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CITY OF CHICAGO

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Mixed-Use Development Approved Near Cottage Grove CTA Stop in Woodlawn

A \$28 million mixed-use complex in Woodlawn will move forward through a \$5 million City loan approved today by City Council.

The project includes a four-story "Woodlawn Station" retail and residential complex planned for the northeast corner of 63d Street and Cottage Grove Avenue near the CTA's Green Line. The building will include 55 apartments and 15,600 square feet of commercial space. The project also includes two buildings with a total of 15 units at 6408 and 6432 S. Maryland Ave.

To be developed by Preservation of Affordable Housing Inc. (POAH), the project is the latest phase in the redevelopment of the former Grove Parc public housing complex. Fifty-five of the apartments will be made available to residents earning up to 60 percent of area median income and 15 will be rented at market rates.

Other funding includes \$1.1 million in Low Income Housing Tax Credits from IHDA that will generate \$12.4 million in equity, a \$6 million Choice grant from the U.S. Department of Housing and Urban Development, \$825,000 from the Federal Home Loan Bank, and a private mortgage loan.

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TIF Approved for South Side Elementary School

Eleven million dollars in Tax Increment Financing (TIF) assistance will be allocated for start-up expenses related to the construction of the new South Loop Elementary School at 16th and Dearborn streets under a plan approved today by City Council.

The funds will reimburse the Board of Education for land acquisition, site demolition, remediation, design, and other costs associated with the proposed school for up to 1,200 elementary students.

"I am proud to have collaboratively worked with residents of the South Loop community, the Mayor and CPS to find ways to accommodate families and children in our burgeoning community," said

121 NORTH LASALLE STREET, ROOM 507, CHICAGO, ILLINOIS 60602

Alderman Pat Dowell. “We look forward to working closely with CPS on a plan to alleviate overcrowding and ensure access to the modern learning space in the South Loop that our students and families deserve.”

The new building will help to alleviate overcrowding at the existing South Loop Elementary School at 1212 S. Plymouth Court and accommodate future student population growth in the area. The site was previously occupied by a postal service facility.

The total project cost is estimated at \$55 million.

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Land Sale Will Support Development of Health Center in South Chicago

A new \$3.5 million medical clinic will be built in South Chicago through a City-owned land sale approved today by City Council.

Four vacant parcels at the northwest corner of 83rd Street and Muskegon Avenue will be sold to Ujamaa Holding Group LLC, which owns two parcels immediately west of the site. The combined .61-acres of land will be used to construct a 10,740-square-foot building to be leased to Access Family Health Center. The proposed sale price is the appraised value of \$25,000.

The new state-of-the-art health center will replace a nearby smaller facility, providing additional comprehensive primary and preventive services to community residents in one location.

Access is the state’s largest private primary health care provider to low-income residents and operates a network of 36 community-based health centers in Chicago and the suburbs.

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\$5 Million in Home Repair Grants Approved for Six West, South Side TIF Districts

The City of Chicago’s Neighborhood Improvement Program will be renewed in six Tax Increment Financing (TIF) districts under a financial plan approved today by City Council.

The plan will allocate \$1 million in TIF funding in the 119th/I-57, Central West, Englewood, and Midwest TIF districts and \$500,000 in the 119th/Halsted and 63rd/Ashland TIF districts.

The TIF-NIP program provides grants of up to \$30,500 to help qualified homeowners of one- to four-unit properties make qualified exterior repairs, limited interior improvements, and select energy efficiency upgrades.

The program will be administered by Neighborhood Housing Services of Chicago Inc. The grants will assist approximately 285 units of housing.

To be eligible, property owners must meet income requirements and live within the TIF district boundaries. For TIF district locations and related information, visit www.cityofchicago.org/tif.

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Housing Redevelopment Program Proposed for Northwest, Southwest Sides

The City of Chicago's Multi-Family Tax Increment Finance (TIF) Purchase-Rehab Program will be expanded into two additional TIF districts through a plan approved today by City Council.

The TIF-Purchase Rehab program provides grants to help private developers purchase and rehabilitate abandoned and foreclosed buildings containing six or more units as affordable housing.

Grant amounts are determined by the percentage of apartments that are leased at affordable levels to income-qualified tenants over a 15-year period. Maximum grant amounts cover up to 50 percent of the project's total cost

Under the plan, \$500,000 will be made available for the first time in the Pulaski Corridor TIF district on the Northwest Side and \$1 million will be allocated in the Midwest TIF district on the Southwest Side.

The program will be managed by Community Investment Corp., a Chicago-based lender specializing in multi-family rehabilitation financing.

The program is already active within the Ogden/Pulaski, Chicago/Central Park, Division/Homan, and Humboldt Park TIF districts.

In 2015, approximately 140 units of housing were supported through a \$7 million commitment to the program.

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Property Tax Incentive Will Support Historic Fulton-Randolph Building Rehab

A Class L property tax incentive will support the \$5.7 million rehabilitation of an historic commercial building at 312 N. Carpenter St. on the Near West Side under a plan approved today by City Council.

MC ASB 312 Carpenter LLC will use the Class L incentive to support a comprehensive rehabilitation of the three-story building's interior and exterior into retail stores and office space. Improvements will include façade repairs, new storefronts and windows, a rear addition, rooftop deck, green roof, building system upgrades, and the installation of new sprinklers.

