

**City of Chicago  
Department of Community Development**

**STAFF REPORT  
TO THE  
COMMUNITY DEVELOPMENT COMMISSION  
REGARDING  
A PROPOSED NEGOTIATED SALE OF CITY-OWNED PROPERTY  
AND DEVELOPER DESIGNATION  
May 12, 2009**

**I. PROJECT IDENTIFICATION AND OVERVIEW**

Project Name: TRC Senior Village I

Applicant Name: TRC Senior Village I, NFP

Project Addresses: 346 E. 53<sup>rd</sup> Street  
5243 S. Calumet Avenue  
5247 S. Calumet Avenue

Ward and Alderman: 3<sup>rd</sup> Ward, Alderman Pat Dowell

Community Area: Washington Park

Redevelopment Project Area: 47<sup>th</sup>/State TIF District

Requested Action: Negotiated sale and TIF Developer Designation

Proposed Project: New construction of a 71-unit affordable, HUD Section 202 housing project for seniors age 62 and older. The project will provide 71 housing units, of which 70 units will be affordable for households earning no more than 50 percent of the area median income. There will be one ground floor unit for a resident manager. There will also be 25 on site parking spaces.

Appraised Market Value: \$1,180,000 (\$30.02 per square foot) – February 2009

Sales Price Per Lot: \$1.00

Land Write-down: \$1,179,992.

TIF Assistance: \$725,000.00

**II. PROPERTY DESCRIPTION**

Addresses: 346 E. 53<sup>rd</sup> Street, 5243 S. Calumet Avenue and  
5247 S. Calumet Avenue

Location: Located at the northeast corner of Calumet and 53rd Street

Tax Parcel Numbers: 346 E. 53<sup>rd</sup> Street (PIN 20-10-306-032-0000);  
5243 S. Calumet Avenue (PIN 20-10-306-030-0000); and  
5247 S. Calumet Avenue PIN 20-10-306-031-0000

Land Area: approximately 39,300 square feet

Current Use: vacant

Current Zoning: RM5, Residential Multi-Unit District.

Proposed Zoning: An application for a change to RM6, Residential Multi-Unit District, was filed on March 11, 2009. The proposed zoning amendment was approved by the Committee on Zoning at its April 30, 2009 meeting. City Council will vote on the change on May 13, 2009.

Environmental Condition: A Phase I Environmental Site Assessment was completed by ESC Illinois, LLC. in November 2008 and showed no evidence of recognized environmental conditions in connection with the property. A request was made to DOE in February 2009 to conduct its environmental review.

Inventory Profile: 5243 S. Calumet was acquired in April 2001 via tax deed/scavenger sale.  
5247 S. Calumet was acquired in February 1979 via sheriff's deed.  
346 E. 53rd Street was acquired in December 1989 via tax deed/scavenger sale.

### **III. BACKGROUND**

HUD Section 202 Supportive Housing for the Elderly provides capital advances to finance the construction of developments that will serve as housing for very low-income (50% AMI and below) seniors. HUD Section 202 also provides project rental assistance to cover the difference between the HUD-approved operating cost and the tenants' contribution towards rent. The Section 202 program provides options that allow seniors to live independently but in an environment that can easily accommodate supportive activities such as cleaning, cooking, and transportation. Nationally, the residents are predominantly elderly women living alone with incomes between \$5,000 and \$15,000. On average, elderly persons admitted to Section 202 projects generally reside for longer periods of time in this type of housing than those living in public housing, other multifamily assisted housing, or using Housing Choice Vouchers.

In April 2008 a TIF Developer Designation and negotiated sale for this project was presented and approved at CDC for a site at 43-59 East Pershing Road. A Phase I Environmental Site Assessment was completed on the former site in 2006 and HUD approved the site. Shortly before the scheduled September 2008 closing, the City requested that the Phase I be updated. A new firm took a more conservative approach and recommended a Phase II assessment. The soil borings that were part of the Phase II showed ground water contamination. The HUD Section

202 program regulations disqualified the site from the Section 202 program, so the applicant was told to find a new site.

The Washington Park area is home to over 13,500 Chicago residents (1,279 households.) Approximately 1,200 (8.8%) community residents are over the age of 65. As of 2006, the median income for the area is \$20,174. Forty-six percent (46%) of the households in the Washington Park community had incomes below \$15,000, and 62% of the households in the Washington Park community had incomes below \$25,000. The median monthly rent was \$409 in 2000. According to the City of Chicago's senior housing plan, the Washington Park community area has a deficit of 390 very low income units for seniors earning below 30% of the area median income (AMI). There is an additional deficit of 197 units for seniors earning between 30% and 60% of AMI.

#### **IV. PROPOSED DEVELOPMENT TEAM**

**Development Entity:** TRC Senior Village I, NFP an Illinois 501 (c) (3) not-for-profit corporation, was established by The Renaissance Collaborative (TRC) for the sole purpose of undertaking this development. Patricia Abrams is the Executive Director of TRC Senior Village I, NFP and of The Renaissance Collaborative.

TRC has extensive experience in providing affordable housing and supportive services to very low income persons. TRC developed the Renaissance Apartments and Fitness for Life Center, a 101-unit (SRO) supportive housing facility, located at 3763 S. Wabash, for the formerly homeless, which won a 2002 Chicago Neighborhood Development Award for Outstanding Non-Profit Real Estate Project.

TRC Senior Village I has assembled a development team that is experienced in developing affordable housing in general and in HUD section 202 and AHP (Affordable Housing Programs) in particular.

Other development team members include:

- Architect - Philip Johnson, Johnson and Lee Architects architectural and planning firm, which provides a wide range of architectural and design services for office, commercial, residential, institutional and interior projects.
- Contractor – Mamon Powers, Jr., Powers & Sons Construction Co., Inc. is a minority-owned firm and has successfully completed numerous award winning projects in the Chicago land area and surrounding communities.
- Consultant – Katie Grand, Grand Consulting, who has provided consulting services for numerous HUD funded 202 projects and Section 811 supportive housing projects.

#### **V. PROPOSED PROJECT**

**Project Overview:** The 84,762 sq. ft. building will have seven stories. Seventy (70) one-bedroom apartments will each be 540 square feet and the manager's two-bedroom will be 800 square feet, for a total net rentable residential area of 47,053 square feet. All 70 one-bedroom units will be rented to very low income (50% of area median income and below) elderly who will pay only 30% of their income for rent and utilities. The construction will be completed in fifteen months. There will be 25 parking spaces on the site.

TRC Senior Village I is consistent with goals and objectives of improving the housing stock, making affordable housing available to low income persons, and creating jobs.

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

**Residential Unit Profile:** The following table provides a detailed description of the proposed project. These rent levels will satisfy the Chicago affordable housing ordinance, which requires 10 percent affordable units in projects receiving City assistance in the form of a land write-down, or 20 percent affordable units in projects receiving TIF assistance. The Department of Community Development has reviewed and approved the affordable unit rents.

**Unit Profile**

Unit Type	Number	Market/ Affordable	Size-sf	Monthly Rent*
1 bed/1 bath	70	Affordable at 50% AMI	540	\$600.00
2 bed/ 1 bath	1	Market	800	\$0

\*Tenants pay for other electric (not heat).

**Environmental Features:** Johnson & Lee Architects has designed TRC Senior Village I with many green features, including a green roof, to conserve energy. The green roof will consist of 2' x 2' pans that are 2.5" deep. Other green features include exterior wall insulation to R-21, R-10 slab perimeter insulation, roof insulation to R-43, caulking to reduce air infiltration, low-E double glazed windows, a heating system and water heater with minimum energy factors of 88 percent, fluorescent light fixtures, door sweeps and weather stripping all exterior doors, and using Energy Star refrigerators

**VI. FINANCIAL STRUCTURE**

TRC Senior Village I will be funded exclusively by government sources – federal, state, and local. The majority of the funding will come from the HUD Section 202 program - approximately 76% of the project is to be funded by HUD. These funds have been committed.

DCD will be providing two funding sources for the project – a HOME loan will fund almost 14% of the development costs, and with CDC approval TIF will fund over 5% of total development costs. In addition to City cash contributions, DCD will write down the value of the land from \$1,180,000 to \$8, lowering the total development cost by \$1,179,992.

The state, through Donations Tax Credits (DTC) and a DCEO energy grant is funding almost 5.5% of the development costs. The City land is viewed as a donation, and 50% of the land value, or \$590,000, is the amount of the DTCs that are to be sold to generate \$523,000 in equity for the project.

