

AUSTIN ISW ROUNDTABLE

NOVEMBER 19, 2021



Agenda

- 1 Welcome and Overview – Jim**
- 2 Survey – Caroline Rendon**
- 3 DCASE – Lydia Ross**
- 4 TIF Purchase Rehab Recap – Jim**
- 5 Corridor Manager Update – Malcolm Crawford/Corey Dooley**
- 6 Next Roundtable Date**

Austin ISW Community Roundtable

November 19 2021



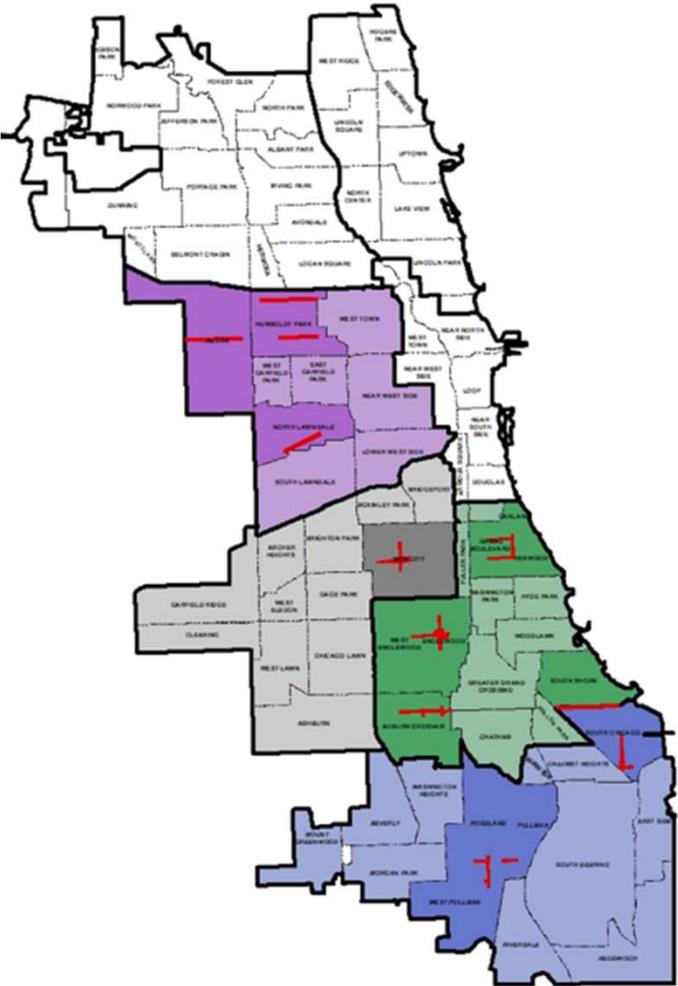


Overview

- Marshal the **resources of multiple City departments**, community organizations and corporate partners
- **12 corridors across 10 neighborhoods** on Chicago's South and West sides.
- Re-activate neighborhood cores to **spur Economic Development**
- Focus on **pedestrian activity**, transportation, **retail & services**, public spaces and **quality-of-life amenities** for residents.

CATALYZE 10 VIBRANT NEIGHBORHOODS ON THE SOUTH & WEST SIDES

<p>Austin</p> <p>Humboldt Park</p> <p>North Lawndale</p> <p>South Chicago</p> <p>Bronzeville (North Kenwood, Oakland, Grand Boulevard, Douglas)</p>	<p>Englewood</p> <p>Auburn Gresham</p> <p>New City</p> <p>South Shore</p> <p>Roseland (Pullman & West Pullman)</p>
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Community Agreements



1. Please **mute** yourself during the presentation(s) and when you are not speaking
2. Please state your name when speaking
3. Please use the **Zoom Q&A function** for any questions outside the designated Q&A period with developers
4. When responding verbally, **raise your hand**; respect the stack, then step up and step back
5. All questions and ideas are valid
6. Respond with respect

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UPCOMING SURVEY

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DCASE UPDATE

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Calling all artists!

