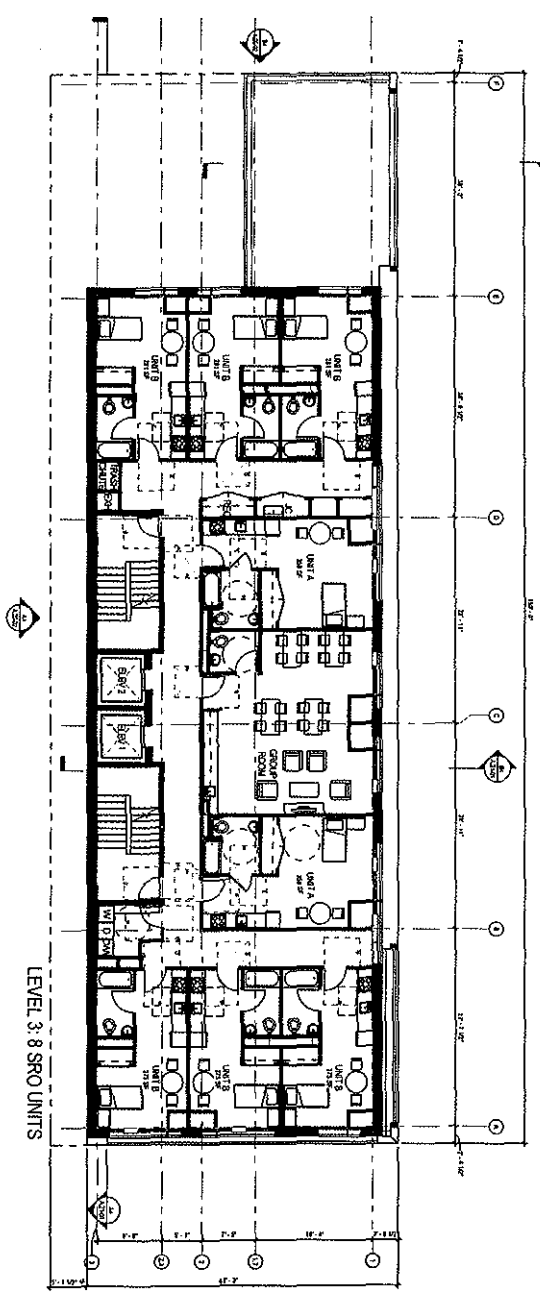


A4 FLOOR PLAN - LEVEL 2
1/8" = 1'-0"

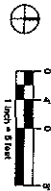


LEVEL 2: OVERNIGHT SHELTER FOR 50 BEDS

B4 FLOOR PLAN - LEVEL 3
1/8" = 1'-0"



LEVEL 3: 8 SRO UNITS



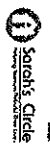
SCHEMATIC DESIGN REV. DEC 14, 2017

**PERKINS
+ WILL**

NEW UNIT ADD.
RELOCATED FROM
EXISTING UNIT

1400 North Dearborn
Chicago, IL 60610
312.229.2000
www.perkinswill.com
CONSULTANTS

Sarah's Circle
4634 N. SHERIDAN RD.
CHICAGO, IL 60640



NO.	DATE	DESCRIPTION
1	12/14/17	SCHEMATIC DESIGN

LEVEL 2 AND 3 PLANS

A11-02

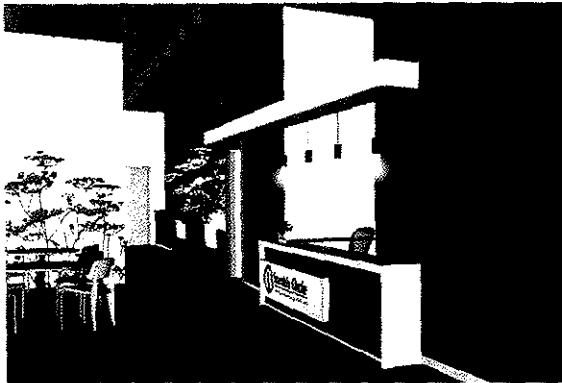
Sheet Number

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Sarah' Circle Apartments Project Rendering

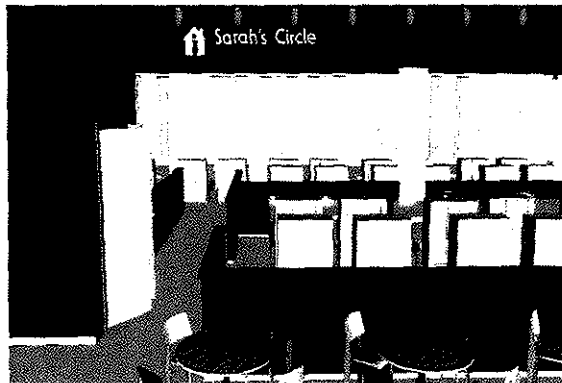


Services Space



- **Basement:**
 - Case Management Offices
 - Laundry Facilities for the Interim Housing Program
 - Donations Closet
 - Commercial Grade Refrigerator and Freezer

- **1st Floor:**
 - Commercial Grade Kitchen
 - Congregate Dining Hall
 - Group Meeting Room
 - Private Consultation Rooms
 - Computer Lab



- **2nd Floor:**
 - 50 Bed Interim Housing Program
 - Showers, Toilets, and Storage
 - Administrative Staff Offices and Reception

