



Humboldt Park Chicago Ave Community Roundtable

November 2021

Agenda

1. **Welcome**
2. **INVEST South/West Neighborhood Roundtable Survey**
3. **West Humboldt Park Development Council WHPDC Updates**
4. **Main Street America's UrbanMain Updates**
5. **City Department Updates**
TIF Purchase Rehab
6. **Humboldt Park – Chicago Ave RFP**
7. **Open Discussion**

Community

Adrienne Whitney-Boykin, WHPDC
Nefertari Cutler, WHPDC
Alicia Ivy, Admin. Assist – 27th Ward
& Humboldt Park Resident
John Groene, NHS.
Quentin Love, Turkey Chop
Abraham Fattah, The Ice Cream Bar
Ken Johnson, Bro N Laws Barbeque
Ellen Moiani, Noble Network of Charter Schools
Maurice Fears, The Children’s Place
Cathy Krieger, The Children’s Place
Bruce Hardy, The Children’s Place
Franklin Williams, Headliners Barbershop
Sam Abuaqel, Income Patriot Tax Service

Dr. Michael Early
Shirley Rodgers
Keith D. Muhammad
Frances Simmons-Ellis, ABT Training Academy
Derrick Ellis, Chicago Avenue Suppliers, LLC
Travis Moore-Murray, Mayors Office &
Humboldt Park Resident
Ja’Net Defell, Community Desk Chicago
Jonathan L. Klein, Barr Management
Denis Vulich, VCOR Asset Management
Kathy Anderson

City

Alderman Water Burnett Jr.
(27th Ward)

Alderwoman Emma Mitts
(37th Ward)

DPD

Mayor’s Office

*If information is missing or in error, please email: ernest.bellamy@cityofchicago.org

INVEST South/West Roundtable Survey

Roundtable Survey

English survey:

<https://www.surveymonkey.com/r/TMGP5LC>

Spanish survey:

<https://www.surveymonkey.com/r/FXCJ9GN>



West Humboldt Park Development Council WHPDC updates



Main Street America's UrbanMain Update

IL Community Navigator Program

- Back 2 Business Grant application period ended. The evaluation and awards are in progress
- Community Navigator Program extended until June 2022
- WHPDC and UrbanMain preparing a workplan for the remaining grant period to support economic vitality and entrepreneurship



Ecommerce Training with Square

Delivered three webinars and one TA session in November:

- Accepting payments with Square (Nov. 9)
- Square ecommerce workshop (Nov. 9)
- Square ecommerce workshop in Spanish (Nov. 10)
- Square technical support virtual office hours (Nov. 12)



Further Main Street America/UrbanMain Questions

Gustavo Ustariz Senior Manager Marketing & Outreach
gustariz@savingplaces.org



Department Updates

TIF Purchase Rehab

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



Further TIF Purchase Rehab Questions

Jim Harbin Deputy Commissioner of Neighborhood Development
James.Harbin@cityofchicago.org



Humboldt Park – Chicago Ave RFP Recap and Current Status

Key Dates

Winning Team Announcement

- November 18th



The image is a cover for a Request for Proposals (RFP) for a building project at 3601-25 W Chicago Ave. The cover features a dark blue header with the City of Chicago logo (a red star) and the text 'DPD' in white. To the right, it says 'City of Chicago' and 'Lori E. Lightfoot, Mayor'. The main title 'Request for Proposals' is in a light blue font, and '3601-25 W Chicago Ave' is in a large, bold, white font. Below the header is a 3D architectural rendering of a modern, multi-story building with a green roof and a solar panel array on the roof. The building is surrounded by trees and other buildings in an urban setting. At the bottom, there is a dark blue footer with white text providing contact information for the Department of Planning and Development, including the name of the Commissioner, Maurice D. Cox, and the address: 121 N. LaSalle St., Chicago, IL 60602. The date 'April 23, 2021' is also present in the bottom right corner.

DPD

City of Chicago
Lori E. Lightfoot, Mayor

Request for Proposals
3601-25 W Chicago Ave

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

April 23, 2021



The Ave.

Selected RFP Team: The Ave.





Investment
\$25.3 million

Housing
Units
44

Affordable Units
44

Next Month Dates

Next Steps

- 1 Next Neighborhood Roundtable
-- *December 22nd* (Tentative)

Corridor Manager: Adrienne Whitney-Boykin
West Humboldt Park Development Council
Adrienne@whpdevelopmentcouncil.net

Project Manager: Ernest Bellamy
City Planner V, DPD West Region
Ernest.Bellamy@cityofchicago.org

