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2020 City of Peoria East Bluff NOFA Application Cover Sheet

Applicant (Organization/Agency)

Organization / agency legal name: Peoria Opportunities Foundation
Contact person / title: 512 East Kansas Street, Peoria, Ill 61603
Address: Jane Genzel
Telephone: 309.672.5212
Email: jane.genzel@gmail.com
Website: http://p-of.org/

Funding Requested

CDBG Requested Amount: (Max \$250,000)	\$	HOME Requested Amount: (Max \$560,077)	\$ \$560,077
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Estimated Total Project Budget

Total Project Budget	\$ 10,752,025
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Short project description and proposed use of CDBG and/or HOME funds within the project.

The proposed development is a scattered site project within the East Bluff Neighborhood in Peoria, Illinois. The proposed development will create 30 homes on 25 vacant lots with a mix of two- and three-bedroom single-family and duplex units. 6 units will be affordable to families at or below 30% AMI, 15 units will be affordable to families at or below 50% AMI, 9 units affordable to families at or below 60% AMI. 21 of those units will have project-base vouchers awarded by the Peoria Housing Authority. Peoria Opportunities Foundation (POF) respectfully requests \$560,077 in HOME funds to fill the funding gap created by an increase in construction pricing.

Applicant Agency Information

Date of incorporation:	11/23/1999	Federal Employer Identification #:	37-1392514
City of Peoria EEO #	02184-200630	SAMs Cage Code # and expiration	66G51; 3/7/2020
Agency DUNS Number:	119626153	Agency Annual Operating Budget:	\$290,216
Number of Paid Staff:	1.2	Number of Volunteers:	15



Conflict of Interest

As an applicant requesting funding, will any of your employees, agents, consultants, officers, or elected officials experience the following conflicts of interest:

Participate in the decision making process for the approval of this application? (i.e., City of Peoria City Council or Community Development Grants Division Staff member) No Yes

Have a personal financial interest or reap a financial benefit from this program/activity? No Yes

Have an interest in any contract, subcontract, or agreement with respect to this application either for themselves or those with whom they have family or business ties during the program year and for one year thereafter?
No Yes

*If you selected yes to any of the above, clearly describe the conflict below.

Certification

I certify that the information contained in this application is true and correct and that it contains no misrepresentations, falsifications, intentional omissions, or concealment of material facts and that the information given is true and complete to the best of my knowledge and belief. I agree to comply with all CDBG, HOME, and City of Peoria requirements if funded. Submission of an application does not guarantee funding.

<i>JANE GENZEL</i>	<i>Jane Genzel</i>	6/17/19
Agency CEO Name	Signature	Date

Project Narrative

Introduction:

Peoria Opportunities Foundation (POF) respectfully requests \$560,077 in Peoria HOME funds for East Bluff Housing, the proposed new construction of 30 units of affordable rental housing for low-income families to be located within the East Bluff Neighborhood of Peoria. The East Bluff Housing project is directly connected to the **Wisconsin Avenue Business Corridor** revitalization and will have a profound impact on the existing East Bluff neighborhood.

POF is partnering with Morrissey Construction as the general contractor for this project, utilizing their extensive experience in Peoria with the Access Peoria project, and throughout Illinois. Peoria Opportunities Foundation (POF) is a qualified Community Housing Development Organization (CHDO) with the primary goal of developing affordable housing with emphasis on developing self-sufficiency and economic wealth for low-income families and individuals.

POF has been actively involved in housing and neighborhood development within the East Bluff Neighborhood, working with partners such as City of Peoria, LISC, PCCEO, Navicore, Busey Bank and others. In 2013, a consortium of Peoria organizations received \$3M from the Attorney General National Foreclosure Settlement Award (AG) to build and renovate homes in the East Bluff Neighborhood. As of June 2019, 6 homes have been built and 4 homes fully renovated. The proposed project will leverage this work already done by continuing to stabilize the neighborhood.

POF's original construction partner was Horve Construction. In April 2019, Horve notified POF that they were not willing to provide the completion and stabilization guarantees required by the Illinois Housing Development Authority – guarantees that Horve agreed to in September 2017. In retrospect, we believe Horve was over-committed and the East Bluff Housing project was the least attractive.

POF was forced to change to a contractor that was willing to provide the guarantees. The new contractor, Morrissey Construction, proceeded to bid the project. The bids came in \$1.5 million higher than Horve's budget. The cause of the gap could be attributed to:

- Horve planned to self-perform the carpentry and would take less profit on that line item
- Morrissey has a different group of subs than Horve

Working with the architect and construction company, we value-engineered a reduction in cost of \$350,000. HUD raised the RAD voucher rent amount, increasing project revenue so that the project can sustain an additional \$400,000 in debt. The City HOME funds of \$560,077 will reduce the gap to \$70,000, which we'll cover with additional reduced developer fee, additional construction savings and squeezing the soft costs.

Project Description:

Type and Number of Housing Units

The proposed development is a scattered site project within the East Bluff Neighborhood in Peoria, Illinois. The proposed development will create 30 homes on 25 vacant lots with a mix of two- and three-bedroom single-family and duplex units. Building styles are based on existing neighborhood styles and City of Peoria design requirements. All sites are within one mile of each other and located in the East Village Growth Cell Tax Increment Financing plan area and the Glen Oak Impact Zone Plan. All sites are located within

blocks of the Wisconsin Corridor Plan area. Please see Attachment 1 for a detailed list of the proposed vacant sites and Attachment 2 for a map that shows the proposed sites within the East Bluff planning efforts.

Six units will be affordable to families at or below 30% AMI, 15 units will be affordable to families at or below 50% AMI and the remaining 9 units will be affordable to families at or below 60% Area Median Income. Twenty-one units will have either RAD Assistance or project-based rental assistance from the Peoria Housing Authority and those tenants will pay 30% of their income towards rent. Units will be available to households with incomes from \$0 to \$50,000. The project will have a 30-year affordability restriction, which means units will remain affordable for at least 30 years.

Below is a detailed table of proposed unit affordability levels and rent amounts.

Affordability	Bedrooms	# of Units	Proposed Rents **
30% AMI	Two	3	\$733 *
30% AMI	Three	3	\$385
50% AMI	Two	8	\$563-733 *
50% AMI	Three	7	\$835-937 *
60% AMI	Two	4	\$570
60% AMI	Three	5	\$748

*These units will have RAD Assistance or Project-based rental assistance (PBV) from the Peoria Housing Authority. Tenants will pay 30% of their income towards rent.

** Reflects net rents. Tenants will pay for the following utilities: cooking, electricity, heat, water/sewer and hot water. The owner will pay trash pick-up.

Appropriate Design/Character for Neighborhood

POF has contracted with Worn Jerabek Wiltse Architects (WJW) as the architect for the proposed development. WJW has experience working with the City of Peoria on East Bluff specific neighborhood projects including the Access Peoria development. WJW is familiar with the neighborhood design and building styles. All units will be built on infill sites throughout the East Bluff neighborhood and the homes will help stitch together the fabric of the neighborhood. All sites are within one mile of each other.

Homes have been designed to match the historic context of the East Bluff neighborhood, and conversations have been on-going with the City of Peoria Community Development Department with regard to historic compatibility. All homes will have covered front porches to provide a weather-protected entry. The plans have been reviewed by the City of Peoria. Please see Site Plan and Elevation Attachment.

Sustainable Design Criteria

The project has been designed for energy efficiency, green building standards, and to create an environmentally sustainable built environment that enhances the quality of life in the East Bluff area. The developer will obtain ICC 700-2012 National Green Building Standard certification. Please see an excerpt of the project's preliminary architectural specifications regarding the project's sustainable design criteria needed to secure the NGBS certification. The design principles for each scoring chapter of the NGBS standards are further elaborated in the product and system specifications found in Section C – Division Specifications. The project will also be designed to meet the energy efficiency measures for the following programs:

- 1) IHDA's minimum green design requirements as specified in the Standards for Architectural Planning and Construction Section 14.00 - Green Criteria
- 2) 2015 International Energy Conservation Code

The project will also include an Energy-Star lighting package, high-performance Energy-Star rated HVAC equipment, and units will be installed with energy-star rated refrigerators, microwaves, dishwashers, and clothes washers.

Regarding storm water management, POF and its architect are familiar with and have reviewed the City of Peoria's Wet Weather and storm water management plans and policies. Where possible, the project's design will minimize the amount of stormwater runoff. The development of the East Bluff sites will include the use of native landscaping and drought-tolerant trees and plantings to retain rainwater in the soil and reduce the need for added landscape watering. Rainwater collected from rooftops will be discharged to grade and allowed to infiltrate into the soil, rather than piped to the city's combined storm/sanitary sewer. Finally, parking will be limited to at most two spaces per dwelling unit and existing on-street parking will be utilized where allowable, in order to reduce the amount of impervious service and further minimize storm water runoff.

Sustainable Community Development Impact, Need and Market Feasibility

The East Bluff Housing project is directly connected to the **Wisconsin Avenue Business Corridor** revitalization (see Attachment 2). The proposed project's developer, Peoria Opportunities Foundation, as one of the major stakeholders in the area and a designated Community Housing Development Organization (CHDO), believes that the proposed project is the next step in the expansive revitalization of the East Bluff Neighborhood of Peoria. This transitional neighborhood needs true family, affordable housing to ensure that area families have access to all the amenities and jobs that this area has to offer, while living in a safe, efficient and high-quality home.

The proposed project will have a profound impact on the existing East Bluff neighborhood. The project will augment neighborhood revitalization efforts that are currently underway by removing blight and redeveloping 25 currently vacant lots and returning these lots to the tax rolls. As previously described, the neighborhood has obsolete and substandard housing stock that helps to perpetuate the cycle of poverty by placing a burden on renters through higher energy and utility costs as well as maintenance of deteriorating properties. The proposed project will provide 30 new units of affordable, modern and safe housing with energy efficient features that will help save tenants money on utility bills. Accessible features will help neighborhood residents age in place.

Currently the East Bluff neighborhood is in need of new and improved housing stock to provide safe and livable homes for its residents. East Bluff neighborhood has some of Peoria's oldest housing stock. 67% of the homes in the East Bluff neighborhood were built before 1950. Since 2000, there has been no new construction except for five (5) Habitat for Humanity homes and six (6) homes recently built as part of the AG project. From the approximately 2,000 parcels of land within the neighborhood, 10% are vacant, 7% are dilapidated and 60% are deteriorated and do not meet living standards. (US Census Tract)

There is a need for better quality rental property in the East Bluff neighborhood – rental housing as well as homeownership opportunities. The AG project added 10 new homeowners to the East Bluff

neighborhood. This project will provide much needed quality, affordable rental housing.

A considerable number of homes have become investment property, with landlords that are not maintaining the homes. Houses have little to no insulation, leaking windows, holes in the foundation, etc. Many East Bluff residents reported paying \$600 in rent plus \$200-\$350/ month in utilities for deteriorating homes, as there are little to no quality affordable options. (POF conducted survey at EB Community Center Food Pantry)

The East Bluff Housing Project will build 20 single-family homes and 5 duplexes, a total of 30 housing units, in Peoria's East Bluff. The project's design will comply with the City of Peoria's East Bluff architectural character standards. There will be 15 – 2-bedroom units and 15 – 3-bedroom units. This project will provide a much-needed alternative to poor conditions of the existing rental units.

Demographic indicators within the market study (Report dated 6/21/2017, with 2/21/2018 update letter, see Attachment 5) suggest continued and significant growth in the family rental market over the next several years. Creation and retention of quality affordable housing is an important part of the neighborhood redevelopment. Compared to the homes we plan to build, there are very few affordable housing options with same or similar level of in-unit amenities and quality of build within the East Bluff neighborhood.

According to the market study there are 7,932 income eligible households within the East Bluff area and the adjacent neighborhoods. The demographic statistics contained in the project's market study suggest a continued growth of demand for high quality, affordable, family housing in East Bluff and the surrounding communities. The market study also indicates the project's expected capture rate is 0.4%. The capture rate for this project suggests that there is immense and unmet demand for affordable rental housing within the market area. We expect to lease all units within 3 months of unit completion and do not anticipate any market issues.

Under-investment in the East Bluff neighborhood has caused most housing problems within the area, despite the favorable location to employment, transportation and access to downtown Peoria. The need for investment and revitalization of the East Bluff community is demonstrated by the recent efforts of various organizations such as IFF, POF, EBNHS, LISC and the City of Peoria to change the cycle of deterioration and poverty within the neighborhood. The proposed project will directly help the revitalization efforts by providing modern, safe affordable housing.

The proposed project is crucial for sustaining the development efforts in the neighborhood, and expands the existing efforts undertaken by community organizations, as well the City of Peoria, to improve the living conditions for the residents of the East Bluff Neighborhood. Current and past community-based efforts include, but are not limited to, Wisconsin Avenue corridor branding and design improvement, new street lighting, a new bus shelter, 50/50 Matching Grant Program using EVGC-TIF funds, East Bluff NHS Health and Safety 0% Interest Loan Program, and LISC Community Core Initiative.

The proposed project will further the housing goals set by the City of Peoria through the East Village Growth Cell Tax Increment Financing Plan to "Provide new housing opportunities within walking distance to major employers such as OSF Medical Center and other nearby employers". This project will create 30 units of housing.

Local Support

The project has also garnered comprehensive support from local stakeholders. For the past three years, POF has been discussing the project with East Bluff residents, City of Peoria staff and elected officials. A series of focus groups were held for residents in 2017. When considering this project, the first step was talking to Councilman Timothy Rigenbach to get his support. As project planning progressed, a number of stakeholders have been involved:

- **City of Peoria Mayor, City Manager, City of Peoria Planning Dept, and City Council:** Please see attached letters of support. The East Bluff Housing project has secured TIF RDA funding in the amount of \$300,000 as evidence of the city's support. The project is using lots owned by the City of Peoria and Peoria County and will eliminate the City's and County's expense of maintaining the lots. These properties will be brought back onto the municipalities' real estate tax rolls. The City is also providing support by waiving building permit fees.
- **Peoria Housing Authority:** PHA is providing housing choice vouchers to assure the housing units are affordable for families with very low incomes. POF has secured 21 vouchers to support families at 30% and 50% AMI.
- **Veterans Administration:** The project has committed to giving veteran households a preference for the housing.
- **Local Stakeholders:** As community partners, OSF Saint Francis Medical and Straight Forward provided letters supporting the project.
- POF's office is in the East Bluff Community Center in the East Bluff. This housing project is regularly discussed with East Bluff residents.

Development Team Experience

Peoria Opportunities Foundation has assembled an experienced development team that can execute the financing and construction of the proposed project within the proposed timeframe. Each team member has significant LIHTC experience, and brings unique knowledge to the project. The team members are:

Owner/ Developer: Peoria Opportunities Foundation

Established in 1999, POF is a community development nonprofit created to develop affordable housing, emphasizing self-sufficiency and economic wealth for low-income families and individuals. The POF Board of Directors is comprised of community members with a variety of experience including city zoning, management, banking, marketing, law, real estate, construction, neighborhood activism and advocacy for minorities.

POF was the co-developer of New Hope Apartments, a gut-rehab of a 56,000 square foot building located in Peoria's urban core, which provides 84 units of permanent supportive housing for formerly homeless, disabled individuals. Phoenix CDS, the former South Side Office of Concern, is a project partner and provides on-site social services. Construction was funded with low-income housing tax credits, historic tax credits, City of Peoria HOME and the Federal Home Loan Bank. Operating funds are subsidized with HUD's Supportive Housing Program (SHP), Shelter Plus Care Program (S+C) and Section 8 Project-Based Vouchers.

POF is also a co-owner of Diamond Senior Apartments of Princeton, a 40-unit senior development in Princeton, Illinois. The project completed construction in September 2016 and is 100% leased-up. This project was a recipient of IHDA HOME funds, as well as low-income housing tax credits.

In 2013, POF moved its office to the East Bluff Community Center to have a presence in the East Bluff neighborhood, to participate in East Bluff activities, to begin to understand the needs of the neighborhood and to get to know the people in the neighborhood. Listed below are some of the ways POF has been involved, and continues to be involved in the East Bluff Neighborhood:

- Participates in the East Bluff Build It Up Consortium
- One of the few remaining “founding members” of the AG project
- Initiated the Little Free Libraries
- Initiated the first East Bluff Youth Lawn Care Program, that is now the Lawn Order Program
- POF’s executive director is on the East Bluff Community Center Board of Directors
- Participates in neighborhood events such as Night Out Against Crime, Christmas Basket Give- Away, door-to-door canvassing, etc.

POF is currently partnering with PCCEO on the AG project. POF renovated four homes and coordinated the sale of all 10 homes (four renovated and 6 new construction). Selling the homes required coordination of the buyer, realtor, counseling agency and lender to ensure that all activities are in compliance with the AG grant guidelines. The last home buyer will close on their new home in June 2019.

POF received City of Peoria HOME funds for New Hope Apartments. POF annually participates in the City's compliance review of New Hope Apartments and the property has always been in compliance. The AG project used City HOME funds for the first three home renovations. POF has been responsible for providing all requested documentation in a timely manner.

Fiscal strength of developer:

The 2018 audit is included as an exhibit. POF receives HUD subsidy for the operations of New Hope Apartments, plus on-going developer fees from the AG program and Diamond Senior Apartments of Princeton.

The AG project is coming to an end. In 2018, POF was paid \$34,000 in developer fees and in 2019 POF was paid \$16,000. POF is still owed \$12,000, which should be paid in the next several months. In 2013, POF and SSOC sold a warehouse building that was planned to be the original site for New Hope Apartments. To pay off the mortgage on the building at the time of sale, POF took out a \$60,000 loan. The loan was paid off in June 2018

In hard times, POF has made cost reductions to sustain itself. POF is investigating a merger with East Bluff NHS and the East Bluff Community Center, creating a more robust organization with more comprehensive neighborhood services. In addition to providing more neighborhood services, this model will also provide the basis for additional funding.

The tax guarantee risk for the project is being shared with Morrissey Construction. In addition, POF expects to earn paid developer fee of \$525,000 through the East Bluff Housing project. These funds would first be used if there are any cost overruns in the project. If there are no issues, the funds would be paid in full when the project reaches stabilization.

General Contractor: Morrissey Construction Company

POF is partnering with Morrissey Construction as the general contractor for this project. In addition to acting as the general contractor on the project, Morrissey will also provide the financial guarantees required by the lenders. Morrissey has direct experience working in Peoria on the following projects:

- Access Peoria which included 16 units in the East Bluff Neighborhood completed in 2015
- Harrison Homes Phases 1 and 2B with 24 units total completed in 2010
- New Hope Apartments with 79 units completed in 2008

Morrissey Construction Company specializes in the development and construction of affordable housing under many different programs. They also have extensive experience with commercial buildings, educational facilities, historic renovation and retail facilities. Morrissey has been actively engaged in all phases of the construction industry for 65 years, offering extensive experience in a wide variety of delivery methods ranging from general contracting, design-build, and construction management services.

Since its establishment, the company has designed, developed, financed, or built more than 15,000 housing units representing a present-day value exceeding \$1.5 billion dollars. Morrissey continues as a leader in affordable housing development in partnership with the Illinois Housing Development Authority and other assisted housing programs, having designed, developed, financed or built:

- The first HUD Turnkey Design / Build in the nation financed by a Savings and Loan
- The first Section 8 housing development in the US owned and operated by a PHA agency/instrumentality with tax exempt bond financing
- The first IHDA "Green" tax credit development in Southern Illinois
- Constructed Lexington Farms Estates, the first LEED Platinum Certified project for IHDA and the first LEED Platinum Certified affordable community of its kind in the nation.
- Successfully participated in the construction of many other HUD and assisted housing programs, including but not limited to the HUD Modernization Program, HUD Comprehensive Grant Program, HUD Capital Improvement Funds Program, HUD 202 Housing for the Elderly, Section 8 New Construction & 811B Tax Exempt Bond Financing, Section 23 Leased Housing Program, Section 8 HAP Contracts, GNMA, FHA 235, 236, 221 D4, IHDA Tax Credit, IHDA Affordable Housing Trust Fund, Home Investment Partnership Program, AFL/CIO Housing Investment Trust, FMHA 515 / RRH / RDA / Interest Credit/ RA / Section 8.
- Morrissey continues to implement EEO / Affirmative Action, Section 3 and Davis Bacon requirements according to HUD standards.

Finance Consultant: Lightengale Group

Lightengale Group (LGG), a consulting firm in business since 1999, has extensive experience in coordinating financing and project management services related to the development of affordable, market rate and mixed income housing. LGG provides development services and coordinates the financing for a variety of real estate developers/owners. They have been financial consultants on more than 100 affordable housing projects. LGG specializes in multi-family affordable housing but also coordinates other creatively financed projects. LGG is coordinating all the private and public financing for this project. LGG has served as financial consultant on New Hope Apartments and Diamond Senior Apartments of Princeton.

Property Management: Regional Housing Development

Regional Housing Development, Inc. (RHD) will serve as the project's property manager and is an Illinois

501c3 and an IHDA certified CHDO organization. Through its affiliates, RHD acted as the original general partner and owner of Blue Sky Meadows, a LIHTC project located in Havana, Illinois, and Lincoln Park Villas, a 72-unit LIHTC project located in O'Fallon, Illinois. RHD also manages the Lincoln Park Villas project. Through an agreement with the Menard County Housing Authority, RHD also manages all MCHA properties, which include the following: Prairie Place and County Estates (88 units), Menard County Homes (126 units, public housing), Parkside Homes (33 units), Bond County Homes (40 units), Hershey Tower and Senior Village (139 units) and Scott County Homes (20 units).

Architect: Worn Jerabek Wiltse

Worn Jerabek Wiltse Architects, P.C. specializes in the design of affordable multi-family, market rate multi-family, senior's housing, and commercial work, with substantial experience in sustainable design and architecture for people with disabilities. The firm operates with the philosophy of establishing long-term relationships with clients and communities. To date, the firm has completed over 4,400 units of affordable housing in Illinois and neighboring states. WLW was the architect of record on Access Peoria Housing, a similar scattered site project in Peoria that recently completed construction.

Legal: Applegate & Thorne-Thomsen P.C.

Formed in 1998, Applegate & Thorne-Thomsen serves its clients in all aspects of development, ownership, financing and investment in real estate. The firm has particular expertise and a national reputation in the area of affordable housing and community development, including the syndication of federal low income housing tax credits, federal historic tax credits, new market tax credits, energy credits and state tax credits. The firm's attorneys have represented diverse real estate interests, from individual entrepreneurs to tax exempt community development organizations to public housing authorities to Fortune 100 corporations. Applegate has represented POF in their past housing transactions.

Readiness to Proceed

If awarded, the proposed project is shovel-ready and can close on financing and start construction shortly after the City of Peoria HOME award is made.

Financing:

All funding other than the City of Peoria HOME funds have been secured, including the LIHTC reservation and equity syndication, IHDA HOME Funds, City of Peoria TIF financing, and FHLB AHP funds.

The project received IHDA board approval in May 2019 for IHDA HOME funds but will need to go before IHDA Board for approval again in August for two reasons—first, the increase in the overall project budget due to increased construction costs. Secondly, to request an increase of \$400,000 in IHDA HOME funding. The project can sustain this additional debt because of an increase in project income due to the increase in 2019 rents for the 16 RAD vouchers in the project.

After the project receives IHDA Board approval, the RAD Financing Plan will need to be submitted to HUD for approval of the 21 project-based vouchers awarded to the project (16 units have RAD Vouchers, 5 have non-RAD vouchers). The RAD Financing Plan will take approximately 45 days after the City of Peoria HOME award for approval, allowing the project to close by the beginning of October 2019.

The project's proposed timeline is as follows:

- **City of Peoria Approval: July 2019**
- **RAD Financing Plan Submission: July 2019**
- **IHDA Board: August 16, 2019**
- **RAD Financing Plan Approval: September 20, 2019**
- **Financial Closing: Oct 1, 2019**
- **Construction Start: October 2019**
- **Construction Completion: November 2020**
- **100% occupied: January 2021**

Site Control:

The owner entity, East Bluff Housing LP, has site control for all sites (see Attachment 7). All sites are currently vacant and ready for development. This 30-unit infill development will dramatically improve the East Bluff Neighborhood and complement the ongoing efforts to provide affordable housing to area residents who are suffering from sub-standard housing stock.

Zoning:

Per Attachment 8 from the City of Peoria Community Development Department, all 25 sites are currently zoned R-4 (Single-Family Residential) which allows for the proposed development. There are no special use designations required. A duplex is an allowed use in the R-4 (Single-family Residential) District, when designated at the time of platting. The process of replatting for duplexes and subdividing a property into two lots is an administrative process, if no waivers are present.

The process of replatting for duplex lots was completed by Peoria Opportunities Foundation, in preparation for this project, for the properties located at 2201 N Delaware, 1816 N. New York, and 1205 E Kansas. The process has not yet been completed for 513 and 515 E Illinois, at the wishes of the current property owner. This will be completed once Peoria Opportunities Foundation acquires the property. The City of Peoria has reviewed the property and does not anticipate any waivers of Unified Development Code requirements, which would allow this to be reviewed administratively in conjunction with the site review process.

Budget, Leverage and Match

Total project costs are \$10,752,025. Our request to the City of Peoria for \$560,077 of HOME funds represents 5% of total development costs. This means that the City's funds are leveraged by 95% of other public and private sources. The City's HOME funds play a crucial role in helping to fill the funding gap and the project will not be feasible without the City's participation.

The total project development cost is \$10,752,025 to construct 30 units of single family and duplex housing on 25 sites throughout the East Bluff Neighborhood. Please reference Attachment 9 for the total development cost breakdown as well as operating expenses and rental income. All contractors bidding on this project have been notified that contractors must adhere to Federal Davis-Bacon Act wage rates and definitions. The project architect has completed the final set of construction plans, and Morrissey

Construction has bid the drawings.

The per unit costs appears high due to several factors not normally found in the development of single family homes. These costs are the result of the financing requirements of PBVs, RAD, LIHTC and HOME funds, and are as follows:

- Funding sources require Federal Davis-Bacon wage rates. This adds 30% to construction costs.
- Capitalized operating and replacement reserves are required and are funded from the development budget.
- Financing fees related to the LIHTC syndication, including reservation fees and legal fees
- Due to IHDA and investor building and design requirements, the architectural fee is higher and is comparable to the architectural fee on a large commercial building.
- The budget also contains a developer fee, which is required as it provides the first line of defense in case of any cost overruns to the project.
- Construction interest is related to the construction loan, which will bridge the LIHTC equity during the construction period.

The budget breakdown is as follows:

Development Costs

Category	Amount	Per Unit
Acquisition	27,500	917
Construction	7,914,324	263,811
Construction Period	80,000	2,667
Professional Fees	1,089,785	36,326
Marketing & Leasing	32,096	1,070
Lender Fees	190,977	6,366
Developer Fee	897,927	29,931
Reserves	167,544	5,585
Interest	351,872	11,729
Total Uses	10,752,025	358,401

The proposed development will be financed through a variety of public and private funds. The majority of the equity for the development will come from equity leveraged by low-income housing tax credits (LIHTC) allocated by the Illinois Housing Development Authority (IHDA) through the Section 42 program. The other funding sources are IHDA HOME funds, TIF funds from the East Village Growth Cell Tax Increment Financing plan, and a Federal Home Loan Bank of Chicago (FHLB) Affordable Housing Program (AHP) grant.

Total proposed sources are as follows:

Description	Lender	Amount	Status
HOME Loan	IHDA	\$1,400,000	Board Approval for \$1M; pending approval for additional funds
FHLB AHP	Morton Community Bank	\$350,687	Committed
TIF	City of Peoria	\$300,000	Committed
Deferred Developer Fee	Peoria Opportunities Foundation	\$275,173	Committed
LIHTC Equity *	Cinnaire	\$7,866,165	Committed
HOME Loan	City of Peoria	\$560,000	Applied for
	TOTAL:	\$10,752,025	

Attachments:

1. Map and List of Sites
2. Revitalization Efforts Map
3. Typical Site Plan and Elevations
4. National Green Building Standard Requirements and Specs
5. Market Study
6. Letters of Support
7. Site Control for all parcels
8. Zoning Approval for all parcels
9. Development Budget and Operating Proforma

Map and List of Sites

Peoria Opportunities Foundation – East Bluff Housing

Proposed scattered site development consists of 25 sites scattered through census tracts 25 and 16 in Peoria, Illinois. In order to best demonstrate accurate site location and aerial views, the proposed project area was divided into four quadrants as detailed below:

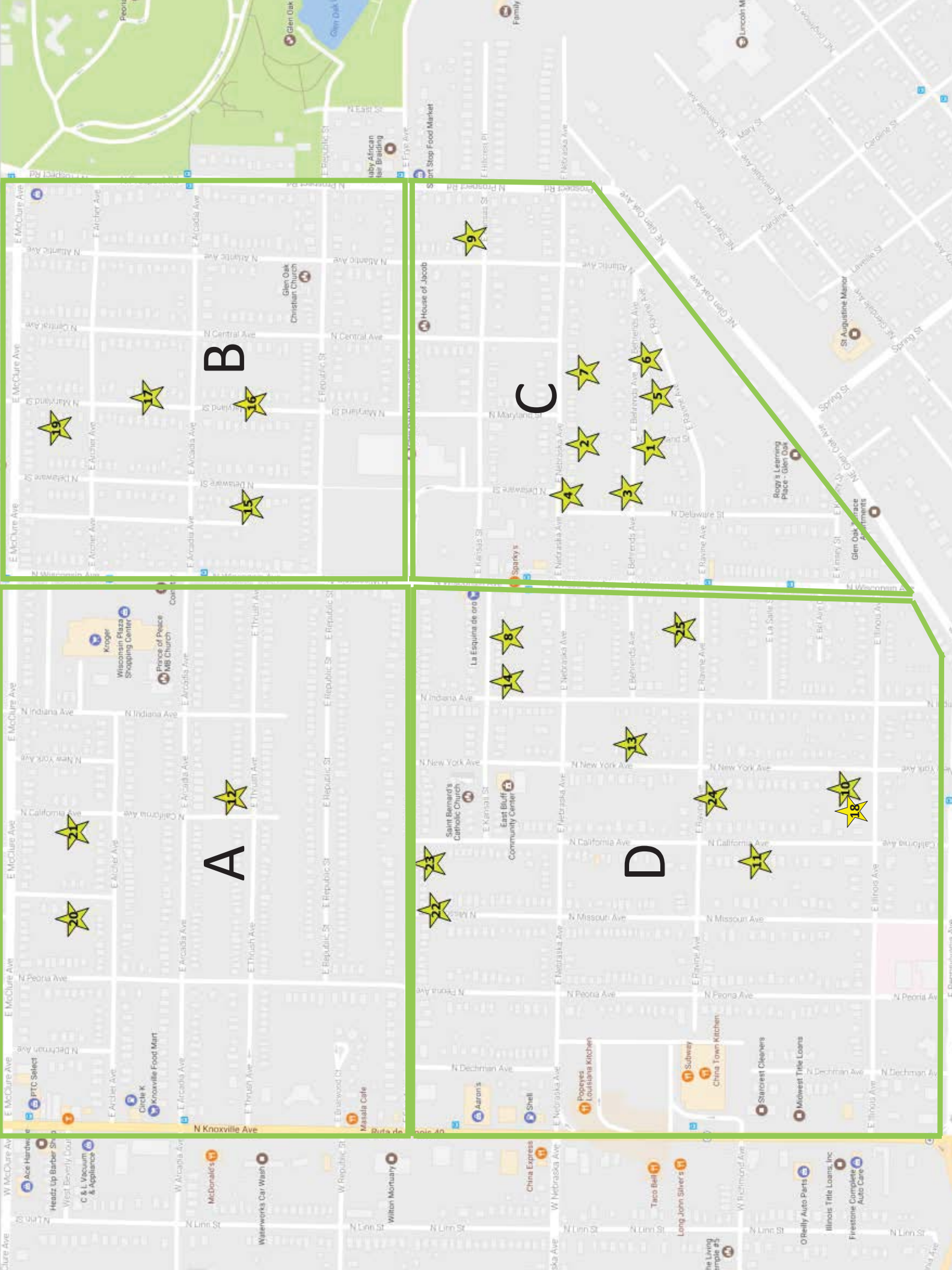
Site Number	Current Owner	Site Address	Building Type / Units	Quadrant
1	City of Peoria	910 E Behrends	2 story - 3 BR / 1	C
2	City of Peoria	911 E Behrends	1 Story - 3 BR / 1	C
3	City of Peoria	915 E Behrends	1 Story - 3 BR / 1	C
4	City of Peoria	919 E Behrends	1 Story - 3 BR / 1	C
5	City of Peoria	1002 E Behrends	1.5 Story - 2 Br / 1	C
6	City of Peoria	1017 E Behrends	2 story - 3 BR / 1	C
7	City of Peoria	1008 E Nebraska	1 Story - 3 BR / 1	C
8	City of Peoria	726 E Kansas	2 Story - 3 BR / 1	D
9	City of Peoria	1205 E Kansas	2 Story Duplex / 2	C
10	David Smith - One Option / will be subdivided	515 E Illinois	2 Story Duplex / 2	D
11	City of Peoria	1707 N California	2 Story - 3 BR / 1	D
12	City of Peoria	505 E Thrush	1.5 Story - 2 Br / 1	A
13	Peoria County	1816 N New York	2 Story Duplex / 2	D

Site Number	Current Owner	Site Address	Building Type / Units	Quadrant
14	Peoria County	1914 N Indiana	2 Story - 3 BR / 1	D
15	City of Peoria	2201 N Delaware	2 Story Duplex / 2	B
16	City of Peoria	2206 N Delaware	1.5 Story - 2 BR / 1	B
17	City of Peoria	2215 N Delaware	1.5 Story - 2 BR / 1	B
18	David Smith - One Option / will be subdivided	513 E Illinois	2 Story Duplex / 2	D
19	City of Peoria	2402 N Delaware	1.5 Story - 2 BR / 1	B
20	City of Peoria	2411 N Missouri	1 Story - 3 BR / 1	A
21	Peoria County	2414 N Missouri	1 Story - 3 BR / 1	A
22	City of Peoria	414 E Frye	2 Story - 3 BR / 1	D
23	Childrens' Home Association of Illinois	416 E Frye	2 Story - 3 BR / 1	D
24	Peoria County	508-510 E Ravine	2 Story - 3 BR / 1	D
25	PCCEO	715 E Ravine	2 Story - 3 BR / 1	D

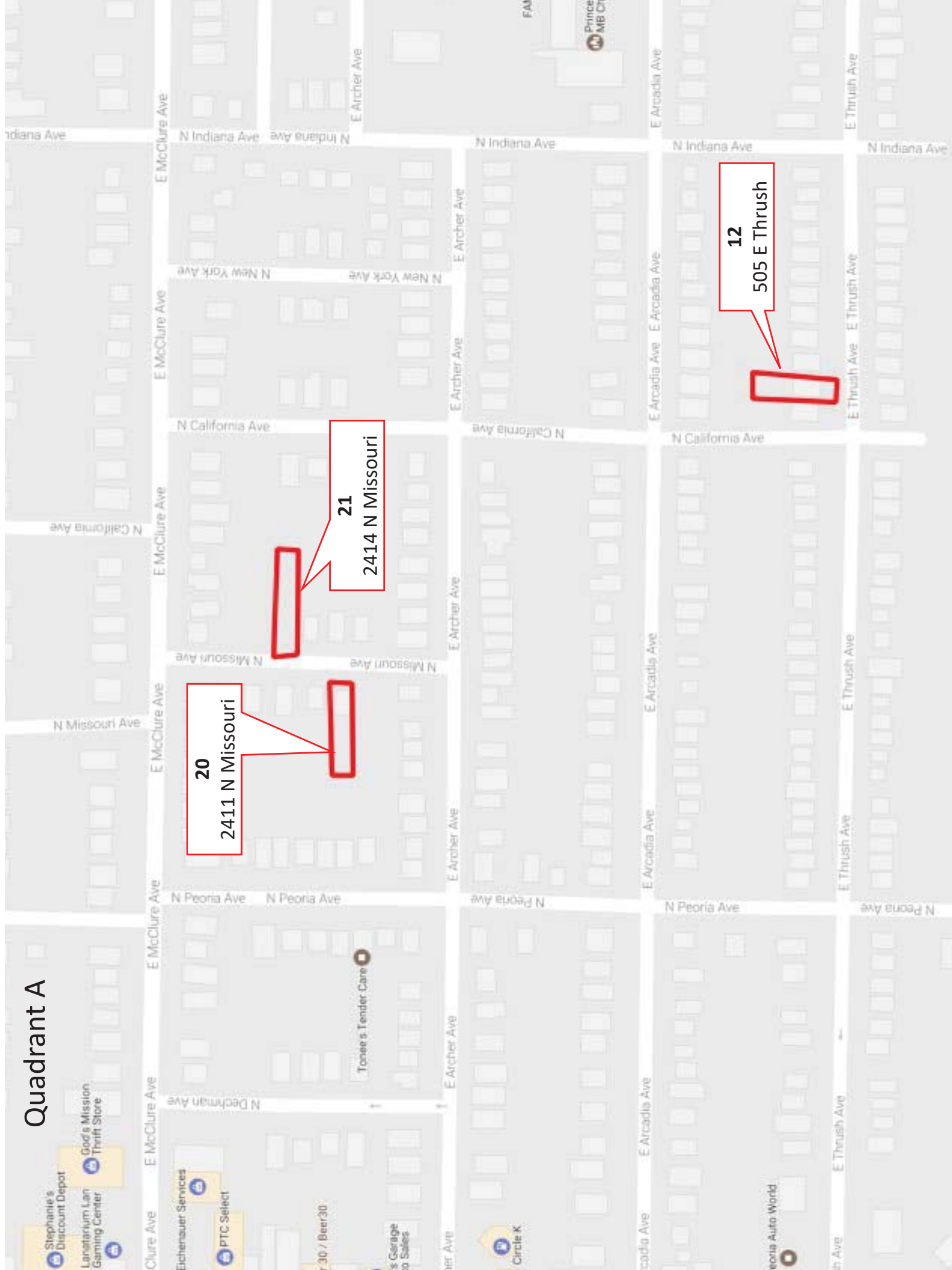
*Please see attached detailed maps for project site and color location maps.

**Also attached are Site Control items as detailed below:

- Peoria County is transferring 5 lots to the development for \$600 per lot plus recording fees. 508 E. Ravine and 510 E. Ravine will be combined into one lot to accommodate the City of Peoria neighborhood design standards.
- The City of Peoria is transferring 17 lots to the development for \$1 per lot plus recording fees.
- David Smith is selling lot 515 E. Illinois to the development for \$6,000. This lot will be subdivided into 2 lots (515 E. Illinois and 513 E. Illinois) due to its size, and will accommodate 4 total units.
- Childrens' Home Association of Illinois is selling lot 416 E. Frye to the development for \$10 plus recording fees.
- PCCEO is selling lot 715 E. Ravine to the development for \$1,500 plus recording fees.