Sarah's on Sheridan, LLC
666 Dundee Road, Suite 1102
Northbrook, Illinois 60062
(224) 927-5051

December 17, 2018

Jamie Neely
Women's Business Development Center
8 S. Michigan, Suite 400
Chicago, Illinois 60603

BY CERTIFIED MAIL

RE: Sarah's Circle Supportive Housing Building

Dear Ms. Neely:

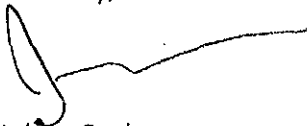
Sarah's on Sheridan, LLC is pleased to announce the development of a property located at 4654 N. Sheridan in Chicago. The six story property will contain 38 single-room-occupancy apartments, an interim housing facility accommodating 50 beds, and ancillary spaces to support these two primary uses, including a kitchen, a dining area, laundry, storage, and offices.

The general contractor for the project has yet to be determined. The project will require participation of trades such as carpentry, electrical, mechanical, plumbing, paving, roofing and others. Attached to this letter is a project budget, which identifies the items subject to minority business enterprise (MBE) participation of 26 percent and women business enterprise (WBE) participation of 6 percent. The attachment also includes the estimated project schedule and contact information for the general contractor.

At your request, the soon-to-be-identified general contractor can 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).

Sarah's on Sheridan, LLC is requesting that you make your member companies aware of this exciting project so that they may submit bids for appropriate subcontracting opportunities.

Sincerely,



Jolene Saul
Sarah's on Sheridan, LLC

CC: Anna Booth, DPD

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 Edwin Medina, Black Contractors Org
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 Bernice Davis, Fed. of Women Contrib.
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 Jamie Neely, WBAC
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 Omar Davis, IL Hispanic Chamber of Com
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Total Postage and Fees	\$3.95	

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 Pina Nakachi, AACE
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 2677 W Howard
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Total Postage and Fees	\$3.95

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Chicago IL 60619



**JAMES CAPPLEMAN
ALDERMAN, 46TH WARD**

COMMITTEE MEMBERSHIPS

BUDGET AND GOVERNMENT OPERATIONS

COMMITTEE, RULES AND ETHICS

HEALTH AND ENVIRONMENTAL PROTECTION

HOUSING AND REAL ESTATE

LICENSE AND CONSUMER PROTECTION

PEDESTRIAN AND TRAFFIC SAFETY

ZONING, LANDMARKS AND BUILDING STANDARDS

January 10, 2019

Dear Chairman Perez and Members of the Commission,

As the Alderman of the 46th Ward, I enthusiastically support the allocation of TIF funds for Sarah's Circle's project. I am unfortunately unable to be here today, but Ms. Feher, my Chef of Staff, is able to speak on my behalf.

Sarah's Circle's proposed project is a new construction, supportive and housing development for women who are homeless. The development will include 38 permanently affordable studio apartments, and a 50-bed interim housing program. All the residents will have a history of homelessness, and most of the women are considered chronically homeless. This means they have a long tenure of homelessness and a disabling condition. All of the permanent units will be supported with rental assistance and operating assistance provided by the Chicago Housing Authority and the HUD Continuum of Care Program. The 50-bed interim housing program will be supported under a robust services budget, with sources provided by a number of agencies and foundations, including the City of Chicago Department of Family and Supportive Services.

The first floor of the property will be supportive services space accessible to both permanent and interim housing residents. This area will include staff offices, private consultation rooms, a computer lab, a group activity room, a dining area, and kitchen space. Case managers for both programs will have confidential meeting spaces on site where they can meet clients to create service plans, provide referrals and assistance, and track the residents' progress towards life goals.

Our office has a long-standing relationship with Sarah's Circle and their staff. We have a shared commitment of ending homelessness for women, and believe this project as well as all of their programs are vital components in Sarah's Circle's efforts to serve women who are homeless.

Should you have any questions, please do not hesitate to contact me.

Thank you in advance for support of this project.

Very truly yours,

James Cappleman,
Alderman, 46th Ward

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

RESOLUTION NO. __ - CDC -

**AUTHORIZATION TO NEGOTIATE A
REDEVELOPMENT AGREEMENT WITH SARAH'S ON SHERIDAN, LLC**

**AND
RECOMMENDATION TO
THE CITY COUNCIL OF THE CITY OF CHICAGO
FOR THE DESIGNATION OF SARAH'S ON SHERIDAN, LLC
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 __-CDC-__ and pursuant to the Act, enacted three ordinances on _____ pursuant to which the City approved and adopted a certain redevelopment plan and project (the "Plan") for the Wilson Yard 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, Sarah's on Sheridan, LLC (the "Developer"), has presented to the City's Department of Planning and Development (the "Department") a proposal for redevelopment of the Area or a portion thereof that is in compliance with the Plan, consisting of the construction of a six-story elevator building that will house 38 permanent affordable subsidized units, a 50-bed interim housing shelter on the second floor, and supportive services on the first floor and basement (the "Project"); and

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

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

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

ADOPTED: _____, 20__

Attachment: Exhibit A, Street Boundary Description

EXHIBIT A

Street Boundary Description of the
Wilson Yard Tax Increment Financing
Redevelopment Project Area

The Area is generally bounded by West Lawrence Avenue and West Leland Avenue on the north, North Clarendon Avenue on the east, West Montrose on the south, and North Racine and North Magnolia Avenue on the west.