

## **Project Summary**

**Mixed-Income Mixed-Use Community** – The development will contain multi-family housing and commercial uses, which may include retail, healthcare, restaurants, office, banking, grocery, daycare, community center, and job training center, and will provide significant community services and local jobs. It is anticipated to exceed \$350 million in total development and construction costs.

**Housing Units** – The development is anticipated to contain approximately 650-700 new multi-family housing units ranging in size from studio, 1 BR, 2BR, 3 BR and limited 4BR and 5BR units. Included in the 650-700 total units expected to be built, 100 units are anticipated to be Age-Restricted (55 & Older) independent living units.

**First Phase Facts** – It is anticipated the first phase will contain approximately 220 multi-family residential units, in addition to a healthcare facility, a grocery store, and other retail or restaurant outparcels fronting Cicero Avenue. The first phase of residential units will contain two mid-rise buildings that may start construction at different times.

**Anticipated Job Creation** – Current job creation projections include approximately 675 permanent jobs and 775 construction jobs.

## **Responses to Frequently Asked Questions by Topic**

### **1. Timing**

LeClaire Partners was recently selected through a Request for Proposal (RFP) process with the Chicago Housing Authority (CHA) to redevelop the former LeClaire Courts site. LeClaire Partners is currently in the planning stages involving community meetings and input, design, and governmental approvals. A multi-phase development over several years is expected. Our goal is to receive necessary governmental approvals throughout the second half of 2021, and to start construction in late 2021, subject to City and State approvals, as well as required City, State and Federal financing.

## **2. Open/Green Space**

A landscaping plan per City requirements is being developed. It is anticipated that some existing trees will be lost due to the realignment of certain streets, per the City's input, and placement of buildings on the site. We will attempt to save as many old trees as possible, and will plant numerous replacement trees, shrubs, flowering plants and ground cover as well. Attractive green space will exist throughout the site to ensure community members will have access to inviting places in which to play and gather.

The current site design reflects significant open space for community gathering and sidewalks for ease of pedestrian movement throughout the site and the greater neighborhood. In addition, high-speed internet connectivity will be accessible throughout all residential and community spaces.

The developer is committed to creating a multi-generational community. This will include energy-efficient construction materials, and alternative energy utilization including solar power and other environmentally conscious programs.

## **3. Property Taxes and Values**

We believe the project will have a very positive impact on the community and surrounding neighborhoods. We have initiated a TIF study that will provide further guidance. Property taxes are determined by the Cook County Assessor and involve many other factors.

## **4. Affordable Housing Definition, and Percentages**

Affordable housing is generally housing that is deemed affordable to those with household incomes at or below a certain percentage of the area's median household income. These percentages are set by the federal government or local government

using a recognized housing affordability index. In Chicago, both the City of Chicago and the CHA work to provide rental housing priced below market rental rates by utilizing housing subsidies. Both entities use a mix of subsidized developments and voucher programs that households can then use in the private market.

This planned development will be constructed on land owned by the CHA. Affordable housing is mandated by federal law and the CHA mission. This development is very different from traditional public housing developments of the past. It will be a mixed-income community that will reflect **Chicago**, not a separate housing enclave. It will be designed so that CHA and affordable units will be indistinguishable from market rental rate units. This community will serve residents who formerly lived at this site and have a right to return, new families, and any other households looking for a place to call home. LeClaire Partners' aim is to provide quality housing options on this site, as well as to develop a community that has robust economic opportunities.

The anticipated allocation of units is: 35%-40% CHA, 30%-35% affordable, and 20%-30% market rate units.

## **5. Academy for Global Citizenship and Hearst Elementary Schools**

The Academy for Global Citizenship owns a parcel of land adjacent to this site and plans on building its new charter school there. Another school in our immediate area is Hearst Elementary that is currently underutilized, meaning their enrollment is at less than 70% of their ideal enrollment capacity, and would be available to families of the new development.

## **6. Grocer**

The developer is targeting a full-service grocery store for this site. As a top priority, expressed by the community as well, the developer is currently in negotiations with a regional grocer to provide fresh produce, meat, deli, general grocery, complete freezer sections, prepared meals, coffee bar and fresh flowers. At this time, we are

unable to disclose the grocer as a result of confidentiality agreements. We will disclose the grocer upon successful completion of the negotiations.

## **7. Mixed Income Residential Units**

The CHA is required to provide a minimum of 186 replacement units on site. It is anticipated that CHA units will not exceed 250 units. The remaining units are planned as a mix of affordable and market rate units, creating a truly mixed-income community.

