RECOMMENDATION TO EXECUTE A HOUSING ASSISTANCE PAYMENTS (HAP) CONTRACT WITH A) WEST HUMBOLDT PLACE AND B) MAJOR JENKINS APARTMENTS

<table>
<thead>
<tr>
<th>Development Address</th>
<th>Community Area</th>
<th>Target Population</th>
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</thead>
<tbody>
<tr>
<td>West Humboldt Place 3533-3545 West Chicago Avenue</td>
<td>Humboldt Park</td>
<td>Supportive Disabled Families</td>
</tr>
<tr>
<td>Major Jenkins Apartments 5016 North Winthrop Avenue</td>
<td>Uptown</td>
<td>Individuals</td>
</tr>
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Presenter: Cheryl L. Burns, Chief Housing Choice Voucher Officer

Recommendation
It is recommended that the Board of Commissioners (Board) of the Chicago Housing Authority (CHA) authorize the Chief Executive Officer or her designee to execute 1) a Housing Assistance Payments (HAP) contract with a) West Humboldt Place and b) Major Jenkins Apartments; and 2) execute all other documents as may be necessary or appropriate to implement the foregoing.

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

Property Summary and Estimated Contract:
A HAP contract shall be issued for the following Developments utilizing funding from the Housing Choice Voucher (HCV) program:

<table>
<thead>
<tr>
<th>Development Owner / Developer</th>
<th>Contract Type &amp; Term</th>
<th>Total # Units</th>
<th>PRA PBV # Units</th>
<th>Initial Estimated Contract</th>
<th>Total Estimated Contract</th>
</tr>
</thead>
<tbody>
<tr>
<td>West Humboldt Place Children’s Place Community Living LLC</td>
<td>PBV HAP 25 years</td>
<td>13</td>
<td>4</td>
<td>$70,224</td>
<td>$2,249,296</td>
</tr>
<tr>
<td>Major Jenkins Apartments MHL1 Major Jenkins LP</td>
<td>PBV HAP 20 years</td>
<td>160</td>
<td>76</td>
<td>$807,120</td>
<td>$19,610,893</td>
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Initial contract rents will be determined by market comparables and fair market rents applicable at the time the HAP contract is executed. All rent determinations will comply with federal regulations and CHA policy.

**West Humboldt Place** is an existing, 3-story, elevator building located in Chicago’s Humboldt Park community. The development is near a wide variety of neighborhood services and amenities. Since October 2015, PRA has assisted 4 special needs households. The new Housing Assistance Payments (HAP) contract will provide continued affordability for the next 25 years.

- West Humboldt Place contains 13 units: 3 studio, 5 two-bedroom, and 5 three-bedroom.
- Unit amenities include refrigerator and stove. The building provides all utilities including heat and electricity. On-site laundry, a computer lab and storage is available for residents.
- PRA will continue to assist 2 two-bedroom and 2 three-bedroom units. Two units are accessible and two units are adaptable. Applicants come from the CHA waitlist for special needs families with children that are living with HIV/AIDS.

**Property Owner /Manager**
Children’s Place Living LLC is the ownership entity of the *Children’s Place Association* a 501-C-3 not for profit that opened in 1991 to serve families living with HIV/AIDS. Today, the Children’s Place assists more than 30 families annually to confront issues related to serious health matters and extreme poverty. The Children’s Place Association owns and manages 20 units of supportive housing in the City of Chicago. Comprehensive services include mental health counseling, case management, as well as early childhood and parental education.

**Major Jenkins Apartments** is a 4-story, elevator building providing permanent supportive housing in Chicago’s Uptown community. Major Jenkins will undergo extensive rehabilitation which will include exterior repairs, a new roof, electrical, HVAC systems, as well as accessibility installs. Once completed, 156 new studio apartments and improved community spaces will be available for residents.

- Since May 2004, CHA has assisted 80 low-income households through the PRA program and 80 homeless households through the Mod Rehab SRO Program. Mercy Housing is applying to HUD to convert to the Mod Rehab contract to Project Based Rental Assistance (PBRA); and is applying to CHA for a new 20-year PRA PBV Housing Assistance Payments (HAP) contract which will allow re-financing for building improvements.
• Major Jenkins Apartment provides 24-hour on-site staff, on-site laundry, a computer lab and classroom space, storage, and bike storage. Unit amenities include a refrigerator and stove. Once rehab is completed units will offer central air. All utilities, including heat and electricity, are provided by the building. On-site supportive services are provided by Mercy Housing.

• PRA will continue to assist 76 studio units once rehab is completed. Applicants will be identified from the CHA waitlist.

Property Owner /Manager
Mercy Housing is a national, 501-C-3 non-profit corporation that has developed and manages more than 40,000 units of affordable housing. Mercy Housing Management Group serves as the property manager. CHA partners with Mercy Housing at the Belray Apartments (70 mod rehab units), Carlton Magnolia Apartments (70 mod rehab units), Holland House (70 mod rehab units), Englewood Permanent Supportive Housing (50 PRA units), Near North Limited Partnership (46 PRA units), and Wentworth Commons (10 PRA units). Additionally, Mercy Housing Management is the property manager for Rosenwald Court Apartments (60 PRA units).

Respectfully Submitted:

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Tracey Scott
Chief Executive Officer
RESOLUTION NO. 2020-CHA-

WHEREAS, The Board of Commissioners of the Chicago Housing Authority has reviewed the Board letter dated July 21, 2019 entitled “Recommendation to execute a Housing Assistance Payments (HAP) Contract with a) West Humboldt Place and b) Major Jenkins Apartments”.

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

THAT, The Board of Commissioners authorizes the Chief Executive Officer or her designee to execute 1) Housing Assistance Payments contracts for a) West Humboldt Place and b) Major Jenkins Apartments; and 2) all other documents as may be necessary or appropriate to implement the foregoing.

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Angela Hurlock
Chairperson
Chicago Housing Authority