Quadrant A



20
2411 N Missouri

21
2414 N Missouri

12
505 E Thruway

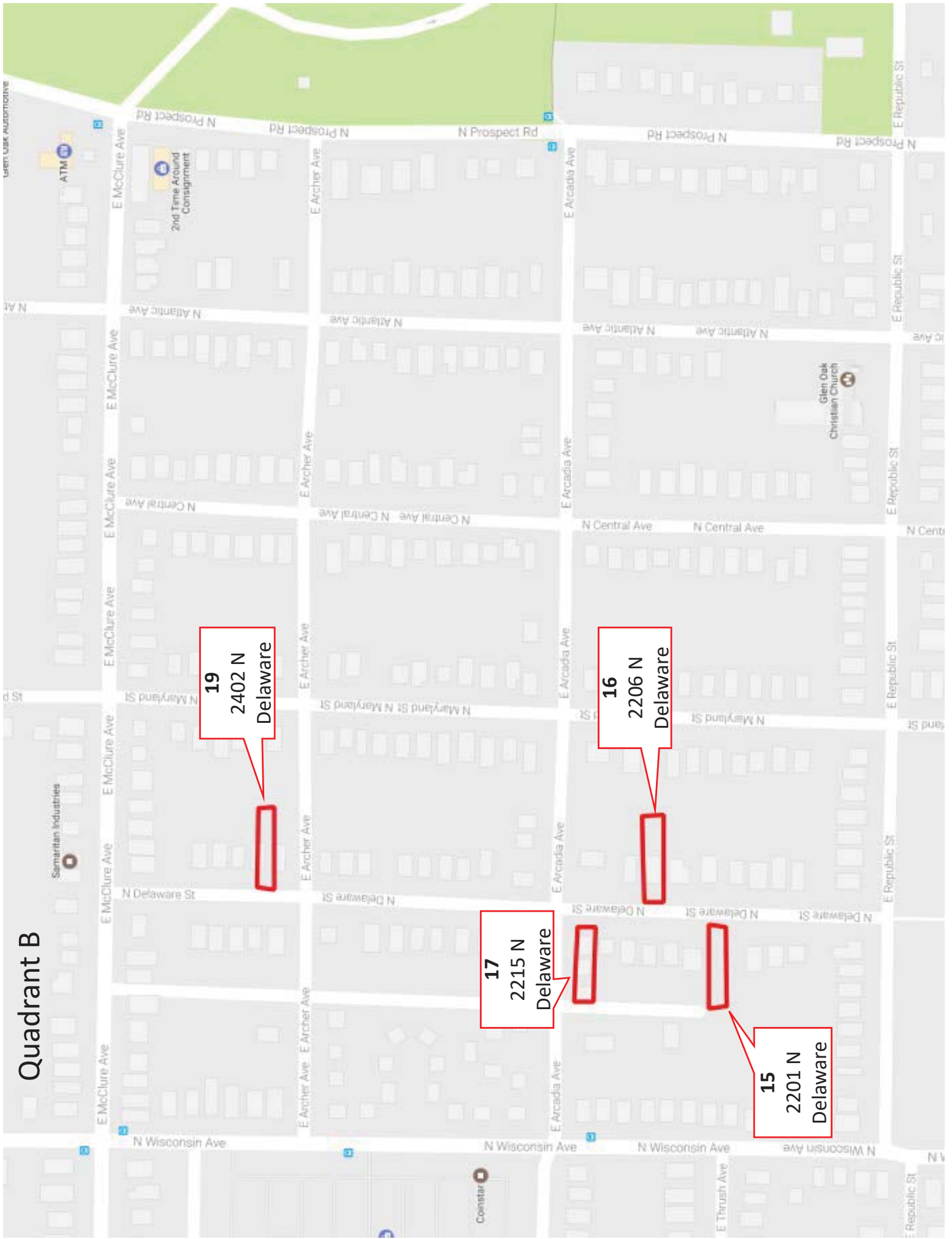
Quadrant B

19
2402 N
Delaware

16
2206 N
Delaware

17
2215 N
Delaware

15
2201 N
Delaware



Quadrant C

9
1205 E
Kansas

7
1008 E
Nebraska

3
915 E
Behrends

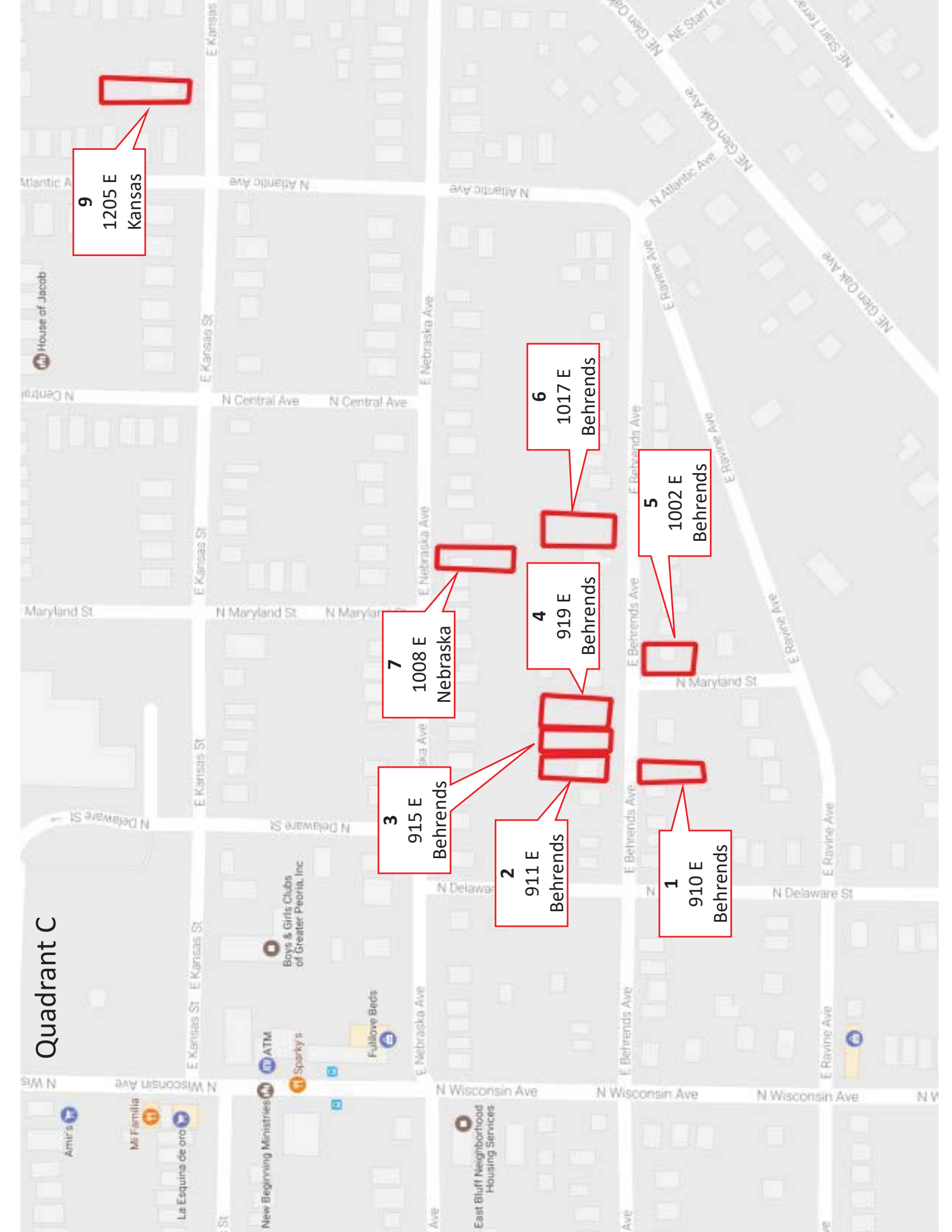
2
911 E
Behrends

4
919 E
Behrends

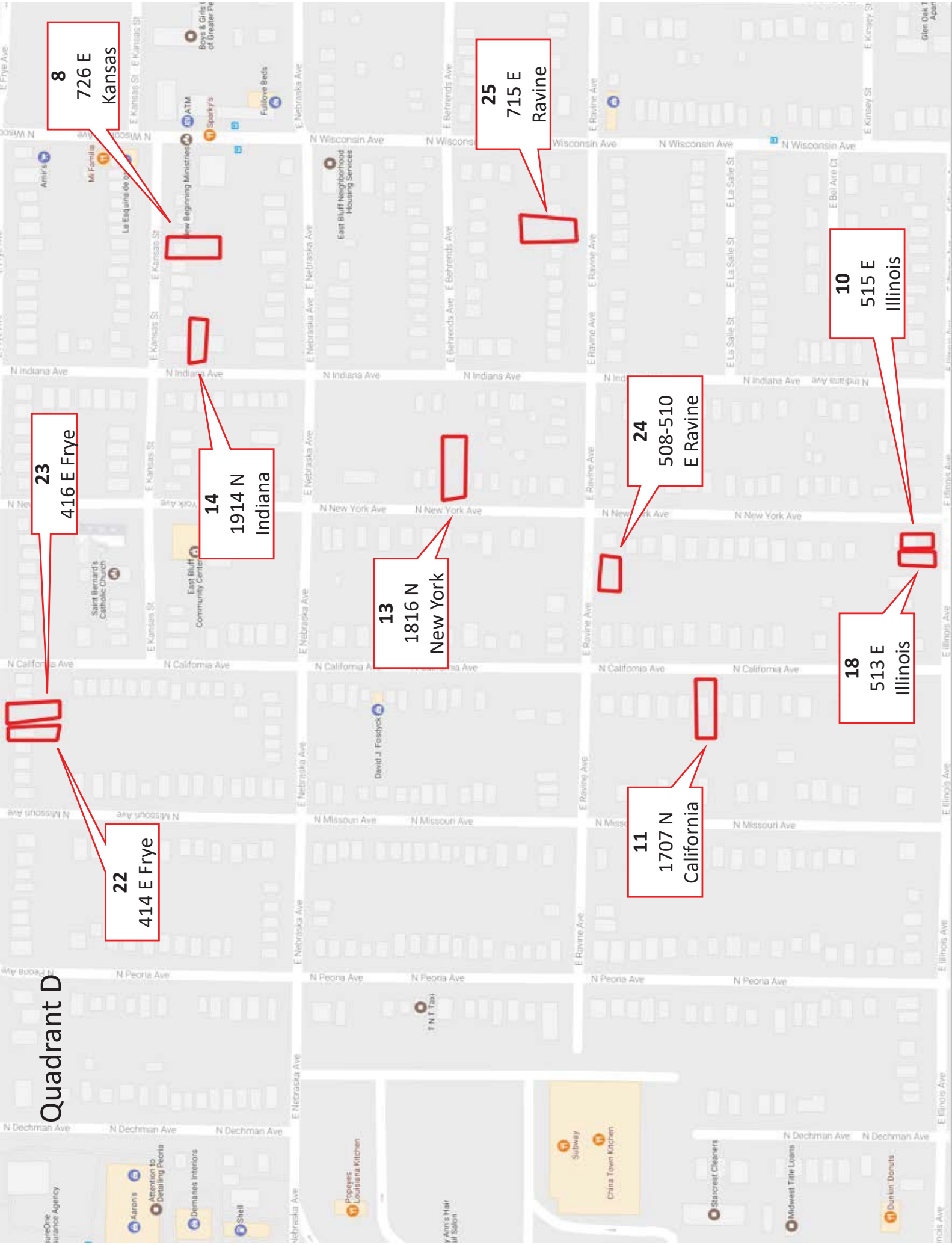
6
1017 E
Behrends

5
1002 E
Behrends

1
910 E
Behrends



Quadrant D



8
726 E
Kansas

25
715 E
Ravine

10
515 E
Illinois

23
416 E Frye

14
1914 N
Indiana

13
1816 N
New York

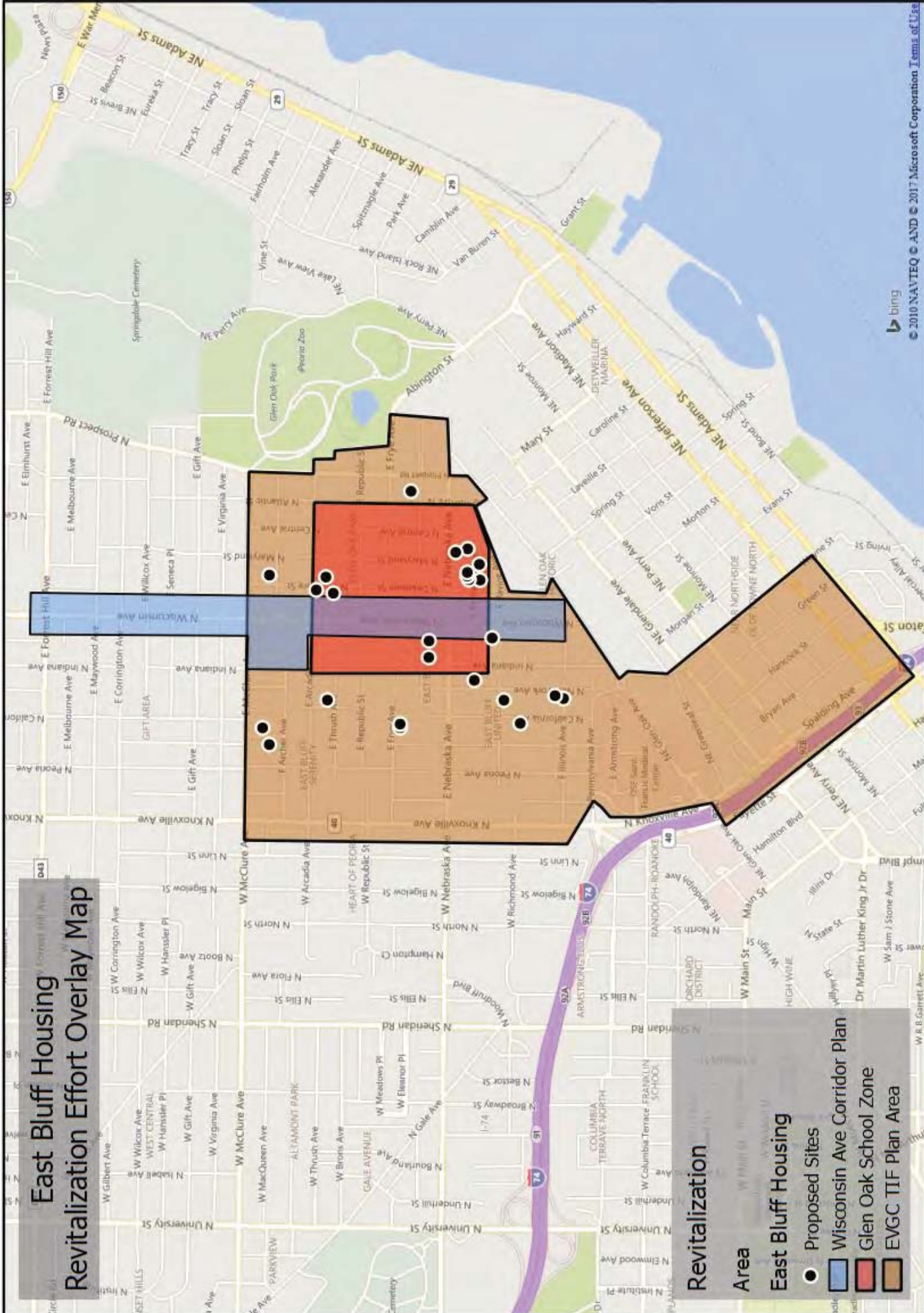
24
508-510
E Ravine

18
513 E
Illinois

22
414 E Frye

11
1707 N
California

East Bluff Housing Revitalization Effort Overlay Map



Revitalization Area

East Bluff Housing

- Proposed Sites
- Wisconsin Ave Corridor Plan
- Glen Oak School Zone
- EVGC TIF Plan Area

Typical Site Plan and Elevations

EAST BLUFF HOUSING

East Bluff Neighborhood
Peoria, IL 61603

WORNERJERBEK WILTSE ARCHITECTS, P.C.

1000 WILTSE
001018635
100019173
CONSULTANT INFORMATION

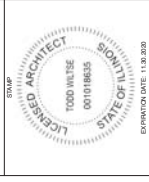
GENERAL NOTES:

ADDRESS	SITE PLAN REFERENCE	BUILDING TYPE	PLAN REFERENCE
2115 N DELAWARE	A / A1.1	A- ACCESSIBLE, HEARING	A2.1
2032 E BEHRENDIS	B / A1.1	B- MODIFIED	A2.1
2058 E THRUASH	C / A1.1	A	A2.1
2209 N DELAWARE	B / A1.2	A	A2.1
2402 N DELAWARE	B / A1.2	A	A2.1
810 E BEHRENDIS	A / A1.3	B	A2.2
812 E BEHRENDIS	A / A1.3	B	A2.2
720 E KANSAS	C / A1.3	B	A2.2
1077 N KANSAS	C / A1.4	B	A2.2
1914 N IOWA	C / A1.4	B	A2.2
715 E WYANE	A / A1.4	B	A2.2
414 E WYANE	B / A1.4	B	A2.2
416 E WYANE	B / A1.5	B	A2.2
505-510 E WYANE	C / A1.5	B MODIFIED	A2.2
2207 N DELAWARE	A / A1.5	C- ACCESSIBLE, FUTURE AV	A2.4
1918 N WOODYORK	B / A1.9	C	A2.4
1035 E ILLINOIS	A / A1.7	C	A2.4
1205 E KANSAS	B / A1.7	C- ADAPTABLE, FUTURE AV	A2.4
811 E BEHRENDIS	A / A1.9	D	A2.5
812 E BEHRENDIS	B / A1.9	D	A2.5
813 E BEHRENDIS	C / A1.9	D	A2.5
1009 E NEBRASKA	A / A1.9	D- ADAPTABLE, FUTURE AV	A2.5
2411 N MISSOURI	B / A1.9	D- ACCESSIBLE, FUTURE AV	A2.5
2414 N MISSOURI	C / A1.9	D- ADAPTABLE, FUTURE AV	A2.5

NO	ISSUED FOR	DATE
1	100% DEVELOPMENT	10/20/21
2	10% PERMIT	10/20/21
3	10% REVIEW	10/20/21

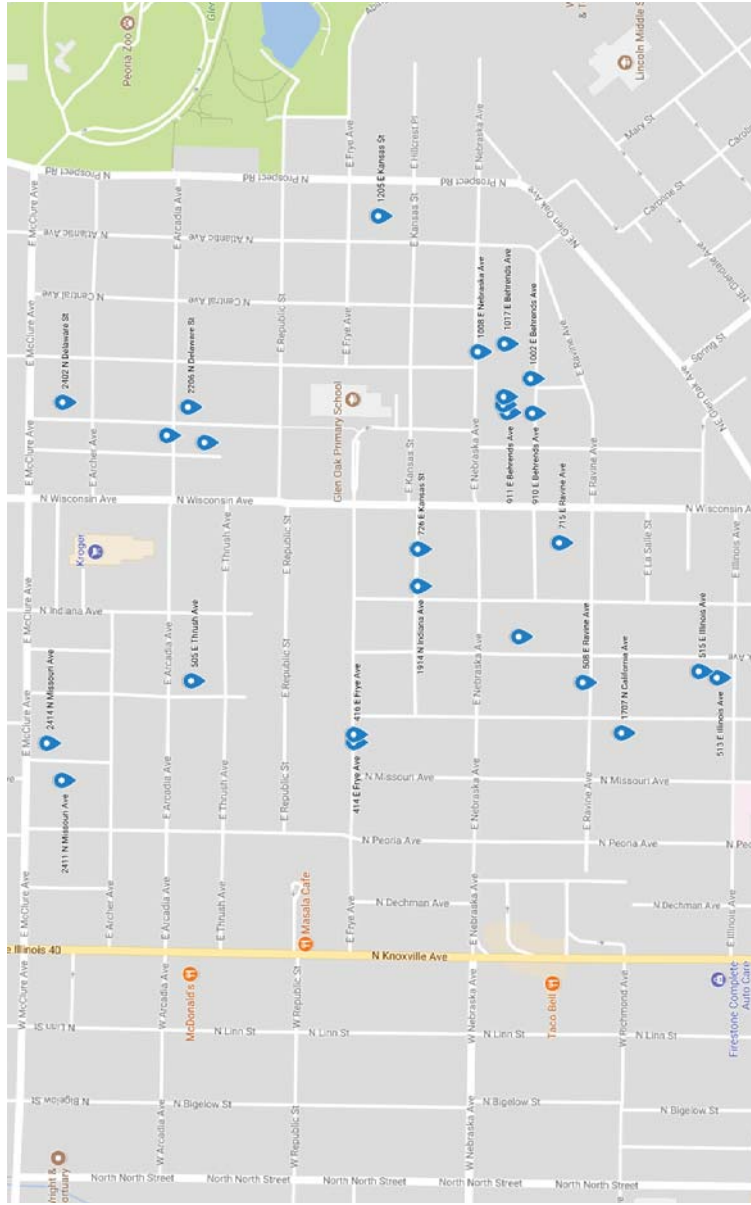
I hereby certify that these plans have been prepared by me or under my direct supervision and to the best of my knowledge, they and the information contained hereon comply with the provisions of the Building Code of the City of Peoria, Illinois.

Todd E. Wiltschke
PROFESSIONAL ENGINEER REGISTRATION #14400000
1000 WILTSE ARCHITECTS, P.C.



PROJECT SITE MAP

PROJECT NUMBER	17793
DR BY	DT
DATE	MS/TW
SHEET NUMBER	A1.0



A SITE MAP
NOT TO SCALE



BUILDING A - 2206 N. DELAWARE ST.

DRY-IT-JOT FOR CONSTRUCTION
PROFIA OPPORTUNITIES FOUNDATION
512 E. Karlov
Peoria, IL 61603

EAST BLUFF HOUSING

East Bluff Neighborhood
Peoria, IL 61603
708.3118

A5.1

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WORN JERABEK WILTS & ARCHITECTS, P.C.
401 West Superior St., Suite 400
Chicago, IL 60654



BUILDING B - 1914 N INDIANA

DRAFT - NOT FOR CONSTRUCTION
PEORIA OPPORTUNITIES FOUNDATION
512 E. Kansas
Peoria, IL 61603

EAST BLUFF HOUSING

East Bluff Neighborhood
Peoria, IL 61603
703/18

A5.2

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WORN JERABEK WILTSE ARCHITECTS, P.C.
401 West Superior St, Suite 400
Chicago, IL 60654



BUILDING C - 2201 N DELAWARE

FOR CONSTRUCTION
PROBIA OPPORTUNITIES FOUNDATION
512 E. Karlov
Peoria, IL 61603

EAST BLUFF HOUSING

EastBluff Neighborhood
Peoria, IL 61603
708.318

A5.3

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WORN JERABEK WILLIS & ARCHITECTS, P.C.
401 West Superior St., Suite 400
Chicago, IL 60654



BUILDING D - 911 E BEHREND'S

A5.4

SUBMITTED FOR CONSTRUCTION
PEORIA OPPORTUNITIES FOUNDATION
512 E. Kates St.
Peoria, IL 61603

EAST BLUFF HOUSING

East Bluff Neighborhood
Peoria, IL 61603
708.3118

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WORN JERABEK WILLIS & ARCHITECTS, P.C.
401 West Superior St., Suite 400
Chicago, IL 60654

EAST BLUFF HOUSING

East Bluff Neighborhood
P.O. Box 1, 61603

WORNERJAREK WILTJE ARCHITECTS, P.C.
1837 W. 12th Street, Suite 100
Wichita, KS 67204
TEL: 316.262.4400
WWW.WORNERJAREKARCHITECTS.COM
CONSULTANT INFORMATION:

- GENERAL NOTES:**
1. SITE TO BE DEVELOPED UNDER EXISTING CONDITIONS AND LOT DIMENSIONS.
 2. SEE CIVIL AND LANDSCAPE FOR EXISTING UTILITIES TO REMAIN AND TREE PRESERVATION DEVELOPMENT INFORMATION.
 3. SEE CIVIL DRAWINGS FOR ALL SEE DEVELOPMENT INFORMATION.
 4. SEE LANDSCAPE DRAWINGS FOR
 5. PRE-FABRICATED STORAGE SHEDS TO BE SITUATED ON THE EAST SIDE OF THE LOT. SEE CIVIL DRAWINGS FOR MORE INFORMATION.
 6. PRE-CAST CONCRETE STORAGE SHEDS TO BE SITUATED ON THE WEST SIDE OF THE LOT. SEE CIVIL DRAWINGS FOR MORE INFORMATION.
 7. ALL CONCRETE SHALL BE FINISHED TO COMPLY WITH REGIONAL DRAINAGE ORDINANCE REQUIREMENTS.
 8. ALL CONCRETE SHALL BE FINISHED TO COMPLY WITH REGIONAL DRAINAGE ORDINANCE REQUIREMENTS.
 9. ALL CONCRETE SHALL BE FINISHED TO COMPLY WITH REGIONAL DRAINAGE ORDINANCE REQUIREMENTS.
 10. ALL CONCRETE SHALL BE FINISHED TO COMPLY WITH REGIONAL DRAINAGE ORDINANCE REQUIREMENTS.

NO.	REVISION	DATE
1	ISSUE FOR PERMIT	10/20/2013
2	REVISED FOR CITY REVIEW	10/20/2013
3	REVISED FOR CITY REVIEW	10/20/2013

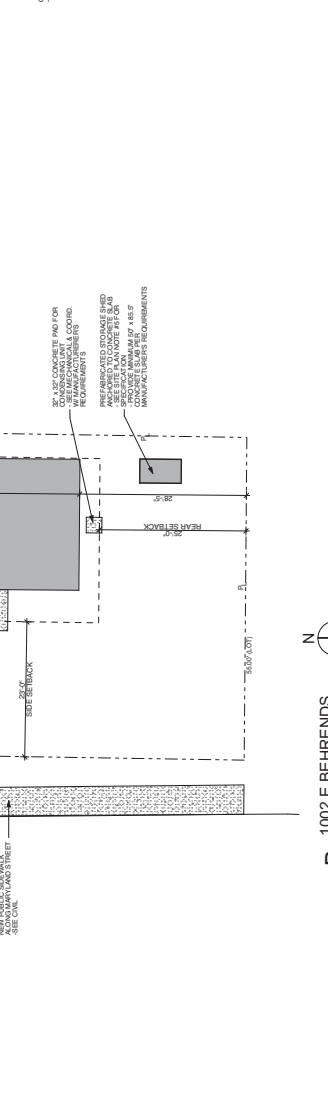
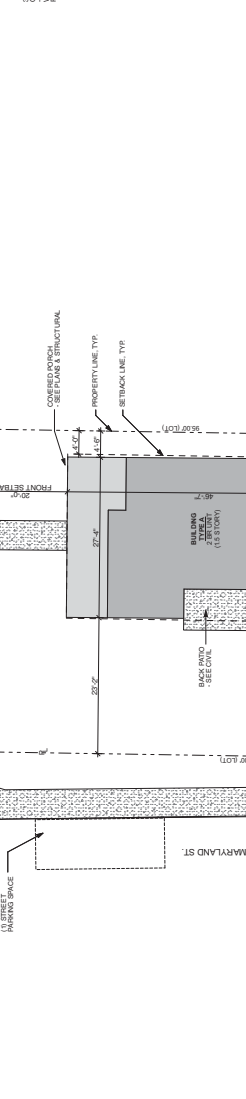
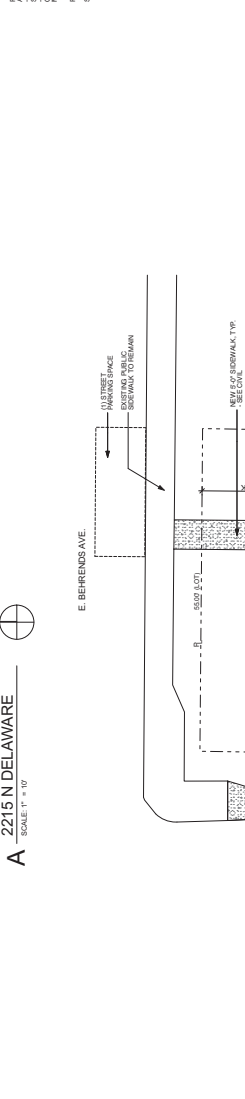
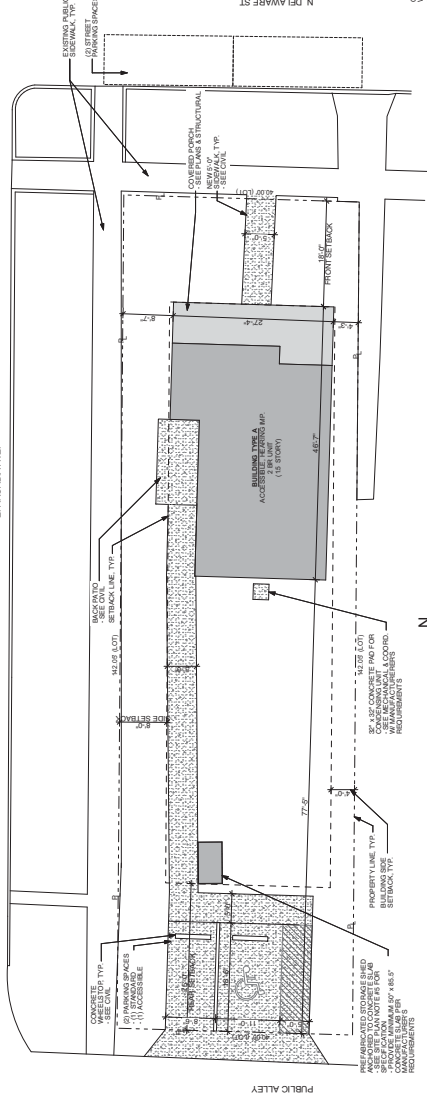
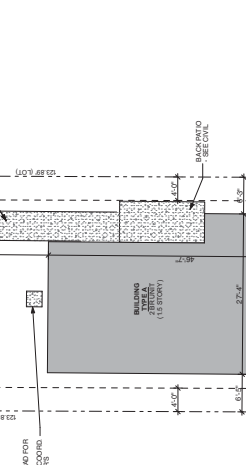
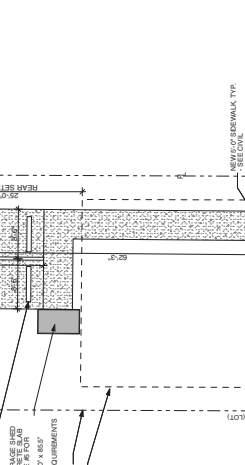
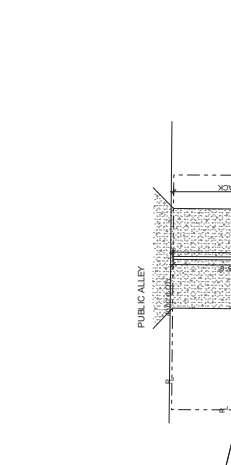
I hereby certify that these plans have been prepared to the best of my knowledge, they are true and correct, and I am duly Licensed Architect for the State of Kansas.
Todd E. Wiltje, AIA
PROFESSIONAL ENGINEERING REGISTRATION NO. PA 440699
1837 W. 12th Street, Suite 100
Wichita, KS 67204



SHEET NAME:
DATE: 11.10.2010
SITE PLANS - BUILDING TYPE A

PROJECT NUMBER: 17793
DESIGNED BY: DT
DATE: MS/TW
SCALE: 1/8" = 1'-0"

ZONING DISTRICT	2115 N DELAWARE	1002 E BEHRENDIS	505 E THROUGH
LOCATION	R-4	R-4	R-4
ZONING AREA	5,701 SF. (0.13 ACRES)	5,225 SF. (0.12 ACRES)	4,964 SF. (0.11 ACRES)
DESCRIPTION	35'-0"	35'-0"	35'-0"
BUILDING HEIGHT	19'-7"	19'-7"	19'-7"
NO. OF STOREYS	1.5	1.5	1.5
NO. OF RESIDENTIAL UNITS	1	1	1
NO. OF PARKING SPACES	2	2	2
NO. OF ACCESSIBLE PARKING SPACES	1	1	1
INTERSTORY HEIGHT	92'-2 1/4"	92'-2 1/4"	92'-2 1/4"
FRONT SETBACK	18'-0"	18'-0"	18'-0"
REAR SETBACK	4'-0"	4'-0"	4'-0"
REAR SETBACK	4'-0"	4'-0"	4'-0"



A 2215 N DELAWARE
SCALE: 1/8" = 1'-0"

B 1002 E BEHRENDIS
SCALE: 1/8" = 1'-0"

C 505 E THROUGH
SCALE: 1/8" = 1'-0"

EAST BLUFF HOUSING

East Bluff Neighborhood
 Parcel L 51603

WORJERABEK WILTSE ARCHITECTS, P.C.

1000 N. DELAWARE ST. SUITE 200
 DALLAS, TX 75208
 TEL: 214.242.6236
 WWW.WORJERABEKWILTSEARCHITECTS.COM

CONSULTANT INFORMATION:

GENERAL NOTES:

1. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS.
2. SEE CIVIL AND LANDSCAPE FOR EXISTING UTILITIES TO REMAIN AND TREE PRESERVATION NOTES FOR TREE PRESERVATION AND DEVELOPMENT INFORMATION.
3. SEE CIVIL DRAWINGS FOR FULL SITE DEVELOPMENT INFORMATION.
4. SEE LANDSCAPE DRAWINGS FOR TREE PRESERVATION AND DEVELOPMENT INFORMATION.
5. PRE-FABRICATED STORAGE SHEDS TO BE SMC-CAST WITH A RESIN ISOPHORE SHED. 7'-0" SMC-CAST WITH A RESIN ISOPHORE SHED. 7'-0" SMC-CAST WITH A RESIN ISOPHORE SHED. COMPLI WITH REPAIR AND MAINTENANCE STANDARDS.
6. ALL BUILDING FOUNDATIONS MUST FALL SLOPE NO GREATER THAN 2%.
7. FLOOR FINISHES SHALL BE FINISHED TO FINISH FLOOR AND FINISH GRADE.
8. ALL BUILDING FOUNDATIONS MUST FALL SLOPE NO GREATER THAN 2%.
9. ALL FOUNDATIONS SHALL BE FINISHED TO FINISH FLOOR AND FINISH GRADE.

NO.	ISSUED FOR:	DATE
1	100% PERMIT DEVELOPMENT	10/30/17
2	10% PERMIT	10/30/17
3	10% REVIEW	10/30/17

I hereby certify that these plans have been prepared to the best of my knowledge, they are true and correct, and I am a duly Licensed Professional Engineer in the State of Texas, License No. 26027.

Todd E. Wilke, P.E.

TODD E. WILKE, P.E.
 LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS
 LICENSE NO. 26027



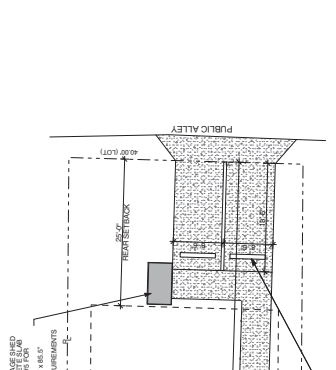
STAMP
 TODD WILKE
 LICENSED ARCHITECT
 STATE OF TEXAS
 001019635

EXPIRATION DATE: 12.31.2020

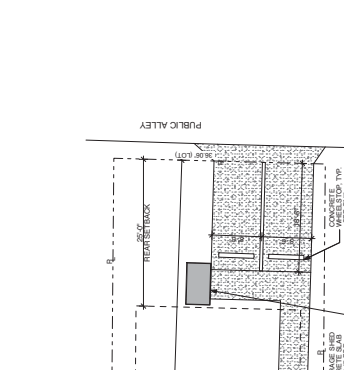
SITE PLANS - BUILDING TYPE A

PROJECT NUMBER: 17793
 DR. BY: DT
 DATE: 10/30/17
 MS./TW

ZONING DATA			
LOCATION	2206 N DELAWARE	2402 N DELAWARE	2402 N DELAWARE
ZONING DISTRICT	R-4	R-4	R-4
SITE AREA	5,674.57 (0.13 ACRES)	5,117.5 (0.17 ACRES)	5,117.5 (0.17 ACRES)
DESCRIPTION	197'-7"	390'-7"	197'-7"
BUILDING HEIGHT	15	15	15
NO. OF STOREYS	1	1	1
NO. OF RESIDENTIAL UNITS	2	2	2
NO. OF ACCESSIBLE PARKING SPACES	0	0	0
NO. OF STALLS (B/T)	15	15	15
FRONT SETBACK	0	0	0
REAR SETBACK	0	0	0
SIDE SETBACK	0	0	0
YARD SETBACK	0	0	0



A 2206 N DELAWARE
 SCALE 1" = 10'



B 2402 N DELAWARE
 SCALE 1" = 10'



NO.	ISSUED FOR:	DATE
1	100% PERMIT DEVELOPMENT	10/30/17
2	10% PERMIT	10/30/17
3	10% REVIEW	10/30/17

I hereby certify that these plans have been prepared to the best of my knowledge, they are true and correct, and I am a duly Licensed Professional Engineer in the State of Texas, License No. 26027.

Todd E. Wilke, P.E.

TODD E. WILKE, P.E.
 LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS
 LICENSE NO. 26027



STAMP
 TODD WILKE
 LICENSED ARCHITECT
 STATE OF TEXAS
 001019635

EXPIRATION DATE: 12.31.2020

SITE PLANS - BUILDING TYPE A

PROJECT NUMBER: 17793
 DR. BY: DT
 DATE: 10/30/17
 MS./TW

EAST BLUFF HOUSING

East Bluff Neighborhood
 Parcel L 61603

WORKJERABEK WILTSE ARCHITECTS, P.C.
 1000 WILTSE
 001019635
 STATE OF ILLINOIS
 LICENSED ARCHITECT
 PROFESSIONAL IDENTITY NUMBER 001400099
 1000 WILTSE
 001019635
 STATE OF ILLINOIS
 LICENSED ARCHITECT
 PROFESSIONAL IDENTITY NUMBER 001400099

CONSULTANT INFORMATION:
 PROJECT NUMBER: 17793
 DATE: 11.19.2022
 DRAWN BY: DT
 CHECKED BY: MS/TW

GENERAL NOTES:
 1. SEE CIVIL AND LANDSCAPE FOR EXISTING AND LOT DIMENSIONS.
 2. SEE CIVIL AND LANDSCAPE FOR EXISTING UTILITIES TO REMAIN AND TREE PRESERVATION DEVELOPMENT INFORMATION.
 3. SEE CIVIL DRAWINGS FOR FULL SITE DEVELOPMENT INFORMATION.
 4. SEE LANDSCAPE DRAWINGS FOR PREPARED STORAGE SHED TO BE SLOTTED WITH AREAS TO STORAGE SHED. 7'-0" SLOPE TO THE SIDE TO COMPLY WITH LOCAL ZONING ORDINANCE STANDARDS.
 5. SEE CIVIL DRAWINGS FOR ALL UTILITIES TO REMAIN AND TREE PRESERVATION DEVELOPMENT INFORMATION.
 6. ALL BUILDING FOUNDATIONS MUST FALL WITHIN THE ZONING DATA SPREADSHEETS NOTED IN ZONING DATA SPREADSHEETS.

NO.	REVISION FOR	DATE
1	100% SUBMITTAL DEVELOPMENT	10/20/22
2	100% SUBMITTAL	10/20/22
3	100% REVIEW	10/20/22

I hereby certify that these plans have been prepared by me or under my direct supervision and to the best of my knowledge, they conform to the Building Code of the City of Peoria, Illinois.

Todd E. Wiltsch AA
 PROFESSIONAL IDENTITY NUMBER 001400099



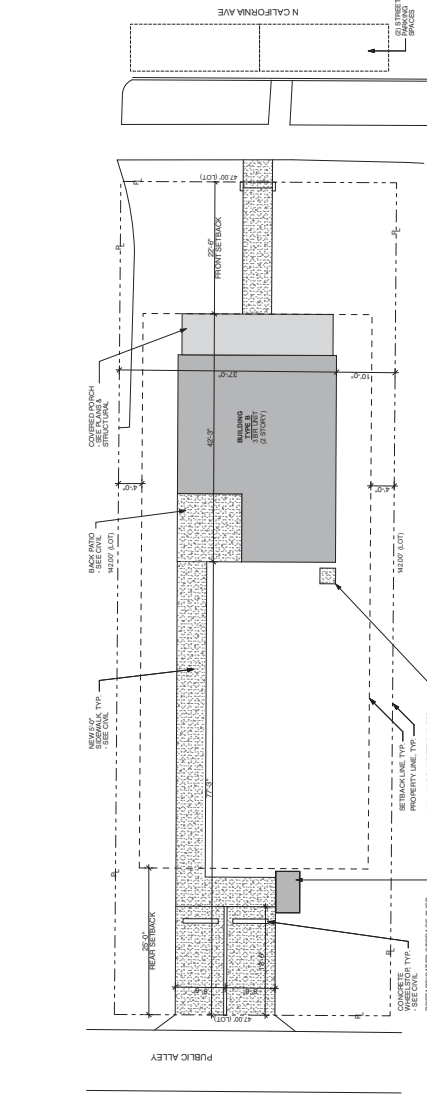
1000 WILTSE
 001019635
 STATE OF ILLINOIS
 LICENSED ARCHITECT
 PROFESSIONAL IDENTITY NUMBER 001400099

SITE PLANS - BUILDING TYPE B
 SHEET NAME:
 EXPANDED DATE: 11.19.2022

PROJECT NUMBER: 17793
 DATE: 11.19.2022
 DRAWN BY: DT
 CHECKED BY: MS/TW

A1.4

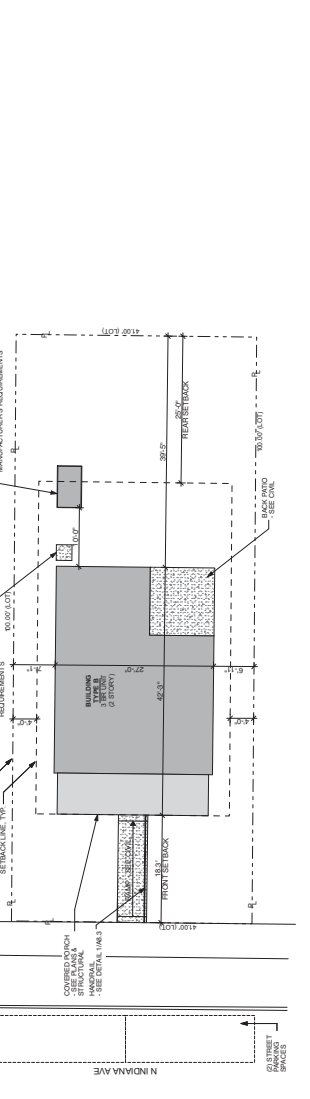
ZONING DATA		1707 N CALIFORNIA		1914 N INDIANA	
ZONING DISTRICT	R-4	R-4	R-4	R-4	R-4
SITE AREA	6,526.5 F. (0.15 ACRES)	6,274.8 F. (0.15 ACRES)	4,100.5 F. (0.09 ACRES)		
PERMITTED HEIGHT	35'-0"	27'-0"	35'-0"	35'-0"	27'-0"
NO. OF STORIES	2	2	2	2	2
NO. OF RESIDENTIAL UNITS	1	1	1	1	1
NO. OF PARKING SPACES	2	2	2	2	2
NO. OF ACCESSIBLE PARKING SPACES	0	0	0	0	0
FRONT SETBACK (FT)	11.5-31.5	19-28.27	22.5	10-18.3	9.3
REAR SETBACK (FT)	0	0	0	0	0
SIDE SETBACK (FT)	0	0	0	0	0



B 1707 N CALIFORNIA
 SCALE: 1" = 10'



C 1914 N INDIANA
 SCALE: 1" = 10'



A 715 E RAVINE
 SCALE: 1" = 10'

EAST BLUFF HOUSING

East Bluff Neighborhood
 P.O. Box 1, 61003
WORN JERARBEK WILTSE ARCHITECTS, P.C.
 1000 WILTSE DRIVE
 SUITE 100
 WESTMINSTER, CO 80057
 TEL: 303.426.4400
 WWW.WORNJERARBEK.COM

GENERAL NOTES:
 1. SEE CIVIL DRAWINGS FOR EXISTING CONDITIONS AND LOT DIMENSIONS.
 2. SEE CIVIL AND LANDSCAPE FOR EXISTING UTILITIES TO REMAIN AND TREE PRESERVATION REQUIREMENTS.
 3. SEE CIVIL DRAWINGS FOR FINAL SITE DEVELOPMENT INFORMATION.
 4. SEE LANDSCAPE DRAWINGS FOR PREPARED TO BE USED TO BE SAVED TO THE SITE. SAVED TO THE SITE. SAVED TO THE SITE. SAVED TO THE SITE.
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NO.	REVISION FOR	DATE
1	ISSUE FOR PERMIT	10/03/2017
2	ISSUE FOR PERMIT	10/03/2017
3	ISSUE FOR PERMIT	10/03/2017

I hereby certify that these plans have been prepared by me or under my direct supervision and that I am a duly Licensed Architect in the State of Colorado. My registration number is 100019655.