The following tables identify the sources and uses of funds:

<b>SOURCES</b>		
Lender / Partner	Amount	% of Total Dev Costs
HUD Section 202	\$9,600,400	69.4%
HOME - City of Chicago DCD	\$1,900,000	13.7%
TIF - City of Chicago DCD	\$725,000	5.2%
HUD Amendment Funds	\$564,398	4.1%
IHDA - Donations Tax Credit Equity	\$523,300	3.8%
HUD Predevelopment	\$304,425	2.2%
DCEO Energy	\$208,607	1.5%
	\$13,826,130	100.0%

<b>USES</b>				
<u>Site Acquisition</u>				<b>\$/sqft of Bldg</b>
Land	\$8			
<b><u>Hard Costs</u></b>				
Construction	\$11,510,472	83.3%		\$135.80
Other Construction	\$762,083	5.5%		\$8.99
Site Prep	\$742,619	5.4%		\$8.76
Environmental	\$15,270	0.1%		\$0.18
<b>Total Hard Costs</b>	<b>\$13,030,444</b>	<b>94.2%</b>		<b>\$153.73</b>
<b><u>Soft Costs</u></b>				
Architect - Design	\$234,750	1.7%		\$2.77
Architect - Supervision	\$78,250	0.6%		\$0.92
As-Is Plats & Surveys	\$13,300	0.1%		\$0.16
Accountant -- General	\$9,000	0.1%		\$0.11
Legal - Syndication	\$82,062	0.6%		\$0.97
Consultant - Financial	\$102,000	0.7%		\$1.20
Consultant -- TIF	\$10,000	0.1%		\$0.12
Title & Recording Fees	\$20,000	0.1%		\$0.24
Tax Credit Issuer Fees	\$29,750	0.2%		\$0.35
Liability Insurance	\$31,453	0.2%		\$0.37
Other Marketing & Leasing	\$40,000	0.3%		\$0.47
Construction Admin.	\$50,000	0.4%		\$0.59
Property Tax Reserve	\$49,700	0.4%		\$0.59
Other Reserves	\$25,000	0.2%		\$0.29
Other	\$20,413	0.1%		\$0.24
<b>Total Soft Costs</b>	<b>\$795,678</b>	<b>5.8%</b>		<b>\$9.39</b>
<b>Total Development Cost</b>	<b>\$13,826,130</b>	<b>100.0%</b>		<b>\$163.12</b>

## **VII. PUBLIC BENEFITS**

The proposed project will provide the following public benefits.

**Affordable Housing:** The project will provide 70 new affordable housing units for seniors.

**Environmental Features:** Environmentally friendly features have been incorporated into the design of the building, including a green roof, extra insulation and caulking, high efficiency heating system and Energy Star refrigerators.

**Permanent Jobs:** The project is estimated to generate 4 permanent jobs in on-site program staff and maintenance. The Mayor's Office for Workforce Development (MOWD) has been informed of the project and will work with the developer on job training and placement.

**Construction Jobs:** The project will produce 40 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 eight associations of minority contractors and women contractors. A sample version of the letter and copies of the post office receipts for the certified letters are presented as exhibits to this report.

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

## **VIII. COMMUNITY SUPPORT**

Alderman Pat Dowell endorses the project and has provided a letter of support (see exhibits for copy). Additional community support include: The Grand Boulevard Federation, The YMCA of Metropolitan Chicago, The Quinn Chapel, African Methodist Episcopal Church as well as other community and legislative leaders.

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

The proposed project is located in the 47<sup>th</sup>/State Redevelopment Project Area. The implementation strategy for achieving the 47<sup>th</sup>/State Redevelopment plan's goals include 1.) reducing deleterious conditions, 2.) increasing the number of rental units for a variety of income levels, 3.) employ Project Area residents in construction jobs, and 4.) strengthening the economic well-being of the project area. The proposed project also conforms to the plan's stated goals and the plan's land use map, which calls for residential development at the subject site.

## **X. CONDITIONS OF ASSISTANCE**

If the proposed resolution is approved by the CDC, the DCD 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 City policy that no business will be conducted with a development entity whose 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. DCD will initiate a thorough background check of all principals having an ownership interest of 7.5 percent or greater, and of the boards of directors and trustees of non-profit organizations. Similar background checks will be conducted on the development entity itself.

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

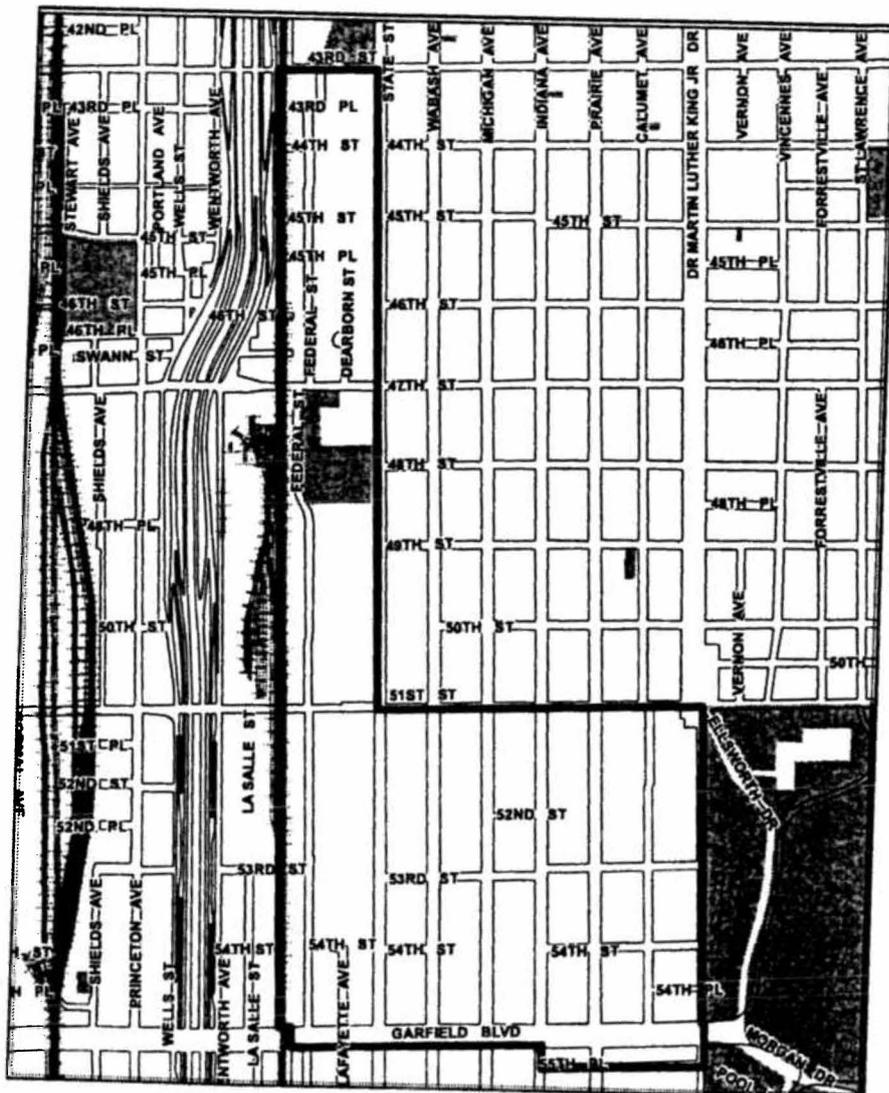
#### **XI. RECOMMENDATION**

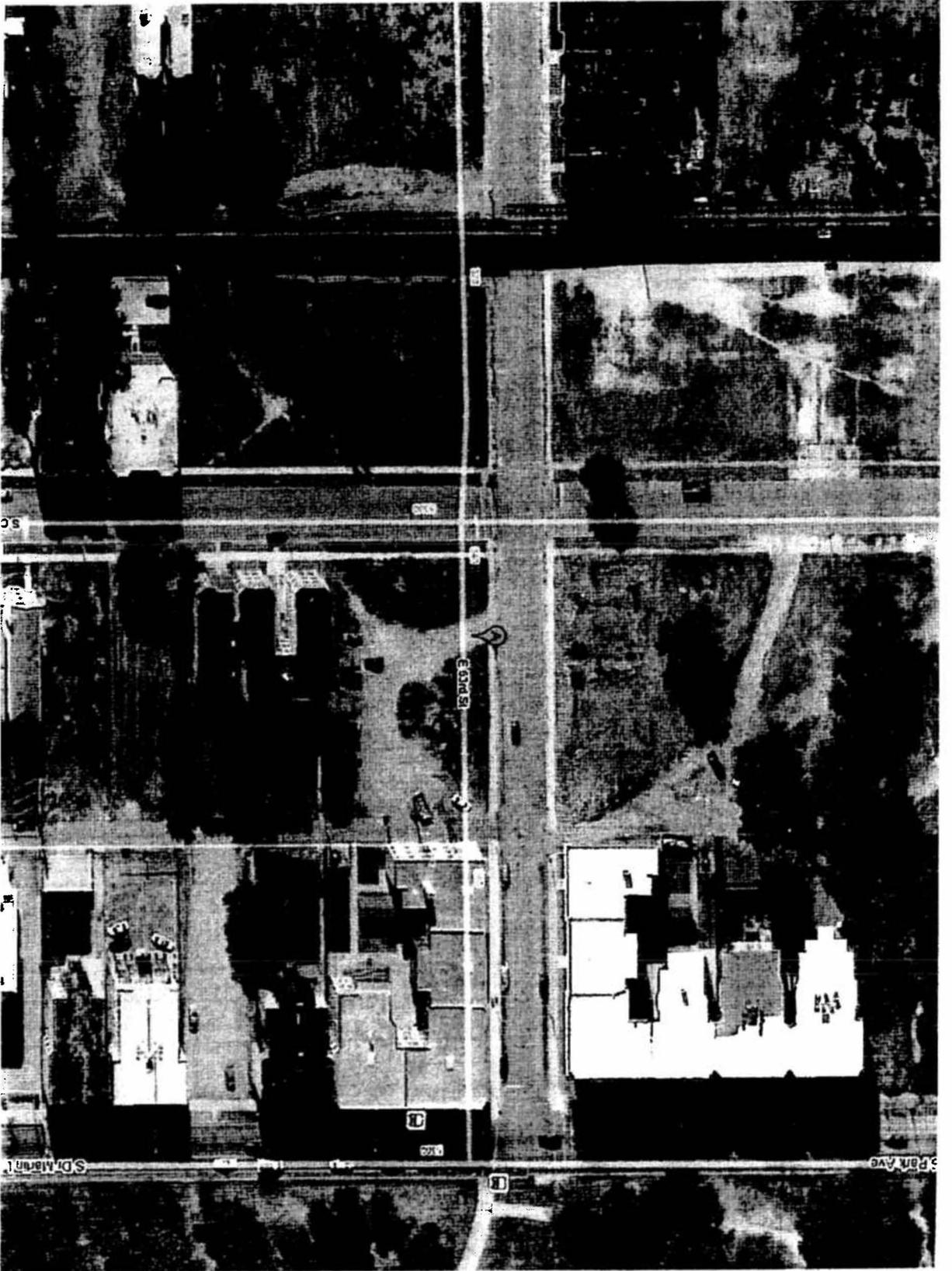
The Department of Community Development has thoroughly reviewed the proposed project, the qualifications of the development team, the financial structure of the project, the need for public assistance, its public benefits, and the project's conformance with the redevelopment area plan, and DCD recommends that the CDC approve the sale of 346 E. 53<sup>rd</sup> Street, 5243 S. Calumet Avenue, and 5247 S. Calumet Avenue to TRC Senior Village I, NFP for development of TRC Senior Village I and recommends the designation of TRC Senior Village I, NFP as Developer.

