RECOMMENDATION TO APPROVE TENANT SELECTION PLANS, LEASE AND LEASE RIDERS FOR EMMETT STREET APARTMENTS AND 2700 NORTH SHEFFIELD

Emmett Street Apartments
Address: 2614 North Emmett
Alderman: Carlos Ramirez-Rosa  Ward: 35

2700 North Sheffield
Address: 2700 North Sheffield
Alderman: Michelle Smith  Ward: 43

Presenter: Ann McKenzie, Chief Development Officer

Recommendation
It is recommended that the Board of Commissioners (BOC) of the Chicago Housing Authority (CHA) authorize the Chief Executive Officer (CEO) or her designee to: 1) Approve the Tenant Selection Plans, Leases, and Lease Riders for Emmett Street Apartments and 2700 North Sheffield; 2) Amend the CHA Housing Choice Voucher Program Administrative Plan to incorporate such documents as an addendum thereto; and 3) Execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

The requested action complies in all material respects with all applicable federal, state and local laws, and CHA Board policies. Staff have completed all necessary due diligence to support the submission of this initiative.

Funding
Not Applicable

Compliance
Subject to compliance with M/W/DBE & Section 3 Participation.

Background – Emmett Street Apartments
Emmett Street Apartments will be located in the Logan Square neighborhood. The Emmett Street Project will be a 100-unit, 100% affordable transit-oriented development. The building will be seven stories at its highest point. Bickerdike Redevelopment Corporation, a community based not-for-profit, is the developer for the Emmett Street Apartments project.
The building will be 100% affordable with 50 RAD/PBV-assisted units and 50 other affordable units. RAD/PBV units will be affordable to residents earning up to 60% AMI. All 100 units will be family units.

The CHA BOC approved the financing of this development at the March 30, 2020 BOC meeting.

**Background – 2700 North Sheffield**

2700 North Sheffield is the construction of a new 6-story “bridge” building between the existing senior buildings at Edith Spurlock Sampson that will offer community, operations and supportive service spaces, as well as both market and affordable family units in Lincoln Park. 2700 North Sheffield project will be developed by affiliates of the Chicago Housing Authority and PIRHL, a Cleveland, Ohio based developer.

The new bridge building located at 2700 North Sheffield will consist of 80 new family units, 50 of which will be CHA PBV units, 10 units will be LIHTC units with no rental subsidy and 20 market rate units. The family PBV units will be affordable to residents earning up to 60% AMI.

In addition, new and modern amenity spaces for seniors will be located in the new building on the first and second floors consisting of a large dining/community room, exterior courtyard, living room and reception areas, meeting room, computer room, second floor laundry rooms, outdoor porch, coffee lounge and game room, and an exercise room.

The CHA BOC approved the financing for 2700 North Sheffield at the July 2019 BOC meeting.

**Tenant Selection Plans**

The proposed resolution is to approve the form of tenant selection plans, leases, and lease riders to be used for Emmett Street Apartments and 2700 North Sheffield. It is understood that the developers desire to implement their own lease forms and policies that encourage consistent community standards for the effective management of the developments.

Respectfully Submitted:

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Ann McKenzie
Chief Development Officer

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James L. Bebley
Chief Operating Officer
RESOLUTION NO. 2020-CHA-

WHEREAS, The Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated May 19, 2020 entitled “Recommendation to Approve a Tenant Selection Plan, Lease and Lease Riders for Emmett Street Apartments and 2700 North Sheffield.”

THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY:

THAT, the Tenant Selection Plans, Leases, and Lease Riders for Emmett Street Apartments and 2700 North Sheffield are hereby approved.

THAT, the CHA Housing Choice Voucher Program Administrative Plan may be amended to incorporate such documents as an addendum thereto.

THAT, the Chief Executive Officer or her designee may execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

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Angela Hurlock
Chairperson
Chicago Housing Authority