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. 53rd Street
5243 S. Calumet Avenue
5247 S. Calumet Avenue
Ward and Alderman: 3rd Ward, Alderman Pat Dowell
Community Area: Washington Park
Redevelopment Project Area: 47th/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. 53rd 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. 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

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.

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Number</th>
<th>Market/Affordable</th>
<th>Size-sf</th>
<th>Monthly Rent*</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 bed/1 bath</td>
<td>70</td>
<td>Affordable at 50% AMI</td>
<td>540</td>
<td>$600.00</td>
</tr>
<tr>
<td>2 bed/1 bath</td>
<td>1</td>
<td>Market</td>
<td>800</td>
<td>$0</td>
</tr>
</tbody>
</table>

*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:
### SOURCES

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

### USES

#### Site Acquisition

| Land | $8 |

#### Hard Costs

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>% of Total Dev Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction</td>
<td>$11,510,472</td>
<td>83.3%</td>
</tr>
<tr>
<td>Other Construction</td>
<td>$762,083</td>
<td>5.5%</td>
</tr>
<tr>
<td>Site Prep</td>
<td>$742,619</td>
<td>5.4%</td>
</tr>
<tr>
<td>Environmental</td>
<td>$15,270</td>
<td>0.1%</td>
</tr>
<tr>
<td><strong>Total Hard Costs</strong></td>
<td><strong>$13,030,444</strong></td>
<td><strong>94.2%</strong></td>
</tr>
</tbody>
</table>

#### Soft Costs

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>% of Total Dev Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Architect - Design</td>
<td>$234,750</td>
<td>1.7%</td>
</tr>
<tr>
<td>Architect - Supervision</td>
<td>$78,250</td>
<td>0.6%</td>
</tr>
<tr>
<td>As-Is Plats &amp; Surveys</td>
<td>$13,300</td>
<td>0.1%</td>
</tr>
<tr>
<td>Accountant - General</td>
<td>$9,000</td>
<td>0.1%</td>
</tr>
<tr>
<td>Legal - Syndication</td>
<td>$82,062</td>
<td>0.6%</td>
</tr>
<tr>
<td>Consultant - Financial</td>
<td>$102,000</td>
<td>0.7%</td>
</tr>
<tr>
<td>Consultant - TIF</td>
<td>$10,000</td>
<td>0.1%</td>
</tr>
<tr>
<td>Title &amp; Recording Fees</td>
<td>$20,000</td>
<td>0.1%</td>
</tr>
<tr>
<td>Tax Credit Issuer Fees</td>
<td>$29,750</td>
<td>0.2%</td>
</tr>
<tr>
<td>Liability Insurance</td>
<td>$31,453</td>
<td>0.2%</td>
</tr>
<tr>
<td>Other Marketing &amp; Leasing</td>
<td>$40,000</td>
<td>0.3%</td>
</tr>
<tr>
<td>Construction Admin.</td>
<td>$50,000</td>
<td>0.4%</td>
</tr>
<tr>
<td>Property Tax Reserve</td>
<td>$49,700</td>
<td>0.4%</td>
</tr>
<tr>
<td>Other Reserves</td>
<td>$25,000</td>
<td>0.2%</td>
</tr>
<tr>
<td>Other</td>
<td>$20,413</td>
<td>0.1%</td>
</tr>
<tr>
<td><strong>Total Soft Costs</strong></td>
<td><strong>$795,678</strong></td>
<td><strong>5.8%</strong></td>
</tr>
<tr>
<td><strong>Total Development Cost</strong></td>
<td><strong>$13,826,130</strong></td>
<td><strong>100.0%</strong></td>
</tr>
<tr>
<td><strong>$/sqft of Bldg</strong></td>
<td><strong>$163.12</strong></td>
<td><strong>$163.12</strong></td>
</tr>
</tbody>
</table>
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 47th/State Redevelopment Project Area. The implementation strategy for achieving the 47th/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. 53rd 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
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 53rd Street Chicago Illinois

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 53rd 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 2nd 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 and click on the Plan Well button halfway 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. Edward T. McKinnie
Black Contractors United
400 W. 76th Street
Chicago, Illinois 60620

RE: The Renaissance Collaborative
    Senior Village – 346 East 53rd Street Chicago Illinois

Dear Mr. Mikinnie:

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 53rd Street in Chicago Illinois.

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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 53rd Street Chicago Illinois

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 53rd Street in Chicago Illinois.

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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 53rd Street Chicago Illinois

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 53rd Street in Chicago Illinois.

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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 53rd Street Chicago Illinois

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 53rd Street in Chicago Illinois.

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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 71st Street
Chicago, Illinois 60649

RE: The Renaissance Collaborative
Senior Village – 346 East 53rd Street Chicago Illinois

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 53rd Street in Chicago Illinois.

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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 53rd Street Chicago Illinois

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 53rd 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 2nd 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 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
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

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

Carolyn B. Petway
Church Administrator
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, 501C3 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
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
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: 346 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