Today’s agenda

<table>
<thead>
<tr>
<th>Topic</th>
<th>Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Welcome and Introductions</td>
<td>5 minutes</td>
</tr>
<tr>
<td>Presentation of 63&lt;sup&gt;rd&lt;/sup&gt; Street RFQ</td>
<td>10 minutes</td>
</tr>
<tr>
<td>Q&amp;A</td>
<td>60 minutes</td>
</tr>
<tr>
<td>Conclusion &amp; Next Steps</td>
<td>5 minutes</td>
</tr>
</tbody>
</table>
What are the ISW RFPs?

The INVEST South/West (ISW) Request for Proposals (RFPs) solicit development proposals for City-owned land.

Traditionally, RFPs simply provide details regarding the subject property (e.g., size, zoning, appraised value) and a brief indication of the preferred use (e.g., residential development).

The INVEST South/West RFPs go one step further and illustrate the desired urbanism of the site as well as a more robust description of uses desired by the community.

The ISW RFPs are also built on an understanding of available incentives and partner those incentives with the proposed development to ensure high-level financial feasibility.
Implementing INVEST South/West

Previous INVEST South/West RFPs

1. Austin
   Chicago Ave & Laramie Ave
2. Englewood
   63rd & Halsted
3. Auburn Gresham
   79th & Halsted
4. North Lawndale
   Ogden & Homan
5. Bronzeville
   47th & Vincennes
6. New City/Back of The Yards
   47th & Justine
7. South Chicago
   Commercial & 89th
8. Humboldt Park
   Pioneer Bank – North & Pulaski
9. Humboldt Park
   Chicago Ave & Central Park
10. South Shore
    79th & Exchange

2022 RFP/RFQs

1. Woodlawn
   63rd & Ellis
2. East Garfield Park
   Lake & Kedzie
3. McKinley Park (RFP)
   Pershing Rd & Damen
4. Avondale (RFP)
   Belmont & Milwaukee
Lessons Learned from Invest S/W RFPs

• **INVEST S/W RFPs** set expectations for Design Excellence in mixed-use development across the City

• Traditional RFP process creates significant pre-development costs for Developers and Designers without a full confidence that they will be awarded the project

• Traditional RFP process creates barriers to entry for emerging design firms
Woodlawn RFQ Process Overview

2022

- JULY: RFQ For Designers
  - Prepare RFQs / Call for Entries
- AUG: RFQ For Developers
  - 3 Developer Teams
- SEPT: 5-6 Design Firms (plus AORs)
  - RFQs Due 9/14
- OCT: Jury Eval.
- NOV: Teaming
  - Proposal Prep (Exact duration and stipend TBD)
- DEC: Jury Eval.

2023

Woodlawn Context

Washington Park

The University of Chicago

Midway Plaisance

Woodlawn Central

Woodlawn Ave

Metra

63rd Street

56th Street

59th Street

Obama Presidential Center

Jackson Park

Stony Island Ave

67th St

65th Street Townhouse Area

63rd Street Mid-Rise Area

CTA Green line

63rd St

55th St

College Grove Ave

63rd St

63rd Street

Woodlawn Ave
63rd Street Pipeline Projects

Friend Health Annex
Friend Health
Woodlawn Station

RFQ Sites
Site 1
Site 2
Site 3 Site 4 Site 5
Site 6

Future Development Site
University of Chicago Charter School

63rd Street
Friend Health
Woodlawn Station

Revive Phase I
Revive Phase II
POHA Library
Park Station
Public Aid Department

Woodlawn Crossing
Park Station
DPD | DOH 63rd Sites: 18 City-Owned PINs + 2 Acquisition = 20 PINs
Future Sites: 3 City-Owned PINs + 5 CIC PINs = 8 PINs
= 28 PINs Total

1) The Community Investment Corporation (CIC) is a non-profit corporation and one of Chicago’s leading financial leaders for the acquisition, rehabilitation, and preservation of affordable rental housing. CIC is holding PINs on 63rd Street for future use by the City of Chicago for mixed-use, multi-family buildings with affordable units as defined by the Woodlawn Housing Preservation Ordinance.
1) The Community Investment Corporation (CIC) is a non-profit corporation and one of Chicago’s leading financial lenders for the acquisition, rehabilitation, and preservation of affordable rental housing. CIC is holding PINs on 63rd Street for future use by the City of Chicago for multi-plex, multi-family buildings with affordable units as defined by the Woodlawn Housing Preservation Ordinance.
Woodlawn Station