## **8. Retail and Employment Opportunities and Information**

Employment opportunities and information will be available through the Alderman's office, community groups, and the developer's websites at a future date and time. Job fairs will be announced and conducted prior to construction and commercial tenant openings. Greater Southwest Development Corp. and the Little Village Chamber of Commerce will coordinate these efforts, along with local union partners to maximize local applicant engagement. We are not accepting applications for jobs at this time.

## **9. Union Participation**

The contractors intend to exceed the minimum goals of Section 3 and MWDBE hiring by utilizing their proven project-based labor training program. Partnering with the major labor organizations, the contractors will facilitate the hiring of Section 3 and MWDBE applicants into the apprenticeship programs. The process begins with organizing an intake session to identify willing candidates for apprenticeships and existing union trades people. Applicants without a union affiliation will be provided the opportunity to apply for union apprenticeship programs with sponsorship by the contractors performing the work.

## **10. Healthcare**

Another top priority for the developer is to secure a healthcare provider for the development site. The developer recognizes the need for quality community accessible healthcare and is in negotiations with a Federally Qualified Health Care center to operate a full-service clinic providing pharmacy, urgent care, pre-natal to elderly care, dental, and general medical needs. At this time, we are unable to name the FQHC as a result of a confidentiality agreement. We will disclose the healthcare provider upon successful completion of the negotiations.

## **11. CHA is a Partner and Landowner**

The developer is a joint venture comprised of the CHA, Cabrera Capital Partners, and The Habitat Company.

## **12. Security**

The development site will be designed with security for all residents and the greater community in mind. Security can take many forms; however, access control and video surveillance are a common minimum threshold. Additional levels of security, such as patrols, will be considered and implemented based on need. We will continuously monitor and evaluate our security program as we commence operations.

## **13. Traffic**

Traffic and safety concerns related to the transportation system through and around the development are a top priority. A traffic impact study has been initiated and will

determine the intersections and traffic control improvements needed to accommodate additional traffic generated by the development site. The study will contain solutions and recommendations throughout the report and will be submitted to CDOT/IDOT for response and approval. Providing safe and efficient traffic operations for vehicles, pedestrians and bicycles is of great importance to us.

#### **14. Park District Participation**

The developer fully understands the role of a supported Park District, and the level of services that a vibrant park can provide in improving our community's health. A vibrant and relevant park protects the environment, employs many, and brings diverse communities together in unity through the common joy of play. Although the park is not part of the development plan per se, we anticipate and look forward to working with the park to enhance its offerings to the community.

#### **15. Economic Development Anchor**

The development will add a significant number of new community residents, including families, creating demand for goods and services, and providing jobs and supporting a variety of commercial services both onsite and in the greater community.

#### **16. Daycare Affordability**

We will seek a day care provider with a price point that appeals to the mixed-income nature of the community.

## **17. For Sale Component**

At this point in the planning stage there are no definitive plans for “for sale” housing. Later development phases will evaluate the viability of creating “for sale” housing opportunities.

## **18. Rental Qualifications and Checks**

Background checks, credit checks, and income verifications are a standard part of the qualifications potential residents will submit in the application process.

## **19. Rents**

The first phases of residential units fronting Cicero Avenue are anticipated to range between \$860 and \$1,050 per month depending on unit sizes and income level. (This range excludes the rent-subsidized CHA units which will be limited to households earning not more than 60% of AMI, and who will pay 30% of their adjusted income for rent.)

## **20. Banking**

We are targeting potential bank users to locate on the property and participate in financial literacy programs for the community.

## **21. Residential Amenities**

Project amenities will include on-site management, a community room, laundry facility, fitness center, business center/computer room, key fob access, elevator service, and various social/supportive services. Residential unit amenities will include range, refrigerator, dishwasher, window blinds, central A/C, carpeted bedrooms and laminate flooring throughout the rest of the unit.

## **22. Financing**

The Mayor is aware of the development and its substantial impact on the area. We will be working closely with City, State and Federal officials on funding alternatives. Financing is expected to include tax exempt bond proceeds, private mortgage financing from banks, Fannie Mae, Freddie Mac, HUD or others, equity from the sale of federal Housing Tax Credits, Tax Increment Financing from the City of Chicago, federal HOME Funds from the City of Chicago, subordinate debt and equity from the CHA, equity raised from the sale of Illinois Affordable Housing Tax Credits and New Markets Tax Credits, and owner equity, among other sources to be pursued as available.