**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  
Community Letters of Support  
Alderman's Letter of Support

# Redevelopment Area Map





**Site Aerial View**

**Johnson & Lee ARCHITECTS / PLANNERS**

PIN #  
20-10-306-000  
20-10-306-001  
20-10-306-002

# ALTA/ACSM LAND TITLE SURVEY

OF

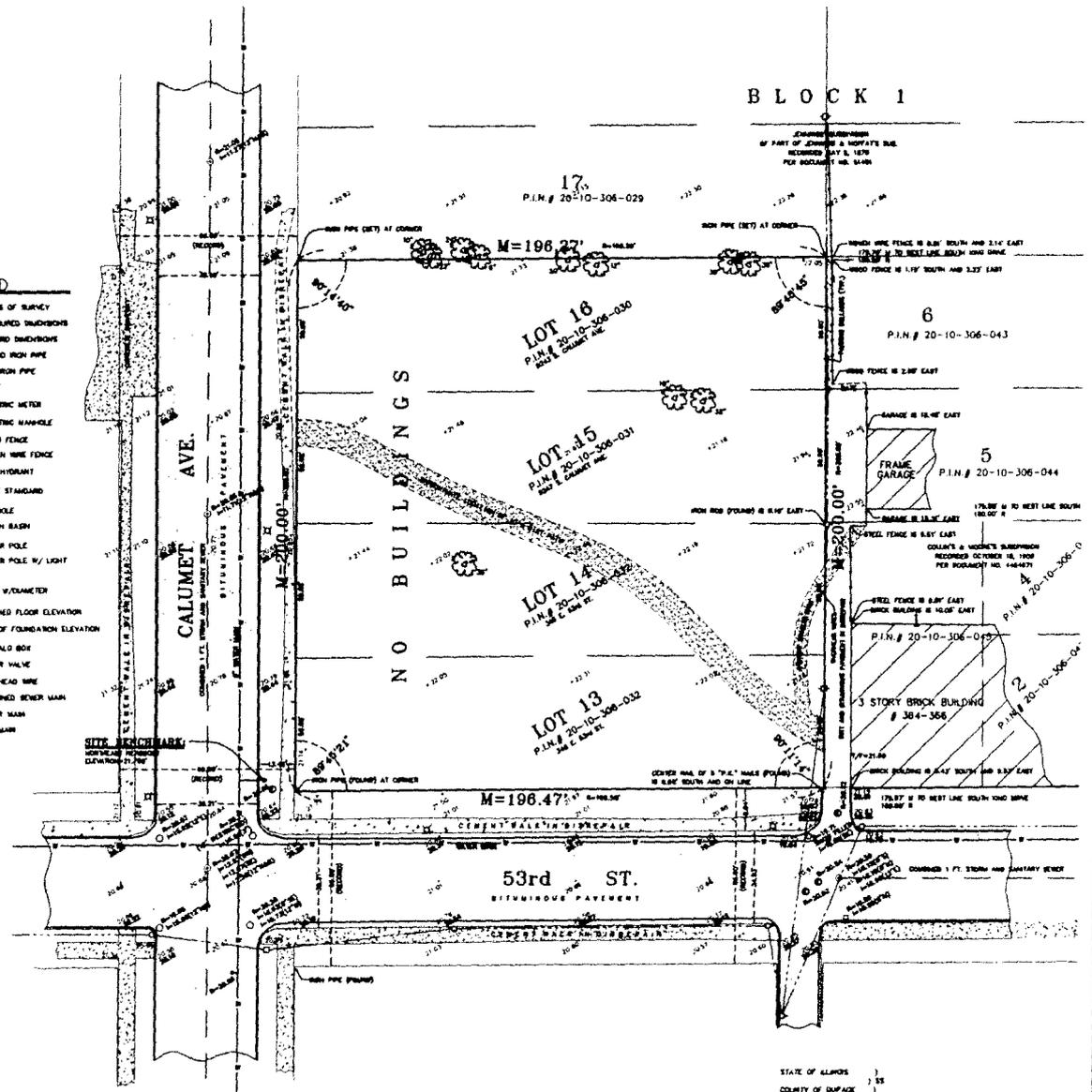
LOTS 13, 14, 15 AND 16 IN JENNINGS SUBDIVISION OF PART OF JENNINGS AND HOFFATT'S SUBDIVISION OF THE SOUTH 80 ACRES OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

CONTAINING 39,274 SQUARE FEET (0.9016 ACRE) OF LAND, MORE OR LESS

COMMONLY KNOWN AS 5243 & 5247 S CALUMET AVE, 348 E 53rd ST, CHICAGO, ILLINOIS



- LEGEND**
- LIMITS OF SURVEY
  - M 0.00' MEASURED DIMENSIONS
  - R RECORD DIMENSIONS
  - FOUND IRON PIPE
  - SET IRON PIPE
  - INLET
  - ELECTRIC METER
  - ELECTRIC METER
  - ELECTRIC METER
  - WOOD FENCE
  - WOOD FENCE
  - FIRE HYDRANT
  - LIGHT STANDARD
  - MANHOLE
  - CATCH BASIN
  - POWER POLE
  - POWER POLE W/ LIGHT
  - SIGN
  - TREE W/ DIAMETER
  - FINISHED FLOOR ELEVATION
  - TOP OF FOUNDATION ELEVATION
  - BUFFALO BOX
  - WATER VALVE
  - OVERHEAD WIRE
  - COUPLER BENCH MARK
  - WATER MAIN
  - GAS MAIN



**NOTES:**

1. THE CITY OF CHICAGO HAS BEEN ADVISED BY THE FIELD INSPECTOR THAT THE DIMENSIONS AND SURFACE UTILITIES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS AND SURFACE RECORDS. THE CHICAGO DEPARTMENT OF RECORDS AND PLANNING OFFICE COOPERATION AT 312-744-4888 FOR UTILITY LOCATIONS PRIOR TO CONSTRUCTION.

2. APPOINTMENT USES BY VEHICLES AND LOCATIONS OF SIGN PANS HAVE BEEN INDICATED. LOCATIONS HAVE BEEN APPROXIMATED FROM INSPECTION OF AVAILABLE AERIAL PHOTOGRAPHS (AERIAL DATA).

3. THE SURVEY SHOWS HEREON IS BASED ON INFORMATION CONTAINED IN THE CHICAGO DEPARTMENT OF RECORDS AND PLANNING OFFICE COOPERATION AT 312-744-4888 FOR UTILITY LOCATIONS PRIOR TO CONSTRUCTION.

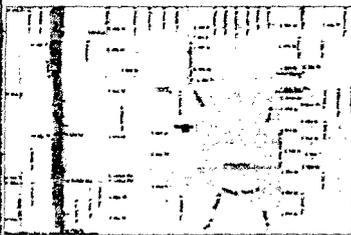
4. FOR THE CITY OF CHICAGO, PROPERTY BOUNDARIES ARE SHOWN IN 1/4" SCALE MAPS UP TO 2 STOREYS FOR THE SPECIFIC INFORMATION REGARDING BENCH MARKS, SIGN RESTRICTIONS AND ALL OTHER SURVEY DATA. CONTACT THE CHICAGO DEPARTMENT OF RECORDS AT (312) 744-2008.

5. THE SUBJECT PROPERTY IS LOCATED ON PAGES 148 OF 622 FROM PAGES 148 OF RECORD COOK COUNTY AND ACCORDING TO THE CHICAGO DEPARTMENT OF RECORDS AND PLANNING OFFICE COOPERATION AT 312-744-4888 IS RECORDED IN THE CITY OF CHICAGO DEPARTMENT OF RECORDS AND PLANNING OFFICE COOPERATION AT 312-744-4888 FOR UTILITY LOCATIONS PRIOR TO CONSTRUCTION. CONTACT THE CHICAGO DEPARTMENT OF RECORDS AT (312) 744-2008.

