

REQUEST FOR PROPOSALS

Addendum “A” for Humboldt Park – North Ave RFP

Addendum “A” for 79th and Exchange – South Shore/South Chicago RFP

Addendum “B” for Humboldt Park – Chicago Ave RFP

This addendum is to the following INVEST South/West Request for Proposals (“RFP”):

Humboldt Park – Chicago Avenue RFP

Humboldt Park – North Avenue RFP

79th and Exchange - South Shore/South Chicago RFP

1. Section VI. Finance & Development Incentives:

LOW INCOME HOUSING TAX CREDITS (LIHTC)

The 2021 QAP submission deadline ended on June 30, 2021. A request for 9% LIHTC and/or non-TIF resources must come through the next funding round which is scheduled for 2023. Any proposals assuming 9% LIHTC as part of the financial pro forma must also submit a separate financial pro forma based on 4% LIHTC.

In addition, based on the size of the market-rate and/or commercial component of a project, lenders or syndicators may require the City subordinate to a private lender and/or enter into a Subordination, Nondisturbance and Attornment Agreement. Please note when talking with your financing partners, that the City **does not** subordinate to private lenders.

2. Section VII. Submission Requirements:

In addition to the submission requirements already described in the RFP, all respondents must also complete and submit attached INVEST South/West Request for Proposal Project Overview Matrix. In the event of a conflict between a proposal and the information respondent provides in the matrix, the information set forth in a proposal will supersede the matrix.

INVEST South/West Request For Proposal (RFP) Project Overview Matrix

PROJECT TEAM	
<i>Development team</i>	
<i>Design team</i>	
<i>Construction team</i>	
<i>Community partners</i>	
<i>Additional consultants</i>	
What is the percentage of Minority-Owned Business Enterprise (MBE) participation in the project?	
What is the percentage of Women-Owned Business Enterprise (WBE) participation in the project?	
Please list all firms on the project team with M/W/DBE certification along with their corresponding certification(s)	
Please define the roles of the community partners in the project? (For example, retail tenants, owners, advisors, etc.)	
How many completed and current projects of a similar scope in the City have the members of the project team contributed to?	
Who would own the land at the time of closing and who is anticipated to own it in the long-term?	

PROPOSED DEVELOPMENT	
Total floor area (SF)	
Number of building stories (list multiple buildings separately)	
Total commercial space (SF)	
Restaurant/retail space (SF)	
Office space (SF)	
Community use space (SF)	
Plaza/open space (SF)	
Total residential units	
Number of rental units	
Number of for-sale units	
Please list the number of residential units by size below:	
<i>Studio units</i>	
<i>One-bedroom units</i>	
<i>Two-bedroom units</i>	
<i>Three-bedroom units</i>	

Rental unit price (average rent per month)	
<i>Studio unit</i>	
<i>One-bedroom unit</i>	
<i>Two-bedroom unit</i>	
<i>Three-bedroom unit</i>	
For-sale unit price range (fee simple)	
<i>Studio unit</i>	
<i>One-bedroom unit</i>	
<i>Two-bedroom unit</i>	
<i>Three-bedroom unit</i>	
Total parking spaces	
Number of parking spaces for commercial uses	
Number of parking spaces for residential units	
Type of parking (surface, structured or both)	

PROJECT FINANCIALS	
Total project cost	
Developer funding (bank loan, cash)	
Funding Gap (could include city-funding request & non-city grants)	
Tax credits (Affordable Housing Funding)	
Which partners are contributing financing to the project and what are their corresponding stakes in the ownership of the project?	

PROJECT TIMELINE	
Anticipated ground-breaking date	
Anticipated completion date	
If project includes multiple phases, identify uses that are part of each phase and anticipated timelines for each phase (by year and quarter)	
Will your proposal require property acquisition beyond the site identified in the RFP? If so, has the owner(s) been approached?	

COMMUNITY WEALTH BUILDING	
Estimated construction jobs generated	
Estimated full-time permanent jobs, part time jobs, and/or retained jobs.	
Businesses and/or franchises providing letters of intent?	
Please identify any other community amenities included in the proposal	
If selected, what is your plan for community engagement as you continue to develop the project?	

SUSTAINABILITY	
Please list all sustainability features that are proposed in the project and any corresponding square footages (green roof, solar panels, stormwater detention, etc.)	