Future Development Sites

Site 1

Site 2

63rd Street
63rd BUILD-OUT SCENARIO

Estimated Timeline Based on The City of Chicago’s LIHTC Funding Rounds

Full Build-Out Massing (FAR = 3):
- Approximately 415-475 total units (Approximately 125-143 affordable units at 30%-50% of Area Mean Income)

Full Build-Out Massing with FAR Bonus (FAR = 3.5 – 4):
- Approximately 495-555 total units (Approximately 149-157 affordable units at 30%-50% of Area Mean Income)

1) The City of Chicago provides Low-Income Housing Tax Credit (LIHTC) funding every 2-years through a competitive process

2) Floor-Area-Ratio (FAR) is a measure of density. The number is a multiplier of the total site area. A 10,000 sq ft site with a FAR of 3 is allowed to build 30,000 sq ft of gross building area.
Zoning and Land Ownership

CURRENT ZONING

PD 723
- Currently using RM-3 as base zoning
- Allows maximum of 208 dwelling units

RECOMMENDED ZONING

B3 | Community Mixed-Use District
- Accommodates a broad range of retail uses including full-service restaurants and larger buildings
- Permits residential units above ground floor

[Map showing zoning details]
DEVELOPMENT SCENARIO OPTION 1 | SINGLE BUILDING | TUCK-UNDER PARKING

- Cost effective construction
- Maximizes residential and parking efficiencies
- Holds street edge
- Creates extremely long, large scale building
- Might create impersonal interior residential experience

View from 63rd Street

View from Alley Side

Example Residential Plan

Example Ground Floor Plan

Surface Parking Accessible from Alley

63rd Street Section

Residential Units

63rd Street

Residential Units

Chicago Avenue | Lamar Johnson Collaborative

Thrive Englewood | Perkins & Will

Detroit Example | DOWRA Architects
Can provide additional parking for destination-oriented business, retail, restaurants, etc.
- Efficient residential floor construction
- Holds street edge

- Creates extremely long, large scale building
- Might create impersonal interior residential experience
- Parking deck adds to overall project cost, height & bulk

View from 63rd Street

View from Alley Side

Example Residential Plan

Example Ground Floor Plan

63rd Street Section
DEVELOPMENT SCENARIO OPTION 3 | SINGLE BUILDING | TUCK-UNDER PARKING

- Sets bulk of building back from street for greater open space
- Creates opportunities for expanded public realm and dining areas
- Creates opportunity for street facing amenities and greater engagement between residents and street
- Holds a prominent corner

- Doesn’t define continuous street wall
- Might create impersonal interior residential experience

Example Residential Plan

View from 63rd Street

Example Ground Floor Plan

View from Alley Side

63rd Street Section
DEVELOPMENT SCENARIO OPTION 4 | 2 BUILDINGS | TUCK-UNDER PARKING

- Holds prominent corners
- Creates smaller buildings with more opportunity for differentiation, separate identities, residential intimacy, etc.
- New construction is more consistent in scale with traditional urban fabric
- May not be as economically efficient as single building

View from 63rd Street

View from Alley Side
DEVELOPMENT SCENARIO OPTION 5 | 3 BUILDINGS | TUCK-UNDER PARKING

+ Holds prominent corners
+ Creates smaller buildings with more opportunity for differentiation, separate identities, residential intimacy etc.
+ New construction is more consistent in scale with traditional urban fabric

- May not be as economically efficient as one or two building

View from 63rd Street

View from South

Typical Residential Plan

Typical Ground Floor Plan

Detroit Example | OOMBA Architects

Surface Parking Under Building

63rd Street Section
## Financial Incentives Overview

<table>
<thead>
<tr>
<th>Incentive</th>
<th>Type</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Neighborhood Opportunity Fund (NOF)</strong></td>
<td>City</td>
<td>Grant funding that will pay for the development or rehabilitation of real estate and projects that support new or expanding businesses or cultural assets in many of Chicago’s South and West side neighborhoods</td>
</tr>
<tr>
<td><strong>Tax Increment Financing (TIF)</strong></td>
<td>City</td>
<td>TIF assists development projects by using the increased property tax revenue generated by these projects. TIF may provide reimbursement for eligible development costs such as land acquisition, site preparation, environmental remediation, building rehabilitation and repair, public infrastructure, professional fees, leasing commissions, up to 30% of the construction period interest costs, and job training</td>
</tr>
</tbody>
</table>
| **Property Tax Incentive Classifications Class 7a, 7b, 7c, and L** | County  | 7a/b/c: Encourage the full utilization and new construction of commercial buildings in areas in need of commercial development  
L: Encourage the preservation and rehabilitation of historically and architecturally significant buildings |
| **New Market Tax Credits (NMTC)**             | Federal | Commercial or industrial development of the property can benefit by attracting investment from a qualified Community Development Entity; the investment can consist of a loan or equity participation. |
| **Historic Tax Credits**                      | Federal | A 20 percent income tax credit is available for the rehabilitation of historic, income-producing buildings that are determined by the Secretary of the Interior, through the National Park Service, to be “certified historic structures.” |
| **Low Income Housing Tax Credits (LIHTC)**    | Federal | A competitive DOH financing source that can only be applied for through its funding round under the guidelines of the Qualified Action Plan (QAP). All proposals that require additional DOH funding, other than TEB or TIF, are required to apply through DOH’s funding round. The next round is currently scheduled to open in June 2023. |