6. PROJECT INFORMATION: CHICAGO STANDARD BENCHMARK NO. 476 184' EAST OF WEST LINE OF PLUMB LINE AND 104' 14" SOUTH OF SOUTH LINE OF 53rd ST 53rd ST BENCHMARK NEAREST NEAR BOLT ON FIRE HYDRANT AT NORTHEAST CORNER OF 53rd ST AND CALUMET AVE. ELEVATION: 184' 14" AND IS REFERRED TO CHICAGO CITY DATA.

7. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS AND UTILITIES PROVIDED BY THE CHICAGO DEPARTMENT OF RECORDS AND PLANNING OFFICE COOPERATION AT 312-744-4888. THE SURVEYOR HAS NOT PHYSICALLY LOCATED UNDERGROUND UTILITIES AND LINES NO DIMENSIONS ARE SHOWN. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATIONS INDICATED, BUT THAT THEY ARE LOCATED AS DETERMINED FROM INFORMATION PROVIDED.

**VICINITY MAP**



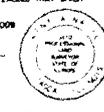
STATE OF ILLINOIS )  
COUNTY OF COOK )

WE, BOLLINGER LACH & ASSOCIATES, INC. ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-00178, DO HEREBY CERTIFY TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD), THE REFINANCE COLLABORATIVE AND THE SURVEYOR'S CHICAGO COUNTY RECORDS THAT WE HAVE MADE AN ON THE GROUND SURVEY FOR RECORD DESCRIPTION OF THE LAND SHOWN HEREON LOCATED IN CHICAGO, COOK COUNTY, ILLINOIS ON JANUARY 13, 2008, AND THAT IT AND THIS MAP WAS MADE IN ACCORDANCE WITH THE HUB SURVEYING PRACTICE BOOKS AND REPORT FORM HUD-82-437 AND THE REQUIREMENTS FOR AN ALTA/ACSM LAND TITLE SURVEY AS SET FORTH IN THE FEDERAL STANDARD AND REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS DATED 2005. TO THE BEST OF OUR KNOWLEDGE, BELIEF AND INFORMATION (EXCEPT AS SHOWN HEREON) THERE ARE NO UNRECORDED ENCUMBRANCES EITHER PART OR WHOLE CROSSING PROPERTY LINES, EASE LINES AND LINES OF ACTUAL POSSESSION AND THE EASES AND THE PREMISES ARE FREE OF ANY 100/100' OR HIGHER FREQUENCY FLOOD HAZARD AND SUCH FLOOD FREE CONDITION IS SHOWN ON THE FEDERAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 17012004A. UNDEVELOPED FURTHER CERTIFIES THAT IN HIS PROFESSIONAL OPINION AS A LAND SURVEYOR PRACTICING IN THE STATE OF ILLINOIS THE NEARLY POSSESSION, ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED HEREON.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008.

BOLLINGER LACH & ASSOCIATES, INC.  
DESIGN FIRM NO. 184-00178  
5243 S CALUMET AVE, 348 E 53RD ST  
CHICAGO, ILLINOIS 60632  
LICENSE NUMBER 11-20-2016

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS STANDARD FOR BOUNDARY SURVEYS