TRUDEE WILKINS, AIA
 PROFESSIONAL ARCHITECT REGISTRATION #100019655
 1000 WILTSE DRIVE, SUITE 100, WESTMINSTER, CO 80057



PROJECT NUMBER: 17793
 DATE: DT
 DRAWN BY: MS/TW

SITE PLANS - BUILDING TYPE B

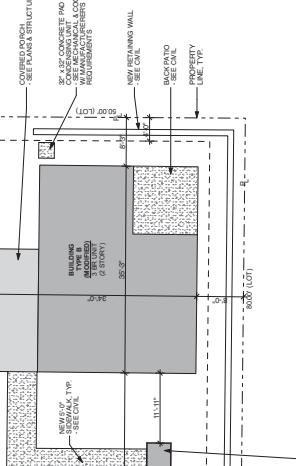
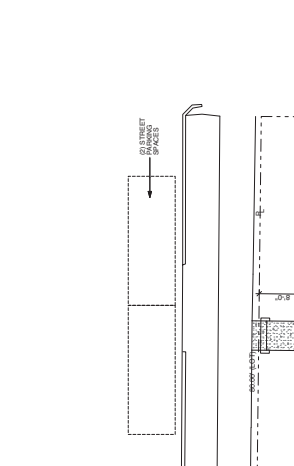
SHEET NAME: 508-510 E RAVINE
 SHEET DATE: 11.10.2018

PROJECT NUMBER: 17793
 DATE: DT
 DRAWN BY: MS/TW

A1.5

ZONING DATA

LOCATION	416 E RYNE	416 E RYNE	416 E RYNE	416 E RYNE	416 E RYNE	416 E RYNE	416 E RYNE	416 E RYNE	416 E RYNE
ZONING DISTRICT	R-4	R-4	R-4	R-4	R-4	R-4	R-4	R-4	R-4
AREA	6,808 SF (0.16 ACRES)	6,808 SF (0.16 ACRES)	6,808 SF (0.16 ACRES)	6,808 SF (0.16 ACRES)	6,808 SF (0.16 ACRES)	6,808 SF (0.16 ACRES)	6,808 SF (0.16 ACRES)	6,808 SF (0.16 ACRES)	6,808 SF (0.16 ACRES)
REQUIREMENT	30'-0"	27'-6"	30'-0"	27'-6"	30'-0"	27'-6"	30'-0"	27'-6"	30'-0"
ACTUAL	2	2	2	2	2	2	2	2	2
NO. OF STORIES	1	1	1	1	1	1	1	1	1
NO. OF RESIDENTIAL UNITS	2	2	2	2	2	2	2	2	2
NO. OF PARKING SPACES	0	0	0	0	0	0	0	0	0
NO. OF ACCESSIBLE PARKING SPACES	0	0	0	0	0	0	0	0	0
FRONT SETBACK (FT)	15.75	22.5	15.75	22.5	15.75	22.5	15.75	22.5	15.75
REAR SETBACK (FT)	4	4	4	4	4	4	4	4	4
SIDE SETBACK (FT)	4	4	4	4	4	4	4	4	4



A 416 E RYNE
 SCALE: 1" = 10'

B 416 E RYNE
 SCALE: 1" = 10'

C 508-510 E RAVINE
 SCALE: 1" = 10'



EAST BLUFF HOUSING

East Bluff Neighborhood
PC069, L 61003

WORN JERABEK WILTJE ARCHITECTS, P.C.
600 WEST ARDEN STREET, SUITE 200
COLUMBIA, SC 29201
TEL: 716.732.9200 FAX: 716.732.9201
WWW.WORNJERABEKWILTJEARCHITECTS.COM

CONSULTANT INFORMATION:

NO.	REVISION FOR	DATE
1.	NOI SUBMITTED FOR DEVELOPMENT	10/09/2016
2.	DESIGN DEVELOPMENT	10/27/2016
3.	PRELIMINARY REVIEW	10/20/2017
4.	CONCEPT PLAN	10/20/2017
5.	SCHEMATIC DESIGN	11/20/2017
6.	PRELIMINARY REVIEW	11/20/2017
7.	CONCEPT PLAN	11/20/2017
8.	SCHEMATIC DESIGN	11/20/2017
9.	PRELIMINARY REVIEW	11/20/2017
10.	CONCEPT PLAN	11/20/2017
11.	SCHEMATIC DESIGN	11/20/2017
12.	PRELIMINARY REVIEW	11/20/2017

GENERAL NOTES:

- SEE CIVIL AND LANDSCAPE FOR EXISTING UTILITIES AND LOT DIMENSIONS.
- SEE CIVIL AND LANDSCAPE FOR EXISTING UTILITIES TO REMAIN AND TREE PRESERVATION DEVELOPMENT INFORMATION.
- SEE CIVIL DRAWINGS FOR FULL SITE DEVELOPMENT INFORMATION.
- SEE LANDSCAPE DRAWINGS FOR TREE AND LANDSCAPE SCHEDULE TO BE MAINTAINED AND TO BE REPLACED TO MEET CITY OF COLUMBIA REQUIREMENTS TO COMPLY WITH PEAK GREENING ORDINANCE.
- SEE LANDSCAPE DRAWINGS FOR TREE AND LANDSCAPE SCHEDULE TO BE MAINTAINED AND TO BE REPLACED TO MEET CITY OF COLUMBIA REQUIREMENTS TO COMPLY WITH PEAK GREENING ORDINANCE.
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- SEE LANDSCAPE DRAWINGS FOR TREE AND LANDSCAPE SCHEDULE TO BE MAINTAINED AND TO BE REPLACED TO MEET CITY OF COLUMBIA REQUIREMENTS TO COMPLY WITH PEAK GREENING ORDINANCE.

NO.	REVISION FOR	DATE
1.	NOI SUBMITTED FOR DEVELOPMENT	10/09/2016
2.	DESIGN DEVELOPMENT	10/27/2016
3.	PRELIMINARY REVIEW	10/20/2017
4.	CONCEPT PLAN	10/20/2017
5.	SCHEMATIC DESIGN	11/20/2017
6.	PRELIMINARY REVIEW	11/20/2017
7.	CONCEPT PLAN	11/20/2017
8.	SCHEMATIC DESIGN	11/20/2017
9.	PRELIMINARY REVIEW	11/20/2017
10.	CONCEPT PLAN	11/20/2017
11.	SCHEMATIC DESIGN	11/20/2017
12.	PRELIMINARY REVIEW	11/20/2017

I hereby certify that these plans have been prepared to the best of my knowledge and belief in accordance with the Building Code of the City of Columbia, South Carolina.

Todd E. Wilk AA
PROFESSIONAL DESIGNER REGISTRATION # 48460899



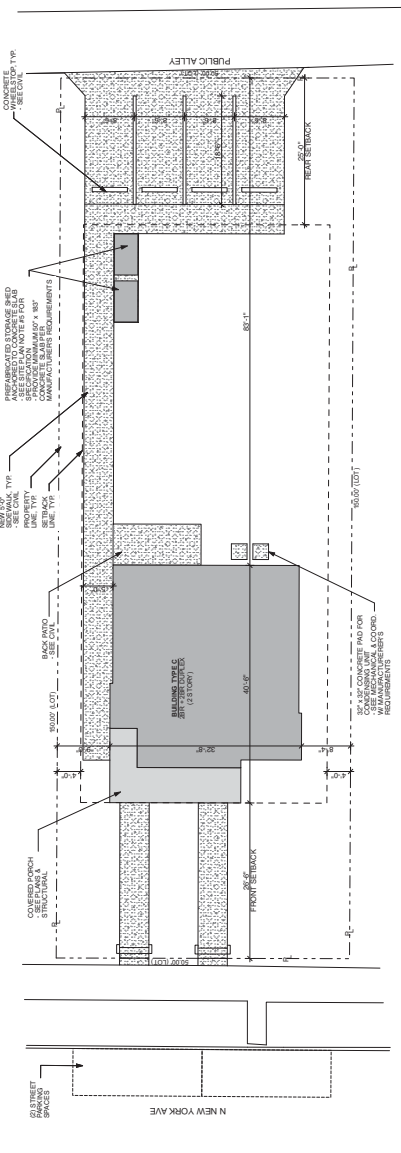
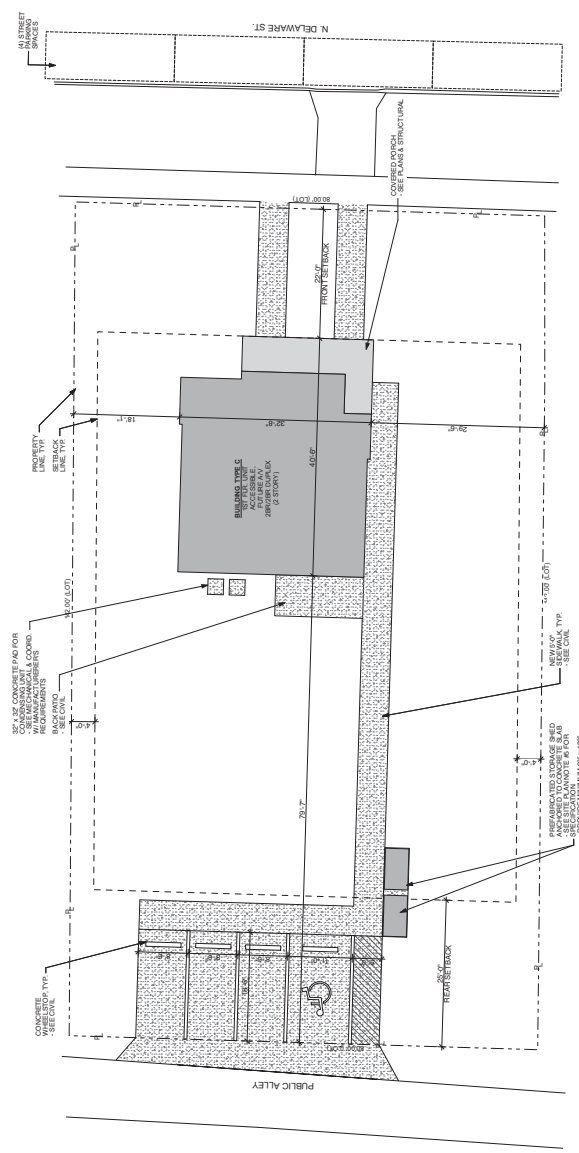
WORN JERABEK WILTJE ARCHITECTS, P.C.
SHEET NAME:
EXPIRATION DATE: 11.19.2020

SITE PLANS - BUILDING TYPE C

PROJECT NUMBER:	17793
DR. BY:	DT
CHECKED BY:	MS/TW
SHEET NUMBER:	A1.6

ZONING DATA

LOCATION	2201 N DELAWARE	R-4	1816 N NEW YORK	R-4
ZONING DISTRICT				
SITE AREA	11,363.8 SF (0.26 ACRES)	7,503.9 SF (0.17 ACRES)		
PERMITTED	31'-4"	33'-0"		
ACTUAL	31'-4"	33'-0"		
BUILDING HEIGHT	2	2		
NO. OF STORES	2	2		
NO. OF RESIDENTIAL UNITS	2	2		
NO. OF ACCESSIBLE PARKING SPACES	4	4		
NO. OF PARKING SPACES	0	0		
NO. OF ACCESSIBLE PARKING SPACES	17	22		26
FRONT YARD SETBACK (FEET)	4	4		4
REAR YARD SETBACK (FEET)	4	4		4
LEFT SIDE SETBACK (FEET)	4	4		4
RIGHT SIDE SETBACK (FEET)	4	4		4



EAST BLUFF HOUSING

East Bluff Neighborhood
PC009, L161003

WORN JERABEK WILTSE ARCHITECTS, P.C.
201 W. 24th St., Suite 100
Olathe, KS 66041
TEL: 913.241.5890
WWW.WORNJERABEKWILTSEARCHITECTS.PC

CONSULTANT INFORMATION

GENERAL NOTES:

1. SEE EXISTING CONDITIONS AND LOT DIMENSIONS.
2. SEE CIVIL LANDSCAPE FOR EXISTING UTILITIES TO REMAIN AND TREE PRESERVATION DEVELOPMENT INFORMATION.
3. SEE CIVIL DRAWINGS FOR ALL SITE DEVELOPMENT INFORMATION.
4. SEE LANDSCAPE DRAWINGS FOR TREE PRESERVATION AND REPLACEMENT INFORMATION.
5. PREPARED STORAGE SHED TO BE SBR CAST WITH A REIN TO STORAGE SHED. 7'-0" SBR CAST WITH A REIN TO STORAGE SHED. 7'-0" SBR CAST WITH A REIN TO STORAGE SHED. 7'-0" SBR CAST WITH A REIN TO STORAGE SHED.
6. SEE ALL DIMENSIONS FOR ALL DIMENSIONS.
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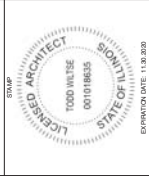
GENERAL NOTES:

1. SEE EXISTING CONDITIONS AND LOT DIMENSIONS.
2. SEE CIVIL LANDSCAPE FOR EXISTING UTILITIES TO REMAIN AND TREE PRESERVATION DEVELOPMENT INFORMATION.
3. SEE CIVIL DRAWINGS FOR ALL SITE DEVELOPMENT INFORMATION.
4. SEE LANDSCAPE DRAWINGS FOR TREE PRESERVATION AND REPLACEMENT INFORMATION.
5. PREPARED STORAGE SHED TO BE SBR CAST WITH A REIN TO STORAGE SHED. 7'-0" SBR CAST WITH A REIN TO STORAGE SHED. 7'-0" SBR CAST WITH A REIN TO STORAGE SHED. 7'-0" SBR CAST WITH A REIN TO STORAGE SHED.
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20. ALL DIMENSIONS FOR ALL DIMENSIONS.

NO.	ISSUED FOR:	DATE
1	100% SUBMITTAL DEVELOPMENT	10/05/21
2	100% PERMIT	10/23/21
3	100% REVIEW	10/29/21

I hereby certify that these plans have been prepared to the best of my knowledge, they are correct and true to the existing conditions of the project at the time of my review.

Todd E. Witek AA
Professional Engineer
No. 14739
Professional Engineer
No. 14739



SHEET NAME:
SITE PLANS - BUILDING TYPE C

EXPANDED DATE: 11.10.2020

PROJECT NUMBER: 17783

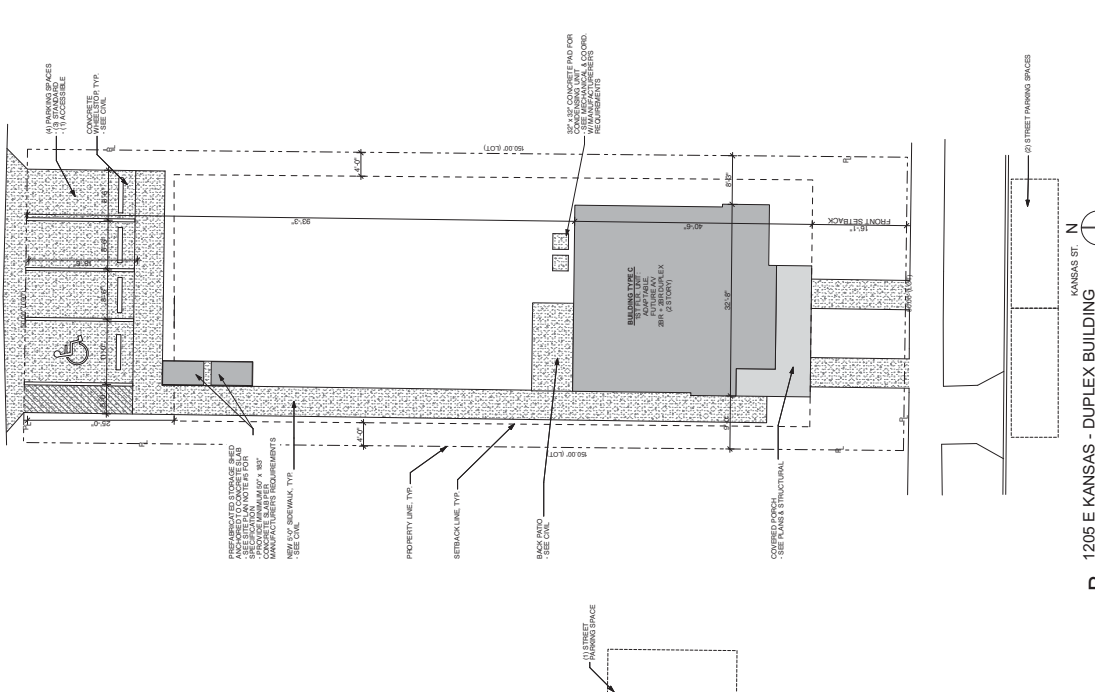
DESIGNED BY: DW

DRAWN BY: MS/TW

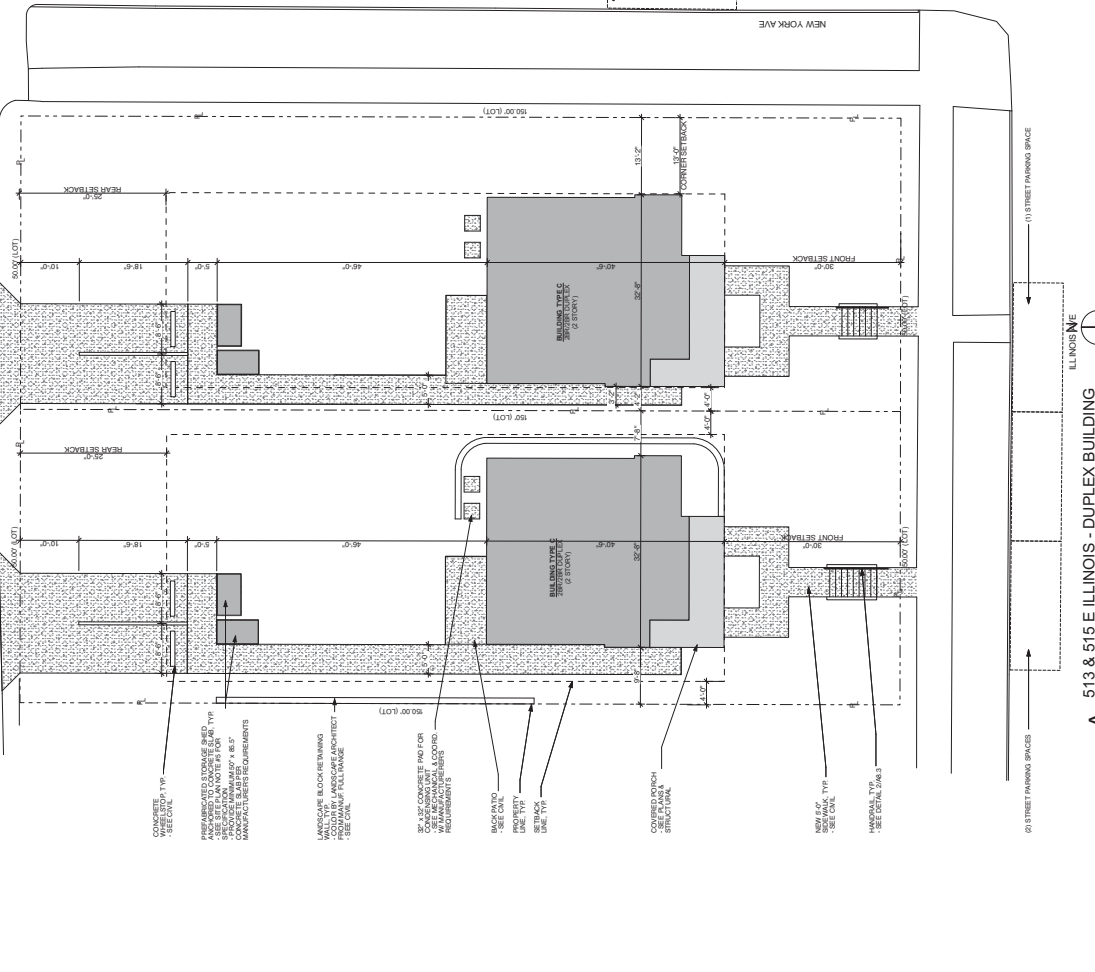
SHEET NUMBER: **A1.7**

ZONING DATA

LOCATION	R-4	R-4	R-4
ZONING DISTRICT	R-4	R-4	R-4
SITE AREA	7,500 SF (0.17 ACRES)	7,500 SF (0.17 ACRES)	7,500 SF (0.17 ACRES)
PERMITTED BUILDING HEIGHT	35'-0"	35'-0"	35'-0"
NO. OF STORES	2	2	2
NO. OF RESIDENTIAL UNITS	4	4	4
NO. OF ACCESSIBLE SPACES	0	0	0
STREET FRONTAGE	27'-31.37'-38"	27'-31.37'-38"	27'-31.37'-38"
REAR FRONTAGE	30'-0"	30'-0"	30'-0"
SIDE FRONTAGE	4'-0"	4'-0"	4'-0"
SIDE REAR FRONTAGE	4'-0"	4'-0"	4'-0"
SIDE REAR FRONTAGE	4'-0"	4'-0"	4'-0"
SIDE REAR FRONTAGE	4'-0"	4'-0"	4'-0"
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SIDE REAR FRONTAGE	4'-0"	4'-0"	4'-0"
SIDE REAR FRONTAGE	4'-0"	4'-0"	4'-0"



B 1205 E KANSAS - DUPLEX BUILDING
SCALE: 1" = 10'



A 513 & 515 E ILLINOIS - DUPLEX BUILDING
SCALE: 1" = 10'

ZONING DATA

LOCATION	911 E BEHREND		915 E BEHREND		919 E BEHREND	
	REMITTED	ACTUAL	REMITTED	ACTUAL	REMITTED	ACTUAL
ZONING DISTRICT	R-4	R-4	R-4	R-4	R-4	R-4
BUILDING AREA	6,340 S.F. (0.15 ACRES)	6,340 S.F. (0.15 ACRES)	6,340 S.F. (0.15 ACRES)	6,340 S.F. (0.15 ACRES)	6,340 S.F. (0.15 ACRES)	6,340 S.F. (0.15 ACRES)
DESCRIPTION	18'-7"	18'-7"	18'-7"	18'-7"	18'-7"	18'-7"
BUILDING HEIGHT	15'-0"	15'-0"	15'-0"	15'-0"	15'-0"	15'-0"
NO. OF STORES	1	1	1	1	1	1
NO. OF RESIDENTIAL UNITS	1	1	1	1	1	1
NO. OF PARKING SPACES	2	2	2	2	2	2
NO. OF ACCESSIBLE PARKING SPACES	0	0	0	0	0	0
FRONT SETBACK (REQUIREMENT)	15'-0"	15'-0"	15'-0"	15'-0"	15'-0"	15'-0"
FRONT SETBACK (ACTUAL)	15'-0"	15'-0"	15'-0"	15'-0"	15'-0"	15'-0"
SEE						

EAST BLUFF HOUSING

East Bluff Neighborhood
P.O. Box 1, L 61003

WORK JERABEK WILTSE ARCHITECTS, P.C.

1000 WILTSE
1000 WILTSE
1000 WILTSE

CONSULTANT INFORMATION

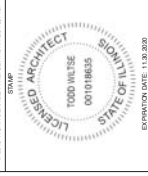
GENERAL NOTES:

1. SEE CIVIL AND LANDSCAPE FOR EXISTING AND LOT DIMENSIONS.
2. SEE CIVIL AND LANDSCAPE FOR EXISTING UTILITIES TO REMAIN AND TREE PRESERVATION DEVELOPMENT INFORMATION.
3. SEE CIVIL DRAWINGS FOR FULL SITE DEVELOPMENT INFORMATION.
4. SEE LANDSCAPE DRAWINGS FOR PREPARED STORAGE SHED AND CONCRETE PAD FOR CONCRETE SLAB AND CONCRETE CURBS REQUIREMENTS.
5. PREPARED STORAGE SHED AND CONCRETE PAD FOR CONCRETE SLAB AND CONCRETE CURBS REQUIREMENTS.
6. PREPARED STORAGE SHED AND CONCRETE PAD FOR CONCRETE SLAB AND CONCRETE CURBS REQUIREMENTS.
7. PREPARED STORAGE SHED AND CONCRETE PAD FOR CONCRETE SLAB AND CONCRETE CURBS REQUIREMENTS.
8. ALL BUILDING FOUNDATIONS MUST FALL BELOW FINISH GRADE AND BE SET FOR FINISH GRADE AND FUTURE LAY UNITS.
9. ALL BUILDING FOUNDATIONS MUST FALL BELOW FINISH GRADE AND BE SET FOR FINISH GRADE AND FUTURE LAY UNITS.
10. ALL BUILDING FOUNDATIONS MUST FALL BELOW FINISH GRADE AND BE SET FOR FINISH GRADE AND FUTURE LAY UNITS.
11. ALL BUILDING FOUNDATIONS MUST FALL BELOW FINISH GRADE AND BE SET FOR FINISH GRADE AND FUTURE LAY UNITS.

NO.	REVISION FOR	DATE
1	NOT FOR CONSTRUCTION	10/03/2011
2	FOR PERMIT	10/03/2011
3	FOR REVIEW	10/03/2011

I hereby certify that these plans have been prepared to the best of my knowledge, they and the information contained herein comply with the provisions of the City of Knoxville, Tennessee.

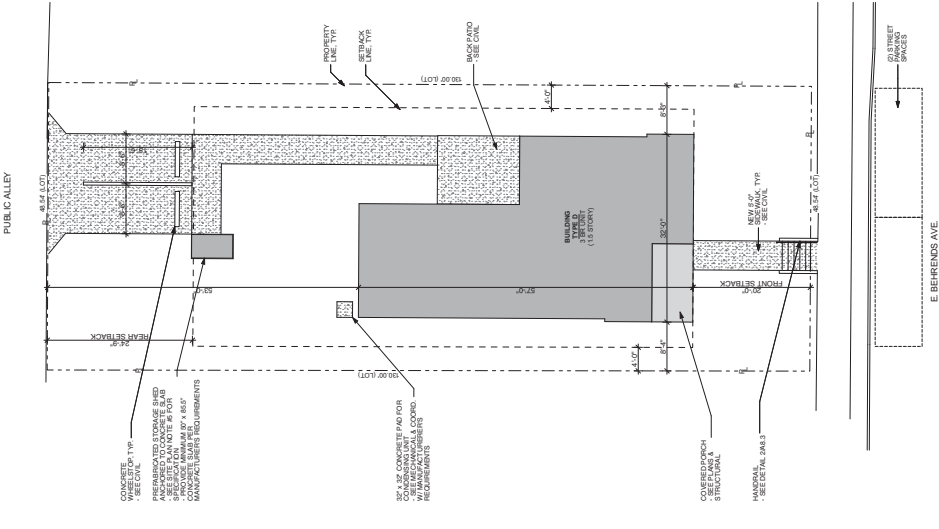
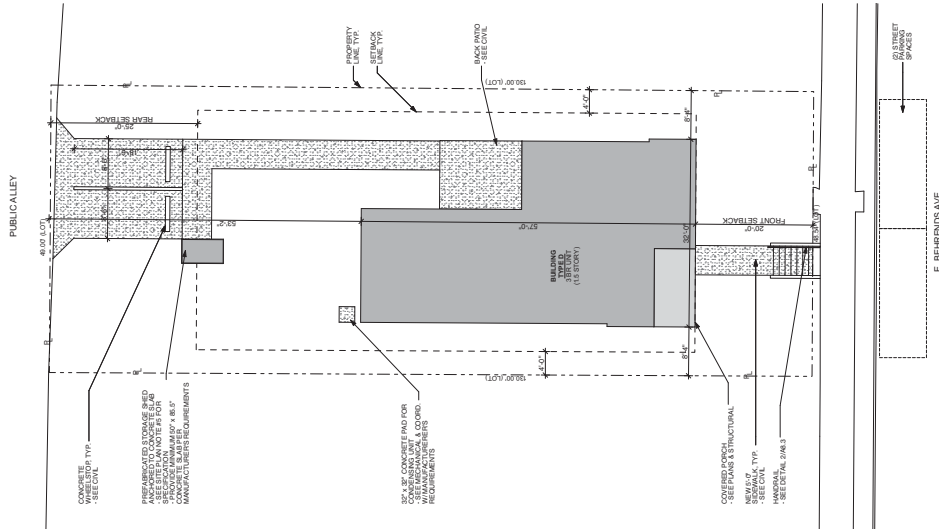
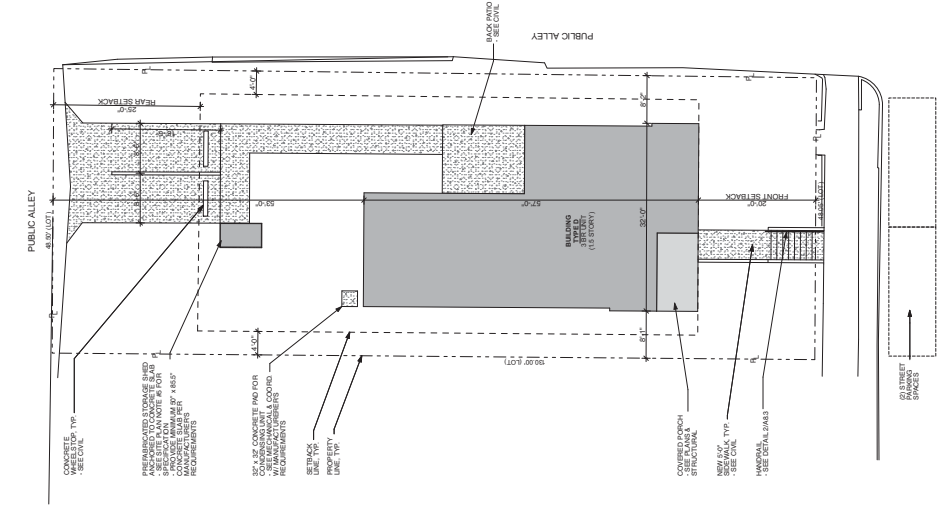
Todd E. Wiltsse, AIA
PROFESSIONAL ARCHITECT REGISTRATION # 44009
1000 WILTSE ARCHITECTS, P.C.
1000 WILTSE ARCHITECTS, P.C.



EXPIRATION DATE: 11.30.2012

SITE PLANS - BUILDING TYPE D

PROJECT NUMBER: 17793
SHEET NUMBER: A1.8
DRAWN BY: DT
CHECKED BY: MS/TW



EAST BLUFF HOUSING

East Bluff Neighborhood
Pc09a, L 61603

WORKER JERABEK WILTE ARCHITECTS, P.C.
401 N. 12th Street, Suite 100
Lincoln, NE 68502
TEL: 402.441.1000
WWW.WORKERJERABEKWILTE.COM

CONSULTANT INFORMATION:

GENERAL NOTES:

1. VERIFY EXISTING CONDITIONS AND LOT DIMENSIONS.
2. SEE CIVIL AND LANDSCAPE FOR EXISTING UTILITIES TO REMAIN AND TREE PRESERVATION DEVELOPMENT INFORMATION.
3. SEE CIVIL DRAWINGS FOR FULL SITE DEVELOPMENT INFORMATION.
4. SEE LANDSCAPE DRAWINGS FOR CONSTRUCTION DETAILS.
5. PREPARED TO BE USED FOR PERMITS AND CONSTRUCTION.
6. ALL BUILDING FOUNDATIONS MUST FALL WITHIN THE FOOTPRINT OF THE EXISTING OR PROPOSED UNIT.
7. ALL FOUNDATIONS SHALL BE SET ON UNIFORM FOUNDATIONS AND SHALL BE NOTED IN ZONING DATA SHEETS.

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	10/20/21
2	ISSUED FOR DEVELOPMENT	10/20/21
3	ISSUED FOR REVIEW	10/20/21

Thereby certify that these plans have been prepared to the best of my knowledge, skill and ability in accordance with the Building Code of the City of Lincoln, Illinois.

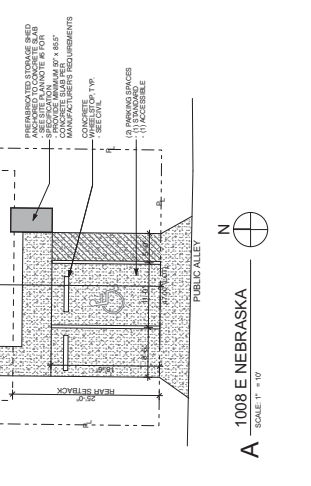
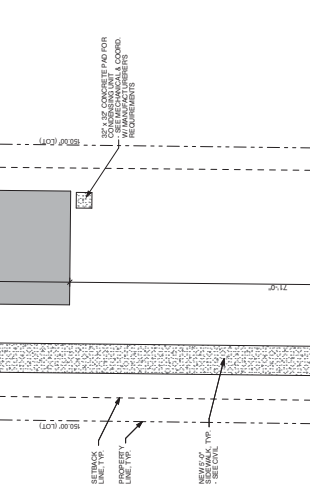
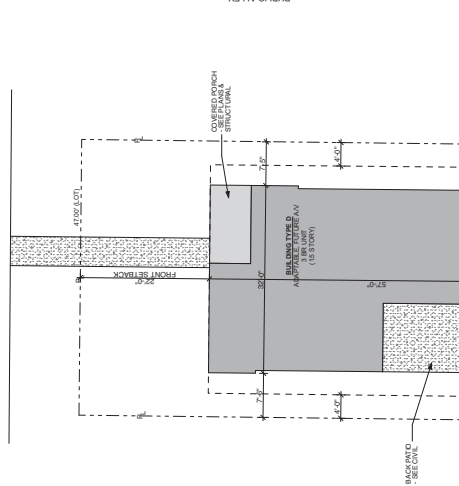
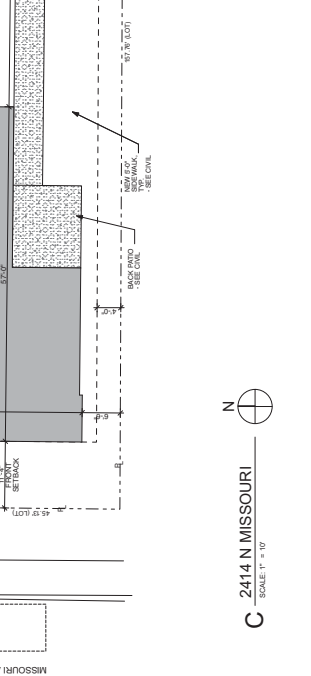
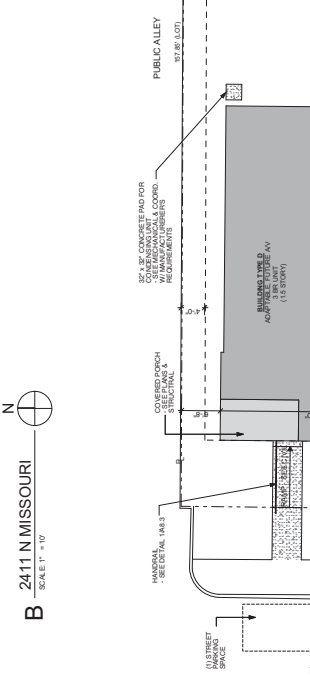
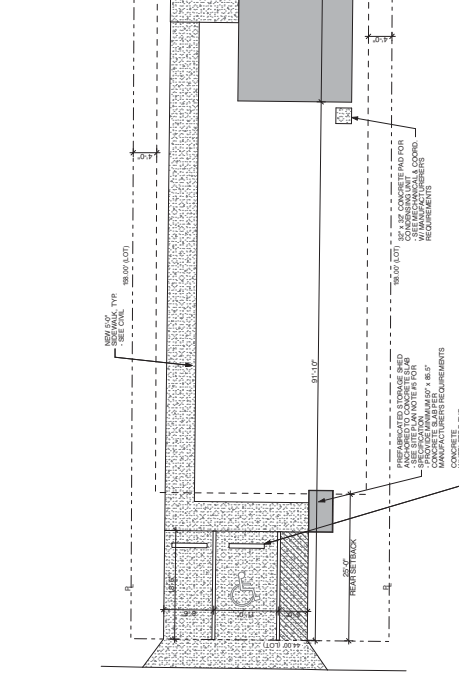
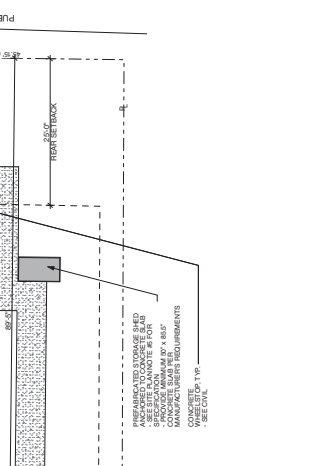
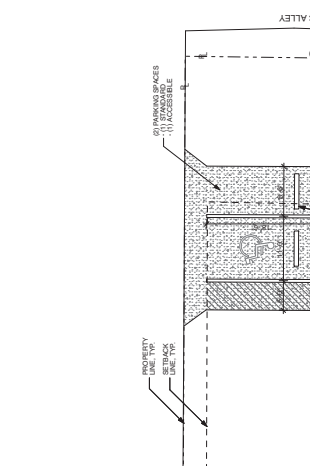
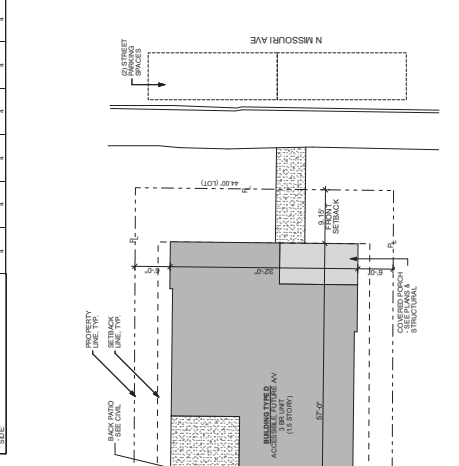
Tom E. Witek AA
Professional Engineer Registration #04160099
P.E. 3074 WORKER JERABEK WILTE ARCHITECTS, P.C.

SITE PLANS - BUILDING TYPE D

SHEET NUMBER: 17793
DATE: DT
DRAWN BY: MS/TW

ZONING DATA

LOCATION	1008 E NEBRASKA	2411 N MISSOURI	2414 N MISSOURI
ZONING DISTRICT	R-4	R-4	R-4
SITE AREA	7,099 S.F. (0.16 ACRES)	6,854 S.F. (0.16 ACRES)	7,123 S.F. (0.16 ACRES)
DESCRIPTION	39'-0"	39'-0"	39'-0"
BUILDING HEIGHT	19'-7"	19'-7"	19'-7"
NO. OF STORIES	1.5	1.5	1.5
NO. OF RESIDENTIAL UNITS	1	1	1
NO. OF PARKING SPACES	2	2	2
NO. OF ACCESSIBLE PARKING SPACES	1	1	1
FRONT STREET BACKSET (FT)	22	28.6 (8.18)	13.9 (4.18)
REAR SETBACK (FT)	4	4	4
LOT AREA (S.F.)	9,15	9,15	11.3
LOT AREA (ACRES)	0.21	0.21	0.26



**National Green Building Standard
Requirements and Specs
Excerpt from East Bluff Housing Specs Set
April 2019**

SECTION 018113 - Sustainable Design Requirements

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.
- B. Related Sections include the following:
 - 1. Section 017823 "Operations and Maintenance Data" for requirements to be incorporated into Building Maintenance Manual.
 - 2. Section 017900 "Demonstration and Training" for Sustainable Design Certification requirements for Owner Training.
 - 3. Divisions 02 through 33 Sections for Criteria specific to work of each of those Sections. These requirements may or may not include references to the Criteria.