Joint Public Safety Training Campus Public Art



The Chicago Department of Cultural Affairs and Special Events (DCASE) invites professional artists and artist teams with a demonstrated history of completing complex, permanent, large-scale, outdoor public art projects to submit their qualifications for a \$500,000 exterior public art commission at the Joint Public Safety Training Campus at **4443 West Chicago Avenue**.

For more detailed project information: https://www.chicago.gov/city/en/depts/dca/provdrs/public_art_program/svcs/rfq.html

Deadline for submissions: 11/21/21, 11:59pm, CST

Finalists will be paid a \$2,500 honorarium to develop proposals.
Questions? Email publicart@cityofchicago.org



Public Art & Infrastructure Program

Call for Public Art Planning Consultant



The Chicago Department of Cultural Affairs and Special Events (DCASE), in collaboration with the Department of Planning and Development (DPD) and the Department of Transportation (CDOT), seeks professional artists, arts consultants, urban designers and planners with public art and infrastructure experience to serve as consultants under the Public Art and Infrastructure Program, an initiative of the Five-Year Capital Plan.

Consultants will lead a community engagement process to scope and identify priorities for new public art and infrastructure investments, prioritizing INVEST South/West neighborhood corridors.

For more detailed project information: https://www.chicago.gov/city/en/depts/dca/provdrs/public_art_program/svcs/rfq0.html

Deadline for submissions: 12/12/21, 11:59pm, CST

Questions? Email publicart@cityofchicago.org



Q & A

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TIF PURCHASE REHAB PROGRAM

THE MISSING MIDDLE

Multi-Family TIF Purchase Rehab Program Goals and Requirements

- **Program Launched:** May 4, 2011
- **Goal:** Help developers acquire and rehab vacant multi-family residential properties
- **Requirements:** Triggered by a purchase of Vacant, Multi-Family, Residential Buildings, located within Designated TIF Districts

Affordability Requirement	Required Percentage of Affordable Units	Minimum Required Per Unit Rehab Cost***	Maximum Amount of Assistance (% of TPC*)	Minimum Required Number of Total Units **	Affordability Period
50% AMI	30%	\$25,000	30%	6	15 Years
50% AMI	40%	\$25,000	40%	6	15 Years
50% AMI	50%	\$25,000	50%	6	15 Years

Multi-Family TIF Purchase Rehab Program Goals and Requirements

- **Program Relunched:** June 2021
- **Goal:** Help developers and property owners acquire and rehab vacant multi-family and mixed-use properties
- **Requirements:** Commitment to affordability, 5 units and within an active TIF district

Affordability Requirement	Required Percentage of Affordable Units	Minimum Required Per Unit Rehab Cost***	Maximum Amount of Assistance (% of TPC*)	Minimum Required Number of Total Units **	Affordability Period
80% AMI	30%	\$10,000	30%	5	10 Years
80% AMI	40%	\$10,000	40%	5	10 Years
80% AMI	50%	\$10,000	50%	5	10 Years



Amendment Changes:

- ✓ Allow for both vacant and partially occupied buildings to be eligible, if the owner is willing to take on affordability.
- ✓ Allow the rehab of both the commercial and residential spaces
- ✓ Require applicants to go through scofflaw check
- ✓ Allow existing owners to be eligible
- ✓ Allow for a new minimum rehab threshold of \$10k per unit.