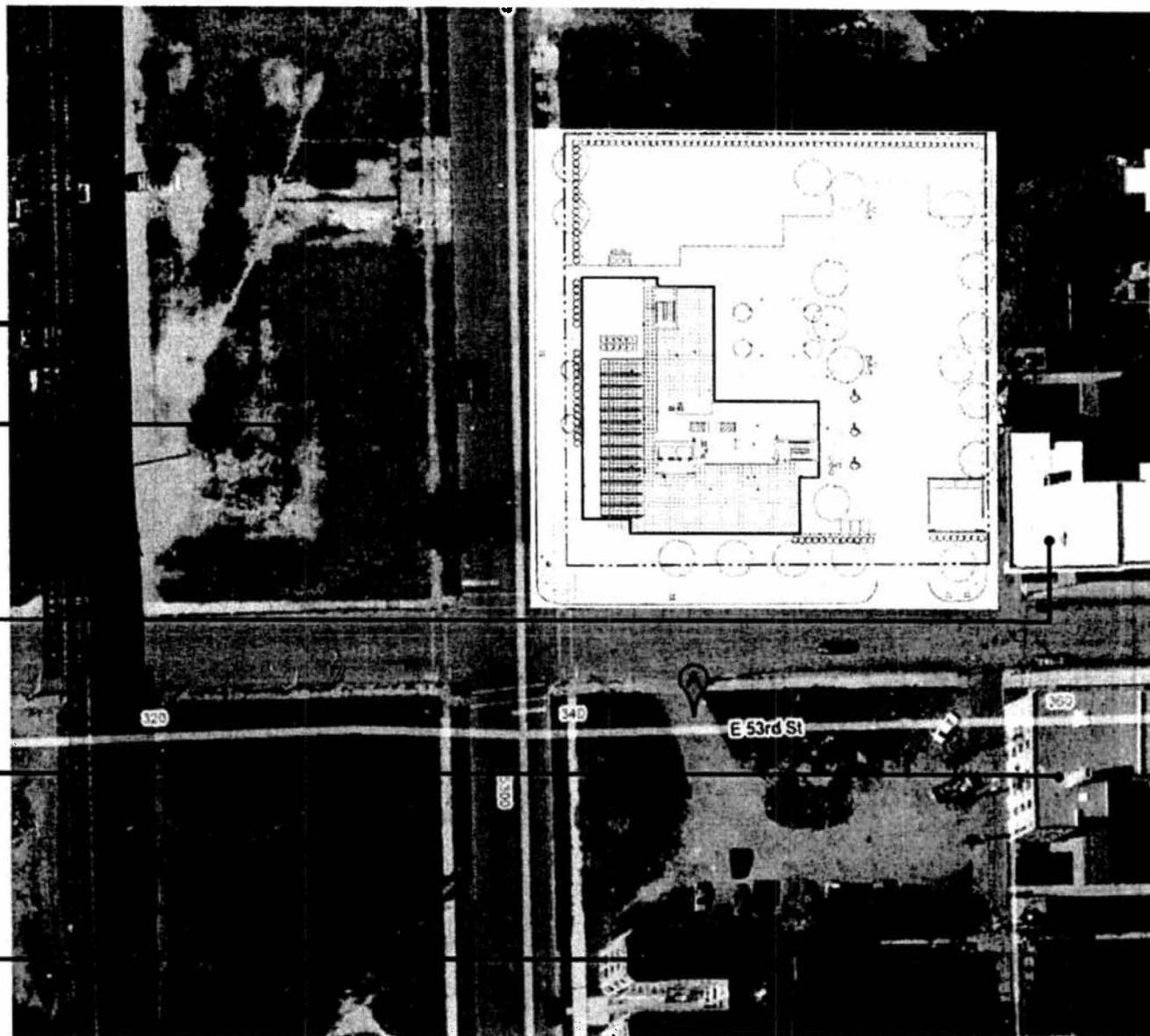
**CTA ELEVATED TRAIN  
GREEN LINE**

**VACANT LAND**

**3 STORY BRICK  
BUILDING**

**3 STORY BRICK  
BUILDING**

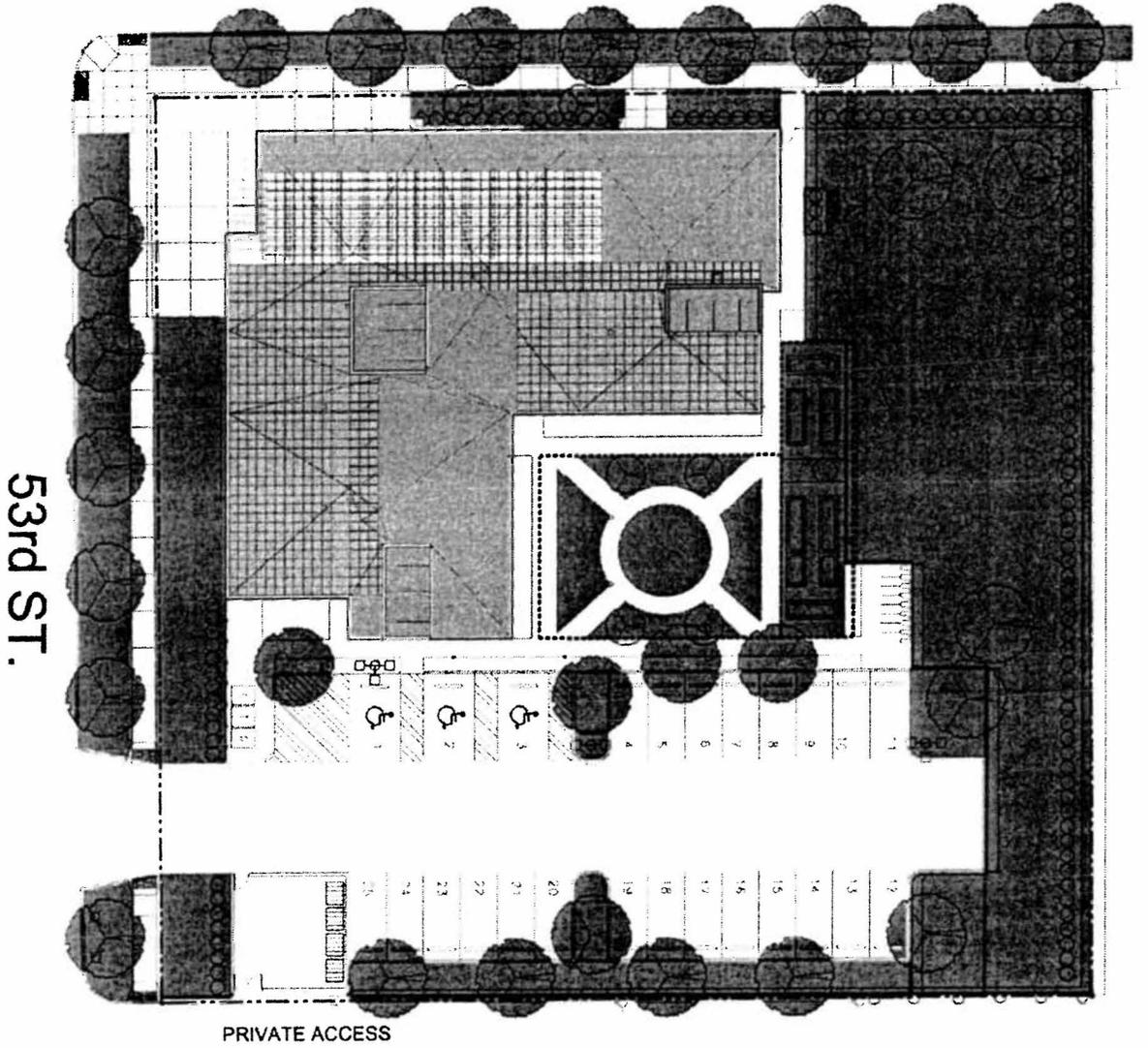
**4 STORY BRICK  
BUILDING**



**Aerial View**

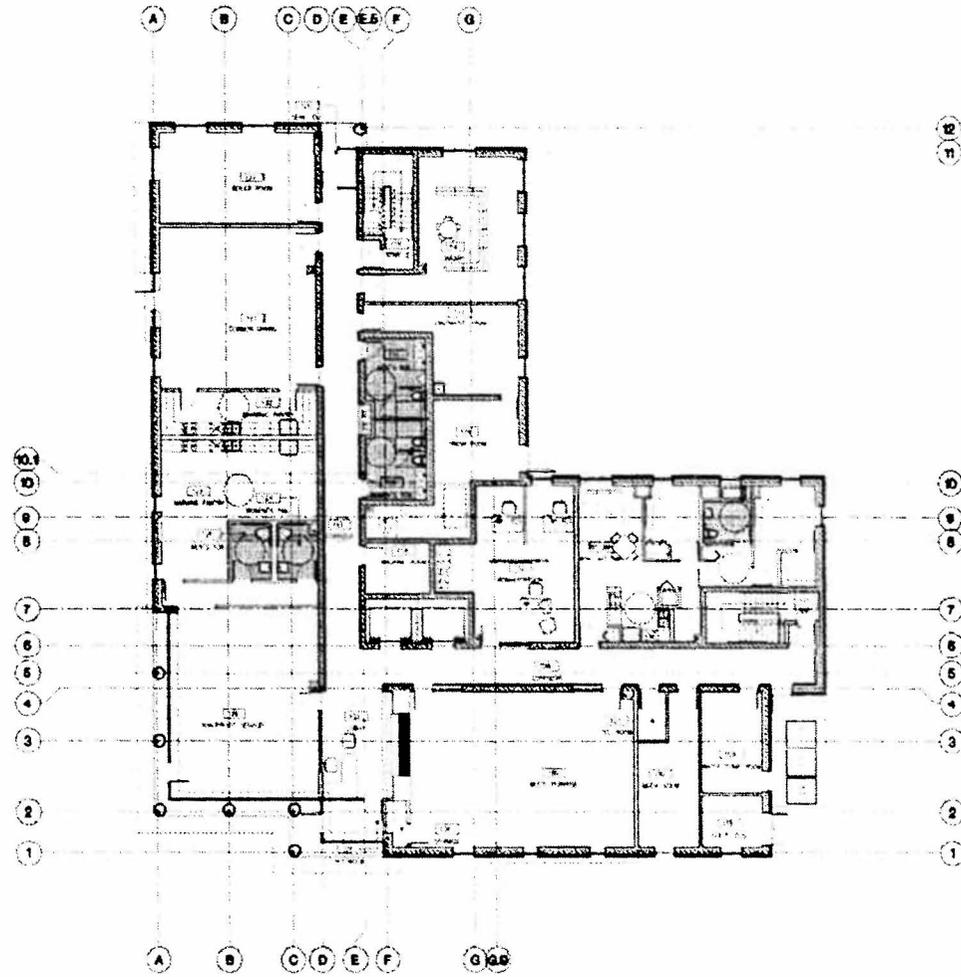
**Johnson & Lee ARCHITECTS / PLANNERS**

CALUMET AVE.