1.2 SUMMARY

- A. This project is designed to meet the following sustainable certification Criteria:
 - 1. This project is designed to achieve all mandatory requirements and 276 (no fewer than 231) optional points (including the minimum number of points required for each chapter) to achieve Bronze certification under the 2012 National Green Building Standard.
 - a. Certain Criteria are dependent on material selections. Compliance with the Criteria shall be a basis of evaluating substitution requests.
 - b. Additional Criteria needed to obtain sustainable design certification are dependent on Architect's design and other aspects of the project that are not part of the Work of Contract.
- B. Contractor is responsible for all requirements of the Criteria that are contained throughout these Specifications and the Drawings, including successful compliance with and passage of visual inspections and performance tests by verifying party.
- C. See Drawings for specific requirements related to the Criteria and see Sustainable Design Criteria checklist included herein.
- D. Contractor is not responsible for the application for Sustainable Design Certification, nor for determination of methods of achieving the Criteria unless otherwise specifically indicated.

1.3 ACTION SUBMITTALS

- A. Water Efficiency: Provide documentation of compliance with required flow rates and WaterSense labeled fixtures per Sustainable Design Criteria noted in drawings.
- B. Low-Emitting Materials: Provide documentation of compliance with allowable VOC levels for paints, primers, coatings, adhesives, sealants, and flooring materials per Sustainable Design Criteria noted in drawings.
- C. Engineered/Composite Wood Products: Provide documentation showing compliance with standards note on Sustainable Design Criteria noted in drawings.
- D. Status Reports: Provide construction status reports and coordinate pre-drywall and final inspections with verifiers charged with inspecting and testing installed green building measures.

1.4 PROJECT MEETINGS / INSPECTIONS

- A. Pre-Construction Meeting:
 - 1. The Contractor shall coordinate a meeting with the verifier prior to construction to review information that will need to be provided by Contractor and the inspections and testing processes.
- B. Job-Site Meetings:
 - 1. Agenda: The Contractor shall provide status of Criteria-related work on the agenda of all required regularly scheduled job-site meetings.
- C. Ongoing unit inspections by verifier:
 - 1. The Contractor shall coordinate with owner's 3rd party green verifier to schedule regular inspections of units as determined in the pre-construction meeting. Verifier contact information is as follows:
 - a. Verifier Company Name: ASERusa
 - b. Verifier Contact Name: Gary Fries
 - c. Verifier Address: PO Box 300, St. Louis MO, 63026
 - d. Verifier Email: gfries@ASERusa.com
 - e. Verifier Phone Number: 314-894-2300

1.5 CONTRACTOR SUSTAINABLE DESIGN COORDINATOR

- A. Designate one team member with National Green Building Standard experience as the General Contractor Coordinator for this project.
 - 1. This Coordinator shall be present for all relevant General Contractor meetings.

PART 2 - PRODUCTS

2.1 GENERAL

- A. Where specifications state that products shall meet certain Criteria, these products shall be counted toward the minimum total materials required to meet the related Criteria.
- B. See drawings and checklist included herein for specific sustainable design requirements.

PART 3 - EXECUTION

3.1 (NOT USED)

END OF SECTION 018113

DESIGNERS REPORT - NATIONAL GREEN BUILDING STANDARD

Builder/Applicant: Horve Construction, LLC	Builder Phone: 312-620-3227
Mailing (physical) Address w/ Zip Code of Home:	Single-Family or Multi-Unit: Single-Family
Community/Lot #: Refer to Site Surveys	# of units:
Climate Zone: 5	Square Footage: 1083
Peoria	Project Description: New construction of 20 single family and 5 duplex homes on 25 scattered sites with associated sitework in Peoria's East Bluff neighborhood.
County:	HERS Index: N/A

Practice	Points Available	Points Claimed	Designer Notes
500 LOT DESIGN, PREPARATION AND DEVELOPMENT			
501 LOT SELECTION			
501.1 Lot. The lot is selected to minimize environmental impact by one or more of the following:			
501.1(1) The builder selects a lot within an NGBS certified green community or equivalent on which to build.	6		
501.1(2) An infill lot is selected.	8	8	A.1.D. See project location(s) maps.
501.1(3) An infill lot is selected that is a greyfield.	7		
501.1(4) An EPA-recognized brownfield lot is selected.	9		
501.1(5) A lot with an average slope calculation of less than 15% is selected.	9		
501.2 Multi-modal transportation. A range of multi-modal transportation choices are promoted by one or more of the following:			
501.2(1) A lot is selected within 1/2 mile (805 m) of pedestrian access to a mass transit system or within 5 miles (8046 m) of a mass transit station with provisions for parking.	4	4	All sites within 1/2 mile walking distance to CityLink bus routes along Wisconsin, Prospect, or Knoxville
501.2(2) Walkways, street crossings, and entrances designed to promote pedestrian activity are provided. New buildings are connected to existing sidewalks and areas of development.	5	5	Civil Site Plans - C Sheets
501.2(3) A lot is selected within 1/2 mile (805 m) of 6 or more community resources (e.g., recreational facilities (such as pools, tennis courts, basketball courts), parks, grocery store, post office, place of worship, community center, daycare center, bank, school, restaurant, medical/dental office, laundromat/dry cleaner).	4		
501.2(4) Bicycle use is promoted by building on a lot located within a community that has rights-of-way specifically dedicated to bicycle use in the form of paved paths or bicycle lanes or on an infill lot located within 1/2 mile of a bicycle lane designated by the jurisdiction.	5		
502 PROJECT TEAM, MISSION STATEMENT AND GOALS			
502.1 Project team, mission statement, and goals. A knowledgeable team is established and team member roles are identified with respect to green lot design, preparation, and development. The project's green goals and objectives are written into a mission statement.	4	4	
503 LOT DESIGN			
503.1 Natural resources. Natural resources are conserved by one or more of the following:			
503.1(1) A natural resources inventory is completed under the direction of a qualified professional.	5		
503.1(2) A plan is implemented to conserve the elements identified by the resource inventory as high-priority resources.	6		
503.1(3) Items listed for protection in the resource inventory plan are protected under the direction of a qualified professional.	4		
503.1(4) Basic training in tree or other natural resource protection is provided for the on-site supervisor.	4		
503.1(5) All tree pruning on-site is conducted by a Certified Arborist.	3		
503.1(6) Ongoing maintenance of vegetation on the lot during construction is in accordance with TCIA A300 or locally accepted best practices.	4		
503.1(7) Where a lot adjoins a landscaped common area, a protection plan from construction activities next to the common area is implemented.	5		
503.2 Slope disturbance. Slope disturbance is minimized by:			
503.2(1) The use of terrain adaptive architecture including terracing, retaining walls, landscaping, or other re-stabilization techniques.	5		
503.2(2) Hydrological/soil stability study is completed and used to guide the design of all buildings on the site.	4		
503.2(3) All or a percentage of driveways and parking are aligned with natural topography to reduce cut and fill.			
503.2(3)(a) 10% to 25%	3		
503.2(3)(b) 25% to 75%	4		
503.2(3)(c) greater than 75%	6		
503.2(4) Long-term erosion effects are reduced through the design and implementation of terracing, retaining walls, landscaping, or re-stabilization techniques.	5		
503.2(5) Underground parking uses the natural slope for parking entrances.	5		
503.3 Soil disturbance and erosion. Soil disturbance and erosion are minimized by one or more of the following: (also see Section 504.3)			
503.3(1) Construction activities are scheduled to minimize length of time that soils are exposed.	5		
503.3(2) At least 75% of total length of the utilities on the lot are designed to use one or more alternative means: (a) tunneling instead of trenching (b) use of smaller (low ground pressure) equipment or geomats to spread the weight of construction equipment (c) shared utility trenches or easements	5		
503.3(3) Limits of clearing and grading are demarcated on the lot plan.	5		
503.4 Storm water management. A storm water management design includes one or more of the following low-impact development techniques: (For lots in a development, the points for items (1), (2), and (3) may be awarded for the lot when there is a community storm water management plan implemented and the builder does not violate that plan with respect to water leaving the lot.)			
503.4(1) Natural water and drainage features are preserved and used.	6		
503.4(2) Facilities that minimize concentrated flows and simulate flows found in natural hydrology by the use of vegetative swales, french drains, wetlands, drywells, rain gardens, and similar infiltration features.	6		
503.4(3) All or a percentage of impervious surfaces are minimized and permeable materials are used for driveways, parking areas, walkways, and patios.			
503.4(3)(a) less than 25%	2		
503.4(3)(b) 25 to 75%	4		
503.4(3)(c) greater than 75%	6		
503.4(4) A minimum of 50 percent of the roof is vegetated (green roof) using technology capable of withstanding the climate conditions of the jurisdiction and the microclimate conditions of the building site. Invasive plant species are not permitted.	5		
503.4(5) Stormwater management practices that manage rainfall on-site and prevent the off-site discharge from all storms up to and including the volume of the 95th percentile storm event.	6		
503.4(6) Conduct a hydrologic analysis that results in the design of a stormwater management system that maintains the pre-development (i.e., stable, natural) runoff hydrology of the lot throughout the development or redevelopment process. Post-construction runoff rate, volume, and duration cannot exceed predevelopment rates.	7		
503.5 A landscape plan for the lot is developed to limit water and energy use while preserving or enhancing the natural environment. (Where "front" only or "rear" only plan is implemented, only half of the points [rounding down to a whole number] are awarded for items 1-6)			
	Full Landscape Plan selected		
503.5(1) Where a lot is less than 50% turf, a plan is formulated to restore or enhance natural vegetation that is denuded during construction. Landscaping is phased to coincide with achievement of final grades to ensure denuded areas are quickly vegetated.	6		

503.5(2) Turf grass species, other vegetation, and trees are selected and specified on the lot plan that are native or regionally appropriate for local growing conditions.	4	4	Landscape Plans - L Sheets
503.5(3) The percentage of turf areas that is designed to be mowed is limited and shown on the lot plan. The percentage is based on the landscaped area of the lot not including the home footprint, hardscape, and any undisturbed natural areas.			
503.5(3)(a) 0% or EPA WaterSense Water Budget Tool is used to determine the maximum percentage of turf areas	5		
503.5(3)(b) greater than 0% to less than 20%	4		
503.5(3)(c) 20% to less than 40%	3		
503.5(3)(d) 40% to 60%	2		
503.5(4) Plants with similar watering needs are grouped (hydrozoning) and shown on the lot plan.	5	5	Landscape Plans - L Sheets
503.5(5) Summer shading by planting installed to shade a minimum of 30% of building walls. To conform to summer shading, the effective shade coverage is the arithmetic mean of the shade coverage calculated at 10 am for eastward facing walls, noon for southward facing walls, and 3 pm for westward facing walls on the summer solstice 5 years after planting.	5		
503.5(6) Vegetative wind breaks or channels are designed to protect the lot and immediate surrounding lots as appropriate for local conditions.	4		
503.5(7) On-site (or community generated) tree trimmings or stump grinding of regionally appropriate trees are used on the site to provide protective mulch during construction or for landscaping.	3		
503.5(8) An integrated pest management plan is developed to minimize chemical use in pesticides and fertilizers.	4		
503.6 Wildlife habitat. Measures are planned that will support wildlife habitat and include at least two of the following:			
503.6(1) Plants and gardens that will encourage wildlife, such as bird and butterfly gardens.	3		
503.6(2) Inclusion of a certified "backyard wildlife" program.	3		
503.6(3) Lots are adjacent to wildlife corridors, fish and game parks, or preserved areas and are designed with regard for this relationship.	3		
503.6(4) Outdoor lighting techniques are utilized with regard for wildlife.	3		
503.7 Environmentally sensitive areas.			
503.7(1) The lot does not contain any environmentally sensitive areas that are disturbed by the construction.	4	4	Site Surveys
503.7(2) Compromised environmentally sensitive areas are mitigated or restored.	4		
504 LOT CONSTRUCTION			
504.1 On-site supervision and coordination is provided during clearing, grading, trenching, paving on the lot, and installation of utilities on the lot to ensure that specified green development practices are implemented. (also see Section 503.3)	4		
504.2 Designated trees and vegetation are preserved by one or more of the following:			
504.2(1) Fencing or equivalent is installed to protect trees and other vegetation.	3		
504.2(2) Trenching, significant changes in grade, and compaction of soil and critical root zones in all "tree save" areas as shown on the lot plan are avoided.	5		
504.2(3) Damage to designated existing trees and vegetation is mitigated during construction through pruning, root pruning, fertilizing, and watering.	4		
504.3 On-site soil disturbance and erosion are minimized by one or more of the following in accordance with the SWPPP or applicable plan: (also see Section 503.3)			
504.3(1) Sediment and erosion controls are installed on the lot and maintained in accordance with the storm water pollution prevention plan, where required.	5	5	Erosion Control Notes on Civil Site Plans - C Sheets
504.3(2) Limits of clearing and grading are staked out on the lot.	5	5	Contractor
504.3(3) "No disturbance" zones are created using fencing or flagging to protect vegetation and sensitive areas on the lot from construction activity.	5		
504.3(4) Topsoil from either the lot or the site development is stockpiled and stabilized for later use and used to establish landscape plantings on the lot.	5		
504.3(5) Soil compaction from construction equipment is reduced by distributing the weight of the equipment over a larger area (laying lightweight geogrids, mulch, chipped wood, plywood, OSB, metal plates, or other materials capable of weight distribution in the pathway of the equipment).	4		
504.3(6) Disturbed areas on the lot that are complete or to be left unworked for 21 days or more are stabilized within 14 days using methods as recommended by the EPA, or in the approved storm water pollution prevention plan, where required.	3		
504.3(7) Soil is improved with organic amendments and mulch.	3		
504.3(8) Utilities on the lot are installed using one or more alternative means (e.g., tunneling instead of trenching, use of smaller equipment, use of low ground pressure equipment, use of geomats, shared utility trenches or easements).	5		
504.3(9) Inspection reports of storm water best management practices are available.	3		
505 INNOVATIVE PRACTICES			
505.1 Driveways and parking areas. Driveways and parking areas are minimized by one or more of the following:			
505.1(1) Off-street parking areas are shared or driveways are shared. Waivers or variances from local development regulations are obtained to implement such practices, if required.	5	5	Off-street parking is accessed via shared alleys in lieu of individual driveways
505.1(2) In a multi-unit project, parking capacity is not to exceed the local minimum requirements.	0 - Not a Multi-Unit project		
505.1(3) Structured parking is utilized to reduce the footprint of surface parking areas.			
505.1(3)(a) 25% to less than 50%	4		
505.1(3)(b) 50% to 75%	5		
505.1(3)(c) greater than 75%	6		
505.2 Heat island effect is mitigated by the following:			
505.2(1) Hardscape: Not less than 50 percent of the surface area of the hardscape on the lot meets one or a combination of the following methods. (a) Shading of hardscaping: Shade is provided from existing or new vegetation (within five years) or from trellises. Shade of hardscaping is to be measured on the summer solstice at noon. (b) Light-colored hardscaping: Horizontal hardscaping materials are installed with a solar reflectance index (SRI) of 29 or greater. The SRI shall be calculated in accordance with ASTM E1980. A default SRI value of 35 for new concrete without added color pigment is allowed to be used instead of measurements. (c) Permeable hardscaping: Permeable hardscaping materials are installed.	5	5	Civil Site Plans - C Sheets (All hard surface paving is new concrete (no pigment) and thus the default value of 35 is used.)
505.2(2) Roofs: Not less than 75% of the exposed surface of the roof meets one or a combination of the following methods. (a) Minimum initial SRI of 78 for a low-sloped roof (a slope less than or equal to 2:12) and a minimum initial (SRI) of 29 for a steep-sloped roof (a slope of more than 2:12). The SRI shall be calculated in accordance with ASTM E1980. Roof products shall be labeled and certified. (b) Roof is vegetated using technology capable of withstanding the climate conditions of the jurisdiction and the microclimate conditions of the building site. Invasive plant species are not permitted.	5		
505.3 Density. The average density on the lot on a net developable area basis is:			
505.3(1) 7) to less than 14 dwelling units per acre (per 4047 m ²)	5	5	Typical D.U. / Acre = 7.69
505.3(2) 14 to less than 21 dwelling units per acre (per 4047 m ²)	8		
505.3(3) 21 or greater dwelling units per acre (per 4047 m ²)	11		
505.4 Mixed-use development. The lot contains a mixed-use building.	8		
505.5 Community garden(s). A portion of the lot is established as a community garden(s), available to residents of the lot, to provide for local food production to residents or area consumers.	3		

601 QUALITY OF CONSTRUCTION MATERIALS AND WASTE				
601.1 Conditioned floor area, is limited.				
601.1(1) less than or equal to 1,000 square feet (93 m ²)	15			
601.1(2) less than or equal to 1,500 square feet (139 m ²)	12	12		
601.1(3) less than or equal to 2,000 square feet (186 m ²)	9			
601.1(4) less than or equal to 2,500 square feet (232 m ²)	6			
Multi-Unit Building Note: For a multi-unit building, use a weighted average of the individual unit sizes in qualifying for available points.				
601.2 Structural systems are designed or construction techniques are implemented that reduce & optimize material usage.				
601.2(1) Minimum structural member or element sizes necessary for strength and stiffness in accordance with advanced framing techniques or structural design standards are selected.	3			
601.2(2) Higher-grade or higher-strength of the same materials than commonly specified for structural elements and components in the building are used and element or component sizes are reduced accordingly.	3			
601.2(3) Performance-based structural design is used to optimize lateral force-resisting systems.	3			
601.3 Building dimensions and layouts are designed to reduce material cuts & waste. This practice is used for a minimum of 80% of the following areas:				
601.3(1) floor area	3			
601.3(2) wall area	3			
601.3(3) roof area	3			
601.3(4) cladding or siding area	3			
601.3(5) penetrations or trim area	1			
601.4 Detailed framing or structural plans, material quantity lists and on-site cut lists for framing, structural materials, and sheathing materials are provided.				
4				
601.5 Precut, preassembled, panelized, or precast assemblies are utilized for a minimum of 90% for the following system or building.				
<i>Points can be claimed for 601.5(1-3) OR 601.5(4) OR 601.5(5).</i>				
601.5(1) floor system	4			
601.5(2) wall system	4			
601.5(3) roof system	4			
601.5(4) modular construction above grade	13			
601.5(5) manufactured home construction above grade	13			
601.6 Stories above grade are stacked, such as in 1½-story, 2-story, or greater structures. The area of the upper story is a minimum of 50% of the area of the story below, based on areas with a minimum ceiling height of 7 feet (2134 mm).				
601.6(1) 1 stacked story	4			
601.6(2) 2 stacked stories	6			
601.6(3) 3 or more stacked stories	8			
601.7 Building materials/assemblies do not require additional site applied material for finishing.				
	MAX = 12	10		
601.7(1) 90% or more of material	5 points per material or assembly	2 materials or assemblies		ARCHITECTURAL: window assemblies, exterior wall coverings (brick & siding)
601.7(2) 50% to <90% of material	2 points per material or assembly			
601.7(3) 35% to <50% of material	1 point per material or assembly.			
601.8 Frost-protected shallow foundations, pier and pad foundations, post foundations, etc.				
3				
601.9 Adobe, concrete, log, earth systems provide sufficient structural and thermal characteristics (>75% of the exterior wall area)				
4				
602 ENHANCED DURABILITY AND REDUCED MAINTENANCE				
602.1 Capillary breaks				
602.1.1 A capillary break and vapor retarder are installed at concrete slabs in accordance with ICC IRC Sections R506.2.2 and R506.2.3 or ICC IBC Sections 1910 and 1805.4.1.				
	Mandatory	Met		A5 Wall Sections, A8 Exterior Details
602.1.1.2 Add a capillary break on footing to prevent moisture migration into foundation wall.				
3				
602.1.2 Enhanced foundation waterproofing is installed:				
(1) rubberized coating, or	4			
(2) drainage mat				
602.1.3 Foundation Drainage				
602.1.3.1 Where required by the ICC IRC or IBC for habitable and usable spaces below grade, exterior drain tile is installed.				
	Mandatory	No habitable or usable space below grade.		
602.1.3.2 Interior and exterior foundation perimeter drains are installed and sloped to discharge to daylight, dry well, or sump pit.				
4				
602.1.4 Crawlspace				
602.1.4.1 Vapor retarder in unconditioned vented crawlspace is in accordance with the following, as applicable. Joints of vapor retarder overlap a minimum of 6 inches (152 mm) and are taped.				
602.1.4.1(1) Floors. Minimum 6 mil vapor retarder installed on the crawlspace floor and extended at least 6 inches up the wall and is attached and sealed to the wall.				
6				
602.1.4.1(2) Walls. Damp-proof walls are provided below finished grade.				
	Mandatory, if there is a crawlspace that extends below finished grade	No crawlspace		
602.1.4.2 Crawlspace that is built as a conditioned area is sealed to prevent outside air infiltration and provided with conditioned air at a rate not less than 0.02 cfm (.009 L/s) per square foot of horizontal area and one of the following is implemented:				
602.1.4.2(1) Concrete slab over 6 mil polyethylene or polystyrene sheeting lapped a minimum of 6 inches (152 mm) and taped or sealed at the seams.				
8				
602.1.4.2(2) 6 mil polyethylene sheeting, lapped a minimum of 6 inches (152 mm), and taped at the seams.				
	Mandatory, if there is a crawlspace that extends below finished grade	No crawlspace		
602.1.5 Continuous physical foundation termite barrier used with or without low toxicity treatment is installed in geographical areas that have subterranean termite infestation potential determined.				
4	4			ARCHITECTURAL: A8 Exterior Detail Sheets
602.1.6 Termite-resistant materials are used as follows:				
602.1.6(1) Areas of slight to moderate termite infestation probability				
2				
602.1.6(2) Areas of moderate to heavy termite infestation probability				
4				
602.1.6(3) Areas of very heavy termite infestation probability				
6				
602.1.7 Moisture Control Measures				
602.1.7.1 Moisture control measures are in accordance with the following conditions.				
602.1.7.1(1) Building materials with visible mold are not installed or are cleaned or encapsulated prior to concealment and closing.				
2	2			A3.1 Wall Types & Notes, CONTRACTOR
602.1.7.1(2) Insulation in cavities is dry in accordance with manufacturer's installation instructions when enclosed (e.g., with drywall).				
Mandatory	Met			A3.1 Wall Types & Notes, CONTRACTOR
602.1.7.1(3) The moisture content of lumber is sampled to ensure it does not exceed 19% prior to the surface and/or wall cavity enclosure.				
2 points if applicable	2			
4				
602.1.7.2 Moisture content of subfloor, substrate, or concrete slabs is in accordance with the appropriate industry standard for the finish flooring to be applied.				
2	2			A3.4 Finish Notes, CONTRACTOR
602.1.8 Where required by the ICC IRC or IBC, a water-resistive barrier and/or drainage plane system is installed behind exterior veneer and/or siding.				
Mandatory, if applicable	Met			A5 Wall Sections, A8 Exterior Details
602.1.9 Flashing is provided to minimize water entry into wall and roof assemblies and to direct water to exterior surfaces or exterior water-resistive barriers for drainage. Flashing details are provided in the construction documents and are in accordance with the fenestration manufacturer's instructions, the flashing manufacturer's instructions, or as detailed by a registered design professional.				
602.1.9(1) Flashing are installed at all of the following locations, as applicable:				
(a) around exterior fenestrations, skylights and doors				
(b) at roof valleys				
(c) at deck, balcony, porch or stair to building intersections				
(d) at roof-to-wall intersections, at roof-to-chimney intersections, at wall-to-chimney intersections, and at parapets.				
(e) at ends of and under masonry, wood, or metal copings and sills				
(f) above projecting wood trim				
(g) at built-in roof eaves.				
602.1.9(2) All window head and jamb flashing are self-adhered flashing complying with AAMA 711-07.				
2	2			A5.3 Notes, A8 Exterior Detail Sheets
602.1.9(3) Pan flashing is installed at sills of all exterior windows and doors.				
3				

602.1.9(4) Seamless, preformed kickout flashing, or prefabricated metal with soldered seams is provided at all roof-to-wall intersections. The type and thickness of the material used for roof flashing including but not limited to kickout and step flashing is commensurate with the anticipated service life of the roofing material.	3		
602.1.9(5) A rainscreen wall design is used for exterior wall assemblies.			
(a) A system designed with minimum 1/4" inch air space exterior to the water-resistive barrier, vented to the exterior at top and bottom of the wall and integrated with flashing details.	4		
(b) Either a cladding material or a water-resistive barrier with enhanced drainage, meeting 75% drainage efficiency requirement of ASTM E2273.	2		
602.1.9(6) Through wall flashing is installed at transitions between wall cladding materials, or wall construction types.	2		
602.1.9(7) Flashing is installed at expansion joints in stucco walls.	2		
602.1.10 Entries at exterior door assemblies are covered			
602.1.10(1) 1 exterior door	2	2	
602.1.10(2) 2 exterior doors	4		
602.1.10(3) 3 or more exterior doors	6		
602.1.11 Tile backing materials installed under tiled surfaces in wet areas are in accordance with ASTM C1178, C1278, C1288, or C1325.	Mandatory, if applicable	Met	No Tile
602.1.12 Roof overhangs are provided over a minimum of 90% of exterior walls to protect the building envelope.	4	4	ARCHITECTURAL: Roof Plans
602.1.13 In areas where there has been a history of ice forming along the eaves causing a backup of water, an ice barrier is installed in accordance with the ICC IRC or IBC at roof eaves and extends at a minimum of 24 inches (610 mm) inside the exterior wall line of the building.	Mandatory, if applicable	Met	ARCHITECTURAL: Roof Plans
602.1.14 Architectural features that increase the potential for water intrusion are avoided.			
602.1.14(1) No roof configurations that create horizontal valleys in roof design.	2		
602.1.14(2) No recessed windows and architectural features that trap water on horizontal surfaces.	2		
602.1.14(3) All horizontal ledgers are sloped away to provide gravity drainage as appropriate for the application.	Mandatory 1 point if applicable	Met 1	ARCHITECTURAL: AB Detail Sheets
602.2 A minimum of 90% of roof surfaces, not used for roof penetrations and associated equipment, on-site renewable energy systems such as photovoltaics or solar thermal energy collectors, or rooftop decks, amenities and walkways, are constructed of one or both of the following:			
(1) products accordance with the ENERGY STAR® cool roof certification or equivalent	3		
(2) a vegetated roof system	3		
(3) Both	3		
602.3 A gutter and downspout system or splash blocks and effective grading are provided to carry water a minimum of 5 feet (1524 mm) away from perimeter foundation walls.	4		
602.4.1 Finished grade at all sides of a building is sloped to provide a minimum of 6 inches (150 mm) of fall within 10 feet (3048 mm) of the edge of the building. Where lot lines, walls, slopes, or other physical barriers prohibit 6 inches (152 mm) of fall within 10 feet (3048 mm), the final grade is sloped away from the edge of the building at a minimum slope of 2%.	Mandatory	Met	Civil Site Plans - C Sheets
602.4.2 The final grade is sloped away from the edge of the building at a minimum slope of 5%.	1		
602.4.3 Water is directed to drains or swales to ensure drainage away from the structure.	1		
603 REUSED OR SALVAGED MATERIALS			
603.1 Existing buildings and structures are reused, modified, or deconstructed in lieu of demolition. (1 point per 200 ft ² reused)	MAX = 12		
603.2 Reclaimed and/or salvaged materials and components are used. The total material value and labor cost of salvaged materials is equal to or exceeds 1 percent of the total construction cost. (Points awarded per 1% of salvaged materials used based on the total construction cost.)	MAX = 9		
603.3 Facilitation for sorting and reuse of scrap building material (e.g., provide a central storage area or dedicated bins).	4		
604 RECYCLED CONTENT BUILDING MATERIALS			
604.1.1 Building materials w/ recycled content are used. (MINOR Components)			
25 - <50%	1		
50 - <75%	2		
75%+	3		
604.1.2 Building materials w/ recycled content are used. (MAJOR Components)			
25 - <50%	2		
50 - <75%	4		
75%+	6		
605 RECYCLED CONSTRUCTION WASTE			
605.1 A construction waste management plan is developed, posted at the jobsite, and implemented with a goal of recycling or salvaging a minimum of 50% (by weight) of construction waste.	6		
605.2 On-site recycling of 50% by weight of C & D waste (e.g., grinding/application for soil amendment).	7		
605.3 Construction materials (e.g., wood, cardboard, metals, drywall, plastic, asphalt roofing shingles, or concrete) are recycled offsite.			
2 types	3		
3 types	4		
4 types	5		
5+ types	6		
606 RENEWABLE MATERIALS			
606.1 Biobased products are used.	MAX = 8		
two types @ 0.5% of material cost	3		
two types @ 1% of material cost	6		
each additional material at 0.5%	1 per type		
606.2 Wood or wood-based product types are certified to the requirements of a recognized product program:			
606.2(1) Min. 2 products used for minor elements	3		
606.2(2) Min. 2 products used for major elements	4		
606.3 Materials used for major components are manufactured using a min. of 33% of the primary manufacturing process energy from renewable sources, combustible waste sources, or renewable energy credits (RECs).			
1 material	2		
2 materials	4		
3+ materials	6		
607 RECYCLING & WASTE REDUCTION			
607.1(1) A built-in collection space in each kitchen and an aggregation/pick-up space in a garage, covered outdoor space, or other area for recycling containers.	3		
607.1(2) Compost facility provided on-site.	3		
607.2 A minimum of one food waste disposer is installed at the primary kitchen sink.	1		
608 RESOURCE-EFFICIENT MATERIALS			
608.1 Products containing fewer materials are used to achieve the same end-use requirements as conventional products, including but not limited to:			
(1) lighter, thinner brick with bed depth < 3 inches and/or brick with coring > 25%			
(2) engineered wood or engineered steel products			
(3) roof or floor trusses			
1 product	3	3	STRUCTURAL & ARCH: Roof & Floor Trusses
2 products	6		
3+ products	9		
609 REGIONAL MATERIALS			
609.1 Regional materials are used for major elements or components of the building.			
1 type	2		
2 types	4		
3 types	6		
4 types	8		
5+ types	10		
610 LIFE CYCLE ANALYSIS			
610.1 A life cycle analysis (LCA) tool is used to select environmentally preferable products or assemblies, or an LCA is conducted on the entire building.	15 points for 610.1.1 10 points max. for 610.1.2		
610.1.1 A whole-building LCA is performed using a life cycle assessment and data compliant with ISO 14044 or other recognized standards.	15		
610.1.2 An environmentally preferable product or assembly is selected for an application based upon the use of an LCA tool that incorporates data methods compliant with ISO 14044 or other recognized standards that compare the environmental impact of products or assemblies.	10 points max. for 610.1.2(1) & (2)		

610.1.2(1) Two or more products with the same intended use are compared based on LCA and the product with at least a 15% average improvement is selected. Number of points awarded is based on the number of environmental impact measures compared.	MAX = 10 Points per Table 610.1.2(1)		
# of comparisons with 4 impact measures:			
# of comparisons with 5 impact measures:			
610.1.2(2) Building assembly LCA. A building assembly with improved environmental impact measures compared to an alternative assembly of the same function is selected.	MAX = 10 Points per Table 610.1.2(2)		
# of impact measures in LCA for exterior walls:			
# of impact measures in LCA for roof/ceilings:			
# of impact measures in LCA for interior walls or ceilings:			
# of impact measures in LCA for intermediate floors:			
611 INNOVATIVE PRACTICES			
611.1 Product manufacturer's operations and business practices include environmental management system concepts, and the production facility is ISO 14001 certified or equivalent. The aggregate value of building products from ISO 14001 certified or equivalent production facilities is 1% or more of the estimated total building materials cost.			
1% - <2%	1		
2% - <3%	2		
3% - <4%	3		
4% - <5%	4		
5% - <6%	5		
6% - <7%	6		
7% - <8%	7		
8% - <9%	8		
9% - <10%	9		
10+%	10		
611.2 One or more of the following products are used for at least 30% of the floor or wall area of the entire dwelling unit, as applicable. Certification third-party agency is ISO Guide 65 accredited.	MAX = 9		
(1) 50% or more of carpet installed (by square feet) is third-party certified to NSF/ANSI 140.	3		
(2) 50% or more of resilient flooring installed (by square feet) is third-party certified to NSF/ANSI 332.	3		
(3) 50% or more of the insulation installed (by square feet) is third-party certified to Ecologo CCD-016.	3		
(4) 50% or more of interior wall coverings installed (by square feet) is third-party certified to NSF/ANSI 342.	3		
(5) 50% or more of the gypsum board installed (by square feet) is third-party certified to ULE ISR 100.	3		
(6) 50% or more of the door leafs installed (by number of door leafs) is third-party certified to ULE ISR 102.	3		
(7) 50% or more of the tile installed (by square feet) is third-party certified to ANSI A138.1 Specifications for Sustainable Ceramic Tiles, Glass Tiles and Tile Installation Materials.	3		
611.3 Universal design elements. Dwelling incorporates one or more of the following universal design elements.	MAX = 9		
(1) Any no-step entrance into the dwelling which is accessible from a substantially level parking or drop-off area (no more than 2%) via an accessible path which has no individual change in elevation or other obstruction of more than 1-1/2 inches in height, whose pitch does not exceed 1 in 12 and which provides a minimum 32-inch wide clearance into the dwelling.	3	3	ARCHITECTURAL: A8 Exterior Detail Sheets, A9 Interior Details, A6.1 Accessibility Notes
(2) Minimum 36-inch wide accessible route from the no-step entrance into at least one visiting room in the dwelling and into at least one full or half bathroom which has a minimum 32 inch clear door width and a 30 inch by 48 inch clear area inside the bathroom outside the door swing.	3	3	ARCHITECTURAL: A2 Floor Plans
(3) Minimum 36-inch wide accessible route from the no-step entrance into at least one bedroom which has a minimum 32 inch clear door width.	3	3	ARCHITECTURAL: A2 Floor Plans
(4) Blocking or equivalent installed in the accessible bathroom walls for future installation of grab bars at commode and bathing fixture, if applicable.	1	1	ARCHITECTURAL: A6.1 Blocking Diagrams
700 ENERGY EFFICIENCY			
701 MINIMUM ENERGY EFFICIENCY REQUIREMENTS			
User must select either Performance (701.1.1), Prescriptive (701.1.2), or Alternative Bronze (701.1.3) compliance path.			
701.1 The building shall comply with either Section 702 or Section 703			
701.1 The building shall comply with either Section 702 (Performance Path) or Section 703 (Prescriptive Path). Items listed as "mandatory" in Section 701.4 apply to both the Performance and Prescriptive Paths. As an alternative, an ENERGY STAR® 2.0 Qualified Home or equivalent can claim 30 points from 701.1.3 and meet the Bronze level for Chapter 7.	Performance Path OR Prescriptive Path OR Alternative Bronze Level Compliance	Prescriptive Path	
701.1.1 Minimum Performance Path requirements. A building complying with Section 702 shall exceed the ICC IECC by 15%, & shall include a min. of 2 practices from Sec. 704, OR meet 701.1.2 OR 701.1.3.			
701.1.2 Minimum Prescriptive Path requirements. A building complying with Sec. 703 shall obtain a minimum of 30 points from Sec. 703, & shall include a min. of 2 practices from Sec. 704.			
701.1.3 Alternative Bronze Level compliance. Any ENERGY STAR Qualified Home achieves the Bronze Level for Chapter 7.			
701.1.3 Alternative Bronze Level compliance. Any ENERGY STAR 2.0 Qualified Home or equivalent achieves the Bronze Level for Chapter 7.			
If 30 points claimed for practice 701.1.3, this chapter and this project cannot achieve a level higher than Bronze.			
If points claimed for this practice, skip the following sections: * 701.3 - Adopting Entity review * 701.4 - Mandatory Practices * 702 - Performance Path * 703 - Prescriptive Path	30		
Points can be claimed in Section 704 that count toward additional points needed for the project to reach the bronze level.			
701.2 Emerald Level points. The Performance Path shall be used to achieve the Emerald Level.			
701.3 Adopting Entity review. A review by third party shall be conducted to verify design and compliance with Chapter 7 points.	Mandatory	Met	ASERusa Review
701.4 Mandatory practices.			
701.4.1 HVAC systems.			
701.4.1.1 Space heating/cooling sized per Manual J, Equipment sized per Manual S	Mandatory	Met	Mechanical
701.4.1.2 Radiant/hydronic heating system designed using industry-approved guidelines	Mandatory	N/A	
701.4.2 Duct systems.			
701.4.2.1 Ducts are air sealed with materials in conformance with UL 181A or UL 181B specifications	Mandatory	Met	Mechanical
701.4.2.2 Building cavities are not used as supply ducts	Mandatory	Met	Mechanical
701.4.2.3 Duct system is sized and designed in accordance with ACCA Manual D or equivalent	Mandatory	Met	Mechanical
701.4.3 Insulation and air sealing.			
701.4.3.1 Building Thermal Envelope. The building thermal envelope is durably sealed to limit infiltration. See details in chapter 7 tab.	Mandatory	Met	ARCHITECTURAL: A3 Air Sealing Notes, A8 Details
701.4.3.2 Air sealing and insulation. Grade 3 insulation installation is not permitted. The compliance of the building envelope air tightness and insulation installation is demonstrated in accordance with Section 701.4.3.2(1) or 701.4.3.2(2).			
701.4.3.2(1) Testing option. Building envelope tightness and insulation installation is considered acceptable when air leakage is less than seven air changes per hour (ACH) when tested with a blower door at a pressure of 33.5 psf (50 Pa).	Mandatory	ASERusa to inspect visually	
701.4.3.2(2) Visual inspection option. Building envelope tightness and insulation installation are considered acceptable when the components listed below applicable to the method of construction, are field verified. See details in chapter 7 tab.	Mandatory	Met	
701.4.3.3 Fenestration air leakage. Windows, skylights and sliding glass doors have an air infiltration rate of no more than 0.3 cfm per square foot (1.5 L/s/m ²), and swinging doors no more than 0.5 cfm per square foot (2.6 L/s/m ²).	Mandatory	Met	Architectural: A3.2 Window & Door Notes
701.4.3.4 Recessed lighting. Recessed luminaires installed in the building thermal envelope are sealed to limit air leakage between conditioned and unconditioned spaces.	Mandatory	Met	E2.1: Electrical Lighting Fixture Schedule
701.4.4 High-efficacy lighting. A minimum of 50% of the total hard-wired lighting fixtures, or the bulbs in those fixtures, qualify as high efficacy or equivalent.	Mandatory	Met	E2.1: Electrical Lighting Fixture Schedule
701.4.5 Boiler supply piping. Boiler supply piping in unconditioned space is insulated.	Mandatory	N/A	
702 PERFORMANCE PATH			
702.1 Points from Section 702 (Performance Path) shall not be combined with points from Section 703 (Prescriptive Path).			
702.2.1 ICC IECC analysis. Energy efficiency features are implemented to achieve energy cost performance that meets the ICC IECC	Mandatory	N/A	
702.2.2 A documented analysis shows performance in excess of 2009 IECC by at least 15%:			
	30 - 100		