Full details in RFQ package
## Woodlawn Ordinance Programs

<table>
<thead>
<tr>
<th>Target population</th>
<th>Program name</th>
<th>Program description</th>
<th>Program status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Developers</td>
<td>Neighborhood Hiring Plan/Local Developer</td>
<td>Residents of Woodlawn and developers from Woodlawn preference in development projects stated in the ordinance</td>
<td>Working Group and program administrators are sharing opportunities with local developers, and DOH staff is prepared to ensure compliance with local hiring plans.</td>
</tr>
<tr>
<td></td>
<td>City Lots for Working Families</td>
<td>Homebuyer income cannot exceed 140% AMI and home prices cannot exceed 120% AMI for new home construction on city-owned land</td>
<td>RFA launch in Q2 2022.</td>
</tr>
<tr>
<td></td>
<td>Woodlawn Loan Fund</td>
<td>For sale homes cannot exceed 120% AMI and rents cannot exceed 80% AMI for buildings constructed from the low interest construction loan fund</td>
<td>Loan fund launched in April 2021 and has already closed on one property for 9-12 units with ½ of the units affordable to families at 80% AMI. Several other developers are in the loan fund pipeline.</td>
</tr>
<tr>
<td></td>
<td>Development on City Owned Land</td>
<td>Buildings with 6+ units restricted lots for low-income people</td>
<td>Deeply affordable RFP launch in Q2 2022.</td>
</tr>
<tr>
<td></td>
<td>Preserving Existing Affordable Rentals</td>
<td>Buildings with 6+ units 20% of units are affordable through private debt refinancing</td>
<td>Program has launched, but we have yet to receive any applications.</td>
</tr>
</tbody>
</table>
Evaluation Criteria and Partnerships

Overview of evaluation criteria

Community Wealth Building
- Equitable control, ownership, and/or decision-making authority of historically disadvantaged business partners reflecting the demographics of community areas.
- Bidder(s) that are Latino and Black owned businesses, and/or bidder(s) that prioritize employment of Latino and Black employees.
- A proven track record of working and making investments in South and West Side communities of Chicago.
- Collaboration and support from community-based organization, community residents, historically disadvantaged business owners, and Alderman.
- Promote local small business development, arts/cultural-based businesses, community space, and/or entrepreneurial opportunities for community residents.

Professional and technical competence
- Professional qualifications and specialized experience of development team.
- Adherence to the recently released Neighborhood Design Guidelines and Design Excellence Principles.

Economic feasibility
- Purchase price, financial qualifications, total project cost.

Full details in RFQ package

Partnership model explanation

- The City of Chicago and DPD are committed to inclusive economic development that increases the capacity of and participation from racial and ethnic minorities, and residents who are members of other historically disadvantaged groups.
- As part of INVEST South/West, this RFQ has dual goals:
  - 1) To build development sites in an identified community area.
  - 2) To maximize the participation and ownership of local Latino and Black residents in all phases of a project – including, but not limited to, design, development, construction, financing, and operations. The expectation is that bidding teams/partnerships reflect the demographics of the community area where the development will take place.

Full details in RFQ package.
Prioritize inclusive design processes to foster equitable development.
Build Local Wealth

Build wealth in the community by involving local partners in development team

- Local developers hire local contractors and lease to local businesses

Four potential levels of local involvement:

- Developer Teams / Designer Teams / Contractor & Trades (26/6) / Tenants & Businesses
RFQ process and next steps

The above timeline is preliminary and may be subject to change, with adequate notice given to relevant parties.

Interested parties are encouraged to participate in a pre-submission meeting with City staff at 9:30 am on Monday, August 15th (a recording of the meeting can be found at https://www.chicago.gov/RFPS). Any questions during the qualification stage question-and-answer period (August 1st - August 31, 2022) should be directed via email to:

JUSTIN PETERSEN
Email: Justin.Petersen@cityofchicago.org
RFQ Q&A