Site Plan

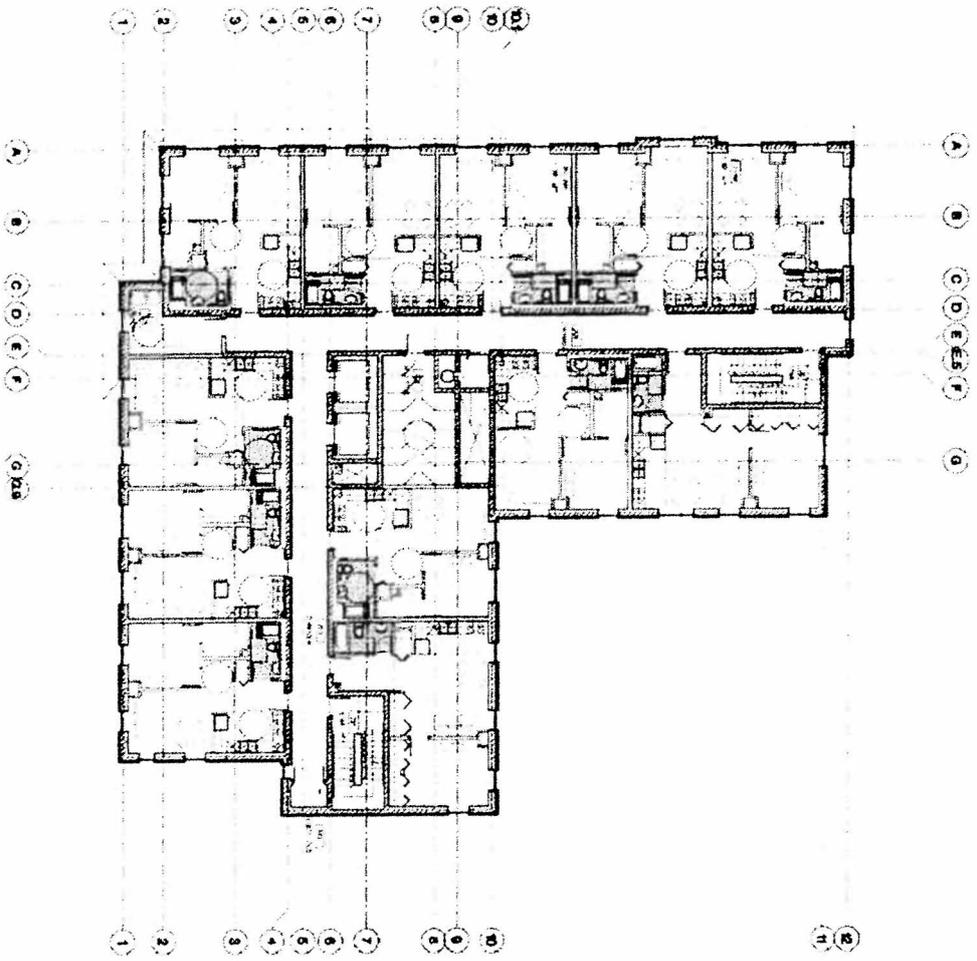
Johnson & Lee ARCHITECTS / PLANNERS



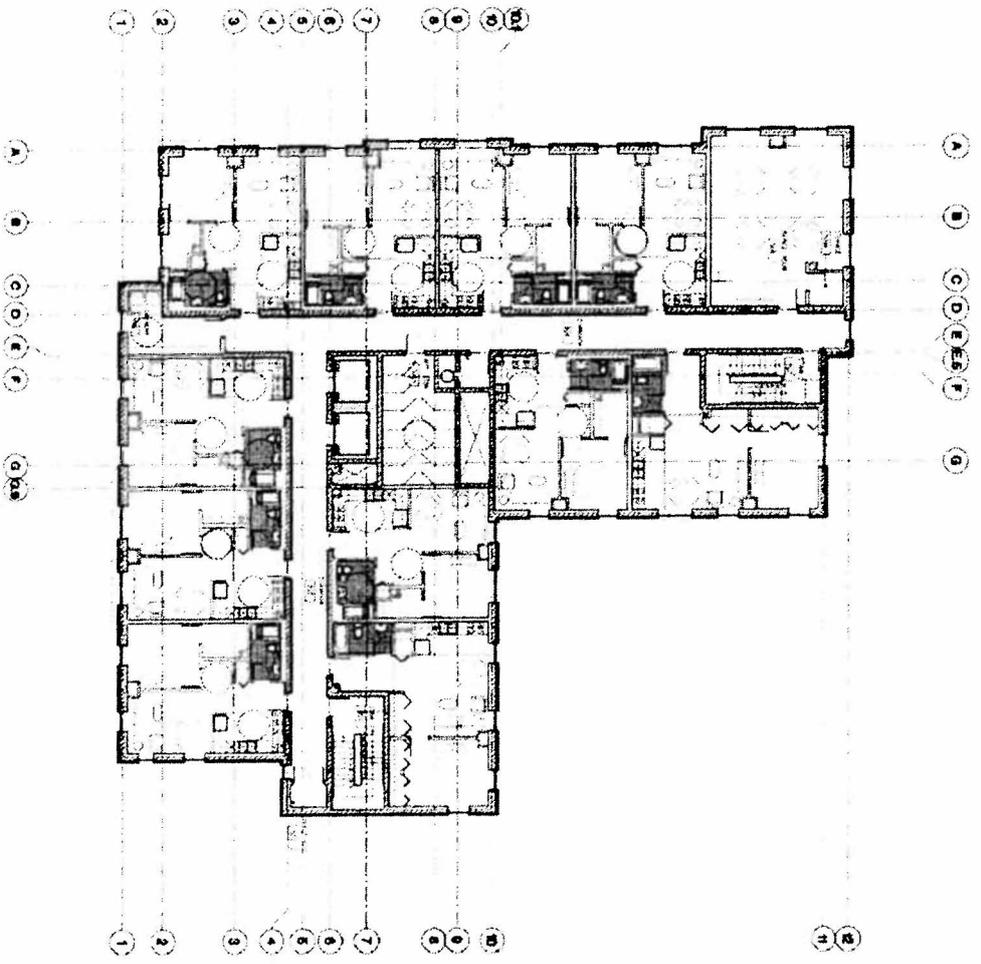
**Ground Floor Plan**

**Johnson & Lee ARCHITECTS / PLANNERS**

# Second Floor Plan

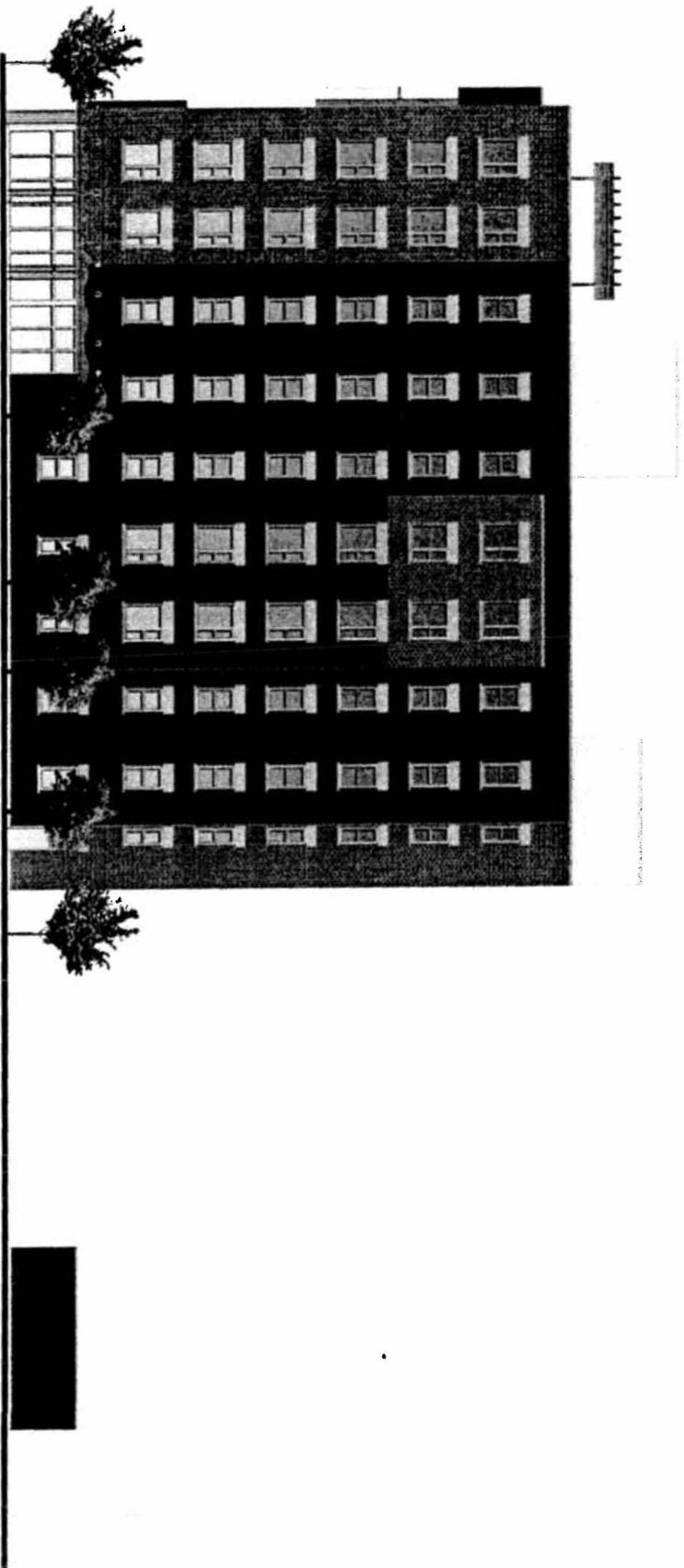


Johnson & Lee ARCHITECTS / PLANNERS



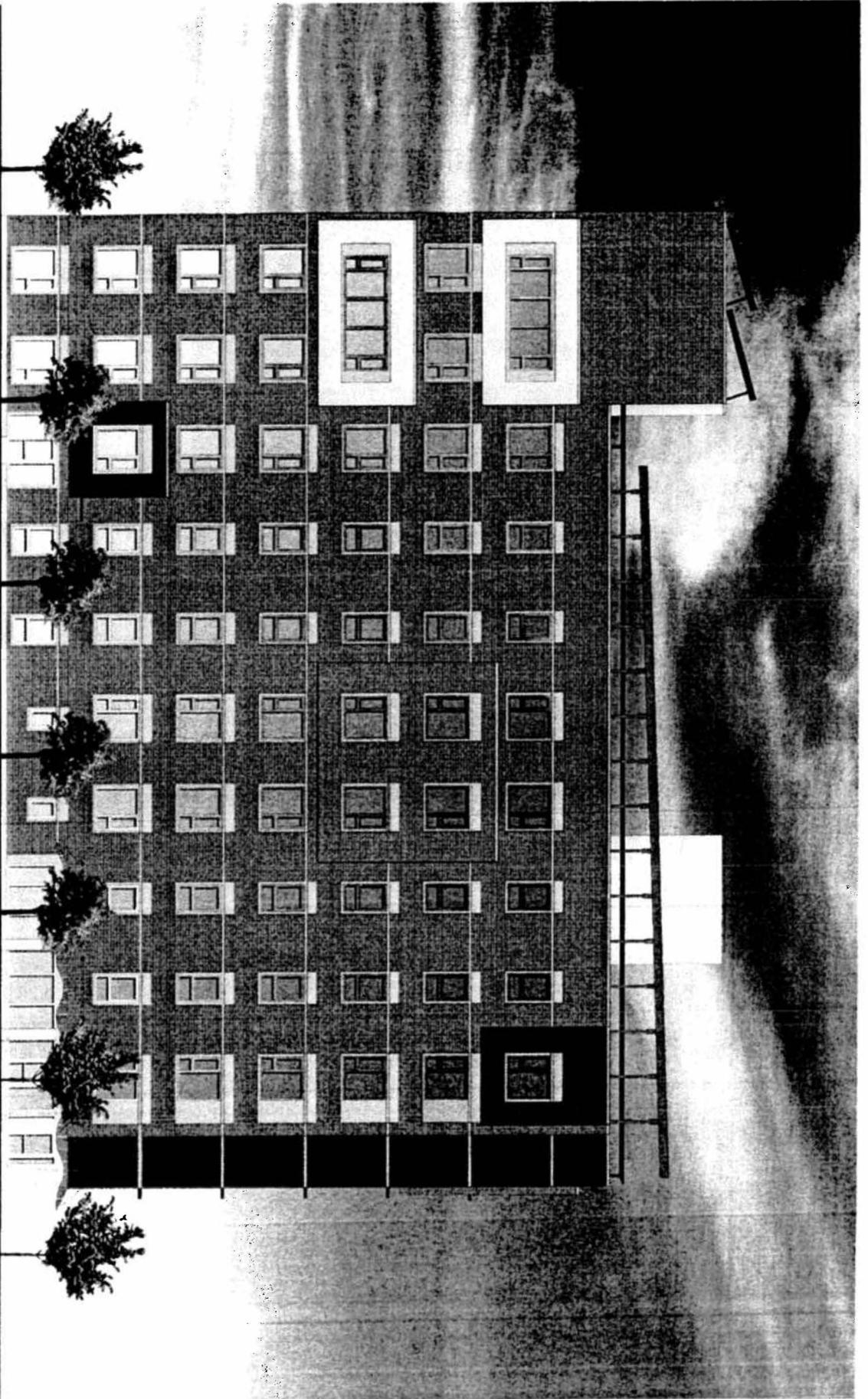
**Fifth Floor Plan**

**Johnson & Lee ARCHITECTS / PLANNERS**



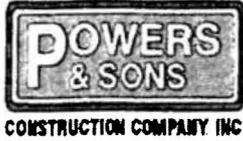
**South Elevation**

**Johnson & Lee ARCHITECTS / PLANNERS**



**West Elevation**

**Johnson & Lee ARCHITECTS / PLANNERS**



April 27, 2009

Ms. Hedy Ratner  
Women Business Development Center  
8 South Michigan Avenue Suite 400  
Chicago, Illinois 60603

RE: The Renaissance Collaborative  
Senior Village – 346 East 53<sup>rd</sup> Street Chicago Illinois

U.S. Postal Service <sup>SM</sup>		CERTIFIED MAIL <sup>TM</sup> RECEIPT (Domestic Mail Only, No Insurance Coverage Provided)	For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a>	7505 1297 0000 2747 9E8F
7505 1297 0000 2747 9E8F				
Package \$				
Certified Fee				Postmark * Here
Return Receipt Fee (Endorsement Required)				
Restricted Delivery Fee (Endorsement Required)				
Total Package				
Sent To				Ms. Hedy Ratner
Street, Apt. No., or PO Box No.				Women Business Development Center 8 South Michigan Avenue, Suite 400
City, State, ZIP				Chicago, IL 60603

Dear Ms. Ratner:

Powers & Sons Construction Company has been selected by The Renaissance Collaborative as the General Contractor for the construction of their new 80,000 square foot, 71 unit single residence occupancy facility to be located at 346 East 53<sup>rd</sup> Street in Chicago Illinois.