703 PRESCRIPTIVE PATH			
703.1 Building envelope			
703.1.1 UA improvement. The total building thermal envelope UA is less than or equal to the total UA resulting from the U-factors provided in Table 703.1.1(a). Where insulation is used to achieve the UA improvement, the insulation installation is in accordance with Grade 1 requirements as graded by a third-party. Total UA is documented using a RESCheck or equivalent report to verify the baseline and the UA improvement.			
5 to <10%	per Table 703.1.1	7	ASERusa UA analysis to confirm
10% to <15%			
15% to <20%			
20% or greater			
703.1.2 The insulation installation is graded by a third party and in accordance with Sections 703.1.2.1, 703.1.2.2, and/or 703.1.2.3, as applicable. Grade 2 is permitted only for Bronze. Points are not available if points awarded in 703.1.1.			
Grade 1	7		
Grade 2	4		
703.1.3 Mass walls. More than 75% of the above-grade exterior opaque wall area of the building is mass walls.			
≥3 inch <6 inch	4		
>6 inch	2		
703.1.4 A radiant barrier with an emittance of 0.05 or less is used in the attic.			
	0		
703.1.5 Building envelope leakage. The maximum building envelope leakage rate is in accordance with Table 703.1.5. (Also see Section 902.2.1)			
Max Envelope Leakage Rate (ACH50) = 5	6	6	A3.1 Air Sealing Notes
Max Envelope Leakage Rate (ACH50) = 4	10		
Max Envelope Leakage Rate (ACH50) = 3	13		
Max Envelope Leakage Rate (ACH50) = 2	15		
Max Envelope Leakage Rate (ACH50) = 1	17		
703.1.6 Fenestration			
703.1.6.1 NFRC-certified (or equivalent) U-factor and SHGC of windows, exterior doors, skylights, and tubular daylighting devices (TDDs) on an area-weighted average basis are in accordance with Table 703.1.6.1.	Mandatory	Met	Architectural: A3.2 Window & Door Notes
703.1.6.2 The NFRC-certified (or equivalent) U-factor and SHGC of windows, exterior doors, skylights, and tubular daylighting devices (TDDs) are in accordance with Table 703.1.6.2(a), (b), or (c).			
Table 703.1.6.2(a): Enhanced Fenestration Specifications	5	5	Architectural: A3.2 Window & Door Notes
Table 703.1.6.2(b): Enhanced Fenestration Specifications	8		
Table 703.1.6.2(c): Enhanced Fenestration Specifications	9		
703.2 HVAC equipment efficiency			
703.2.1 Combination space heating and water heating system (combo system) is installed using either a coil from the water heater connected to an air handler to provide heat for the building or dwelling unit, or a space heating boiler using an indirect-fired water heater. Devices have a combined annual efficiency of 0.80.	4		
703.2.2 Furnace and/or boiler efficiency is in accordance with Tables 703.2.2(1), 703.2.2(2), 703.2.2(3), 703.2.2(4).	Points per Table 703.2.2(1) or Table 703.2.2(2) or Table 703.2.2(3) or Table 703.2.2(4)	13 Gas Heaters ≥ 94% AFUE	M2.1 Furnace Schedule
703.2.3 Heat pump heating efficiency is in accordance with Table 703.2.4. Refrigerant charge is verified for compliance with manufacturer's instructions.			
8.2 HSPF (11.5 EER)	5		
9.0 HSPF (12.5 EER)	12		
9.5 HSPF	16		
10.0 HSPF	19		
703.2.4 Cooling efficiency is in accordance with Table 703.2.4. Refrigerant charge is verified for compliance with manufacturer's instructions.			
≥ 14 SEER (11.5 EER)			M2.1 Outdoor Condensing Unit Schedule
≥ 15 SEER (12.5 EER)	1	1	
≥ 17 SEER (12.5 EER)	1		
≥ 19+ SEER (12.5 EER)	2		
≥ 19+ SEER	2		
703.2.5 Water source cooling and heating efficiency is ≥ 15 EER, ≥ 4.0 COP.	37		
703.2.6 Ground source heat pump is installed by a Certified Geothermal Service Contractor in accordance with Table 703.2.6.			
14.1 EER 3.3 COP	27		
15 EER 3.5 COP	31		
16.2 EER 3.6 COP	33		
24 EER 4.3 COP	42		
28 EER 4.8 COP	47		
703.2.7 ENERGY STAR, or equivalent, ceiling fan(s) are installed.	1		
703.2.8 Whole-building or whole-dwelling unit fan(s) with insulated louvers and a sealed enclosure is installed.	3		
703.2.9 In multi-unit buildings, an advanced electric and fossil fuel submetering system is installed to monitor electricity and fossil fuel consumption for each unit.	1	N/A	
703.3 Duct Systems			
703.3.1 All space heating is provided by a system(s) that does not include air ducts.	6		
703.3.2 All space cooling is provided by a system(s) that does not include air ducts.			
703.3.3 Ductwork is in accordance with all of the following: (1) Building cavities are not used as return ductwork. (2) Heating and cooling ducts and mechanical equipment are installed within the conditioned building space. (3) Ductwork is not installed in exterior walls.	4	4	Mechanical Plans - M Sheets
703.3.4 Duct Leakage. The entire central HVAC duct system, including air handlers and register boots, is tested by a third party for total leakage at a pressure differential of 0.1 inches w.g. (25 Pa) and maximum air leakage is equal to or less than 6 percent of the system design flow rate.			
Ductwork entirely outside the building's thermal envelope	3		
Ductwork entirely inside the building's thermal envelope	1		
Ductwork inside and outside the building's thermal envelope	2		
703.4 Water heating system			
703.4.1 Water heater Energy Factor (EF) is in accordance with the tables in 703.4.1.	Points per Table 703.4.1(1)(a) or Table 703.4.1(1)(b) or Table 703.4.1(2) or Table 703.4.1(3) or Table 703.4.1(4)	3 Gas Table A EF = 0.67 to <0.80	P2.2 Plumbing Equipment Schedule
703.4.2 Desuperheater is installed by a qualified installer or is pre-installed in the factory.	8		
703.4.3 Drain-water heat recovery system is installed in multi-family units.	2	N/A	
703.4.4 Indirect-fired water heater storage tanks heated from boiler systems are installed.	1		
703.4.5 Solar water heater. SRCC (Solar Rating & Certification Corporation) OG 300 rated, or equivalent, solar domestic water heating system is installed. Solar Energy Factor (SEF) as defined by SRCC is in accordance with Table 703.4.5.			
≥SEF 1.3	12		
≥SEF 1.51	15		
≥SEF 1.81	18		
≥SEF 2.31	22		
≥SEF 3.01	25		
703.5 Lighting and appliances			
703.5.1 Hard-wired lighting is in accordance with one of the following:			
703.5.1(1) A minimum of 75% of the total hard-wired luminaires qualify as ENERGY STAR or equivalent.	3		
703.5.1(1) A minimum of 95% of the total hard-wired luminaires qualify as ENERGY STAR or equivalent.	4		
703.5.1(2) A minimum of 80% of the exterior lighting wattage has a minimum efficiency of 40 lumens per watt or is solar-powered.	1		

703.5.2 Recessed luminaires. The number of recessed luminaires that penetrate the thermal envelope are less than 1 per 400 square feet (37.16 m ²) of total conditioned floor area and are in accordance with Section 701.4.3.4.	2		1083 s. f. total floor area	
703.5.3 Appliances. ENERGY STAR or equivalent appliance(s) are installed.				
Refrigerator	1	1		Architectural: A3.2 Appliance Schedule
Dishwasher	1	1		Architectural: A3.2 Appliance Schedule
Washing machine	4	4		Architectural: A3.2 Appliance Schedule
703.5.4 Induction cooktop. Induction cooktop is installed.	1			
703.6 Passive solar design				
703.6.1 Sun-tempered design. Building orientation, sizing of glazing, and design of overhangs are in accordance with Sections 703.6.1(1-9).	5			
703.6.2 Window shading. Automated solar protection is installed to provide shading for windows.	1			
703.6.3 Passive cooling design features are in accordance with at least 3 from (1)-(6) below, but no more than 4.				
Exterior shading is provided on east and west windows using one or a combination of the following: (a) Vine-covered trellises with the vegetation separated a minimum of 1 foot (305 mm) from face of building (b) moveable awnings or louvers (c) covered porches (d) attached or detached conditioned/unconditioned enclosed space that provides full shade of east and west windows (e.g., detached garage, shed, or building)	1			
Overhangs are installed to provide shading on south-facing glazing in accordance with Section 703.6.1(7). Points not awarded if points are taken under Section 703.6.1	1			
Windows and/or venting skylights are located to facilitate cross ventilation.	1			
Solar reflective roof or radiant barrier is installed in climate zones 1, 2, or 3 and roof material achieves a 3-year aged criteria of 0.50.	1			
Internal exposed thermal mass is a minimum of three inches (76 mm) in thickness. Thermal mass consists of concrete, brick, and/or tile that are fully adhered to a masonry base or other masonry material and is in accordance with one or a combination of the following: (a) A minimum of 1 square foot (0.09 m ²) of exposed thermal mass of floor per 3 square feet (2.8 m ²) of gross finished floor area. (b) A minimum of 3 square feet (2.8 m ²) of exposed thermal mass in interior walls or elements per square foot (0.09 m ²) of gross finished floor area.	1			
Roofing material is installed with a minimum 0.75 inch (19 mm) continuous air space offset from the roof deck from eave to ridge.	1			
703.6.4 Passive solar heating design. In addition to the sun-tempered design features in Section 703.6.1, all of Sections 703.6.4 (1-3) are implemented.	4			
704 ADDITIONAL PRACTICES				
704.2 Lighting				
704.2.1 Occupancy sensors. Occupancy sensors are installed on indoor lights, and photo or motion sensors are installed on outdoor lights to control lighting.				
25% of lighting	1			
50% of lighting	2			
704.2.2 TDDs and skylights. Tubular daylighting device (TDD) or a skylight with sealed, insulated, low-E glass is installed in rooms without windows.	2			
704.2.3 Occupancy sensors are installed on indoor lights, and photo or motion sensors are installed on outdoor lights to control lighting.	1			
704.3 Return ducts and transfer grilles. Return ducts or transfer grilles are installed in every room with a door. Return ducts or transfer grilles are not required for bathrooms, kitchens, closets, pantries, and laundry rooms.	5	5		Mechanical Plans - M Sheets
704.4 HVAC design and installation				
704.4.1 HVAC contractor and service technician are certified by a nationally or regionally recognized program (e.g., North American Technician Excellence, Inc. (NATE), Air Conditioning Contractors of America Quality Assured Program (ACCA/QA), Building Performance Institute (BPI), Radiant Panel Association, or manufacturers' training program).	1			
704.4.2 Performance of the heating and/or cooling system is verified by the HVAC contractor in accordance with all of the following: (1) Start-up procedure is performed in accordance with the manufacturer's instructions. (2) Refrigerant charge is verified by super-heat and/or sub-cooling method. (3) Burner is set to fire at input level listed on nameplate. (4) Air handler setting/fan speed is set in accordance with manufacturer's instructions (5) Total airflow is within 10 percent of design flow	3			
704.4.3 Manufacturer's label or printed specifications for sealed air handler (except furnaces) indicates the leakage is less than or equal to 2 percent of design airflow at a pressure of 1-inch of water (250 Pa). Air handlers are tested with inlets, outlets, and condensate drain ports sealed, and filter box in place.	4			
704.5 Installation and performance verification				
704.5.1 Third-party on-site inspection is conducted to verify compliance with all of the following, as applicable. Minimum of two inspections are performed. One inspection after insulation is installed and prior to covering, and another inspection upon completion of the building. Where multiple buildings or dwelling units of the same model are built by the same builder, a representative sample inspection of a minimum of 15 percent of the buildings or dwelling units is permitted. (1) Ducts are installed in accordance with the ICC IRC or IMC and ducts are sealed. (2) Building envelope air sealing is installed. (3) Insulation is installed in accordance with Section 703.1.2. (4) Windows, skylights, and doors are flashed, caulked, and sealed in accordance with manufacturer's instructions and in accordance with Section 701.4.3	5	5		ASERUSA - 3rd party inspections
704.5.2 Testing. Testing above mandatory requirements is conducted to verify performance.				
704.5.2.1 Building envelope leakage testing.				
A blower door test and a visual inspection are performed as described in 701.4.3.2.	5	5	5 expected ACH50 result	ASERUSA - 3rd party inspections
Third-party verification is completed.	5	5		ASERUSA - 3rd party inspections
704.5.2.2 HVAC airflow testing. Balanced HVAC airflows are demonstrated by flow hood or other acceptable flow measurement tool by a third party. Test results are in accordance with both of the following: (1) Measured flow at each supply and return register is within 25% of design flow. (2) Total airflow is within 10% of design flow.	8			
704.5.3 Insulating hot water pipes. Insulation with a minimum thermal resistance (R-value) of at least R-3 is applied to the following, as applicable: (a) piping larger than 3/4-inch outside diameter (b) piping serving more than one dwelling unit (c) piping branches serving kitchen sinks (d) piping located outside the conditioned space (e) piping from the water heater to a distribution manifold (f) piping located under a floor slab (g) buried piping (h) piping in recirculation systems other than demand recirculation systems	1			
705 INNOVATIVE PRACTICES				
705.1 Energy consumption control. A whole-building or whole-dwelling unit device is installed that controls or monitors energy consumption.	MAX = 7			
705.1(1) programmable communicating thermostat	1			
705.1(2) energy monitoring device	2			
705.1(3) energy management control system	4			
705.2 Renewable energy service plan is provided as follows:				
705.2(1) Builder uses renewable energy service plan for interim electric service. The builder's local administrative office has renewable energy service.	2			
705.2(2) The buyer of the building selects a renewable energy service plan provided by the utility				
<50% of dwelling's projected electricity & gas use is provided by renewable energy	5			
50% or more of dwelling's projected electricity & gas use provided by renewable energy	1			

705.3 Smart Appliances and Systems. Smart appliances and systems are installed as follows.			
Refrigerator	3-5 appliances = 1pt 6+ appliances = 2pts		
Freezer			
Dishwasher			
Clothes Dryer			
Clothes Washer			
Room Air Conditioner			
HVAC Systems			
Service Hot Water Heating Systems			
705.4 Pumps			
705.4.1 Pool, spa, and water features equipped with filtration pumps as follows.			
705.4.1(1) Two-speed pump(s) is installed.	1		
705.4.1(2) Electronically controlled variable-speed pump(s) is installed (efficiency of 90 percent or greater).	3		
705.4.2 Sump pump(s) with electrically commutated motors (ECMs) or permanent split capacitor (PSC) motors installed (efficiency of 90% or greater).	1		
705.5 Additional renewable energy options. Renewable energy system(s) is installed on the property (e.g., solar photovoltaic panels, building integrated photovoltaic system, wind energy system, on-site micro-hydro power system, active solar space heating system, solar thermal hydronic heating system, photovoltaic hybrid heating system).	1 point per 100 watts per 2000 SF	1083 s.f. total floor area	
705.6 Parking garage efficiency. Structured parking garages are designed to require no mechanical ventilation for fresh air requirements.	2		
800 WATER EFFICIENCY			
801 INDOOR AND OUTDOOR WATER USE			
801.1 Indoor hot water usage.			
801.1 Indoor hot water supply system is in accordance with one of the practices listed in items (1) through (5). The maximum length from the source of hot water to the termination of the fixture supply is determined in accordance with Tables 801.1(1) or 801.1(2), or 50 feet, whichever is less. -Where more than one water heater is used or where more than one type of hot water supply system, including multiple circulation loops, is used, points are awarded based on the system that qualifies for minimum number of points. -Systems with circulation loops are eligible for points only if pumps are demand controlled. Circulation systems with timers or aquastats and constant-on circulation systems are not eligible to receive points. -The points are awarded only if the pipes are insulated in accordance with Section 704.5.3.			
(1) The maximum volume from the water heater to the termination of the fixture supply at furthest fixture is 128 ounces (1 gallon or 3.78 liters).	11		
(2) The maximum volume from the water heater to the termination of the fixture supply at furthest fixture is 64 ounces (0.5 gallon or 1.89 liters).	17		
(3) The maximum volume from the water heater to the termination of the fixture supply at furthest fixture is 32 ounces (0.25 gallon or 0.945 liters).	29		
(4) A demand controlled hot water priming pump is installed on the main supply pipe of the circulation loop and the maximum volume from this supply pipe to the furthest fixture is 24 ounces (0.19 gallons or 0.71 liters).	35		
(4)(a) 801.1(4) is met AND the volume in the circulation loop (supply) from the water heater or boiler to the branch for the furthest fixture is no more than 128 ounces (1 gallon or 3.78 liters).	39		
801.1.1(5) A central hot water recirculation system is implemented in multi-unit buildings in which the hot water line distance from the recirculating loop to the engineered parallel piping system (i.e., manifold system) is less than 30 feet (9144 mm) and the parallel piping to the fixture fittings contains a maximum of 64 ounces (1.89 liters) (115.50 cubic inches) (0.50 gallons).	9		
801.1.1(6) Tankless water heater(s) with at least 0.5 gallon (1.89 liters) of storage are installed or a tankless water heater that ramps up to at least 110F within 5 seconds is installed. The storage may be internal or external to the tankless water heater.	4		
801.2 ENERGY STAR or equivalent water conserving appliances are installed.			
801.2(1) dishwashers (multiples all must comply)	2	2	Appliance Schedule A3.2
801.2(2)(a) washing machine with a water factor of >6.0	13		
801.2(2)(b) washing machine with a water factor of ≤6.0	24		
801.3 Showerheads are in accordance with the following:			
801.3(1) The total maximum combined flow rate of all showerheads controlled by a single valve at any point in time in a shower compartment is 1.6 to less than 2.5 gpm. Maximum of two valves are installed per shower compartment. The flow rate is tested at 80 psi (552 kPa) in accordance with ASME A112.18.1. Showerheads are served by an automatic compensating valve that complies with ASSE 1016 or ASME A112.18.1 and specifically designed to provide thermal shock and scald protection at the flow rate of the showerhead.			
1 fixture	4	4	P2.1 Plumbing Fixture Schedule
2 fixtures	5		
3 fixtures	6		
4+ fixtures	7		
801.3(2) All shower compartments in the dwelling units and common areas meet the requirements of 801.3(1).			
2.0 to <2.5 gpm	11		P2.1 Plumbing Fixture Schedule
1.6 to <2.0 gpm	14	14	
801.3(3) Any control that can shut off water flow without affecting temperature is installed.			
1 shutoff	1		
2 shutoffs	2		
3 shutoffs	3		
801.4 Faucets.			
801.4.1 Water-efficient lavatory faucets with 1.5 gpm (5.68 L/m) or less maximum flow rate when tested at 60 psi (414 kPa) in accordance with ASME A112.18.1 are installed:			
801.4.1(1) ALL lavatory faucets per bathroom comply.			
1 bath	1	1	P2.1 Plumbing Fixture Schedule
2 baths	2		
3+ baths	3		
801.4.1(2) ALL lavatory faucets per dwelling unit comply.			
	6	6	P2.1 Plumbing Fixture Schedule
801.4.2 Self-closing valve, motion sensor, metering, or pedal-activated faucet is installed to enable intermittent on/off operation.			
1 fixture	1		
2 fixtures	2		
3+ fixtures	3		
801.5 Water closets and urinals are in accordance with the following:			
801.5(1) Water closets and urinals installed meet the following conditions: (a) All water closets are 1.28 gallons per flush or less and all urinals are 0.5 gallons per flush or less, OR (b) All water closets and urinals are waterless or composting			
801.5(2) A water closet is installed with an effective flush volume of 1.28 gallons (4.85 L) or less when tested in accordance with ASME A112.19.2/CSA B45.1 (all water closets) or when tested in accordance with ASME A112.19.14 (all dual flush water closets), and is in accordance with EPA WaterSense Tank-Type High-Efficiency Toilet.			
1 fixture	2	2	P2.1 Plumbing Fixture Schedule
2 fixtures	4		
3+ fixtures	6		
801.5(3) All water closets are in accordance with Section 801.5(2).			
1 fixture	11	11	
801.5(3)(a) Dual flush (or other) water closets are used that have a flush volume of 1.2 gallons or less and comply with 801.5(2); and all other water closets comply with 801.5(2).			
1 fixture	1		
2 fixtures	2		
3+ fixtures	3		
801.5(3)(b) One or more urinals are installed with a flush volume of 0.5 gallons (1.9L) or less when tested in accordance with ASME A112.19.2 and all other water closets comply with 801.5(2).			
	8		
801.5(3)(c) One or more composting or waterless toilets and/or urinals are installed and all other water closets comply with 801.5(2).			
	6		
801.6 Irrigation systems.			

801.6.1 Multi-stream, multi-trajectory rotating nozzles are installed in lieu of spray nozzles for turf or landscaping.	6		
801.6.2(1) Drip irrigation is installed for landscape beds.	4		
801.6.2(2) Subsurface drip is installed for turf grass areas.	4		
801.6.3 Landscape Plan & Implementation are executed by a certified WaterSense Professional or equivalent as approved by adopting entity.	5		
801.6.4 Drip Irrigation Zones Implemented show plant type by name and water use or need for each emitter.	10		
801.6.5 The irrigation system(s) is controlled by a smart controller.			
(1) Evapotranspiration (ET) based irrigation controller with a rain sensor or soil moisture sensor based controller.	8		
(2) No irrigation is installed and a landscape plan is developed in accordance with Section 503.5, as applicable.	15		
801.7.1 Rainwater is used for irrigation in accordance with one of the following:			
(1) Rainwater is diverted for landscape irrigation without impermeable water storage.	5		
(2) Rainwater is diverted for landscape irrigation with impermeable water storage.			
(a) 50-499 gallon storage capacity	5		
(b) 500-2499 gallon storage capacity	10		
(c) 2500+ gallon storage capacity	15		
(d) All irrigation demands are met by rainwater capture	25		
801.7.2 Rainwater is used for interior demand in the following way (system is designed by a professional certified by The American Rainwater Catchment Systems Association or equivalent).			
1 fixture for partial domestic demand	5		
2 fixtures for partial domestic demand	10		
3+ fixtures for partial domestic demand	15		
Rainwater provides for total domestic demand	25		
801.8 Water filter is installed to reduce sediment and protect plumbing fixtures for the whole building or whole dwelling unit.	1		
802 INNOVATIVE PRACTICES			
802.1 Reclaimed, gray, or recycled water is used as permitted by applicable code.			
1 water closet	5		
2 water closets	10		
3 water closets	15		
4+ water closets	20		
Irrigation system	10		
802.2 One of following automatic shutoff water supply devices is installed. Where a fire sprinkler system is present, installer is to ensure the device will not interfere with the operation of the fire sprinkler system.			
Excess water flow automatic shutoff	2		
Leak detection system with automatic shutoff	2		
802.3 An Engineered Biological System or Intensive Bioremediation System is installed and the treated water is used on site. Design and implementation is approved by appropriate regional authority.	20		
802.4 Where a humidifier is required, a recirculating humidifier is used in lieu of a traditional "flow through" type.	1		
802.5 Advanced wastewater (aerobic) treatment system is installed and treated water is used on site.	20		
900 INDOOR ENVIRONMENTAL QUALITY			
901 POLLUTANT SOURCE CONTROL			
901.1 Space and water heating options.			
901.1.1 Natural draft furnaces, boilers or water heaters are not located in conditioned spaces, including conditioned crawlspaces. Natural draft furnaces, boilers and water heaters are permitted to be installed within the conditioned spaces if located in a mechanical room that has an outdoor air source, and is otherwise sealed and insulated to separate it from the conditioned space(s).	5		
901.1.2 Air handling equipment or return ducts are not located in the garage, unless placed in isolated, air-sealed mechanical rooms with an outside air source.	5		
901.1.3 The following combustion space heating or water heating equipment is installed within conditioned space:			
(1)(a) All furnaces or all boilers are power vent	3		M2.1 Furance Schedules & Details
(1)(b) All furnaces or all boilers are direct vent	5	5	
(2)(a) All water heaters are power vent	3		P2.1 Water Heater Schedule & Detail
(2)(b) All water heaters are direct vent	5	5	
901.1.4 Gas-fired fireplaces and direct heating equipment is listed and is installed in accordance with the NFPA National Fuel Gas Code or ICC International Fuel Gas Code or the applicable local gas appliance installation code. Gas-fired fireplaces and direct heating equipment are vented to the outdoors.	Mandatory, if applicable	No gas fireplace or heating equipment	Mechanical
901.1.5 Natural gas and propane fireplaces are direct vented, have permanently fixed glass fronts or gasketed doors, and comply with CSA ANSI Z21.88/CSA 2.33 or CSA ANSI Z21.50b/CSA 2.22b.	7		
901.1.6 Heat pump air handler is installed in conditioned or unconditioned space.			
(1) Unconditioned space	2		
(2) Conditioned space	5		
901.2 Solid fuel-burning appliances.			
901.2.1 Solid fuel-burning fireplaces, inserts, stoves and heaters are code compliant and are in accordance with the following requirements:			
901.2.1(1) Site-built masonry wood-burning fireplaces are equipped with outside combustion air and a means of sealing the flue and the combustion air outlets to minimize interior air (heat) loss when not in operation.	Mandatory 4 points if applicable	No site built wood burning 0	
901.2.1(2) Factory-built, wood-burning fireplaces are in accordance with the certification requirements of UL 127 and are EPA certified.	Mandatory 6 points if applicable	No factory-built wood burning 0	
901.2.1(3) Wood stove and fireplace inserts, as defined in UL 1482 Section 3.8, are in accordance with the certification requirements of UL 1482 and are in accordance with the emission requirements of the EPA Certification and the State of Washington WAC 173-433-100(3).	Mandatory 6 points if applicable	No wood stove or fireplace inserts 0	
901.2.1(4) Pellet (biomass) stoves and furnaces are in accordance with the requirements of ASTM E1509 or are EPA certified.	Mandatory 6 points if applicable	No pellet stove or furnace 0	
901.2.1(5) Masonry heaters are in accordance with the definitions in ASTM E1602 and ICC IBC, Section 2112.1.	Mandatory 6 points if applicable	No masonry heater 0	
901.2.2 Fireplaces, wood stoves, pellet stoves, or masonry heaters are not installed.	7		
901.3 Garages are in accordance with the following:			
901.3(1)(a) Where installed in the common wall between the attached garage and conditioned space, the door is tightly sealed and gasketed.	Mandatory 2 points if applicable	No attached garage 0	
901.3(1)(b) A continuous air barrier is provided between walls and ceilings separating the garage space from the conditioned living spaces.	Mandatory 2 points if applicable	No attached garage 0	
901.3(1)(c) For one- and two-family dwelling units, a 100 cfm (47 L/s) or greater ducted, or 70 cfm (33 L/s) cfm or greater unducted wall exhaust fan is installed and vented to the outdoors, designed and installed for continuous operation, or has controls (e.g., motion detectors, pressure switches) that activate operation for a minimum of 1 hour when either human passage door or roll-up automatic doors are operated.	4		
901.3(2) A carport is installed, the garage is detached from the building, or no garage is installed.	10	10	ARCHITECTURAL: Site & Floor Plans - No Garages
901.4(1) Structural plywood used for floor, wall, and/or roof sheathing is compliant with DOC PS 1 and/or DOC PS 2. OSB used for floor, wall, and/or roof sheathing is compliant with DOC PS 2. The panels are made with moisture resistant adhesives. The trademark indicates these adhesives as follows: Exposure 1 or Exterior for plywood, and Exposure 1 for OSB.	Mandatory	Met	STRUCTURAL: Framing Plans & Rough Carpentry Specification Section
901.4(2)-(6) Wood materials. A minimum of 85% of material within a product group (i.e., wood structural panels, countertops, composite trim/doors, custom woodwork, and/or component closet shelving) is manufactured in accordance with the following:	10 points maximum		
901.4(2) Particleboard and MDF (medium density fiberboard) is manufactured and labeled in accordance with CPA A208.1 and CPA A208.2, respectively.			
countertops	2		
composite trim	2		
custom woodwork	2		
shelving	2		
901.4(3) Hardwood plywood in accordance w/ HPVA HP-1 & HUD Title 24, Part 3280.			
countertops	2		

composite trim	2		
custom woodwork	2		
shelving	2		
901.4(4) Particleboard, MDF, or hardwood plywood is in accordance with CPA 2.			
countertops	3		
composite trim	3		
custom woodwork	3		
shelving	3		
901.4(5) Composite wood or agrifiber panel products contain no added urea-formaldehyde or are in accordance with the CARB Composite Wood Air Toxic Contaminant Measure Standard.			
countertops	4		
composite trim	4		
custom woodwork	4		
shelving	4		
901.4(6) Non-emitting products.			
countertops	4		
composite trim	4		
custom woodwork	4		
shelving	4		
901.5 Cabinets. A minimum of 85 percent of installed cabinets are in accordance with one or any combination of the following.		composite wood	
(1) All parts of the cabinet are made of solid wood or non-formaldehyde emitting materials such as metal or glass.	3	3	ARCHITECTURAL: A3.2 Finish Notes
(2) The composite wood used in wood cabinets are in accordance with CARB Composite Wood Air Toxic Contaminant Measure Standard or equivalent as certified by a third-party program such as but not limited to, those in Appendix D.	5		
901.6 Carpets. Carpets are in accordance with the following:			
901.6(1) Wall-to-wall carpeting is not installed adjacent to water closets and bathing fixtures.	Mandatory	Met	ARCHITECTURAL: A3.2 Finish Schedule
901.6(2)(a) Carpet in accordance with the emission levels of CDPH/EHLB Standard Method v1.1.	6	6	ARCHITECTURAL: A3.2 Finish Schedule / Notes
901.6(2)(b) Carpet adhesives in accordance with the emission levels of CDPH/EHLB Standard Method v1.1.	2		
901.7 Hard-surface flooring. Minimum of 10% of the conditioned floor space has pre-finished hard-surface flooring installed & a minimum of 85% of all prefinished installed hard-surface flooring is in accordance with the emission concentration limits of CDPH/EHLB Standard Method v1.1.	6	6	ARCHITECTURAL: A3.2 Finish Schedule / Notes
901.8 Wall coverings. Minimum of 10% of the interior wall surfaces are covered & a minimum of 85% of wall coverings are in accordance with the emission concentration limits of CDPH/EHLB Standard Method v1.1.	4		
901.9 Architectural coatings. A minimum of 85% of the architectural coatings are in accordance with either Section 901.9.1 or Section 901.9.3, not both. A minimum of 85% of architectural colorants are in accordance with Section 901.9.2.			
901.9.1 Site-applied interior architectural coatings, which are inside the water proofing envelope, are in accordance with one or more of the following: (1) Zero VOC as determined by EPA Method 24 (2) GreenSeal GS-11 Standard for Paints and Coatings (3) CARB Suggested Control Measure for Architectural Coatings	5		
901.9.2 Architectural coating colorant additive VOC content is in accordance with Table 901.9.2.	1		
901.9.3 Site-applied interior architectural coatings, which are inside the water proofing envelope, are in accordance with the emission levels of CDPH/EHLB Standard Method v1.1.	8		
901.10 Adhesives and sealants. Interior low-VOC adhesives and sealants located inside the water proofing envelope: A minimum of 85% of site-applied products used within the interior of the building are in accordance with one of the following, as applicable.			
901.10(1) CDPH/EHLB Method v1.1	8		Architectural: A3.2 Finish Notes
901.10(2) GreenSeal GS-36	5		
901.10(3) SCAQMD Rule 1168	5	5	
901.11 Insulation. Emissions of 85 percent of wall, ceiling, and floor insulation materials are in accordance with the emission levels of CDPH/EHLB Standard Method v1.1 except footnote b in Table 4.1 does not apply (i.e., allowable maximum formaldehyde concentration is 16.5 µg/m ³ (13.5 ppb)).	4		
901.12 Carbon monoxide (CO) alarms. Where not required by local codes, a carbon monoxide (CO) alarm is installed in a central location outside of each separate sleeping area in the immediate vicinity of the bedrooms.	3		
901.13 Building entrance pollutants control. Pollutants are controlled at all main building entrances.			
901.13(1) Exterior grilles or mats	1		
901.13(2) Interior grilles or mats	1		
901.14 Non-smoking areas. Environmental tobacco smoke is minimized by one or more of the following: (1) All interior common areas of a multi-unit building are designated as non-smoking areas with posted signage. (2) Exterior smoking areas of a multi-unit building are designated with posted signage and located a minimum of 25 feet from entries, outdoor air intakes, and operable windows.	1 1		
902 POLLUTANT CONTROL			
902.0 Intent. Pollutants generated in the building are controlled.			
902.1 Spot ventilation.			
902.1.1 Spot ventilation is in accordance with the following:			
902.1.1(1) All bathrooms are vented to the outdoors - rate = 50 cfm or 20 cfm if continuous operation	Mandatory	Met 0	Mechanical Plans - M Sheets
902.1.1(2) Clothes dryers are vented to the outdoors	Mandatory	Met	Mechanical Plans - M Sheets
902.1.1(3) Kitchen exhaust units ducted outdoors & rate of 100 cfm or 25 cfm if continuous operation	8		
902.1.2 Bathroom or laundry exhaust fan is provided w/ an automatic timer or humidistat.			
902.1.2(1) 1 automatic timer/humidistat devices installed	5		
902.1.2(2) 2 automatic timer/humidistat devices installed	7		
902.1.2(3) 3 automatic timer/humidistat devices installed	9		
902.1.2(4) 4 or more automatic timer/humidistat devices installed	11		
902.1.3 Kitchen range, bathroom, and laundry exhaust are verified to specification. Ventilation airflow at the point of exhaust is tested to a minimum of 100 cfm (47.2 L/s) intermittent or 25 cfm (11.8 L/s) continuous for kitchens, and 50 cfm (23.6 L/s) intermittent or 20 cfm (9.4 L/s) continuous for bathrooms and/or laundry.	8		
902.1.4 Exhaust fans are ENERGY STAR, as applicable.	MAX = 12		
902.1.4(1) ENERGY STAR fans	2 points per fan		
902.1.4(2) ENERGY STAR fans operating at 1 sone or less	3 points per fan		
902.2 Building ventilation systems.			
902.2.1 Whole building ventilation system is implemented per Appendix B.	Mandatory where the maximum air infiltration rate is less than 5 ACH50.	ready for continuous operation	
902.2.1(1) Exhaust or supply fan(s) ready for continuous operation and with appropriately labeled controls.	3	3	Mechanical Plans - M Sheets
902.2.1(2) Balanced exhaust and supply fans with supply intakes located in accordance with the manufacturer's guidelines to not introduce polluted air back into the building.	6		
902.2.1(3) Heat-recovery ventilator	7		
902.2.1(4) Energy-recovery ventilator	8		
902.2.2 Ventilation airflow is tested to achieve the design fan airflow at point of exhaust in accordance with section 902.2.1.	8		
902.2.3 MERV filters 8 or greater are installed on central forced air systems and are accessible. Designer or installer is to verify that the HVAC equipment is able to accommodate the greater pressure drop of MERV 8 filters.	3		
902.3 Radon control measures per ICC IRC Appendix F.			
902.3(1) Buildings located in Zone 1 - radon detection system installed	Mandatory	Met - Zone 1 passive system	Architectural: Floor Plans & A9.1 Detail
902.3(1)(a) passive radon system is installed	7	7	
902.3(1)(b) active radon system is installed	10		
902.3(2) Buildings located in Zone 2			
902.3(2)(a) passive radon system for zone 2	7		
902.4 One of the following HVAC system protection measures is performed.			
902.4(1) HVAC supply registers (boots), return grilles, and rough-ins are covered during construction activities to prevent dust and other pollutants from entering the system.	3	3	MECHANICAL CONTRACTOR

902.4(2) Prior to owner occupancy, HVAC supply registers (boots), return grilles, and duct terminations are inspected and vacuumed. In addition, the coils are inspected and cleaned and the filter is replaced if necessary.	3		
902.5 Central vacuum system vented to the outside.	3		
902.6 Living space contaminants. The living space is sealed to prevent unwanted contaminants. The living space is sealed in accordance with Section 701.4.3.1 to prevent unwanted contaminants.	Mandatory	Met	Architectural A3.1 Sealing Notes & A8 Details
903 MOISTURE MANAGEMENT: VAPOR, RAINWATER, PLUMBING, HVAC			
903.1 Plumbing			
903.1.1 Cold water pipes in unconditioned spaces are insulated to a minimum of R-4 with pipe insulation or other covering that adequately prevents condensation.	2		
903.1.2 Plumbing is not installed in unconditioned spaces.	5		
903.2 Duct insulation. Ducts are in accordance with one of the following:			
903.2(1) All HVAC ducts, plenums, and trunks are in conditioned space.	1		
903.2(2) All HVAC ducts, plenums, and trunks are in conditioned space. All HVAC ducts are insulated to a minimum of R4.	3		
903.3 Relative humidity. In climate zones 1A, 2A, 3A, 4A, and 5A as defined by Figure 6(1), equipment is installed to maintain relative humidity (RH) at or below 60% using one of the following:			
903.3(1) Additional dehumidification system(s)	7		
903.3(2) Central HVAC system equipped with additional controls to operate in dehumidification mode	7		
904 INNOVATIVE PRACTICES			
904.1 Humidity monitoring system. A humidity monitoring system is installed with a mobile base unit that displays a reading of temperature and relative humidity at the base unit with a minimum of two remote units. One remote unit is placed permanently inside the conditioned space in a central location, excluding attachment to exterior walls, and another remote unit is placed permanently outside of the conditioned space.	2		
904.2 Kitchen exhaust. Kitchen exhaust unit(s) that equal or exceeds 400 cfm (189 L/s), and make-up air is provided.	2		
1000 OPERATION, MAINTENANCE AND BUILDING OWNER EDUCATION			
1001 BUILDING OWNERS' MANUAL FOR ONE- AND TWO-FAMILY DWELLINGS			
1001.1 A building owner's manual is provided that includes the following conditions, as available and applicable. (Points awarded per two items. Points awarded for both mandatory and non-mandatory items.) NOT AVAILABLE FOR MULTI-UNIT BUILDINGS	1 point per 2 items including (1)-(3) MAX = 8	1	
1001.1(1) A green building program certificate or completion document.	Mandatory	Met	CONTRACTOR TO COLLATE / ORGANIZE / PROVIDE & INCLUDE ALL ITEMS LISTED BELOW IN BUILDING
1001.1(2) List of green building features (can include the national green building checklist).	Mandatory	Met	ARCHITECT
1001.1(3) Product manufacturer's manuals or product data sheet for installed major equipment, fixtures, and appliances.	Mandatory	Met	CONTRACTOR
1001.1(4) Maintenance checklist.	0.5		
1001.1(5) Information on local recycling programs.	0.5		
1001.1(6) Information on available local utility programs that purchase a portion of energy from renewable energy providers.	0.5		
1001.1(7) Explanation of the benefits of using energy efficient lighting systems (e.g., compact fluorescent light bulbs, LED) in high usage areas.	0.5		
1001.1(8) A list of practices to conserve water and energy.	0.5		
1001.1(9) Local public transportation options.	0.5		
1001.1(10) A diagram showing the location of safety valves and controls for major building systems.	0.5		
1001.1(11) Where frost-protected shallow foundations are used, owner is informed of precautions.	0.5		
1001.1(12) List of local service providers that offer regularly scheduled service & maintenance contracts to assure proper performance of equipment & the structure.	0.5		
1001.1(13) Photo record of framing with utilities installed.	0.5		
1001.1(14) List of common hazardous materials often used around the building and instructions for proper handling and disposal of these materials.	0.5		
1001.1(15) Information on organic pest control, fertilizers, deicers, and cleaning products.	0.5		
1001.1(16) Information on native landscape materials and/or those that have low-water requirements.	0.5		
1001.1(17) Information on methods of maintaining the building's relative humidity in the range of 30% to 60%.	0.5		
1001.1(18) Instructions for inspecting the building for termite infestation.	0.5		
1001.1(19) Instructions for maintaining gutters and downspouts and importance of diverting water a minimum of 5 feet away from foundation.	0.5		
1001.1(20) A narrative detailing the importance of maintenance and operation in retaining the attributes of a green-built building.	0.5		
1001.1(21) Where storm water management measures are installed on the lot, information on the location, purpose, and upkeep of these measures.	0.5		
1002 TRAINING OF BUILDING OWNERS ON OPERATION AND MAINTENANCE FOR ONE- AND TWO-FAMILY DWELLINGS AND MULTI-UNIT BUILDINGS			
1002.1 Building owners are familiarized with the role of occupants in achieving green goals. On-site training is provided to the responsible party(ies) regarding equipment operation and maintenance, control systems, and occupant actions that will improve the environmental performance of the building. These include: (1) HVAC filters (2) thermostat operation and programming (3) lighting controls (4) appliances operation (5) water heater settings and hot water use (6) fan controls (7) recycling practices	8	8	CONTRACTOR / OWNER
1003 CONSTRUCTION, OPERATION, AND MAINTENANCE MANUALS AND TRAINING FOR MULTI-UNIT BUILDINGS			
1003.0 Intent. Manuals are provided to the responsible parties (owner, management, tenant, and/or maintenance team) regarding the construction, operation, and maintenance of the building. Manuals are to include information regarding those aspects of the building's construction, maintenance, and operation that are within the area of responsibilities of the respective recipient. NOT AVAILABLE FOR SINGLE-FAMILY DWELLINGS.			
1003.1 A building construction manual, including five or more of the following, is compiled and distributed in accordance with the intent of this practice. NOT AVAILABLE FOR SINGLE-FAMILY DWELLINGS.	1 point per 2 items including (1)-(3) MAX = 4 5+ items must be Met		
1003.1(1) A narrative detailing the importance of constructing a green building, including a list of green building attributes included in the building.	Mandatory	NA	
1003.1(2) A local green building program certificate as well as a copy of the National Green Building Standard™ and the individual measures achieved by the building.	Mandatory	NA	
1003.1(3) Warranty, operation, and maintenance instructions for all equipment, fixtures, appliances, and finishes.	Mandatory	NA	
1003.1(4) Record drawings of the building.	0.5		
1003.1(5) A record drawing of the site including stormwater management plans, utility lines, landscaping with common name & genus/species of plantings.	0.5		
1003.1(6) A diagram showing the location of safety valves and controls for major building systems.	0.5		
1003.1(7) A list of the type and wattage of light bulbs installed in light fixtures.	0.5		
1003.1(8) A photo record of framing with utilities installed. Photos are taken prior to installing insulation and clearly labeled.	0.5		
1003.2 Operations manuals are created and distributed to the responsible parties in accordance with 1003.0. Between all of the operation manuals, five or more of the following options are included. NOT AVAILABLE FOR SINGLE-FAMILY DWELLINGS.	1 point per 2 items including (1)-(3) MAX = 5 5+ items must be Met		
1003.2(1) A narrative detailing the importance of operating and living in a green building.	Mandatory	N/A	
1003.2(2) A list of practices to conserve water and energy.	Mandatory	N/A	
1003.2(3) Information on methods of maintaining the building's relative humidity in the range of 30% to 60%.	0.5	N/A	
1003.2(4) Information on opportunities to purchase renewable energy from local utilities or national green power providers and information on utility and tax incentives for the installation of on-site renewable energy systems.	0.5		
1003.2(5) Information on local and on-site recycling and hazardous waste disposal programs and, if applicable, building recycling and hazardous waste handling and disposal procedures.	0.5		
1003.2(6) Local public transportation options.	0.5		

1003.2(7) Explanation of the benefits of using compact fluorescent light bulbs, LEDs, or other high-efficiency lighting.	0.5		
1003.2(8) Information on native landscape materials and/or those that have low water requirements.	0.5		
1003.2(9) Information on radon mitigation, if applicable information on the radon mitigation system, where applicable.	0.5		
1003.2(10) A procedure for educating tenants in rental properties on the proper use, benefits, and maintenance of green building systems including a maintenance staff notification process for improperly functioning equipment.	0.5		
1003.3 Maintenance manuals are created and distributed to the responsible parties in accordance with 1003.0. Between all of the maintenance manuals, five or more of the following options are included. NOT AVAILABLE FOR SINGLE-FAMILY DWELLINGS.	1 point per 2 items including 1003.3(1) MAX = 4 5+ items must be Met		
1003.3(1) A narrative detailing the importance of maintaining a green building. This narrative is included in all responsible parties' manuals.	Mandatory	N/A	
1003.3(2) A list of local service providers that offer regularly scheduled service and maintenance contracts to assure proper performance of equipment and the structure.	0.5		
1003.3(3) User-friendly maintenance checklist including: (a) HVAC filters (b) thermostat operation and programming (c) lighting controls (d) appliances and settings (e) water heater settings (f) fan controls	0.5		
1003.3(4) List of common hazardous materials often used around the building and instructions for proper handling and disposal of these materials.	0.5		
1003.3(5) Information on organic pest control, fertilizers, deicers, and cleaning products.	0.5		
1003.3(6) Instructions for maintaining gutters and downspouts and importance of diverting water a minimum of 5 feet away from foundation.	0.5		
1003.3(7) Instructions for inspecting the building for termite infestation.	0.5		
1003.3(8) A procedure for rental tenant occupancy turnover that preserves the green features.	0.5		
1003.3(9) An outline of a formal green building training program for maintenance staff.	0.5		

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**East Bluff Housing Market Study
February 2018 Update Letter +
June 2017 Study**

February 21, 2018

Ms. Jane Genzel
Peoria Opportunities Foundation
512 East Kansas Street
Peoria, Illinois 61603

RE: Update to Site and Market Study for East Bluff Housing in Peoria, Illinois

Dear Ms. Genzel:

You have requested that Development Strategies provide a letter update to the market study we completed in June 2017 regarding the construction of East Bluff Housing, a 30-unit affordable apartment community in Peoria, Illinois. The overall scope of work remains the same from the previous submission, and will include the construction of a mix of two-bedroom and three-bedroom single-family homes and duplexes on scattered infill sites in the East Bluff neighborhood.