The Class L incentive, which encourages the preservation and rehabilitation of landmark structures, will reduce property taxes on the building by \$3.4 million over the next 12 years. Once leased, an estimated 85 permanent jobs are expected to be created by the project.

Located in the Fulton-Randolph Historic District, the 25,000-square-foot building originally opened in 1893 for the distribution of dairy products.

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Land Sales Will Support Two New Home Developments in Woodlawn

Land sales approved today by City Council will support a pair of new market-rate home developments in Woodlawn.

A mix of nine single-family homes, 12 townhomes and four condominiums will be built by KMW Communities LLC on eight City-owned lots on the 6100 and 6200 blocks of South Greenwood Avenue and the 6200 block of Woodlawn Avenue. The parcels will be sold for their appraised value of \$461,500.

To be built in three phases, the one- to four-bedroom homes will range in price from \$201,000 to \$595,000. Construction would start later this year.

Nine single-family homes will also be built by Greenline Development LLC. on two City-owned lots in the 6100 block of South Ellis Avenue and two in the 500 block of East 60th Street. The parcels will be sold for the combined appraised value of \$393,500.

Each two-story, 3,330-square-foot home will have four bedrooms and two baths and be priced at \$475,000. Construction will begin in the spring of 2017.

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City Assistance Will Support Rehab of Southwest Side Senior Housing Complex

The \$14.1 million acquisition and rehabilitation of a West Lawn senior building will be made possible through financial measures approved today by City Council.

Originally constructed in 1997, the 102-unit Lawn Terrace Apts. at 3214 W. 63rd Place will receive energy efficient upgrades including a solar hot water system, HVAC system, roofing and lighting and kitchen and bathroom improvements.

The City will authorize a transfer of ownership from Kedzie Limited Partnership to Lawn Terrace Preservation LP, which will assume the debt on an existing \$6.2 million City loan and a \$500,000 loan from the Chicago Low-Income Housing Trust Fund. The City will also provide up to \$8 million in Housing Revenue Bonds to bridge the financing costs during the rehabilitation phase and 383,000 in Low Income Housing Tax Credits that will generate \$3.8 million in equity to support the project.

Upon completion, all of the units will remain affordable to seniors earning up to 60 percent of area median income.

Other funding sources will include a \$358,000 loan from the Illinois Housing Development Authority and a private mortgage loan.

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Rehab Approved for 180-Unit Senior Apartment Building in Grand Boulevard

A financial plan approved today by City Council will support the \$33.7 million rehabilitation of a 20-story senior apartment building in Grand Boulevard.

The 180-unit rehab of Paul G. Stewart Apts. Phase III Tower at 401 E. Bowen Ave. will be supported through \$4.3 million in Tax Increment Financing (TIF) assistance, \$1.2 million in Low Income Housing Tax Credits that will generate \$12.1 million in equity, a \$2.5 million loan, and an up to \$20 million in Low Income Housing Revenue Bonds. Additional support for the project includes a private mortgage loan.

To be completed by PGS Bronzeville III LP, the project will include new mechanical and HVAC systems, windows, and kitchen and bathroom upgrades, among other improvements.

Originally constructed in 1976, the building is part of the 883-unit Paul G. Stewart apartment complex built in five phases between 1975 and 1996.

All of the apartments will retain their project-based Section 8 vouchers and remain affordable for tenants earning up to 60 percent of area median income.

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Property Tax Incentives Approved for Four Industrial Redevelopment Projects

Property tax incentives approved today by City Council will support three industrial redevelopment projects across the City.

Ascent CH3 LLC

A Class 6(b) incentive will support the \$87.2 million renovation of a 110,000-square-foot industrial building at 717 S. Des Plaines St. on the Near West Side as a data center. The incentive will reduce taxes on the property by \$1.7 million over the next 12 years, enabling Ascent CH3 LLC to build five data center suites in the building, each with dedicated office, storage and backup generators. The facility, which will store and transmit vast amounts of digital information, is expected to create 133 temporary jobs and 23 permanent jobs.

The Class 6(b) tax classification encourages the redevelopment of industrial properties by lowering the Cook County tax rate for eligible projects over a 12-year period.

Bond Corp.

The Bond Corp. will renew a Class 6(b) property tax incentive to support the continued operation of a 50,000-square-foot industrial building at 4237 W. 42nd Place in Archer Heights. The manufacturer purchased the building in 2011 after a fire destroyed its Near West Side facility. The business will invest \$150,000 in new equipment and building upgrades over the next year for the production of tack cloth, a specialty wiping material used for a variety of cleaning applications. The projected \$232,000 in tax savings through the 12-year period will add two new jobs to the

company's current 21-person workforce. A previous tax incentive on the property was issued in 2005.

JayTee LLC

A Class 7(c) tax incentive will facilitate the demolition of a vacant industrial building and support the construction of a new five-story, 119,000-square-foot, mixed-use development at 921 S. Jefferson St. on the Near West Side. To be developed by JayTee LLC, the \$44 million project will include four floors of retail and office space above one floor of grade level and two floors of underground parking. The project will result in the creation of 200 permanent jobs from future tenants and 90 temporary construction jobs. Total tax savings are estimated at \$3.4 million.

The Class 7(c) incentive reduces property tax assessment levels on qualified commercial properties to 10 percent for three years, 15 percent in the fourth year and 20 percent in the fifth year.

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