The project will require participation of trades such as; excavation, concrete, carpentry, electrical, mechanical, plumbing, paving, roofing, and others. The project is anticipated to start in the 2<sup>nd</sup> quarter of 2009 and be completed 14 months thereafter.

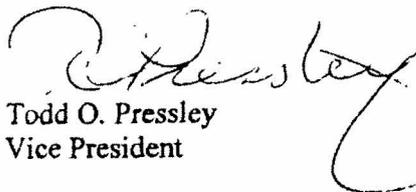
Powers & Sons is requesting that you make your member companies aware of this exciting project so that they may submit bids for appropriate subcontracting opportunities.

**Bids are due by May 15, 2009 at 12:00pm.**

The bid documents are available at SBD Reprographics. Please have your members visit [www.sbdrepro.com](http://www.sbdrepro.com) and click on the Plan Well button half way down the page. Once they arrive at the Plan Well screen select "Find Public Projects open for bidding here!" and select go to access bid documents.

Should you have any questions, please feel free to contact Mr. Dan O'Laughlin or myself @ (219) 949-3100

Respectfully,  
Powers & Sons Construction Company

  
Todd O. Pressley  
Vice President





April 27, 2009

Ms. Beth Doria  
Federation of Women Contractors  
5650 S. Archer  
Chicago, Illinois 60638

RE: The Renaissance Collaborative  
Senior Village - 346 East 53<sup>rd</sup> Street Chicago Illinois

U.S. Postal Service<sup>™</sup>  
**CERTIFIED MAIL<sup>™</sup> RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)  
 For delivery information, visit our website at www.usps.com.

**DEFINITIVE**

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

Postmark Here

Ms. Beth Doria  
 Federation of Women Contractors  
 5650 S. Archer  
 Chicago, IL 60638

Street To  
 Street, Apt. No., or PO Box No.  
 City, State, ZIP+4

2784 2787 0000 0287 5002

Dear Ms. Doria:

Powers & Sons Construction Company has been selected by The Renaissance Collaborative as the General Contractor for the construction of their new 80,000 square foot, 71 unit single residence occupancy facility to be located at 346 East 53<sup>rd</sup> Street in Chicago Illinois.

The project will require participation of trades such as; excavation, concrete, carpentry, electrical, mechanical, plumbing, paving, roofing, and others. The project is anticipated to start in the 2<sup>nd</sup> quarter of 2009 and be completed 14 months thereafter.

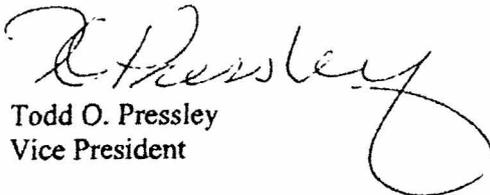
Powers & Sons is requesting that you make your member companies aware of this exciting project so that they may submit bids for appropriate subcontracting opportunities.

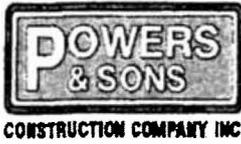
**Bids are due by May 15, 2009 at 12:00pm.**

The bid documents are available at SBD Reprographics. Please have your members visit [www.sbdrepro.com](http://www.sbdrepro.com) and click on the Plan Well button half way down the page. Once they arrive at the Plan Well screen select "Find Public Projects open for bidding here!" and select go to access bid documents.

Should you have any questions, please feel free to contact Mr. Dan O'Laughlin or myself @ (219) 949-3100

Respectfully,  
Powers & Sons Construction Company

  
Todd O. Pressley  
Vice President



April 27, 2009

Mr. Ceasar Santoy  
Hispanic American Construction Industry Association  
901 West Jackson, Suite 205  
Chicago, Illinois 60607

RE: The Renaissance Collaborative  
Senior Village - 346 East 53<sup>rd</sup> Street Chicago Illinois

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Mr. Ceasar Santoy  
Hispanic American Construction  
Industry Association  
901 W. Jackson, Suite 205  
Chicago, IL 60607

PS Form 3800, June 2002

6994 2717 0000 0287 5002

Dear Mr. Santoy:

Powers & Sons Construction Company has been selected by The Renaissance Collaborative as the General Contractor for the construction of their new 80,000 square foot, 71 unit single residence occupancy facility to be located at 346 East 53<sup>rd</sup> Street in Chicago Illinois.

The project will require participation of trades such as; excavation, concrete, carpentry, electrical, mechanical, plumbing, paving, roofing, and others. The project is anticipated to start in the 2<sup>nd</sup> quarter of 2009 and be completed 14 months thereafter.

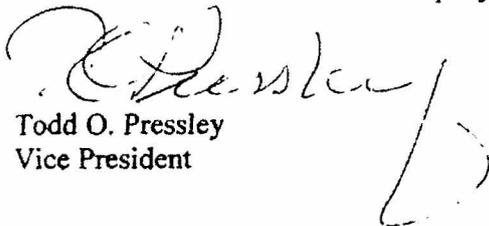
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Should you have any questions, please feel free to contact Mr. Dan O'Laughlin or myself @ (219) 949-3100

Respectfully,  
Powers & Sons Construction Company

  
Todd O. Pressley  
Vice President



April 27, 2009

Mr. Perry Nackachi  
Association of Asian Construction Enterprises  
333 N. Ogden Avenue  
Chicago, Illinois 60607

RE: The Renaissance Collaborative  
Senior Village - 346 East 53<sup>rd</sup> Street Chicago Illinois

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**Mr. Perry Nackachi**  
**Association of Asian Construction Enterprises**  
**333 N. Ogden Avenue**  
**Chicago, IL 60607**

2596 2767 0000 0297 5002

Dear Mr. Nackachi:

Powers & Sons Construction Company has been selected by The Renaissance Collaborative as the General Contractor for the construction of their new 80,000 square foot, 71 unit single residence occupancy facility to be located at 346 East 53<sup>rd</sup> Street in Chicago Illinois.

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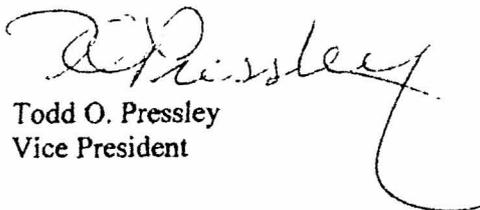
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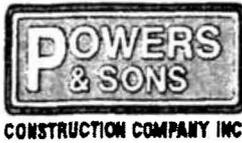
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Should you have any questions, please feel free to contact Mr. Dan O'Laughlin or myself @ (219) 949-3100

Respectfully,  
Powers & Sons Construction Company

  
Todd O. Pressley  
Vice President



April 27, 2009

Ms. Babette Payton  
Illinois Association of Minority Contractors  
1643 East 71<sup>st</sup> Street  
Chicago, Illinois 60649

RE: The Renaissance Collaborative  
Senior Village - 346 East 53<sup>rd</sup> Street Chicago Illinois

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City, State, ZIP+4					
Ms. Babette Payton Illinois Association of Minority Contractors 1643 East 71 <sup>st</sup> Street Chicago, IL 60649					

9996 2717 0000 0297 5002

Dear Ms. Payton:

Powers & Sons Construction Company has been selected by The Renaissance Collaborative as the General Contractor for the construction of their new 80,000 square foot, 71 unit single residence occupancy facility to be located at 346 East 53<sup>rd</sup> Street in Chicago Illinois.

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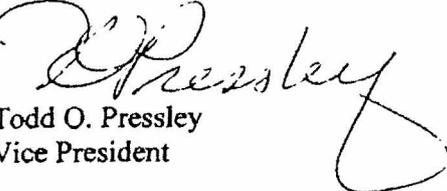
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Should you have any questions, please feel free to contact Mr. Dan O'Laughlin or myself @ (219) 949-3100

Respectfully,  
Powers & Sons Construction Company

  
Todd O. Pressley  
Vice President



April 27, 2009

Mr. Juan Ochoa  
Mexican American Chamber of Commerce  
33 N. LaSalle, Suite 1720  
Chicago, Illinois 60602

RE: The Renaissance Collaborative  
Senior Village - 346 East 53<sup>rd</sup> Street Chicago Illinois

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Mr. Juan Ochoa  
Mexican American Chamber of Commerce  
33 N. LaSalle, Suite 1720  
Chicago, Illinois 60602

Sent To  
Street, Apt. No., or PO Box No.  
City, State, ZIP+4

5494 2147 0000 0287 5002

Dear Mr. Ochoa:

Powers & Sons Construction Company has been selected by The Renaissance Collaborative as the General Contractor for the construction of their new 80,000 square foot, 71 unit single residence occupancy facility to be located at 346 East 53<sup>rd</sup> Street in Chicago Illinois.