All of the homes will be affordable to family households earning less than 30 percent, 50 percent, or 60 percent of AMI. Twenty-one units will be supported by rental subsidies—including six 30 percent AMI units—and eight units will be filled with households from the Illinois State Referral Network (SRN). There has been a slight modification to the source of subsidies for some units since the previous report. The current proposal will include a mix of Project-Based Voucher (PBV) and Rental Assistance Demonstration (RAD) programs. Previously, all subsidized units were previously supported by PBV. Contract rents for some unit types have increased slightly, though this change will have no impact on the project's marketability or feasibility.

The subject's project-based rental assistance targets very low-income and vulnerable households in the market area that struggle most significantly to secure safe, quality housing. Demand for quality rentals at these lower income levels remains overwhelming—the capture rate for units restricted at 30 percent of AMI is 0.1 percent, while 50 percent AMI units generate a rate of 0.2 percent—and there are more than 300 income-qualified households for each new unit proposed.

The proposed affordable rents remain very similar and are well below LIHTC maximums for Peoria County. The only change from the previous report is a nominal increase in the contract rent for three-bedroom units restricted at 30 percent of AMI from \$822 to \$827. Comparable LIHTC properties in Peoria continue to report high occupancy rates and waiting lists, and no additional affordable properties have been approved since the previous study. Rents at two of the five surveyed LIHTC properties increased slightly, between approximately one and four percent, depending on unit type.

There has been little change in the overall rental market. No new construction has occurred in the East Bluff neighborhood in recent years, and modern rental options are very limited. Market rate one-bedroom units are contained within a small number of garden-style apartment communities located around the periphery of the neighborhood and constructed between the 1970s and early 1990s. Larger two-bedroom rentals and all three-bedroom rentals consist of older single-family homes. Rents for surveyed market rate properties have remained stable from our previous report, with current occupancy rates ranging from 90 to 97 percent. The proposed market rate rents are positioned in the mid-range of comparable properties, offering very good value given the subject's new construction, unit sizes, location, and amenities.

While relatively low-cost rental options are available in the surrounding neighborhood, nearly all of these options are of poor overall quality. The housing stock is among the oldest in the city, and signs of deferred maintenance are visible among the majority of properties that low-income households could reasonably afford. Stained carpeting and significantly dated appliances and fixtures are common, while poor property management often results in additional expenses for renters including higher utility bills and stopgap repairs. The subject will be newly-constructed and in vastly superior condition to these properties, offering a much

higher quality rental option for very low and low-income families in the market area. The proposed units will be located on scattered sites throughout the East Bluff neighborhood. None of these sites has significant visibility from primary thoroughfares in the area, and beyond their new construction, there will be no signage or significant features distinguishing the proposed units from existing market rate homes in the area. However, the developer has organized a comprehensive marketing strategy to ensure that the property is properly advertised to qualified households. This will include traditional techniques—“for rent” signs at each site, referrals through the SRN and local VA organizations, and marketing efforts by the property manager, Regional Housing Development—but also leverage a neighborhood-centric approach through the project’s linkage to East Bluff Neighborhood Services (NHS), a local non-profit. East Bluff NHS will serve as a pre-leasing office and advertise the project on electronic signage, while the project will be advertised in the East Bluff neighborhood newsletter and Facebook page, which reach approximately 1,300 members, combined. OSF Healthcare—which employs approximately 6,000 in Peoria—is also an employer-assisted program partner and will be notified when units become available. Given this approach, we expect the newly-constructed units to be absorbed very quickly, reaching stabilized occupancy within three months.

There are currently 1,654 affordable housing units in the market area contained within a combination of LIHTC and deeply-subsidized properties. Our demand analysis identified 7,832 income-eligible households in the PMA, resulting in an overall penetration rate of 21.5 percent using IHDA’s methodology. However, a significant portion of these units will not compete directly with the subject, as they are contained within dated public housing properties and tenants are unlikely to be able to afford the subject’s proposed LIHTC rents, or supportive housing properties for tenants with physical or mental disabilities. Removing these 711 units from our analysis results in an adjusted penetration rate of 12.0 percent.

Peoria’s local economy remains strong despite the 2017 announcement that Caterpillar—the area’s largest employer—would move its headquarters from Peoria to the Chicago area. The company plans to relocate between 100 and 300 executive and administrative positions over the next several years; however, the vast majority of the company’s 13,000 total employees will remain. In January 2018 OSF HealthCare announced plans to consolidate its headquarters in the 100 block of Southwest Adams Street in Downtown, restoring the vacant 113-year old Block and Kuhl department store building with a total investment up to \$100 million, and moving approximately 750 employees to the area. Further, the city’s unemployment rate has declined slightly since our previous report, from 6.0 to 5.3 percent.

We have also reviewed the availability of area services, including shopping, recreation, health care, and education. There have been no notable changes regarding these services and the conclusions about their availability. These factors, along with little change to the area’s economy, housing supply, and demographics, indicate that there continues to be very strong demand for the project.

Based on our review, we find no reason to alter any of the opinions, recommendations, or conclusions set forth in the original market study. We continue to support your project as it has been proposed. This update is only valid when used with the original market study and it is subject to the same assumptions, limiting conditions, and certifications that are part of that report. Should you or your associates have any questions about the original study or this update, please call. We will be glad to hear from you.

Yours very truly,



Brad Beggs
Principal

2018-2019 Site and Market Study Summary Form

(Please complete all highlighted (in yellow) sections of this form. Failure to do so will be grounds for automatic denial of your application)

Required Information:	Information Requested on this form:	Mark appropriate box / Include required information:	Other information / Page Number Where information can be found in Site and Market Study:
Name of Development:	East Bluff Housing		
Location of the Proposed (City/County):	Peoria, Illinois		
Targeted Tenant Type:	Family	x	If Other please indicate targeted population:
	Elderly		
	Other		
Other affordable units that target the same tenant type in the PMA: (should include IHDA, HUD, Rural Housing, Chicago Tax Credits, etc.)	Number of Units	943	Page number: Letter Update
Total Number of other affordable units in the PMA: (should include IHDA, HUD, Rural Housing, Chicago Tax Credits, etc.)	Number of Units	1,654	Page number: Letter Update
Rent Schedule (including unit sizes) for Proposed Development:	Included	x	Page number:
	Not Included		4, 34
Occupancy levels for existing affordable properties in PMA:	Included	x	Page number:
	Not Included		21, 32
Rent Schedule for Comparable Properties:	Included	x	Page number:
	Not Included		21, 12 - 19
Evaluation of the proposed rents to comparable properties in the PMA:	Lower		Evaluation and Explanation found on page:
	Comparable	x	
	Higher		
Demographic (population) trending for PMA and for targeted tenant population:	Increase		Evaluation and Explanation found on page:
	Stable	x	
	Decrease		
Demographic (households) trending for PMA and for targeted tenant population:	Increase		Evaluation and Explanation found on page:
	Stable	x	
	Decrease		
Evaluation of the proposed unit mix to the PMA standard:	Superior	x	Evaluation found on page:
	Meets		
	Inferior		
Evaluation of the proposed unit sizes (sq. ft.) to the PMA standard:	Superior	x	Evaluation found on page:
	Meets		
	Inferior		
List of Proposed Development Amenities:	Included	x	Page number:
	Not Included		4 - 6
Evaluation of proposed amenities to PMA standard:	Superior	x	Evaluation and Explanation found on page:
	Equal		
	Inferior		

Estimated absorption period:	Units per month	10	Explanation of absorption estimate found on page:
	Number of months	3	
Marketability/Visibility of the Site:	Good	x	Explanation found on page:
	Average		
	Poor		
Affordable units market penetration including the proposed in the PMA (use ALL income qualified households for PMA ONLY):	Rate	21.5% (12.0% w/o public and supportive housing)	Page number:
			Update Letter
Proposed projects' required rate of capture within the PMA (use ALL income qualified households for PMA ONLY):	Rate	0.4%	Page number:
			36
Overall Market Demand (the additional number of units needed within the market area to meet demand from targeted populations. The analysis should determine if there is sufficient demand to support the proposed project):	Units needed	7,832	Page number:
	Sufficient Demand (y/n)?	y	34
Public Safety Issues (Provide an analysis of public safety issues including information or statistics on crime in the PMA. Address any local perceptions of crime or safety issues in the PMA):	Included	x	Page number:
	Not Included		9
List of major employers in PMA (not required of some projects, see requirements):	Included	x	Page number:
	Not Included		28
Economic Stability Analysis / Evaluation of PMA employment (not required of some projects, see requirements):	Growth		Analysis found on page:
	Stability	x	
	Decline		

A SITE AND MARKET STUDY FOR
THE PROPOSED

EAST BLUFF HOUSING
A 30-UNIT AFFORDABLE RENTAL HOME COMMUNITY

SCATTERED SITES IN
PEORIA, ILLINOIS 61603

JUNE 21, 2017

PREPARED FOR

PEORIA OPPORTUNITIES FOUNDATION



June 21, 2017

Ms. Jane Genzel
Peoria Opportunities Foundation
512 East Kansas Street
Peoria, Illinois 61603

RE: Site and Market Study for the Proposed East Bluff Housing in Peoria, Illinois


Dear Ms. Genzel:

Development Strategies is pleased to submit the following Site and Market Study for the proposed East Bluff Housing, which will be located on scattered sites in the East Bluffs neighborhood of Peoria, Illinois. The proposed development will consist of 30 two- and three-bedroom single-family homes and duplexes. All of the homes will be affordable to family households earning at or below 30, 50, and 60 percent of AMI. Twenty-one units will be supported by project-based Section 8 vouchers and five of these units will be filled with households from the Illinois State Referral Network (SRN).

The proposed development is a good candidate for partial funding through the Low Income Housing Tax Credit program because there is strong unmet demand for quality affordable rental housing in the primary market area. The subject will offer tenants a quality product with a superior array of amenities. It also will have good access to employment opportunities, educational, health care, recreation, and shopping options in the surrounding area.

Given these findings, we support your proposal to construct the 30 single-family homes and duplexes for families seeking affordable housing in Peoria. Development Strategies appreciates the opportunity to assist you with this market study. Should you or your associates have any questions about the following study, please call. We will be glad to hear from you.

Yours very truly,



Brad Beggs, MAI
Illinois State Certified General Appraiser



Brad R. Eilerman
Associate

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- Photographs of Subject Site
- Assumptions and Limiting Conditions
- Certification
- Qualifications

I. PROPOSED DEVELOPMENT PROGRAM

I. A. DEVELOPER

The developer will be:

Peoria Opportunities Foundation (POF)
512 East Kansas Street
Peoria, IL 61603
(309) 672-5212

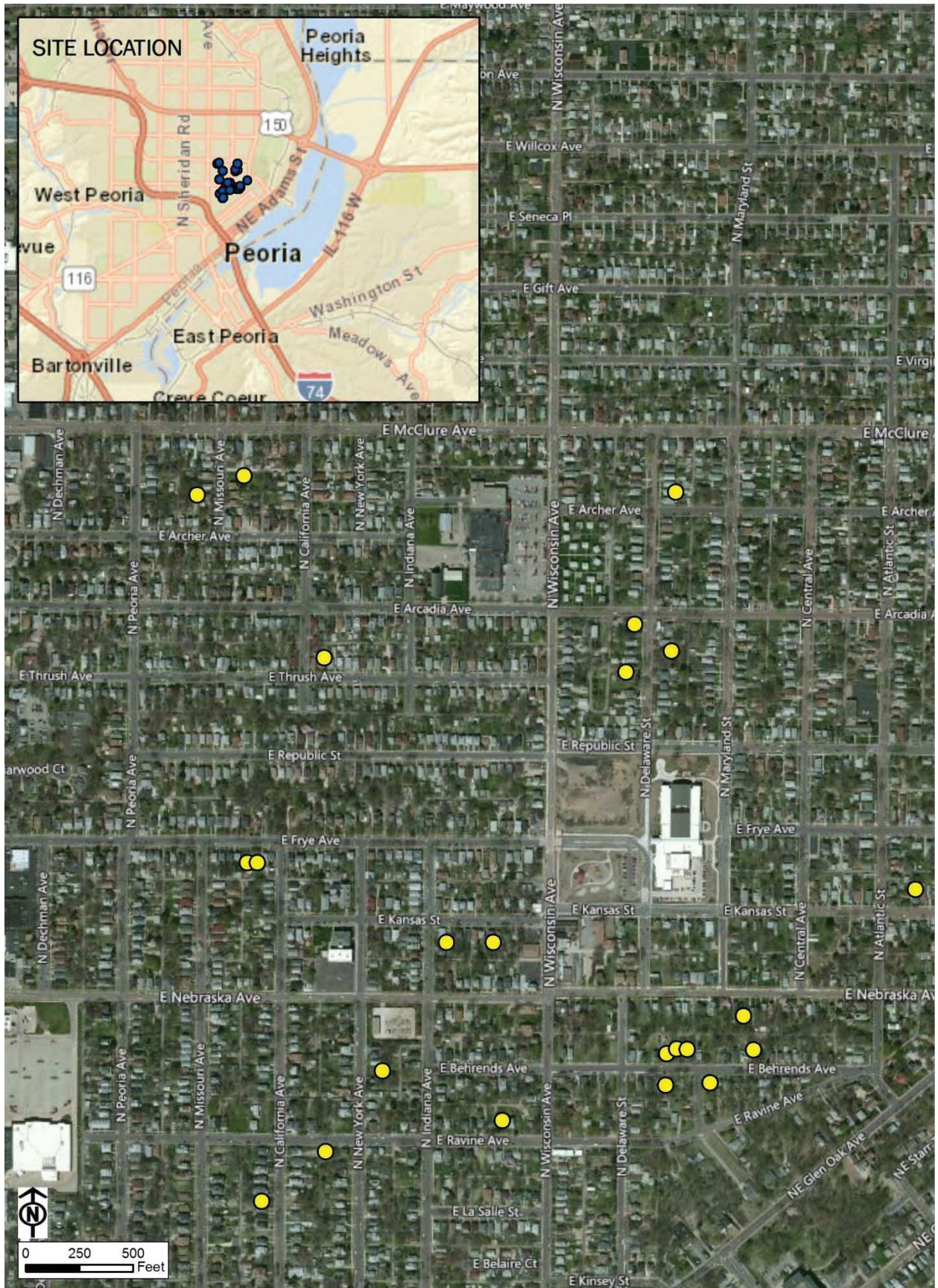
I. B. PROJECT DESCRIPTION

The subject of this market study is the proposed new construction of 30 single-family homes and duplexes located at scattered sites in the East Bluff neighborhood of Peoria, Illinois. The homes will target working families with children and be available to tenants earning at or below 30, 50, and 60 percent of Area Median Income (AMI) for Peoria County. The energy-efficient homes and duplexes will be designed to remain architecturally consistent with the surrounding built environment and will include both front porticos and rear patios.

This project will be partially financed using Low Income Housing Tax Credits, HOME, and Illinois Affordable Housing Trust Fund.

I. C. LOCATION

The project sites are located within the East Bluff neighborhood of Peoria, which is less than a mile north of Downtown. The neighborhood is bounded by East McClure Avenue on the north, North Prospect Road on the east, NE Glen Oak Avenue on the south, and North Knoxville Avenue on the west. Peoria is the seat of Peoria County and is the seventh largest city in the state with a population of approximately 119,000 persons (Peoria MSA population is about 375,000 persons). It is located in west-central part of the state on the west side of the Illinois River, approximately 30 miles west of Bloomington-Normal and 60 miles north of Springfield. Interstate 74 is the primary route across much of Peoria County and connects Bloomington and I-55 to the east and to the Quad Cities to the northwest.



I. D. SITE DESCRIPTION

The 25 project in-fill sites are scattered throughout the East Bluff neighborhood but are within one mile of each other. Each site is surrounded by older single-family homes or duplexes, and located in close proximity to everyday amenities. The sites are generally rectangular and flat and contain 0.10 to 0.27 acre, with a total size of 3.68 acres. The location and characteristics of the scattered sites are detailed in the following table.

East Bluff Housing					
Site	Address	Current Use	Proposed Use	Lot Size (acres)	Lot Size (SF)
1	910 E. Behrends Ave.	vacant	SF Home	0.12	5,227
2	911 E. Behrends Ave.	vacant	SF Home	0.15	6,534
3	915 E. Behrends Ave.	vacant	SF Home	0.15	6,534
4	919 E. Behrends Ave.	vacant	SF Home	0.15	6,534
5	1002 E. Behrends Ave.	vacant	SF Home	0.12	5,227
6	1017 E. Behrends Ave.	vacant	SF Home	0.15	6,534
7	1008 E. Nebraska Ave.	vacant	SF Home	0.16	6,970
8	726 E. Kansas St.	vacant	SF Home	0.12	5,227
9	1205 E. Kansas St.	vacant	Duplex	0.17	7,405
10	515 E. Illinois Ave.	vacant	Duplex	0.18	7,841
11	1707 N. California Ave.	vacant	SF Home	0.15	6,534
12	505 E. Thrush Ave.	vacant	SF Home	0.11	4,792
13	1816 N. New York Ave.	vacant	Duplex	0.17	7,405
14	1914 N. Indiana Ave.	vacant	SF Home	0.09	3,920
15	2201 N. Delaware St.	vacant	Duplex	0.27	11,761
16	2206 N. Delaware St.	vacant	SF Home	0.13	5,663
17	2215 N. Delaware St.	vacant	SF Home	0.13	5,663
18	513 E. Illinois Ave.	vacant	Duplex	0.17	7,405
19	2402 N. Delaware St.	vacant	SF Home	0.12	5,227
20	2411 N. Missouri Ave.	vacant	SF Home	0.16	6,970
21	2414 N. Missouri Ave.	vacant	SF Home	0.16	6,970
22	414 E. Frye Ave.	vacant	SF Home	0.15	6,534
23	416 E. Frye Ave.	vacant	SF Home	0.15	6,534
24	508-510 E. Ravine Ave.	vacant	SF Home	0.10	4,356
25	715 E. Ravine Ave.	vacant	SF Home	0.15	6,534
Total				3.68	160,301

Overall, the sites are appropriate for single-family homes and/or duplexes.

I. E. BUILDINGS

East Bluff Housing will consist of 20 single-family homes and five duplexes containing a total of 15 two-bedroom and 15 three-bedroom units. The homes and duplexes will be constructed with wood framing supported by concrete foundations with brick and fiber-cement board siding and will blend into the historic fabric of the neighborhood. The general design will be superior to existing affordable and market-rate properties in the market area and accommodate various household sizes. Thus, the design is appropriate for the target tenant base.

I. F. HOUSING DETAILS

The proposed new homes will be restricted to low- and moderate-income households earning at or below 30 percent, 50 percent, and/or 60 percent AMI for Peoria County. Twenty-one units will be subsidized by project-based Section 8 vouchers and tenants will pay no more than 30 percent of income towards rent. Five of these units will be restricted to households earning at or below 30 percent of AMI for Peoria County while the other 16 will be available for households making up to 50 percent of AMI. The remaining nine units are unsubsidized LIHTC units restricted to households earning at or below 60 percent AMI.

The proposed unit mix is shown in the table below.

East Bluff Housing

UNIT MIX								
Unit Type	Program	Total Units	Avg. Size	Proposed Rent	Proposed Rent/SF	Utility Allowance	Gross Rent	Maximum LIHTC Rents
30% AMI (Project-Based Voucher/State Referral Network)								
2 BR/1 Ba	SRN/PBV	3	870 SF	\$631	\$0.73	\$94	\$725	\$489
3 BR/2 Ba	SRN/PBV	2	1,230 SF	\$822	\$0.67	\$110	\$932	\$565
3 BR/2 Ba	PBV	1	1,230 SF	\$822	\$0.67	\$110	\$932	\$565
Subtotal/Average		6	1,050 SF	\$727	\$0.69	\$102	\$829	\$527
50% AMI (Project-Based Voucher)								
2 BR/1 Ba	PBV	8	870 SF	\$631	\$0.73	\$94	\$725	\$816
3 BR/2 Ba	PBV	7	1,230 SF	\$822	\$0.67	\$110	\$932	\$942
Subtotal/Average		15	1,038 SF	\$720	\$0.69	\$101	\$822	\$875
60% AMI								
2 BR/1 Ba	LIHTC	4	870 SF	\$570	\$0.66	\$94	\$664	\$979
3 BR/2 Ba	LIHTC	5	1,230 SF	\$748	\$0.61	\$110	\$858	\$1,131
Subtotal/Average		9	1,070 SF	\$669	\$0.63	\$103	\$772	\$1,063

I. G. IN-UNIT AMENITIES

The units will be equipped with a full range of kitchen appliances including refrigerators, electric ovens, dishwashers, and microwaves. Each home will have a laundry area equipped with washer/dryer appliances. Flooring will be carpet for bedrooms, living room, and hallways, and vinyl flooring in kitchens and bathrooms. Each home will also include a front porch and rear patio. The property's finish and in-unit amenities will be generally superior to the other affordable apartment developments currently in the market.

The homes and duplexes are sized appropriately and will be on the high-end of the range of comparable properties in terms of size. The housing mix is appropriate for a wide-range of household sizes and can accommodate households with two to five persons.

Based on the amenities, level of finish, unit mix, size of the units, and proposed rents, the subject is well-positioned in the market area.

I. H. DEVELOPMENT AMENITIES

The scattered single-family homes and duplexes will have no additional development amenities. Other affordable properties currently in the market offer limited common amenities such as a community room and laundry facilities. The subject properties will include in-unit laundry appliances, while the absence of community space will not have a significant impact on the project’s marketability.

I. I. CONSTRUCTION

The homes will be constructed on concrete foundations with wood framing and a pitched roof. The exterior will consist of fiber-cement board siding and brick. The interior walls and ceilings will be wood frame, filled with batt insulation, and covered with painted drywall. The floors will be covered with



carpeting in the bedrooms, living rooms, and hallways, and with vinyl flooring in kitchens and bathrooms. All of the units will have window treatments. Sample renderings of the buildings are shown above.

The general features of the project are summarized below:

Foundation:	Poured-in-place reinforced concrete
Structure:	Wood frame
Exterior Walls:	Wood covered with brick and fiber-cement board siding
Windows:	Insulated glass in double hung vinyl frames
Roof:	Gable roofs with asphalt shingles
Floor Covering:	Carpet and vinyl flooring
Air Conditioning and Heat:	Individually controlled electric HVAC systems; high efficiency gas forced air heat
Hot Water:	Individual gas water heaters

In summation, the subject property will provide a quality housing option that is not prevalent in the primary market area.

I. J. PARKING

Each home will have its own a driveway and parking pad adjacent to the building with additional parking on the street.

I. K. DENSITY

The sites contain a combined 3.6 acres, resulting in a density of 8.33 units per acre, or 5,213 square feet of land per unit. Considering the project's location and design, the density is appropriate.

I. L. TENANT DISPLACEMENT

This property has not yet been built, so there will be no tenant displacement.

I. M. OTHER

Not applicable.

II. FIELD OBSERVATIONS

II. A. ACCESS TO SITE

The in-fill sites are scattered throughout the East Bluff neighborhood, but are within one mile of each other. The sites are located along neighborhood streets and easily accessible from the street grid within several blocks of the primary thoroughfares of West Nebraska Avenue and North Wisconsin Avenue, generally regarded as the center of the neighborhood. Visibility of each of the sites is adequate and not obscured by any adjacent uses.

North Knoxville Avenue extends along the neighborhood's western boundary and provides the direct access to Interstate 74 and to Downtown. Interstate 74 travels through the heart of the city and provides access to East Peoria and Interstate 55 to the east and to West Peoria and Interstate 474 (the beltway) to the west. Several of the north-south streets in the neighborhood also provide access to War Memorial Drive, a major commercial corridor about one mile away.

Public transportation options in Peoria are good and available from major arterials including as Knoxville, Wisconsin, Nebraska, and McClure avenues. All stops are within a few blocks of the subject sites. The Greater Peoria Mass Transit District provides transit services throughout Peoria. General Wayne A. Downing Peoria International Airport provides daily commuter flights to Chicago and St. Louis, while the nearest major airport is St. Louis International Lambert Airport. Peoria is approximately 30 and 50 miles from Amtrak stations in Bloomington-Normal and Springfield, both of which are served by the Texas Eagle and Illinois Service routes that provide daily service to Chicago, St. Louis, and Carbondale.

II. B. SITE MARKETABILITY

The subject neighborhood generally consists of modest single-family homes that generally vary in condition from fair to average. A small percentage of the homes are in poor condition and some have been demolished, creating vacant lots that include many of the subject in-fill sites. Most homes were built prior to 1950 and are characterized as one- and two-story wood-sided homes with front porches on 0.10 to 0.15 acre lots. There are also scattered small-scale apartments, neighborhood commercial, and institutional (schools and churches) uses in the neighborhood. There are no nearby land uses that would be detrimental to the marketability of the sites, and each is suitable location for low-to moderate-income residents.

Immediate access to the sites is good from the residential streets. The subject sites also have typical and adequate visibility from surrounding streets. Electric, gas, telephone, water, and sewer services are available on the subject sites and the development of single-family homes or duplexes is compatible with surrounding development. Proposed uses conform to existing zoning ordinances. Lastly, none of the properties are located within the 100-year flood plain or any other flood hazard area that would impede their development. Overall, the proposed development is compatible with the surrounding land uses and neighborhoods.

II. C. ADJACENT LAND

Adjacent land uses are generally similar across each of the properties and consist largely of older single-family homes with a few duplexes. Most homes were built in the 1920s through the 1950s with most in fair to average condition. They include one-story and two-story homes and most are modest though there are also large historic homes that have been renovated. The following pictures are representative of land uses adjacent to the subject sites. Photos of each subject site are included in the appendix of this report.



II. D. NEIGHBORHOOD DESCRIPTION

East Bluff is an older residential neighborhood comprised of mostly single-family homes, with limited apartments, neighborhood commercial, and institutional uses. The neighborhood was primarily developed prior to 1960 and the street grid is laid out in a traditional manner with most lots containing about 0.10 acre and including a one- or two-story home with wood siding. Its housing stock is among the oldest in the city and many of its residents are lower-income households with a fair percentage of homes having some deferred maintenance and a small number of vacant or abandoned homes are scattered throughout the area. All of the subject sites are within one mile of basic amenities including a grocery stores, pharmacies, restaurants, banks, service stations, and a post office located along Knoxville Avenue, Wisconsin Avenue, or War Memorial Drive. The neighborhood is home to or very close to many of the city's assets including the Glen Oak Park and Zoo, Peoria Playhouse Museum, OSF Medical Center, Heartland Health Clinic, and Downtown.

Overall, the neighborhood is an appropriate location for new affordable rental housing.

II. E. PUBLIC SAFETY ISSUES

According to 2016 ESRI crime data, the average total crime index for the census block groups containing the scattered sites is 196. This is much lower than the central Downtown area with a total crime index around 385, but is higher than the total crime index for Peoria County at 118 and the state average of 86. The construction of the subject property will further enhance the quality of the building stock and help stabilize the area, which generally buffers the higher crime rates of the city from the surrounding areas.

III. MARKET AREA CHARACTERISTICS

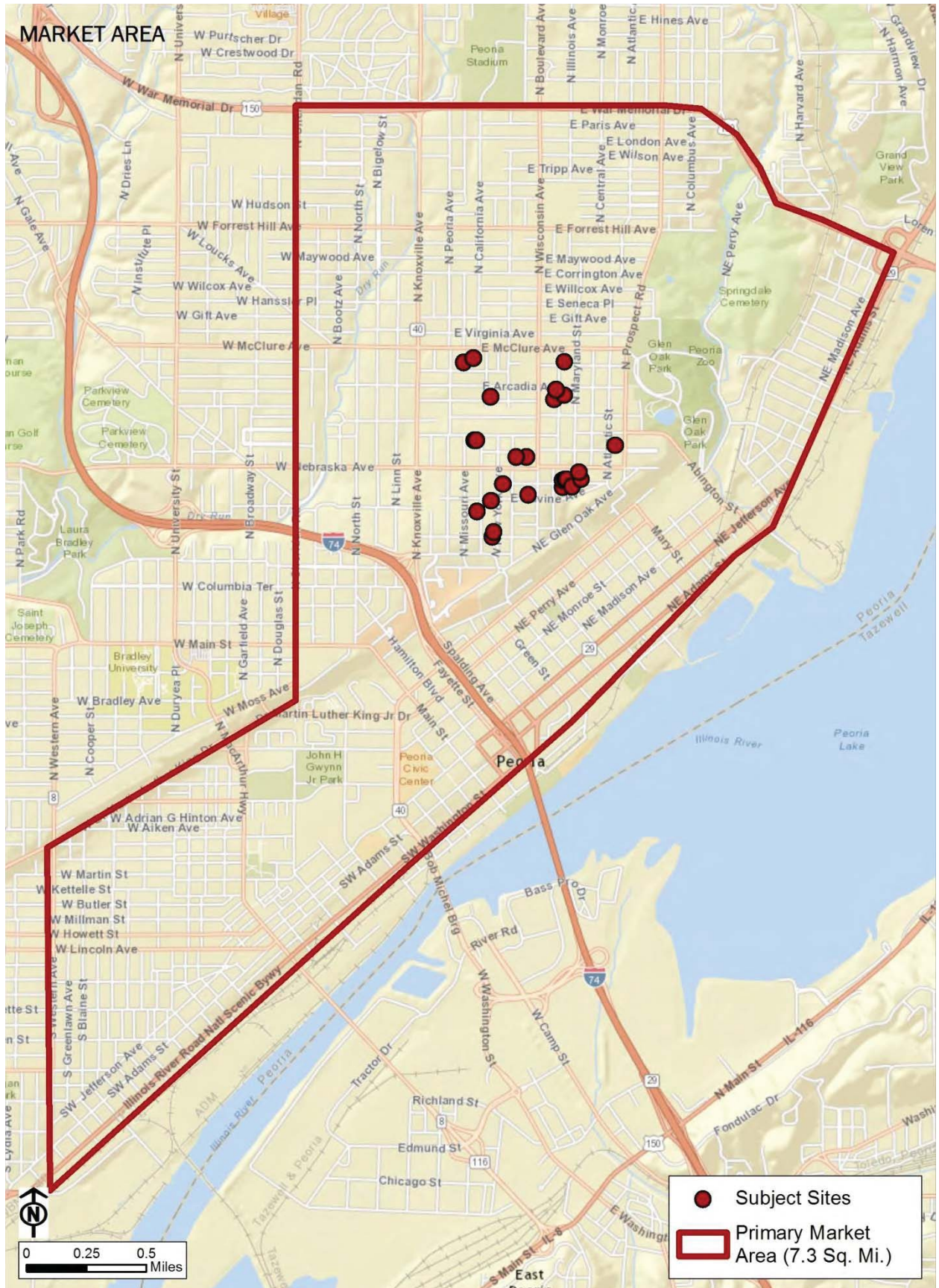
III. A. MARKET AREA

The primary market area (PMA) is briefly defined as the smallest geographic area that is expected to support the proposed projects. The PMA is separated from adjacent market areas by natural and man-made barriers such as rivers, highways, railroads, major arteries, or a marked difference in the socioeconomic makeup of the neighborhood or area.

The PMA has been determined by: 1) Interviews conducted with area apartment managers, city officials, real estate agents, and area developers; 2) Demographic analysis; and 3) Field analyst observations.

The PMA consists of the East Bluff neighborhood and adjacent neighborhoods including those just outside of downtown in mostly lower-income areas. Its boundaries are War Memorial Drive on the north, the Illinois River on the east and south, and Sheridan Road and Western Avenue on the west. The market area includes all or portions of 15 census tracts: 5, 9, 12, 13, 15, 16, 18, 19, 21, 22, 23, 24, 25, 26, and 43.

A map of the PMA is included on the following page.



III. B. COMPARABLE PROPERTIES

There has been no multifamily development in the East Bluff neighborhood in recent years, and modern affordable rental options are limited. There has been more recent LIHTC development on the opposite side of Interstate 74, the most recent including River West, which was built over ten years ago. Others in the PMA include City Scape, Peoria Affordable Housing, and Aspen Bluff, all developed in the late 1990s. Of these, the most comparable LIHTC properties are River West and Peoria Affordable Housing, which include large two-bedroom and three-bedroom units. Peoria Affordable Housing is a single-family affordable property targeting families containing three-bedroom units, while River West includes a wide mix of one-bedroom through three-bedroom units in various building types and income restrictions. River West was constructed in 2002 and remains in good condition, while Peoria Affordable Housing was placed in service in 1998 and is in average condition. Both properties are typically fully occupied with waiting lists. City Scape Apartments was built in 1997 and is only 82 percent occupied, which is due to its deteriorating condition and lack of proper management. Though it has two-bedroom and three-bedroom units, the subject will be far superior. Aspen Bluff is on the outskirts of the market area and has a superior suburban location, though its condition has also been declining. We also included Bradford Woods, a large mixed-income property outside the market area that is well-operated. Its rents and occupancy are toward the top of the range, which is partly due to its better location.

We have also surveyed two market rate apartment properties and three single-family rental homes in the East Bluff neighborhood. All share similar locations to the subject compared to the LIHTC properties, but are older and lack some modern amenities.

Summaries of these properties are provided on the following pages.

**SELECTED PROPERTY #1
LIHTC - FAMILY, MARKET
RATE, SECTION 8**

RIVER WEST APARTMENTS

312 West Merriman Street
Peoria, IL 61605

Date Contacted:
06/07/2017

Property Manager
(309) 637-7150

Property Grades

Walk Score: 60
Location: C-
Architecture: B+
Building Condition: B
Grounds Appearance: B



Unit Mix/Current Rents:

	Unit Type	Number	Vacant	Size	Rent	Rent/SF
HA Units	1-BR/1-Ba	12		850 SF	30% of Income	-
	2-BR/1.5-Ba	26		1,250 SF	30% of Income	-
	3-BR/1.5-Ba	23		1,450 SF	30% of Income	-
	Subtotal	61	N/A			
60% AMI Units	1-BR/1-Ba	18		850 SF	\$628	\$0.74
	2-BR/1.5-Ba	39	1	1,200 SF - 1,300 SF	\$728 - \$748	\$0.58 - \$0.61
	3-BR/1.5-Ba	35	1	1,400 SF - 1,500 SF	\$808 - \$878	\$0.54 - \$0.58
	Subtotal	92	2			

Total Units:	153	Distance from Subject:	2.5 miles south
Built/Renovated:	2002	Section 8 Vouchers:	Accepted
Current Occupancy:	98%	Type of Utilities:	Gas and electric
Absorption:	Not applicable	Utilities Included in Rent:	
Rent Increases:	Inc. in Jan. 2017	<input checked="" type="checkbox"/> Water	<input type="checkbox"/> Hot water
Concessions:	None	<input checked="" type="checkbox"/> Sewer	<input type="checkbox"/> Heat
Waiting List:	Yes	<input checked="" type="checkbox"/> Trash	<input type="checkbox"/> Cooking
Unit Amenities:		<input type="checkbox"/> All electricity	<input type="checkbox"/> Cable/satellite
<input checked="" type="checkbox"/> Refrigerator	<input checked="" type="checkbox"/> Ceiling fans	<input type="checkbox"/> Internet	
<input checked="" type="checkbox"/> Oven/range	<input checked="" type="checkbox"/> Balcony/patio	Community Amenities:	<input checked="" type="checkbox"/> Playground
<input checked="" type="checkbox"/> Dishwasher	<input checked="" type="checkbox"/> Washer/dryer hookups	<input checked="" type="checkbox"/> On-site management	<input type="checkbox"/> Sport courts
<input checked="" type="checkbox"/> Disposal	<input type="checkbox"/> Washer/dryer in unit	<input type="checkbox"/> Community room	<input checked="" type="checkbox"/> Picnic/BBQ area
<input type="checkbox"/> Microwave	<input checked="" type="checkbox"/> Walk-in closets	<input type="checkbox"/> Laundry facilities	<input type="checkbox"/> Swimming pool
<input type="checkbox"/> Wall a/c	<input checked="" type="checkbox"/> Extra storage	<input type="checkbox"/> Business center	<input checked="" type="checkbox"/> Off-street parking
<input checked="" type="checkbox"/> Central a/c	<input type="checkbox"/> Other (see comments)	<input type="checkbox"/> Fitness center	<input type="checkbox"/> Garage parking
		<input type="checkbox"/> Elevator	<input type="checkbox"/> Other (see comments)
		<input type="checkbox"/> Secure entry	

Comments:

This property was built as a HOPE VI project with a mix of Housing Authority, LIHTC, and market-rate units. It is located less than one mile south of Downtown. The range for three-bedroom units above includes flats at \$808, townhomes at \$843, and single-family homes at \$878.