CASE STUDY PROFILE:

TIF-Assisted Purchase Rehab Project

521 N Homan, Completed 2018

- Formerly Vacant/Abandoned 8-Unit Multi-Family Building
- 40% (3 units) required affordable
- \$400K TIF-Assisted Purchase/Rehab (From the Chicago/Central Park TIF)
- \$585K Private Funds Leveraged
- Total Project Cost 997K



Projects	Units	Unit Sizes	CIC Project/Application Status	TIF Funds	CIC Fees	Private Funds	Total Cost	% Units requiring affordability	Set aside units
521 N Homan	8	TBD	Approved	\$400,000.00	\$12,000.00	\$585,000.00	\$997,000.00	40%	3.0

3425 W Chicago Ave - West



8816-20 S. Commercial – Far South



2926 E 79th St - Southeast



624 W 79th St - Southeast



3624 W Chicago Ave - West



4201 W Roosevelt Rd - West



518-24 E 47th St - Southeast



7919 S Exchange Ave - Southeast



9039-41 S. Commercial – Far South



COMPARISON

Previous Ordinance

- Vacant Property Eligible
- Residential Only
- Target new owners
- \$25,000 rehab threshold
- 50% AMI
- 15 Year Commitment

Amended Ordinance

- Partial Occupancy Eligible
- Residential & Commercial
- Target new and existing owners
- \$10,000 rehab threshold
- 80% AMI
- 10 Year Commitment

DOH/DPD Objective

- TARGET SMALLER MIXED-USE PROJECTS
- PROVIDE ENHANCED TOOLS FOR MORE DIVERSE DEVELOPERS
- ALLOW EXISTING OWNERS TO PARTICIPATE

3425 W Chicago Ave - West



CORRIDOR MANAGER UPDATE

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Soul City Corridor Update: Corridor Manager

January: *Laramie State Bank RFP's Presented*

February: *The Soul of Our History Campaign*

March: *Wal-Mart Documentary / Austin United Alliance
Presents / Women's History Campaign*

April: *2 Sisters Grand Opening / NOF Winners Announced /
WeCycle Spring Cleaning Rally*

May: *Urban Equities Gains Site Control - Soul City Place
Development / Support the Surge / CBC Grand Opening /
Alderman Mitts Mothers Day Event*

June: *POPCourts Ribbon Cutting*

July: *Commissioner Cox Soul City Tour / Soul City Parade*

August: *Aurora Tours POPCourts*

September: *Soul City Blues Fest / Austin POWER 5K / Art Walk /
CITGO Gas Station Mural*

October: *Car Light Repair (FOX32 Clip - Austin Violence Reduction)*

November: *CDOT ISW Call / Main Street America Conference*

December: *Kwanzaa in the Corridor*



January

Laramie State Bank RFP's Presented

- Holsten
- 548
- Evergreen
- Austin United Alliance
- Soul City Centre
- Surmac Jupiter
- Rankins Group



City of Chicago
Lori E. Lightfoot, Mayor

Request for Proposals **Laramie State Bank**



Department of Planning and Development
Maurice D. Cox, Commissioner
City Hall Room 1000
121 N. LaSalle St.
Chicago, IL 60602

August 24, 2020

February

*The Soul of
Our History
Campaign*



March

*-Wal-Mart
Documentary*

*- Austin United
Alliance Presents*

*- Women's History
Campaign*



April

- 2 Sisters Grand Opening
- - NOF Winners Announced
- WeCycle Spring Cleaning Rally



May

- *Urban Equities Gains Site Control Soul City Place Development*
- *Support the Surge*
 - *CBC Grand Opening*
 - *Alderman Mitts Mothers Day Event*



June
POPCourts
Ribbon Cutting



July

- *Commissioner Cox Soul City Tour*
- *Soul City Parade*



August
Aurora
Tours
POPCourts



September

- *Soul City Blues Fest*
- *Austin POWER 5K*
- *Art Walk*
- *CITGO Gas Station*
Mural



October
*Car Light
Repair
(FOX32 Clip -
Austin
Violence
Reduction)*



November

- *CDOT ISW Call*
- *Main Street America Conference*



December
*Kwanzaa in
the Corridor*

YOU'RE INVITED TO



KWANZAA
26TH
DEC *IN THE*
Corridor

Celebrating Culture

SOUL CITY | CHICAGO AVE

Q & A

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NEXT ROUNDTABLE – JANUARY 21

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