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Respectfully,  
Powers & Sons Construction Company

Todd O. Pressley  
Vice President

# we're **FAMILY**

**YMCA of Metropolitan Chicago**

April 29, 2009

Ms. Christine Raguso  
Commissioner of Community Services  
City of Chicago  
33 N. LaSalle Street  
Chicago, IL 60602

Dear Commissioner Raguso:

The YMCA of Metropolitan Chicago would like to express its support of The Renaissance Collaborative, Inc. (TRC) as it undertakes the development of a senior village in the greater Bronzeville community. The YMCA understands the need for certain vulnerable populations in our community, especially our seniors.

Previously, we worked with TRC to redevelop the 85 year old historic Wabash YMCA building located at 3763 South Wabash and we now lease 20,000 sq ft in that project for our Wabash YMCA. The YMCA has a long-standing scholarship policy that would be available to residents of the Village. It is a policy that is based on need so that low-income seniors can participate in our programs. Recently, we initiated a new program call Activate for Life for people age 50+ that is free of charge. The program helps the senior citizens incorporate physical activities into their daily lives.

We recognize TRC efforts to provide affordable housing in the Bronzeville community as The Renaissance Apartments and support them in their own efforts. We look forward to working with them in the future.

Sincerely,



Christopher T. Bielat  
Senior Vice President of Real Estate  
& Senior Housing

CC: Pat Abrams



We build strong kids, strong families,  
strong communities.



## St. Thomas Episcopal Church

3801 S. Wabash Avenue  
Chicago, IL 60653

Main# 773.268.1900  
website: stthomaschicago.com

Fax: 773.925.8898  
email: stthomaschicago@comcast.net

April 29, 2009

Ms. Chris Raguso  
Commissioner of Community Services  
City of Chicago  
33 N. LaSalle Street  
Chicago, IL 60602

Dear Commissioner Raguso:

St. Thomas Episcopal Church would like to express its support of The Renaissance Collaborative, Inc. (TRC) as it undertakes the development of a senior village in the greater Bronzeville community. As a historic faith-based institution dedicated to our communities, St. Thomas understands the need for certain vulnerable populations in our community, especially our seniors.

As the senior population steadily increases, the continued development of affordable, supportive and safe environments will become imperative to ensure quality of life for our seniors. TRC initial development was the former dilapidated YMCA facility. It was our original intent to have this building serve the senior population but decided as a collaboration of faith-based institutions to support its redevelopment into a 101 units SRO, supportive affordable housing facility serving former homeless individuals. It is now known as The Renaissance Apartments & Fitness for Life Center. TRC owns and manages the facility and leases the Fitness for Life Center to the YMCA to offer health and fitness programming to its residents and the community at large.

TRC understands the needs of the populations it serves and will work hard to ensure that those needs are met. St. Thomas Episcopal Church is the initial sponsor of TRC and has been since inception in 1992. As the vision for the senior village take shape, we will support TRC in whatever capacity possible to ensure the fulfillment of its mission.

Sincerely,



The Very Rev. Dr. Fulton L. Porter  
Pastor, St. Thomas Episcopal Church

The Very Reverend Fulton L. Porter, III, M.D., M. Div.  
Rector

Carolyn B. Petway  
Church Administrator



**GRAND BOULEVARD FEDERATION**

*4859 South Wabash Avenue, 2<sup>nd</sup> Floor*

**CHICAGO, IL 60615-1008**

**PHONE (773) 548-8140/ FAX (773) 548-6622**

[www.grandboulevardfederation.org](http://www.grandboulevardfederation.org)

---

April 29<sup>th</sup>, 2009

Ms. Christine Raguso  
Commissioner of Community Services  
City of Chicago  
33 North LaSalle Street  
Chicago, Illinois 60602

Dear Commissioner Raguso:

The Grand Boulevard Federation would like to express its support of The Renaissance Collaborative, Inc. (TRC) as it undertakes the development of a senior village in the greater Bronzeville community. The Federation understands the need for certain vulnerable populations in our community, especially our seniors.

The Renaissance Collaborative, Inc. is a member of the Grand Boulevard Federation. Previously, we supported TRC in its redevelopment of the historic Wabash YMCA building located at 3745-63 South Wabash Avenue.

We applaud TRC efforts to provide affordable housing in Bronzeville at the Renaissance Apartments and support them in their new efforts. We look forward to working with them in the future.

The Grand Boulevard Federation is a broad community collaborative whose mission is to influence policy, programs, funding and strategies in order to improve outcomes for children, families and residents of the Grand Boulevard community. Our focus is in the areas of health, community safety, positive youth development, family life and well-being, and education. The Federation was created in 1994 as part of the Governor of Illinois Task Force on Human Services Reform. We are a tax exempt, 501(c)(3) organization.

The Federation accomplishes its mission by focusing on coordinating services to maximize their effectiveness, and by creating and sustaining partnerships between the community and public sector agencies of the local, state, and federal level to better address community determined priorities. Over sixty (60) community agencies, organizations, and residents are involved actively in some aspect of our work. We have monthly, open public meetings where issues of concern to the community are addressed.

Sincerely,

Gregory F. Washington  
President & CEO



**Quinn Chapel**  
African Methodist Episcopal Church  
2401 South Wabash Avenue  
Chicago, IL 60616  
Ph: 312-791-1846  
Fax: 312-791-9418  
[www.quinnchicago.org](http://www.quinnchicago.org) website

**Reverend James Moody Sr.,  
Pastor**

*"Celebrating God's Presence  
Rebirth & Unity with a Purpose"*

April 29, 2009

Ms. Christine Raguso  
Commissioner of Community Services  
City of Chicago  
33 N. LaSalle Street  
Chicago, IL 60602

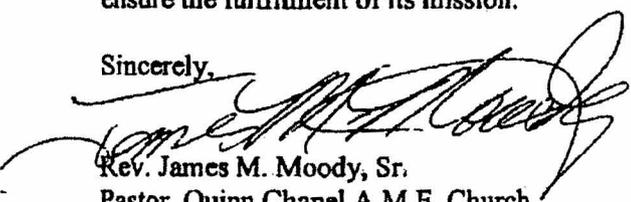
Dear Ms. Raguso,

Quinn Chapel A.M.E. would like to express its support of The Renaissance Collaborative, Inc. (TRC) as it undertakes the development of a senior village in the greater Bronzeville community. As a historic faith-based institution dedicated to our communities, Quinn Chapel understands the need for certain vulnerable populations in our community, especially our seniors.

As the senior population steadily increases, the continued development of affordable, supportive and safe environments will become imperative to ensure quality of life for our seniors. TRC transformed a dilapidated former YMCA facility into a 101 units SRO, supportive affordable housing facility serving former homeless individuals known as The Renaissance Apartments & Fitness for Life Center. TRC owns and manages the facility and leases the Fitness for Life Center to the YMCA to offer health and fitness programming to its residents and the community at large. With this successful redevelopment effort and the proven ability to assist individuals in restructuring their lives and achieving self-sufficiency, TRC has proven its capacity to develop and succeed in the operation of this type of housing,

TRC understands the needs of the populations it serves and will work hard to ensure that those needs are met. Quinn Chapel A.M.E. Church is a proud sponsor of TRC and has been since its inception in 1992. As the vision for the senior village take shape, we will support TRC in whatever capacity possible to ensure the fulfillment of its mission.

Sincerely,

  
Rev. James M. Moody, Sr.  
Pastor, Quinn Chapel A.M.E. Church

*"The First Black Congregation in Chicago"*  
Founded 1847  
Bishop John R. Bryant – Presiding Prelate  
Rev. Louis Toney – Presiding Elder



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

**PAT DOWELL**  
**ALDERMAN -- 3RD WARD**

3RD WARD SERVICE CENTER  
5046 SOUTH STATE STREET  
CHICAGO, ILLINOIS 60609  
TELEPHONE 773-875-8273  
FAX: 773-378-6852  
E-MAIL: pat.dowell@cityofchicago.org

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LANDMARKS  
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TRANSPORTATION AND PUBLIC WAY

April 28, 2009

Christine Raguso  
Acting Commissioner  
Department of Community Development  
121 N. LaSalle, Room 1000  
Chicago, Illinois 60602

Dear Commissioner Raguso,

This correspondence is to state my support for the sale of the following three City-owned parcels for \$1: 348 E. 53rd Street (PIN 20-10-306-032-0000); 5243 S. Calumet Avenue (PIN 20-10-306-030-0000); and 5247 S. Calumet Avenue (PIN 20-10-306-031-0000.) The parcels will be the site of a 71-unit HUD 202 Elderly Housing Development to be known as TRC Senior Village I.

I further support providing permit fee waivers, TIF increment to be determined and other City assistance for the construction of this development.

Sincerely,

Pat Dowell  
Alderman, 3rd Ward