**SELECTED PROPERTY #2
LIHTC - FAMILY**

CITY SCAPE APARTMENTS

601 W. Romeo Garrett Ave.
Peoria, IL 61605

Date Contacted:
06/08/2017

Phone Number
(309) 673-2339

Property Grades

Walk Score: 62
Location: C
Architecture: B-
Building Condition: C-
Grounds Appearance: C-



Unit Mix/Current Rents:

	Unit Type	Number	Vacant	Size	Rent	Rent/SF
50% AMI Units	2-BR/2-Ba	17	2	1,019 SF	\$617	\$0.61
	3-BR/2-Ba	15	5	1,166 SF	\$701	\$0.60
	Subtotal	32	7			
60% AMI Units	2-BR/2-Ba	56	8	1,019 SF	\$626	\$0.61
	3-BR/2-Ba	43	9	1,166 SF	\$712	\$0.61
	Subtotal	99	17			
Market Rate	2-BR/2-Ba	15	0	1,019 SF	\$655	\$0.64
	3-BR/2-Ba	14	5	1,166 SF	\$769	\$0.66
	Subtotal	29	5			

Total Units: 160

Built/Renovated: 1997

Current Occupancy: 82%

Absorption: Not applicable

Rent Increases: Not disclosed

Concessions: Yes

Waiting List: None

Unit Amenities:

- Refrigerator
- Oven/range
- Dishwasher
- Disposal
- Microwave
- Wall a/c
- Central a/c
- Ceiling fans
- Balcony/patio
- Washer/dryer hookups
- Washer/dryer in unit
- Walk-in closets
- Extra storage
- Other (see comments)

Distance from Subject: 2.0 miles south

Section 8 Vouchers: Accepted, # not disclosed

Type of Utilities: All electric

Utilities Included in Rent:

- Water
- Hot water
- All electricity
- Sewer
- Heat
- Cable/satellite
- Trash
- Cooking
- Internet

Community Amenities:

- On-site management
- Community room
- Laundry facilities
- Business center
- Fitness center
- Elevator
- Secure entry
- Playground
- Sport courts
- Picnic/BBQ area
- Swimming pool
- Off-street parking
- Garage parking
- Other (see comments)

Comments:

This property is located about one-half mile south of Downtown. Its condition has deteriorated over the last several years and shows signs of deferred maintenance. Rent special of one month free.

**SELECTED PROPERTY #3
LIHTC - FAMILY**

ASPEN BLUFF APARTMENTS

3604 West Marengo Drive
Peoria, IL 61615

Date Contacted:
06/07/2017

Phone Number:
(309) 688-2787

Property Grades

Walk Score: 3
Location: B-
Architecture: B
Building Condition: C+
Grounds Appearance: C+



Unit Mix/Current Rents:

Unit Type	Number	Vacant	Size	Rent	Rent/SF
1-BR/1-Ba	40	0	598 SF	\$410	\$0.69
2-BR/2-Ba	80	1	874 SF	\$565	\$0.65
3-BR/2-Ba	40	2	1,008 SF	\$690	\$0.68
Total	160	3			

60% AMI Units

Total Units: 160
Built/Renovated: 1998
Current Occupancy: 94%
Absorption: Not applicable
Rent Increases: Incr. \$10
Concessions: None
Waiting List: None
Unit Amenities:

- Refrigerator
- Oven/range
- Dishwasher
- Disposal
- Microwave
- Wall a/c
- Central a/c
- Ceiling fans
- Balcony/patio
- Washer/dryer hookups
- Washer/dryer in unit
- Walk-in closets
- Extra storage
- Other (see comments)

Distance from Subject: 4.2 miles west
Section 8 Vouchers: Accepted, # not disclosed
Type of Utilities: All electric

Utilities Included in Rent:

- Water
- Sewer
- Trash
- Hot water
- Heat
- Cooking
- All electricity
- Cable/satellite
- Internet

Community Amenities:

- On-site management
- Community room
- Laundry facilities
- Business center
- Fitness center
- Elevator
- Secure entry
- Playground
- Sport courts
- Picnic/BBQ area
- Swimming pool
- Off-street parking
- Garage parking
- Other (see comments)

Comments:

This property is located about two miles west of I-74 off West Forest Hill Avenue. Its condition has deteriorated over the last several years and shows signs of deferred maintenance.

**SELECTED PROPERTY #4
LIHTC - FAMILY**

PEORIA AFFORDABLE HOUSING

Scattered Sites
Peoria, IL 61605

Date Contacted:
06/08/2017

Phone Number
309-673-1508

Property Grades

Walk Score: N/A
Location: C-
Architecture: C
Building Condition: C
Grounds Appearance: C



Unit Mix/Current Rents:

	Unit Type	Number	Vacant	Size	Rent	Rent/SF
40% AMI Units	3-BR/2-Ba	45	N/A	1,100 SF	\$562	\$0.51
	Subtotal	45	N/A			
60% AMI Units	3-BR/2-Ba	95	N/A	1,100 SF	\$625	\$0.57
	Subtotal	95	N/A			

- | | |
|--|--|
| Total Units: 140 | Distance from Subject: 2.0 miles southwest |
| Built/Renovated: 1998/2002 | Section 8 Vouchers: Accepted, 40 units |
| Current Occupancy: 100% | Type of Utilities: Electric, w/ gas heat and hot water |
| Absorption: Not applicable | Utilities Included in Rent: |
| Rent Increases: Incr. ~\$22 from 2016 | <input type="checkbox"/> Water <input type="checkbox"/> Hot water <input type="checkbox"/> All electricity |
| Concessions: None | <input type="checkbox"/> Sewer <input type="checkbox"/> Heat <input type="checkbox"/> Cable/satellite |
| Waiting List: None | <input checked="" type="checkbox"/> Trash <input type="checkbox"/> Cooking <input type="checkbox"/> Internet |
| Unit Amenities: | Community Amenities: |
| <input checked="" type="checkbox"/> Refrigerator | <input type="checkbox"/> On-site management |
| <input checked="" type="checkbox"/> Ceiling fans | <input type="checkbox"/> Playground |
| <input checked="" type="checkbox"/> Oven/range | <input type="checkbox"/> Community room |
| <input checked="" type="checkbox"/> Balcony/patio | <input type="checkbox"/> Sport courts |
| <input checked="" type="checkbox"/> Dishwasher | <input type="checkbox"/> Laundry facilities |
| <input checked="" type="checkbox"/> Washer/dryer hookups | <input type="checkbox"/> Picnic/BBQ area |
| <input type="checkbox"/> Disposal | <input type="checkbox"/> Swimming pool |
| <input type="checkbox"/> Washer/dryer in unit | <input checked="" type="checkbox"/> Off-street parking |
| <input type="checkbox"/> Microwave | <input type="checkbox"/> Garage parking |
| <input type="checkbox"/> Walk-in closets | <input type="checkbox"/> Other (see comments) |
| <input checked="" type="checkbox"/> Extra storage | |
| <input type="checkbox"/> Wall a/c | |
| <input checked="" type="checkbox"/> Central a/c | |
| <input type="checkbox"/> Other (see comments) | |
| <input type="checkbox"/> Elevator | |
| <input type="checkbox"/> Secure entry | |

Comments:

This property includes scattered sites single-family homes starting about a mile southwest of Downtown.

**SELECTED PROPERTY #5
LIHTC - FAMILY, MARKET
RATE**

**BRADFORD WOODS
APARTMENTS**

6900 N. Summershade Circle
Peoria, IL 61615

Date Contacted:
06/08/2017

Phone Number:
(309) 691-9117

Property Grades

Walk Score: 30
Location: B
Architecture: B-
Building Condition: B-
Grounds Appearance: B-



Unit Mix/Current Rents:

	Unit Type	Number	Vacant	Size	Rent	Rent/SF
50% AMI Units	1-BR/1-Ba	9	0	662 SF	\$524	\$0.79
	2-BR/1-Ba	3	0	827 SF	\$507	\$0.61
	2-BR/2-Ba	13	0	1,002 SF	\$630	\$0.63
	3-BR/2-Ba	3	0	1,102 SF	\$730	\$0.66
	Subtotal	28	0			
60% AMI Units	1-BR/1-Ba	19	0	662 SF	\$630	\$0.95
	2-BR/1-Ba	28	0	827 SF	\$663	\$0.80
	2-BR/2-Ba	48	8	1,002 SF	\$744	\$0.74
	3-BR/2-Ba	18	2	1,102 SF	\$914	\$0.83
	Subtotal	113	10			
Market Rate Units	1-BR/1-Ba	10	0	662 SF	\$714	\$1.08
	2-BR/1-Ba	5	0	827 SF	\$777	\$0.94
	2-BR/2-Ba	18	1	1,002 SF	\$891	\$0.89
	3-BR/2-Ba	6	0	1,102 SF	\$933	\$0.85
	Subtotal	39	1			

Total Units: 180
Built/Renovated: 1997
Current Occupancy: 95%
Absorption: Not applicable
Rent Increases: Not disclosed
Concessions: None
Waiting List: None

Unit Amenities:

- Refrigerator
- Oven/range
- Dishwasher
- Disposal
- Microwave
- Wall a/c
- Central a/c
- Ceiling fans
- Balcony/patio
- Washer/dryer hookups
- Washer/dryer in unit
- Walk-in closets
- Extra storage
- Other (see comments)

Distance from Subject: 5.0 miles northwest
Section 8 Vouchers: Accepted, # not disclosed
Type of Utilities: Gas and electric

Utilities Included in Rent:

- Water
- Sewer
- Trash
- Hot water
- Heat
- Cooking
- All electricity
- Cable/satellite
- Internet

Community Amenities:

- On-site management
- Community room
- Laundry facilities
- Business center
- Fitness center
- Elevator
- Secure entry
- Playground
- Sport courts
- Picnic/BBQ area
- Swimming pool
- Off-street parking
- Garage parking
- Other (see comments)

Comments: This property is located on west side of I-74 near War Memorial Drive on the outskirts of the city.

**SELECTED PROPERTY #6
MARKET RATE**

STONECREST APARTMENTS

3720 West Hedgehill Lane
Peoria, IL 61615

Date Contacted:
06/08/2017

Manager
(309) 303-8393

Property Grades

Walk Score: 20
Location: B-
Architecture: B-
Building Condition: B
Grounds Appearance: B



Unit Mix/Current Rents:

Unit Type	Number	Vacant	Size	Rent	Rent/SF
1-BR/1-Ba	23	0	600	\$500	\$0.83
2-BR/1-Ba	11	2	900	\$630	\$0.70
Total	34	2			

Total Units: 34

Built/Renovated: 1996

Current Occupancy: 94%

Absorption: Not applicable

Rent Increases: Not disclosed

Concessions: None

Waiting List: None

Unit Amenities:

- Refrigerator
- Oven/range
- Dishwasher
- Disposal
- Microwave
- Wall a/c
- Central a/c
- Ceiling fans
- Balcony/patio
- Washer/dryer hookups
- Washer/dryer in unit
- Walk-in closets
- Extra storage
- Other (see comments)

Distance from Subject: 1.0 mile south

Section 8 Vouchers: Not accepted

Type of Utilities: All electric

Utilities Included in Rent:

- Water
- Sewer
- Trash
- Hot water
- Heat
- Cooking
- All electricity
- Cable/satellite
- Internet

Community Amenities:

- On-site management
- Community room
- Laundry facilities
- Business center
- Fitness center
- Elevator
- Secure entry
- Playground
- Sport courts
- Picnic/BBQ area
- Swimming pool
- Off-street parking (Lot)
- Garage parking
- Other (see comments)

Comments:

This property is located off NE Glen Oak Avenue near the medical centers.

**SELECTED PROPERTY #7
MARKET RATE**

RAVINE APARTMENTS

1517 West Gift Avenue
Peoria, IL 61604

Date Contacted:
06/08/2017

Manager
(309) 682-2437

Property Grades

Walk Score: 44
Location: B
Architecture: C+
Building Condition: C
Grounds Appearance: C



Unit Mix/Current Rents:

Unit Type	Number	Vacant	Size	Rent	Rent/SF
1-BR/1-Ba	6	0	600 SF	\$410	\$0.68
2-BR/1-Ba	40	4	750 SF - 800 SF	\$500-\$530	\$0.66-\$0.67
3-BR/1-Ba	13	0	950 SF	\$570	\$0.60
Total	59	4			

Total Units:	59	Distance from Subject:	2.5 miles northwest
Built/Renovated:	1970/1990s	Section 8 Vouchers:	Not accepted
Current Occupancy:	93%	Type of Utilities:	Gas and electric
Absorption:	Not applicable	Utilities Included in Rent:	
Rent Increases:	Incr. \$10 since 2016	<input checked="" type="checkbox"/> Water	<input type="checkbox"/> Hot water
Concessions:	None	<input checked="" type="checkbox"/> Sewer	<input type="checkbox"/> Heat
Waiting List:	None	<input checked="" type="checkbox"/> Trash	<input type="checkbox"/> Cooking
Unit Amenities:		Community Amenities:	
<input checked="" type="checkbox"/> Refrigerator	<input checked="" type="checkbox"/> Ceiling fans	<input checked="" type="checkbox"/> On-site management	<input type="checkbox"/> Playground
<input checked="" type="checkbox"/> Oven/range	<input type="checkbox"/> Balcony/patio	<input type="checkbox"/> Community room	<input type="checkbox"/> Sport courts
<input checked="" type="checkbox"/> Dishwasher	<input checked="" type="checkbox"/> Washer/dryer hookups	<input checked="" type="checkbox"/> Laundry facilities	<input type="checkbox"/> Picnic/BBQ area
<input checked="" type="checkbox"/> Disposal	<input type="checkbox"/> Washer/dryer in unit	<input type="checkbox"/> Business center	<input type="checkbox"/> Swimming pool
<input type="checkbox"/> Microwave	<input type="checkbox"/> Walk-in closets	<input type="checkbox"/> Fitness center	<input checked="" type="checkbox"/> Off-street parking (Lot)
<input type="checkbox"/> Wall a/c	<input type="checkbox"/> Extra storage	<input type="checkbox"/> Elevator	<input type="checkbox"/> Garage parking
<input checked="" type="checkbox"/> Central a/c	<input type="checkbox"/> Other (see comments)	<input type="checkbox"/> Secure entry	<input type="checkbox"/> Other (see comments)

Comments:

This property is located off University Drive near Forest Hill Avenue with good access to I-74. This is an older property that has been generally well maintained.

We have also surveyed nearby homes for rent in the neighborhood.

8. Single-Family Home

201 East Virginia
Peoria, IL 61603

Type: 2-BR/1-Ba
Size: 830 SF
Rent: \$675/mo.
Utilities: None included
Condition: Average
Unit Amenities: Appliances, window air conditioning, patio, basement, w/d hook-up



9. Single-Family Home

602 East Archer Avenue
Peoria, IL 61603

Type: 3-BR/2-Ba
Size: 1,200 SF
Rent: \$800/mo.
Utilities: None included
Condition: Good
Unit Amenities: Appliances, central air conditioning, patio, basement, garage, w/d hook-up

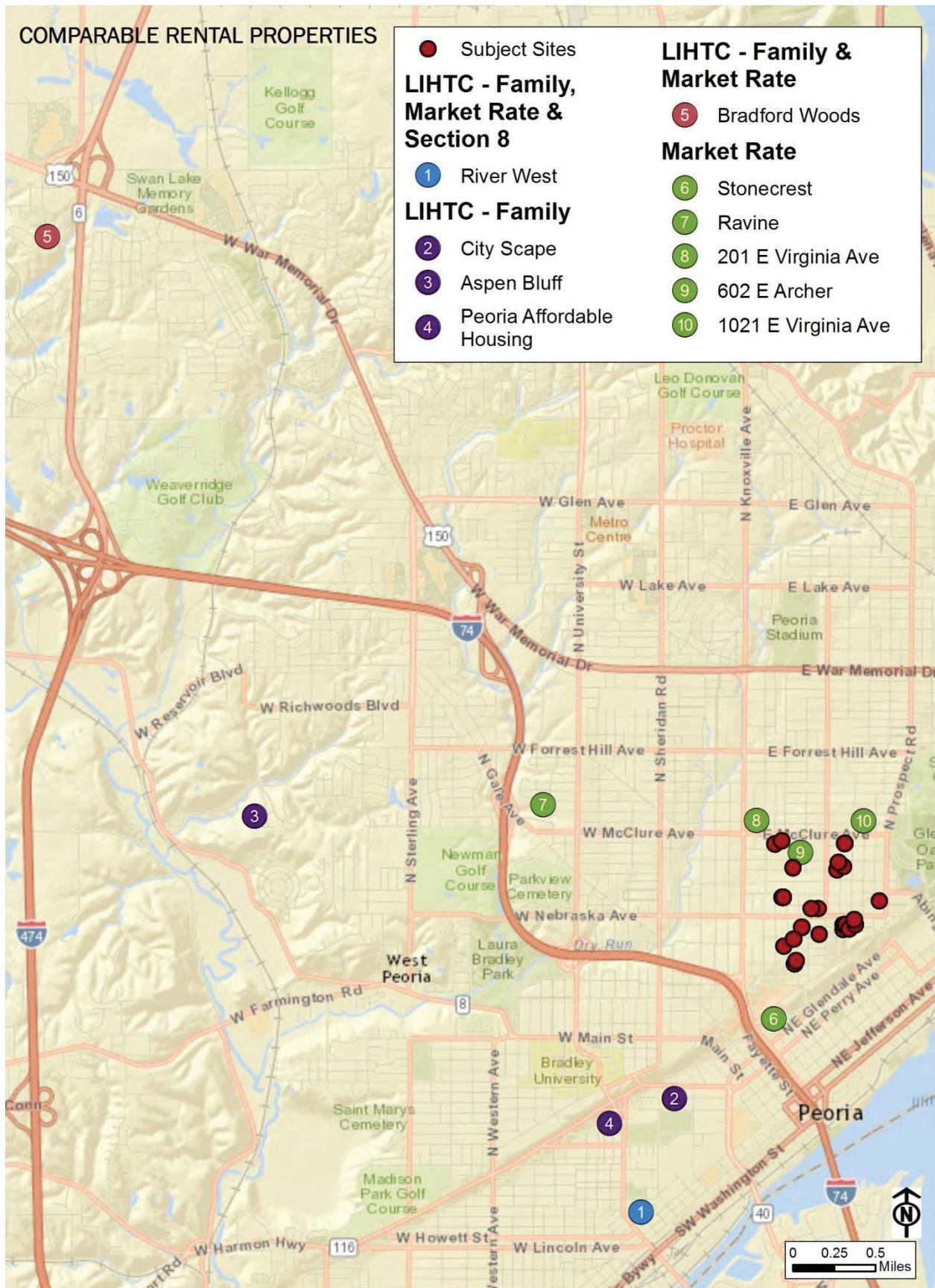


10. Single-Family Home

1021 East Virginia Avenue
Peoria, IL 61603

Type: 3-BR/1-Ba
Size: 1,500 SF
Rent: \$850/mo.
Utilities: None included
Condition: Above average
Unit Amenities: Appliances, central air conditioning, patio, basement, w/d hook-up





East Bluff Housing

SUMMARY OF SELECTED RENTAL PROPERTIES

	Occ. Rate	# of Units	Two-Bedroom			Three-Bedroom		
			Avg. Rent	Size (SF)	Rent PSF	Avg. Rent	Size (SF)	Rent PSF
50% AMI Properties								
2 City Scape	78%	32	\$617	1,019	\$ 0.61	\$701	1,166	\$0.60
5 Bradford Woods	100%	28	507	\$827	\$ 0.61	\$730	1,102	\$0.66
Total/Average	88%	60	\$566	929	\$0.61	\$715	1,136	\$0.63
60% AMI Properties								
1 River West	98%	92	\$738	1,250	\$0.59	\$843	1,450	\$0.58
2 City Scape	83%	99	\$626	1,019	\$0.61	\$712	1,166	\$0.61
3 Aspen Bluff	94%	160	\$565	874	\$0.65	\$690	1,008	\$0.68
4 Peoria Affordable Housing	100%	95	-	-	-	\$625	1,100	\$0.57
5 Bradford Woods	91%	113	\$663	827	\$0.80	\$914	1,102	\$0.83
Total/Average	93%	559	\$636	968	\$0.66	\$753	1,143	\$0.66
Market Rate Properties								
2 City Scape	83%	29	\$655	1,019	\$0.64	\$769	1,166	\$0.66
5 Bradford Woods	97%	39	\$777	827	\$0.94	\$933	1,102	\$0.85
6 Stonecrest	94%	34	\$650	900	\$0.72	-	-	-
7 Ravine	93%	59	\$540	775	\$0.70	\$570	950	\$0.60
Total/Average	92%	161	\$641	858	\$0.75	\$727	1,046	\$0.69
Subject Property - Proposed Rents								
30% AMI Units ¹		6	\$631	870	\$0.73	\$822	1,230	\$0.67
50% AMI Units ¹		15	\$631	870	\$0.73	\$822	1,230	\$0.67
60% AMI Units		9	\$570	870	\$0.66	\$748	1,230	\$0.61

¹ Project based voucher/state referral network units

The subject will rank at the top of both LIHTC and traditional market rate properties in terms of design, amenities, and overall marketability.

III. C. AFFORDABLE PROPERTIES WITHIN THE PRIMARY MARKET AREA

Affordable housing options in the primary market area vary widely with a mix of Peoria Housing Authority, LIHTC, Section 8, and Section 202 units, with a total 1,733 units. These units are scattered across the PMA, though most are concentrated south of both Interstate 74 and Downtown. The largest affordable property near the subject is Taft Homes, a 220-unit public housing development that was built in 1952, but is planned for redevelopment.

III. D. AREA SERVICES

The 25 proposed project sites are located within two miles of everyday services and amenities, including retail, public services, and recreational opportunities. One of the most centrally-located subject sites, 1914 North Indiana Avenue, was used to evaluate the distance to community amenities for all subject sites. Relevant services and amenities are detailed in the following paragraphs.

1. Shopping and Related Services

The subject is very well positioned in regards to various shopping and retail services. The Riverside shopping center is located roughly a 2.8 miles south of the site in East Peoria which provides numerous shopping, grocery, and dining choices. Grocery stores nearby include a Target, Costco, Walmart Supercenter, Kroger, and Little Grocery. Shopping options in Peoria include Kroger (0.4 mile north), Short Stop Food Market (0.5 mile east), and several smaller neighborhood grocery/convenience stores located within easy walking distance of the subject (0.2 mile). Short Stop Food Market, Walmart Supercenter, Aldi's, and Kroger. There are also several pharmacies near the subject including a Walgreens (0.7 mile) and a Kroger Pharmacy (0.4 mile). Plenty of restaurants and dining opportunities—including upscale, casual, and fast food options—can be found a mile south in Downtown Peoria, and numerous casual and fast food chains such as Subway, Dunkin' Donuts, and Taco Bell can be found a few blocks away along Knoxville Avenue.

Overall, the subject has good access to numerous shopping and dining opportunities, many of which are within walking distance.

2. Transportation

A variety of transportation options are available within Peoria and accessible to the subject site. Interstate 74, located 0.7 mile from the site, runs through the city and provides connections from the City of Galesburg in the west to the City of Champaign in the east; it also connects to Interstate 55 which links Chicago and St. Louis. State Route 29 (Jefferson Street) is located 0.9 mile southeast of the site and runs along the Illinois River, providing connections to various parks and wildlife areas. Main Street is a little more than a mile from the site and runs through Downtown Peoria, providing options for dining and entertainment and is accessible via bus route 4. The General Wayne A. Downing International Airport is 6.4 miles west from the subject, with daily flights to St. Louis and Chicago.

The Greater Peoria Mass Transit District operates City Link, which provides 20 different bus routes within Peoria. The subject is blocks away from bus stops serving routes 4, 12, and 14. Route 4 serves Downtown Peoria with connections to Northpoint Shopping Center and Proctor Hospital and Route 14 has connections to Northwoods Mall. In addition, a bus stop for route twelve is located 0.5 mile from the subject which provides connections to bus Route 2, Downtown Peoria, and cultural attractions such as the botanical gardens and the zoo.

The subject is also within easy access (one mile) of the Riverfront Trail, which provides bicycle and pedestrian opportunities along the length of Peoria Lake and connects to the City of Morton in the southeast. A bike route on Wisconsin Avenue, one block east of the subject, also provides connections for bicyclists to the botanical gardens and zoo. A marked bike lane on Spring Street, 0.4 mile south of the subject, offers connections to Downtown Peoria and the Saint Francis Medical Center.

3. Educational Facilities

The Peoria Public School District operates 27 different public schools. Of these facilities, an elementary school, elementary through middle school, and high school are all located within 1.5 miles of the subject. Collectively these three schools serve 2,921 students. Nearby private schools include St. Philomena (1.6 miles northwest) and Peoria Christian School (1.4 miles north), together serving 1,308 students.

There are also a variety of higher education options near the subject including colleges such as the Illinois Central College (community college) and Bradley University. The Illinois Central College's main campus is located 3.2 miles east of the subject in East Peoria, but has additional academic buildings in Downtown less than a mile from the subject. Bradley University's main campus, including a library and recreation center, is also located in Downtown near West Bluff (1.8 miles southwest of the subject). Specialized medical schools are also nearby including the St. Francis Medical Center College of Nursing and the University Of Illinois College Of Medicine at Peoria. The medical schools are located within the OSF St. Francis Medical and UnityPoint Health – Methodist campuses, each less than a mile and a half southwest of the subject.

Nearby educational facilities and institutions are summarized in the following table.

Nearby Educational Facilities

<i>Name</i>	<i>Address</i>	<i>Type of School</i>	<i># of Students</i>	<i>Distance</i>
Public Schools				
Glen Oak Community Learning Center	2100 N Wisconsin Ave.	Public K - 6	822	0.4 mile
Lincoln School	700 Mary St.	Public K - 8	817	0.7 mile
Peoria High School	1615 N North St.	Public 9 - 12	1,282	0.8 mile
Private Schools				
St. Philomena School	3216 N Emery Ave.	Private PK - 8	472	1.6 miles
Peoria Christian School	3506 N California Ave.	Private PK - 12	836	1.3 miles
Colleges and Universities				
Illinois Central College	1 College Dr.	Community College	*9704	3.2 miles
Bradley University	1501 W Bradley Ave.	4-year University	5,538	1.8 miles
University of Illinois College of Medicine at Peoria	1 Illini Dr.	4-year University	275	1.2 miles
Saint Francis Medical Center College of Nursing	511 NE Greenleaf St.	4-year University	678	0.7 mile

Source: U.S. Department of Education, National Center for Education Statistics, 2017

*Across all campuses

We have compared the performance of the subject's school districts to surrounding districts, as well as the state of Illinois, using results from the PARCC (Partnership for Assessment of Readiness for College and Careers) test. The PARCC is the Illinois assessment and accountability measure for students enrolled in a public school district. There are five performance levels for the PARCC assessment, with level one being the lowest and level five the highest. Performance levels at four and five indicate that the student has met or exceeded PARCC test expectations, or demonstrated readiness for the next grade level or course, which is considered 'on track' for college and careers.

The subject sites are located within Peoria School District, whereby 16 percent of students met or exceeded expectations, compared to 33 percent in Illinois.

The following table compares performance of the subject school district to the state of Illinois and some of the surrounding school districts within a 10-mile radius of Peoria.

School District Performance

District/Study Area	Subject District: Peoria School District 150	Subject District: Peoria High School	East Peoria School District 86	Pleasant Valley School District 62	Pekin Public Schools District 108	Dunlap Community Unit School District 323	Limestone Community High School District 310	Illinois
Percent Met or Exceeded Expectations	16%	11%	32%	18%	25%	58%	14%	33%

Illinoisreportcard.com, 2016

4. Recreation

Residents of the subject will have access to an abundance of recreational opportunities supplied by the Peoria Park District as well as numerous entertainment opportunities within Downtown. Residents of the subject will be less than two miles away from three different public parks with a mix of playgrounds, scenic river views, and sport fields/courts. The closest park, Glen Oak Park (0.5 mile), provides the most amenities such as the Peoria Zoo, Luthy Botanical Garden, the Playhouse Children’s Museum, bike and walking trails, a baseball diamond, and an adventure grove, among others. Morton Square Park (0.7 mile) is between Downtown Peoria and the subject site, and offers soccer fields, basketball courts, and a small playground. For athletic and community networking opportunities the Carver Recreation Center, 1.7 miles southwest of the subject, provides various sporting fields, an aquatic center, and offers a variety of community spaces. Additionally, the East Bluff Community Center and Boys & Girls Clubs of Greater Peoria are both located a couple blocks from the subject.

Downtown Peoria has numerous entertainment opportunities all located within at least a mile of the subject. Entertainment opportunities include the Dozer Park minor league baseball stadium (1.8 miles), the Peoria Civic Center, the Riverfront Museum (1.5 miles), and the Caterpillar Visitor’s Center (1.5 miles). The site is very well positioned to take advantage of the many recreation and entertainment options the city and surrounding region offer.

5. Health Care

The subject site has excellent access to healthcare resources with both the OSF Saint Francis Medical Center Campus and UnityPoint Health–Methodist center located less than a mile southwest of the subject. The OSF Saint Francis Medical Center is the fourth largest medical center in Illinois with more than 600 patient beds. The hospital is a teaching affiliate with the University of Illinois College of Medicine at Peoria and features more than 850 physicians and more than 5,000 employees. The campus also houses the Children’s Hospital of Illinois and the Illinois Neurological Institute. UnityPoint Health–Methodist provides clinic, hospital, and home based care for patients in Central Illinois through a staff of nearly 600 certified physicians. UnityPoint Health – Methodist provides a variety of medical services from high-tech surgery to clinical appointments and networks with other

physicians, hospitals, and home care services throughout Illinois and Iowa. In addition to the larger medical centers, Heartland Health Services operates multiple community health clinics in the area. Heartland Community Health Clinics are federally designated community health centers that target low-income adults and children, homeless, minority, uninsured, and medically indigent populations within Peoria and the larger Tri-county region. The closest clinic is located 0.4 mile southwest of the subject. Overall, the subject has excellent access to a number of health services and facilities.

Summary

The following table summarizes various amenities and services near the subject.

Neighborhood and Community Amenities

Name	Address	Type of Amenity	Distance
Retail and Related Services			
Short Stop Food Market	1302 E Frye Ave.	Grocery	0.5 mile
Kroger	2321 N Wisconsin Ave.	Supermarket	0.4 mile
Kroger Pharmacy	2321 N Wisconsin Ave.	Pharmacy	0.4 mile
Walgreens Pharmacy	2515 N Knoxville Ave.	Pharmacy	0.7 mile
Mi Familia	2007 N Wisconsin Ave.	Restaurant	0.1 mile
Sparky's	1914 N Wisconsin Ave.	Restaurant	0.1 mile
Krispy Krunchy	728 E Frye Ave.	Restaurant	0.1 mile
China Express	1905 N Knoxville Ave.	Restaurant	0.4 mile
Commerce Bank	2609 N Knoxville Ave.	Bank	0.7 mile
PNC Bank	3429 N Prospect Rd.	Bank	1.4 miles
Shell	1900 N Knoxville Ave.	Gas Station	0.4 mile
U.S. Post Office	95 State St.	Post Office	1.9 miles
Ace Hardware	120 W McClure Ave.	Hardware Store	0.6 mile
Family Dollar	2321 N Wisconsin Ave.	Discount Store	0.3 mile
La Esquina de oro	2001 N Wisconsin Ave.	Convenience Store	0.1 mile
Walmart	3315 N University St.	Supercenter	1.9 miles
Northwoods Mall	2200 W War Memorial Dr.	Shopping Mall	3.1 miles
Recreation			
Peoria Public Library McClure Branch	315 W McClure Ave.	Public Library	0.8 mile
Glen Oak Park	2218 N Prospect Rd.	Public Park	0.5 mile
Morton Square Park	1314 N Park Rd.	Public Park	0.7 mile
Peoria Zoo	2320 N Prospect Rd.	Recreation	0.7 mile
Luthy Botanical Garden	2520 N Prospect Rd.	Recreation	0.8 mile
East Bluff Community Center	512 E Kansas St.	Recreation	0.1 mile
The Peoria Playhouse	2218 N Prospect Rd.	Museum	0.7 mile
Newman Golf Course	2021 W Nebraska Ave.	Golf Course	2.2 miles
Landmark Cinemas	3225 N Dries Ln.	Movie Theater	2.0 miles
Medical Facilities			
OSF Saint Francis Medical Center	530 NE Glen Oak Ave.	Hospital	0.7 mile
Heartland Community Health Clinic	2321 N Wisconsin Ave.	Medical Clinic	0.4 mile
Proctor First Care	1120 E War Memorial Dr.	Urgent Care	1.5 miles

Source: *Development Strategies, 2017*

III. E. POPULATION/DEMOGRAPHIC CHARACTERISTICS

According to data reported by ESRI, the PMA's 2016 estimated population of 30,928 is slightly less than the population in 2010. It is estimated that the PMA's population will decrease by 0.1 percent annually from 2016 through 2021. Peoria County's and Peoria's populations increased between 2010 and 2016, and are expected to decrease by 0.2 annually from 2016 to 2021, respectively. The average household in the PMA, has decreased since 2010, and expected to decrease through 2020, while the city and county have increased since 2010 and are expected continue that trend. Peoria has the smallest household size (2.36 persons), followed by Peoria County (2.39 persons), Peoria MSA (2.43 persons), the PMA (2.47 persons), and Illinois (2.59 persons).

The following table summarizes population and household trends for the PMA, Peoria, Peoria County, Peoria MSA, and Illinois.

Demographic Trends

Description	Peoria				
	PMA	Peoria City	County	Peoria MSA	Illinois
Population					
2021 Projection	30,786	118,433	191,276	389,157	13,163,617
2016 Estimate	30,928	117,542	189,775	385,634	13,022,485
2010 Census	31,021	115,067	186,494	379,186	12,830,632
Annual Growth 2016-2021	-0.1%	0.2%	0.2%	0.2%	0.2%
Annual Growth 2010-2016	-0.1%	0.3%	0.3%	0.3%	0.2%
Households					
2021 Projection	12,178	48,562	77,855	156,230	4,964,167
2016 Estimate	12,238	48,154	77,206	154,719	4,911,410
2010 Census	12,315	47,182	75,793	151,801	4,836,972
Annual Growth 2016-2021	-0.1%	0.2%	0.2%	0.2%	0.2%
Annual Growth 2010-2016	-0.1%	0.3%	0.3%	0.3%	0.2%
Average Household Size					
2021 Projection	2.47	2.36	2.39	2.43	2.59
2016 Estimate	2.47	2.36	2.39	2.43	2.59
2010 Census	2.47	2.36	2.39	2.44	2.59

© ESRI, 2017

The largest age cohort in the PMA is the K-12 (ages 5 to 17) group, which comprises 19 percent of the total population. This is followed by the Family Years (ages 35 to 49) and Empty Nesters (ages 50 to 64) cohorts, which make up roughly 18 percent and 17 percent of the PMA's total population, respectively. This age distribution is similar to the distribution within the city, county, and state, indicating that all areas have a large proportion of families with children. The median age of residents in the PMA and city are the lowest of the five study areas (31.9 years and 35.3 years, respectively), compared to Peoria County (37.9 years) and Illinois (37.5 years).

The following chart illustrates the age distribution within the PMA, city, county, MSA, and state.

Demographic Trends

<i>Description</i>	<i>PMA</i>	<i>Peoria City</i>	<i>Peoria County</i>	<i>Peoria MSA</i>	<i>Illinois</i>
Population					
2021 Projection	30,786	118,433	191,276	389,157	13,163,617
2016 Estimate	30,928	117,542	189,775	385,634	13,022,485
2010 Census	31,021	115,067	186,494	379,186	12,830,632
Annual Growth 2016-2021	-0.1%	0.2%	0.2%	0.2%	0.2%
Annual Growth 2010-2016	-0.1%	0.3%	0.3%	0.3%	0.2%
Households					
2021 Projection	12,178	48,562	77,855	156,230	4,964,167
2016 Estimate	12,238	48,154	77,206	154,719	4,911,410
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Annual Growth 2016-2021	-0.1%	0.2%	0.2%	0.2%	0.2%
Annual Growth 2010-2016	-0.1%	0.3%	0.3%	0.3%	0.2%
Average Household Size					
2021 Projection	2.47	2.36	2.39	2.43	2.59
2016 Estimate	2.47	2.36	2.39	2.43	2.59
2010 Census	2.47	2.36	2.39	2.44	2.59

© ESRI, 2017

The 2016 estimated median household income in the PMA is \$29,945—42.6 percent lower than that of the county (\$52,163) and 51.1 percent lower than that of the state (\$61,215). The median income in the PMA and the city are expected to decrease 0.8 percent and 0.5 percent from 2016 through 2021, respectively.

The following table summarizes income characteristics for the PMA, city, county, MSA, and state.

Income Trend and Distribution Comparison

<i>Description</i>	<i>PMA</i>	<i>Peoria City</i>	<i>Peoria County</i>	<i>Peoria MSA</i>	<i>Illinois</i>
Median Household Income					
2021 Projection	\$29,945	\$46,562	\$52,163	\$54,856	\$61,215
2016 Estimate	\$31,146	\$47,751	\$51,897	\$53,826	\$57,337
Annual Growth 2016-2021	-0.8%	-0.5%	0.1%	0.4%	1.3%
2016 Income Distribution					
Total households:	12,238	48,154	77,206	154,719	4,911,410
<\$15,000	27%	16%	13%	11%	12%
\$15,000 - \$24,999	14%	11%	10%	10%	9%
\$25,000 - \$34,999	14%	11%	11%	10%	10%
\$35,000 - \$49,999	14%	14%	14%	14%	13%
\$50,000 - \$74,999	16%	17%	19%	19%	18%
\$75,000 - \$99,999	8%	12%	12%	13%	13%
\$100,000 - \$149,999	6%	11%	12%	13%	14%
\$150,000 - \$199,999	1%	4%	5%	4%	6%
\$200,000 +	1%	5%	5%	4%	6%

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III. F. EMPLOYMENT

The top 10 employers in the Peoria region together employ over 28,000 workers. About 55 percent of those employees work in the manufacturing sector, while nearly 33 percent are in the healthcare sector. The ten largest employers in Peoria are in the healthcare, wholesale trade, manufacturing, banking, insurance, gambling, and repair services sectors, showing a diverse employment mix within the region. The largest employer is Caterpillar Inc. with 13,100 employees, followed by OSF St. Francis Medical Center and UnityPoint – Methodist Medical Center, which employ 6,000 and 3,283 employees, respectively.

The top employers in Peoria are listed in the following chart.

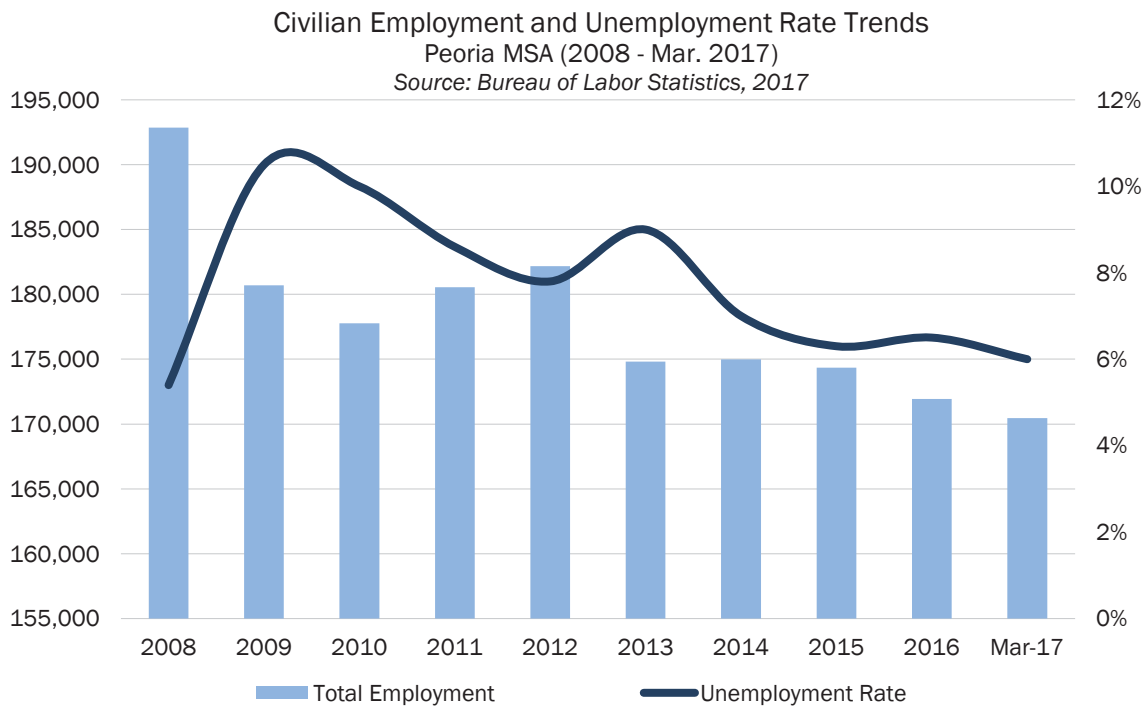
Top Employers in Peoria MSA

<i>Employer</i>	<i>Description</i>	<i>Employees</i>
Caterpillar Inc.	Manufacturing	13,100
OSF St. Francis Medical Center	Healthcare	6,000
UnityPoint - Methodist Medical Center	Healthcare	3,283
Keystone Steel and Wire	Manufacturing	1,300
Advanced Technology Services	Repair Services	1,073
CEFCU	Banking	834
Par-a-dice Hotel and Casino	Gambling	800
Komatsu American Corp.	Manufacturing	560
Pekin Insurance	Insurance	550
Eaton Corp.	Manufacturing	550

Source: Greater Peoria Economic Development Council, March 2017

According to the Bureau of Labor Statistics, the unemployment rate in the Peoria MSA over the past decade has ranged from a low of 5.4 percent in 2008 to a high of 10.5 percent in 2009. Prior to the recession in 2008, unemployment in the area had been relatively low; however, the rate increased nearly 5 percentage points following the economic downturn. Despite this increase, the rate as of March 2017 has fallen to 6.0 percent—the lowest rate since before the recession. Total employment has fluctuated over the past decade, declining from 192,869 workers in 2008 to 180,689 workers in 2009 before rising to 182,183 workers in 2013. However, since 2013, total employment has declined. As of March 2017, total employment in the MSA was 170,466 persons—over 20,000 workers less than the peak in 2008.

Employment trends for the Peoria MSA between 2008 and March 2017 are summarized in the following graph and table.



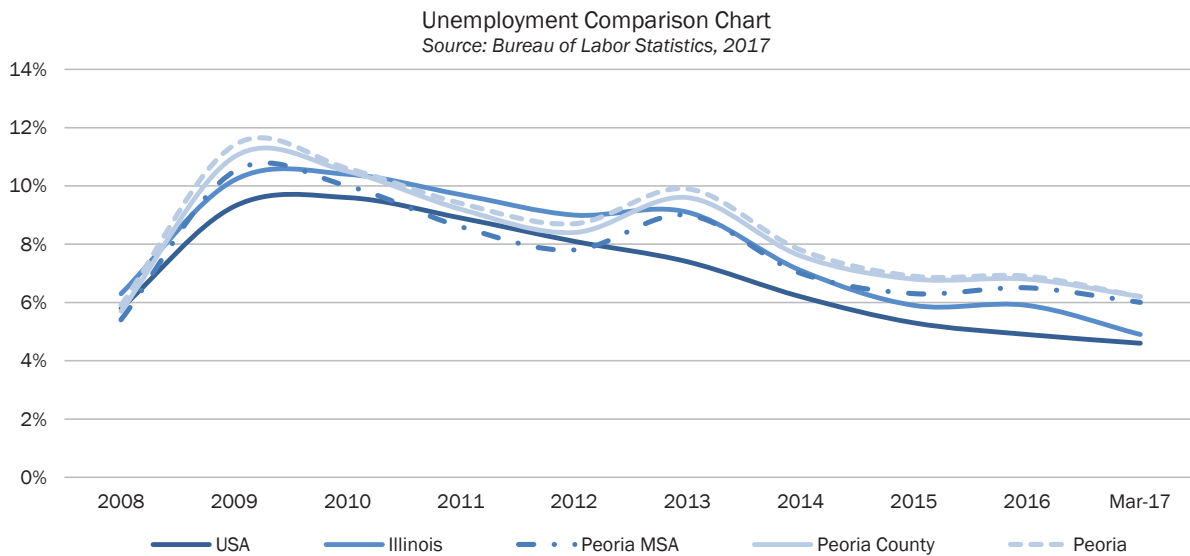
Employment Trends and Comparison - Peoria MSA

	2008	2009	2010	2011	2012	2013	2014	2015	2016	Mar-17
Employment	192,869	180,689	177,770	180,562	182,183	174,816	174,986	174,353	171,933	170,466
Unemployment Rate	5.4%	10.5%	10.0%	8.6%	7.8%	9.0%	7.0%	6.3%	6.5%	6.0%

Source: U.S. Department of Labor, Bureau of Labor Statistics, 2017

Throughout the past decade, the unemployment rate in the Peoria MSA has generally been higher than the national rate and fluctuated between higher and lower than the state rate. As of March 2017, the unemployment rate of 6.0 percent is 1.1 percent higher than the state rate and 1.4 percent higher than the national rate. This difference may be due in part to the recent relocation of Caterpillar Inc. headquarters, the region’s largest employer, outside the Peoria MSA.

The following graph summarizes historic unemployment rate trends for the city of Peoria, Peoria County, the Peoria MSA, Illinois, and the United States.



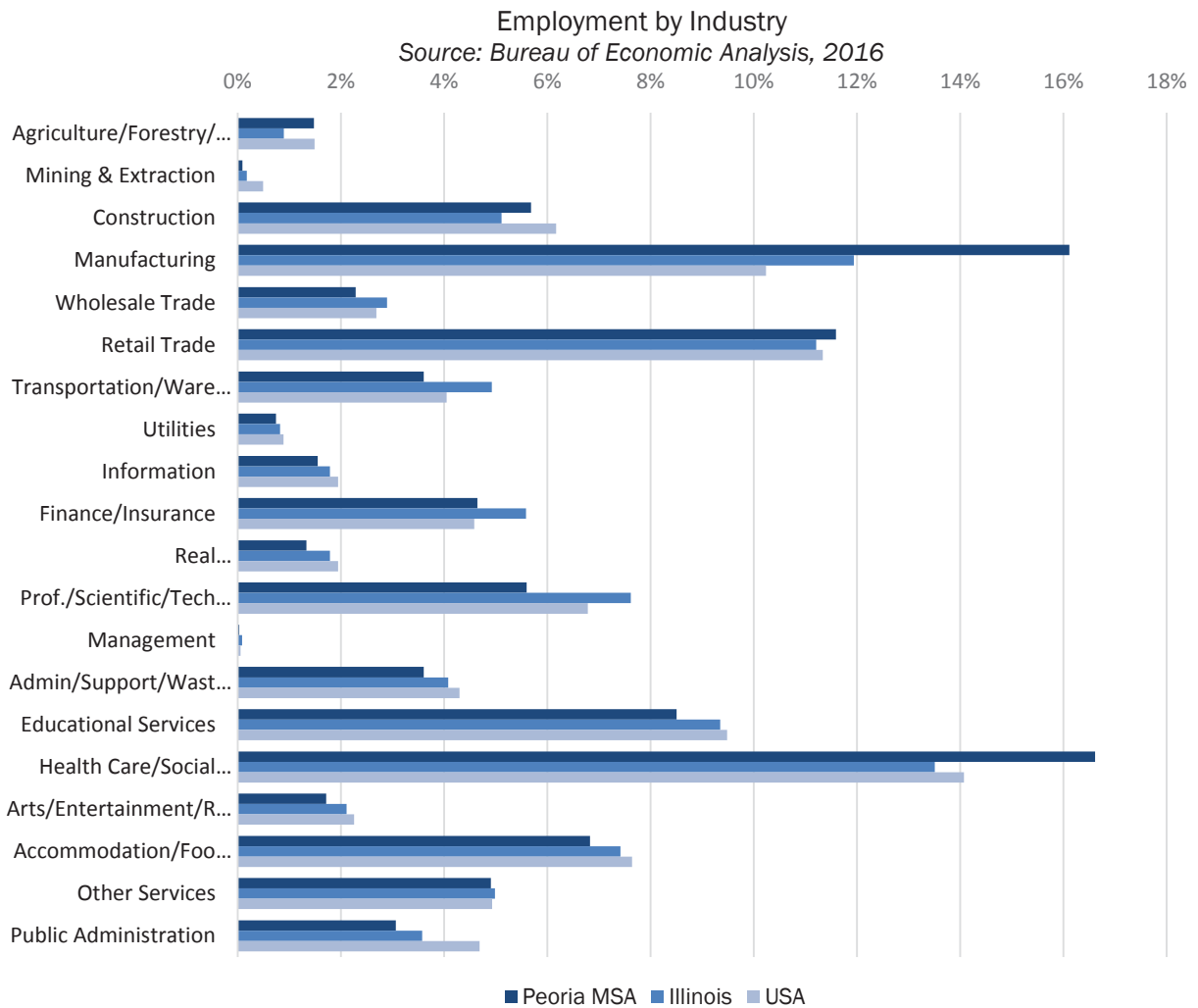
Unemployment Comparison

	2008	2009	2010	2011	2012	2013	2014	2015	2016	Mar-17
Peoria	5.9%	11.4%	10.6%	9.4%	8.7%	9.9%	7.8%	6.9%	6.9%	6.2%
Peoria County	5.7%	11.0%	10.5%	9.2%	8.4%	9.6%	7.6%	6.8%	6.8%	6.2%
Peoria MSA	5.4%	10.5%	10.0%	8.6%	7.8%	9.0%	7.0%	6.3%	6.5%	6.0%
Illinois	6.3%	10.2%	10.4%	9.7%	9.0%	9.1%	7.1%	5.9%	5.9%	4.9%
USA	5.8%	9.3%	9.6%	8.9%	8.1%	7.4%	6.2%	5.3%	4.9%	4.6%

Source: Bureau of Labor Statistics, 2017

The largest employment sector in the Peoria MSA is manufacturing, which accounts for 55 percent of total employment. Other major sectors within the region include healthcare, retail, and educational services, which account for a combined total of 37 percent of overall employment. Compared to the state and nation, Peoria has a smaller percentage of employment in the professional/technical services, public administration, and educational services industries, but a considerably larger proportion of employment in the manufacturing and healthcare/social services industries.

The breakdown of employment by industry in the Peoria MSA, Illinois, and the United States is illustrated in the following chart.



Summary

Peoria’s economy is somewhat diverse, although potentially dependent on a few key industries, such as healthcare and manufacturing. In general, the MSA’s unemployment rate is higher than the state and higher than the national rate. The Peoria MSA’s unemployment rate of 6.0 percent and projected household income growth rate of -0.8 percent implies that the economy has not fully recovered from the recession.

IV. HOUSING MARKET CHARACTERISTICS

IV. A. GENERAL MARKET CHARACTERISTICS

Of the 14,563 housing units in the PMA, 12,238 are occupied. This occupancy rate (84 percent) is lower than the other study areas. A majority of the housing units within the PMA (66 percent) are contained within detached single-family housing, which is fairly higher than the state (59 percent) and slightly higher than the city (64 percent). Of the four study areas, the PMA has the lowest percentage of owner-occupied units (45 percent), followed by the city (56 percent), county (64 percent), Illinois (65 percent), and the MSA (70 percent).

The following table summarizes the housing characteristics for the PMA, city, county, MSA, and state.

Household Overview

Description	Peoria				
	PMA	Peoria City	County	Peoria MSA	Illinois
Housing Units (2016)	14,563	54,594	85,805	169,691	5,404,592
Occupied Housing Units (2016)	12,238	48,154	77,206	154,719	4,911,410
Occupancy Rate	84%	88%	90%	91%	91%
Housing Units by Units In Structure (2010-2014)					
1, Detached	66%	64%	72%	77%	59%
1, Attached	1%	4%	3%	3%	6%
2	7%	4%	4%	3%	6%
3 or 4	5%	3%	3%	3%	7%
5 to 9	6%	6%	4%	4%	6%
10 to 19	4%	8%	6%	4%	4%
20 to 49	3%	5%	3%	2%	4%
50+	8%	5%	3%	3%	7%
Mobile Home	1%	1%	2%	2%	3%
Tenure of Occupied Housing Units (2016)					
Percent Owner Occupied Units	45%	56%	64%	70%	65%
Percent Renter Occupied Units	55%	44%	36%	30%	35%
Median Housing Value (2016)	\$73,458	\$120,438	\$121,117	\$125,075	\$190,380

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IV. B. COMPARISON OF MARKET AREA RENTAL MARKET

As shown in the comparable property section, there is a general lack of rental properties in the primary market area, while affordable properties are largely limited to deeply subsidized developments. We surveyed ten rental properties that represent the most comparable apartment communities in the PMA. The overall occupancy rate of the selected properties is 95 percent. Once completed, the subject will rank at the top of both affordable and market rate properties in terms of condition, quality, and location. The subject's location is generally superior to most other LIHTC properties in terms of everyday shopping and retail needs.

Unit sizes will be ample, with two-bedroom units averaging 870 square feet and three-bedroom units averaging 1,230 square feet—considerably larger than the average unit sizes of the properties surveyed. The amenities offered at the subject are comparable or superior to other rental properties in the market. Most properties typically include community laundry facilities, on-site management, and off-street parking, but the subject’s single-family and duplex design lacks community amenities. Proposed in-unit amenities will be superior to the market standard and include central air conditioning, kitchen appliances (including dishwasher), ceiling fan, patio, porch, and in-unit laundry room equipped with hook-ups. They will also include a yard and driveway. The proposed unit mix of two- and three-bedroom units is typical for affordable family units and can accommodate a range of household sizes. Proposed rents are slightly above those of comparable affordable properties located in the PMA, but are reasonable given the subject’s new construction. Overall, the subject ranks at the high-end of competitive properties in terms of in-unit amenities, unit size, and overall level of finish.

IV. C. FORECLOSED, VACANT, AND ABANDONED PROPERTIES

According to RealtyTrac and housing data from ESRI, the total number of vacant properties in Peoria is 6,440 representing the highest proportion of vacant properties out of all areas. Foreclosure rates in Peoria (0.13 percent) are also among the highest rates. The following table shows the levels and rates of foreclosure and vacancy among properties in Peoria, Peoria County, and Illinois.

Foreclosed and Vacant Properties

Area	Average Monthly		Single-Family	Multi-Family	Total Vacant	Percent Vacant	
	Foreclosures (previous 12 mo.)	Total Housing				and/or Abandoned	Percent Foreclosed
Peoria City	73	54,594	65%	35%	6,440	11.8%	0.13%
Peoria County	112	85,805	73%	27%	8,599	10.0%	0.13%
Illinois	5,000	5,404,592	63%	37%	493,182	9.1%	0.09%
United States	80,849	137,928,754	65%	35%	16,142,521	11.7%	0.06%

Source: ESRI (2016), RealtyTrac (Mar. 2017)

V. AFFORDABILITY/DEMAND

V. A. AFFORDABLE RENT ANALYSIS

The subject's units will be affordable to a wide range of households because it will have 30, 50, and 60 percent AMI units. The following table summarizes the proposed rents and the maximum gross rents as defined by IHDA.

East Bluff Housing

UNIT MIX								
Unit Type	Program	Total Units	Avg. Size	Proposed Rent	Proposed Rent/SF	Utility Allowance	Gross Rent	Maximum LIHTC Rents
30% AMI (Project-Based Voucher/State Referral Network)								
2 BR/1 Ba	SRN/PBV	3	870 SF	\$631	\$0.73	\$94	\$725	\$489
3 BR/2 Ba	SRN/PBV	2	1,230 SF	\$822	\$0.67	\$110	\$932	\$565
3 BR/2 Ba	PBV	1	1,230 SF	\$822	\$0.67	\$110	\$932	\$565
Subtotal/Average		6	1,050 SF	\$727	\$0.69	\$102	\$829	\$527
50% AMI (Project-Based Voucher)								
2 BR/1 Ba	PBV	8	870 SF	\$631	\$0.73	\$94	\$725	\$816
3 BR/2 Ba	PBV	7	1,230 SF	\$822	\$0.67	\$110	\$932	\$942
Subtotal/Average		15	1,038 SF	\$720	\$0.69	\$101	\$822	\$875
60% AMI								
2 BR/1 Ba	LIHTC	4	870 SF	\$570	\$0.66	\$94	\$664	\$979
3 BR/2 Ba	LIHTC	5	1,230 SF	\$748	\$0.61	\$110	\$858	\$1,131
Subtotal/Average		9	1,070 SF	\$669	\$0.63	\$103	\$772	\$1,063

The proposed 50 and 60 percent AMI tax credit gross rents are below the maximum rents allowed by IHDA; this excludes units covered by project-based Section 8 vouchers which have contract rents that are allowed to exceed maximums. However, tenant's contributions may not exceed the maximum gross rents.

V. B. OVERALL MARKET DEMAND

While demographic indicators suggest minimal to negative population and household growth in the PMA over the next several years, few quality affordable rental options currently exist throughout the PMA. Current options are generally older, with the exception of a few newer LIHTC properties completed in the past ten years. There are also public housing units in the PMA, but many – such as Taft Homes – are old and in fair to poor condition. These Peoria Housing Authority properties are well-occupied with waiting lists that often go well into the hundreds, indicating substantial pent-up demand.

The analysis below identifies 7,832 income-qualified households in the PMA. Because the subject will only add 30 units to the market, significant unmet demand remains.

V. C. CAPTURE RATE

The **capture rate** is defined by IHDA as “the percentage of low income households needed to achieve stabilized occupancy” and is calculated by dividing the number of proposed affordable units by the total number of income/age eligible households in the market area.¹ We have calculated the number of age and income-qualified households on the following pages.

We have calculated the number of income-qualified households using IHDA guidelines. There is no minimum income for the 30 percent and 50 percent AMI units with project-based vouchers since tenants will pay a portion of their income towards rent—essentially any household earning less than the LIHTC maximum income is eligible. The minimum rent for the 60 percent AMI LIHTC units is based on the lowest proposed gross rent of \$664 (\$570 rent plus \$94 utility allowance), which we have divided by an affordability ratio of 35 percent. To establish the maximum household income for the LIHTC units, we used the IHDA income guidelines and an average household size of 1.5 persons per bedroom. The maximum income for the three-bedroom homes at 60 percent AMI is \$45,240.

We have summarized the maximum allowable LIHTC rents, the proposed rents, and the income ranges by unit type and income level in the following table.

Rent and Income Analysis								
Unit Type	Average Household Size	2017 Max. Gross Rent	Utility Allowance	Maximum Affordable Rents (Net)	Proposed Net Rents	Proposed Gross Rents	2017 Minimum Income	2017 Maximum Income
30% AMI (Project-Based Voucher/State Referral Network)								
2 BR/1 Ba	3.0	\$489	\$94	\$395	\$631	\$725	\$0	\$19,590
3 BR/2 Ba	4.5	\$565	\$110	\$455	\$822	\$932	\$0	\$22,615
3 BR/2 Ba	4.5	\$565	\$110	\$455	\$822	\$932	\$0	\$22,615
50% AMI (Project-Based Voucher)								
2 BR/1 Ba	3.0	\$816	\$94	\$722	\$631	\$725	\$0	\$32,650
3 BR/2 Ba	4.5	\$942	\$110	\$832	\$822	\$932	\$0	\$37,700
60% AMI								
2 BR/1 Ba	3.0	\$979	\$94	\$885	\$570	\$664	\$22,766	\$39,180
3 BR/2 Ba	4.5	\$1,131	\$110	\$1,021	\$748	\$858	\$29,417	\$45,240

To determine the demand for the property, we must first determine the number of households that are qualified by income to live in the proposed development. ESRI has provided income estimates and projections of the number of households in the primary market area, which are summarized in the following table.

¹ It should be noted that the definitions of the penetration rate and capture rate are often interchangeable and switched, depending on the agency involved. For instance, the National Council of Housing Market Analysts defines the capture rate as, “the percentage of age, size, and income qualified renter households in the primary market area that the property must capture to achieve the stabilized level of occupancy.”

Primary Market Area - Households by Income

Household Income	2016 Estimate		2021 Projection	
Total households:	12,238		12,177	
Less than \$15,000	3,287	27%	3,286	27%
\$15,000-\$24,999	1,688	14%	1,456	12%
\$25,000-\$34,999	1,676	14%	2,312	19%
\$35,000-\$49,999	1,730	14%	1,495	12%
\$50,000-\$74,999	1,910	16%	1,583	13%
\$75,000-\$99,999	918	8%	954	8%
\$100,000-\$149,999	726	6%	752	6%
\$150,000-\$199,999	174	1%	211	2%
\$200,000+	129	1%	128	1%
Median HH Income	\$31,146		\$29,945	

© ESRI, 2017

Using data from the previous table and the income ranges determined for each unit type, we have determined that there are 7,832 households in the primary market area that earn less than \$45,240, qualifying them to live at the subject property. Of these, 4,573 are qualified for the subject's 30 percent AMI units, 6,962 are qualified for the subject's 50 percent AMI units, and 3,234 are qualified for the subject's unsubsidized 60 percent AMI units.

We have summarized the capture rate calculation for each income strata in the following table.

IHDA Capture Rate Calculations

	30% Units (Sec. 8)	50% Units (Sec. 8)	60% Units (LIHTC)	Total Demand
ESRI Estimate of 2016 Qualified Households	4,573	6,962	3,234	7,832
Total Units	6	15	9	30
Indicated Capture Rate	0.1%	0.2%	0.3%	0.4%

The IHDA methodology for calculating the capture rate results in a rate of 0.4 percent for the overall project. The unsubsidized 60 percent AMI units generate the highest income group capture rate at 0.3 percent compared to 0.1 percent for the 30 percent AMI Section 8 units and 0.2 percent for the 50 percent AMI Section 8 units. According to IHDA guidelines, capture rates of up to five percent are acceptable for family projects. Thus, the very low capture rates for the subject property suggest that there is considerable demand for affordable rental housing in the PMA.

V. D. PENETRATION RATE

We have calculated the overall penetration rate for the primary market area based on the number of affordable units currently in the PMA and the affordable units which will be added by the subject. There are currently 1,733 affordable units in the PMA that vary from public housing to more costly LIHTC units. The subject will add 30 affordable units to the PMA, for a total of 1,763 units. The population eligible for the units will earn less than \$45,240, which, based on ESRI data, translates into 7,832 households. Using IHDA's method for penetration rate

calculation, the penetration rate for all affordable units will be 22.1 percent ($1,733 \div 7,832$), which is below IHDA's acceptable penetration rate of 25 percent.

V. E. ABSORPTION RATE

Over the past ten years, the development of new rental housing in the market area has been scarce and the subject's units would likely be rented as they are constructed and made available to the market. Thus, we have concluded an absorption rate of ten units per month, for an absorption period of three months.

This absorption rate is based on the subject's positioning in the market area as the newest and most desirable housing option in this part of Peoria. Additionally, there is a significant number of income-qualified renter households in the primary market area, resulting in very low capture rates.

V. F. HOUSING NEED

The site and market study guidelines only require this analysis for projects that target supportive housing populations. The project will not provide additional services or amenities that typical supportive housing populations require. Therefore, it is not applicable to subject property.

VI. IMPACT ON OTHER AFFORDABLE HOUSING AND MARKET RATE HOUSING

VI. A. IMPACT ON OTHER IHDA PROPERTIES

There are several other IHDA-financed properties in the PMA, but most are south and west of Interstate 74 and are well occupied with some having a long wait list including River West. City Scape is not faring as well with its occupancy in the low 80-percentile. Its problems are not with demand, but poor management and maintenance as the property has deteriorated and is far less desirable compared to other LIHTC properties.

VI. B. IMPACT ON OTHER ASSISTED/AFFORDABLE HOUSING (NON-IHDA PROPERTIES)

Existing affordable housing in the PMA is limited to 527 public housing units scattered throughout the area and operated by the Peoria Housing Authority. These units have an occupancy rate in the high nineties and a waiting list up to two years depending upon unit type. The subject will add a relatively small number of units to the market, and only a portion of the households on this waiting list will be income-qualified for the subject's units. Therefore, the subject will have no measurable impact on other affordable housing properties in the PMA.

VI. C. IMPACT ON MARKET RATE HOUSING

Given the lack of quality modern market rate apartments in the PMA, especially three-bedroom units, the subject should have little impact on the market rate rental housing market.

VII. CONCLUSIONS AND RECOMMENDATIONS

VII. A. CONCLUSIONS

The proposed East Bluff Housing will add 30 new two- and three-bedroom rental units to a market area that exhibits strong demand for new affordable family housing. The subject's units will serve a wide income range and a broad range of family sizes. There are 7,800 households in the market qualified to rent the subject units. Based on our analysis of the market and the plans for the proposed project, we estimate that the property will reach stabilized occupancy (95 percent) within three months of completion. Due to strong demand and lack of supply we anticipate that many will be pre-leased and will be occupied as they are delivered.

There is a very limited supply of modern, affordable housing in the PMA, and the subject will provide an attractive housing for low-income families. It will have no measurable impact on the affordable and market rate housing markets in the PMA. The proposed tax credit rents are also achievable as the units and affordable rents will be very attractive to the market. It is important that Peoria has modern rental housing options for low-income residents and the project would be an asset to the community.

VII. B. RECOMMENDATIONS

Based on the findings of our market study, we have no suggestions for modification and we recommend that IHDA accept the project as proposed.

Our recommendation is based on the following findings:

- East Bluff Housing will have two- and three-bedroom units, which will appeal to a large variety of household types and sizes;
- There are few comparable affordable family properties in or around in the areas surrounding PMA;
- Twenty-one of the units will carry Section 8 rental assistance and five of these units will be filled with households from the Illinois State Referral Network (SRN);
- Subsidized properties in the PMA are generally at or near full occupancy with waiting lists; and
- The proposed project will improve the quality of housing available to families in the market area.

The proposed development conforms to market expectations and no changes to the plan are necessary.

VIII. APPENDIX

1. IHDA MARKET STUDY SUMMARY FORM
2. AFFORDABLE HOUSING TABLE
3. PHOTOGRAPHS OF SUBJECT SITE
4. SITE PLAN/FLOOR PLANS
5. ASSUMPTIONS AND LIMITING CONDITIONS
6. CERTIFICATION
7. QUALIFICATIONS

2016-2017 Site and Market Study Summary Form

(Please complete all highlighted (in yellow) sections of this form. Failure to do so will be grounds for automatic denial of your application)

Required Information:	Information Requested on this form:	Mark appropriate box / Include required information:	Other information / Page Number Where information can be found in Site and Market Study:						
Name of Development:	East Bluff Housing								
Location of the Proposed (City/County):	Peoria, Illinois								
Targeted Tenant Type:	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Family</td> <td style="width: 50%; text-align: center;">x</td> </tr> <tr> <td>Elderly</td> <td></td> </tr> <tr> <td>Other</td> <td></td> </tr> </table>	Family	x	Elderly		Other		If Other please indicate targeted population:	
Family	x								
Elderly									
Other									
Other affordable units that target the same tenant type in the PMA: (should include IHDA, HUD, Rural Housing, Chicago Tax Credits, etc.)	Number of Units	1,549	Page number: 21						
Total Number of other affordable units in the PMA: (should include IHDA, HUD, Rural Housing, Chicago Tax Credits, etc.)	Number of Units	1,733	Page number: 21						
Rent Schedule (including unit sizes) for Proposed Development:	Included	x	Page number:						
	Not Included		4, 34						
Occupancy levels for existing affordable properties in PMA:	Included	x	Page number:						
	Not Included		21, 32						
Rent Schedule for Comparable Properties:	Included	x	Page number:						
	Not Included		21, 12 - 19						
Evaluation of the proposed rents to comparable properties in the PMA:	Lower		Evaluation and Explanation found on page:						
	Comparable	x							
	Higher			21, 12 - 19					
Demographic (population) trending for PMA and for targeted tenant population:	Increase		Evaluation and Explanation found on page:						
	Stable	x							
	Decrease			26 - 27					
Demographic (households) trending for PMA and for targeted tenant population:	Increase		Evaluation and Explanation found on page:						
	Stable	x							
	Decrease			32 - 33					
Evaluation of the proposed unit mix to the PMA standard:	Superior	x	Evaluation found on page:						
	Meets								
	Inferior			21					
Evaluation of the proposed unit sizes (sq. ft.) to the PMA standard:	Superior	x	Evaluation found on page:						
	Meets								
	Inferior			21					
List of Proposed Development Amenities:	Included	x	Page number:						
	Not Included		4 - 6						
Evaluation of proposed amenities to PMA standard:	Superior	x	Evaluation and Explanation found on page:						
	Equal								
	Inferior			4					

Estimated absorption period:	Units per month	10	Explanation of absorption estimate found on page:
	Number of months	3	
Marketability/Visibility of the Site:	Good	x	Explanation found on page:
	Average		
	Poor		
Affordable units market penetration including the proposed in the PMA (use ALL income qualified households for PMA ONLY):	Rate	22.1%	Page number:
			36
Proposed projects' required rate of capture within the PMA (use ALL income qualified households for PMA ONLY):	Rate	0.4%	Page number:
			36
Overall Market Demand (the additional number of units needed within the market area to meet demand from targeted populations. The analysis should determine if there is sufficient demand to support the proposed project):	Units needed	7,832	Page number:
	Sufficient Demand (y/n)?	y	34
Public Safety Issues (Provide an analysis of public safety issues including information or statistics on crime in the PMA. Address any local perceptions of crime or safety issues in the PMA):	Included	x	Page number:
	Not Included		9
List of major employers in PMA (not required of some projects, see requirements):	Included	x	Page number:
	Not Included		28
Economic Stability Analysis / Evaluation of PMA employment (not required of some projects, see requirements):	Growth		Analysis found on page:
	Stability	x	
	Decline		

AFFORDABLE HOUSING TABLE

Summary of Other Affordable Housing Options

#	Development Name	County	Phone	Address	City	Tenant		Bedroom		Affordable Program	Total Units	Low-Income		Occupancy	Development Condition
						Type	Types	Type	Types			Units	Units		
1	New Hope Apartments	Peoria	309-674-7310	301 NE Jefferson Ave	Peoria	S	0			Section 8, LIHTC	79	79	100%	Above Average	
2	Taft Homes	Peoria	309-677-7330	245 Green St.	Peoria	F	1,2,3,4,5			PH, LIHTC, Section 8	220	220	100%	Fair	
3	Glen Oak Tower Apartments	Peoria	309-672-0202	926 Main St.	Peoria	F	1			LIHTC	171	171	100%	Above Average	
4	Landmark Apartments	Peoria	847-498-4848	706 N Shipman St.	Peoria	F, S	1,2,3			Section 8	150	150	100%	Fair	
5	City Scape Apartments	Peoria	309-673-2339	601 W Romeo B. Garrett Ave.	Peoria	F	2,3			LIHTC	160	128	90%	Average	
6	Gateway at River City*	Peoria	309-673-3115	518 W Romeo B. Garrett Ave.	Peoria	S	0,1,2			LIHTC	105	105	50%	Good	
7	Village Green Apartments	Peoria	309-674-6038	725 W Hurlburt St.	Peoria	F	1,2,3,4			Section 8, LIHTC	125	125	100%	Average	
8	Peoria Affordable Housing Initiative II (Ri	Peoria	309-673-4508	312 S Merriman St.	Peoria	F	3			LIHTC	60	60	>95%	Above Average	
9	River West South	Peoria	309-676-8736	312 S Merriman St.	Peoria	F	2,3			LIHTC	26	26	>95%	Good	
10	Warner Homes Revitalization/River West	Peoria	309-637-7150	312 S Merriman St.	Peoria	F	1,2,3,4			Section 8, LIHTC	200	153	95%	Good	
11	Peoria Affordable Housing	Peoria	309-673-4508	Scattered Sites	Peoria	F	N/A			Section 8, PH	140	140	>95%	Average	
12	Renaissance Apartments	Peoria	309-677-7335	912 W 3rd St.	Peoria	F	3			Section 8	2	2	100%	Average	
13	Access Peoria	Peoria	309-685-3066	1707 N Indiana Ave	Peoria	F	1,2			LIHTC	16	16	100%	Good	
14	Nulill Properties	Peoria	309-691-6292	1820 New York	Peoria	F	1,2,3			LIHTC	6	6	N/A	Average	
15	1222 N Douglas St.	Peoria	309-677-7335	1222 N Douglas St.	Peoria	F	N/A			PH	1	1	100%	Average	
16	Peer's Properties	Peoria	309-677-7335	610 W Richmond	Peoria	F	3,4			PH	8	8	100%	Average	
17	Archer Duplex	Peoria	309-677-7335	310 E Archer Ave	Peoria	F	N/A			LIHTC	2	2	100%	Average	
18	Peoria Affordable Housing I (Okpara Hon	Peoria	309-671-3900	1310 W. Kettle	Peoria	F	N/A			LIHTC	80	80	>95%	Above Average	
19	Urban Housing	Peoria	309-677-7335	1512 W Alken Ave	Peoria	F	1,2,3			Section 8	12	12	100%	Average	
20	Urban Housing	Peoria	309-674-2100	911 W Third Ave	Peoria	F	1,2,3			LIHTC	12	12	N/A	Average	
21	Harrison Homes	Peoria	309-676-8736	2610 W Krause	Peoria	F	N/A			PH	158	158	100%	Above Average	
Total											1,733	1,654			

Sources: IHDA, HUD, Peoria Housing Authority
 * Property recently opened and in lease-up.

**PHOTOGRAPHS OF SUBJECT
SITES AND NEIGHBORHOOD**

910 East Behrends Avenue



911-919 East Behrends Avenue



1002 East Behrends Avenue



1017 East Behrends Avenue



1008 East Nebraska Avenue



726 East Kansas Avenue



1205 East Kansas Avenue



513-515 East Illinois Avenue



1707 North California Avenue



505 East Thrush Avenue



1816 North New York Avenue



1914 North Indiana Avenue



2201 North Delaware Street



2206 North Delaware Street



2215 North Delaware Street



2301 North Delaware Street



2402 North Delaware Street



2411 North Missouri Avenue



2414 North Missouri Avenue



414-416 East Frye Avenue



508-510 East Ravine Avenue



715 East Ravine Avenue

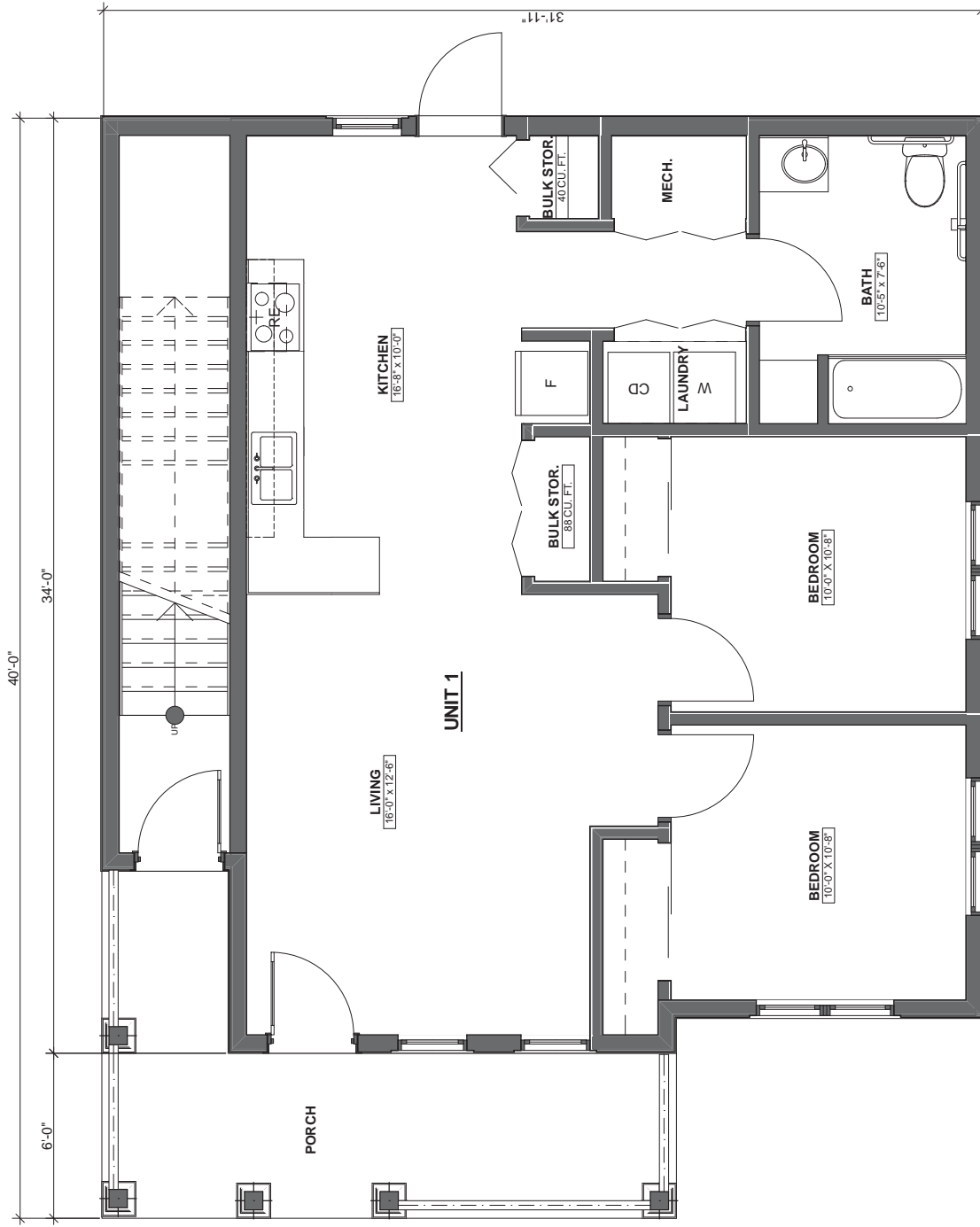


View of homes on the 2400 block of North Missouri Avenue



View of homes on the 500 block of East Thrush Avenue





BUILDING DATA	
UNIT 1 NET S.F.	841
UNIT 1 GROSS S.F.	904
UNIT 2 NET S.F.	841
UNIT 2 GROSS S.F.	904
TOTAL NET S.F.	1,682
TOTAL GROSS S.F.	1,808

C DUPLEX 2 BR/2 BR - FIRST FLOOR

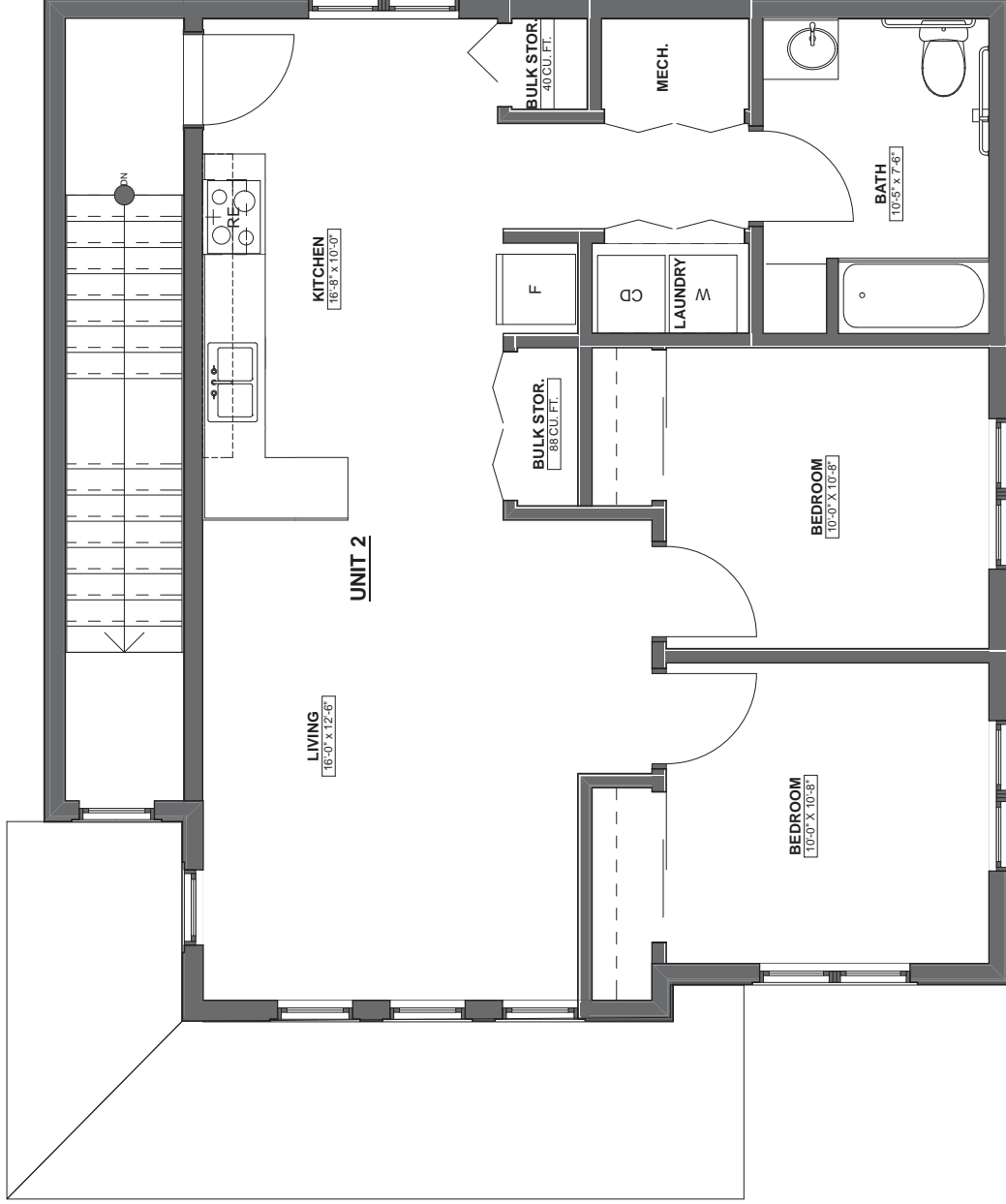
SCALE: 1/4" = 1'-0"

DRAFT-NOT FOR CONSTRUCTION
PEORIA OPPORTUNITIES FOUNDATION
 512 E. Kansas
 Peoria, IL 61603

EAST BLUFF HOUSING

East Bluff Neighborhood
 Peoria, IL 61603
 6/6/17

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WORN JERABEK WILTSE ARCHITECTS, P.C.
 401 West Superior St, Suite 400
 Chicago, IL 60654



BUILDING DATA	
UNIT 1 NET S.F.	841
UNIT 1 GROSS S.F.	904
UNIT 2 NET S.F.	841
UNIT 2 GROSS S.F.	904
TOTAL NET S.F.	1,682
TOTAL GROSS S.F.	1,808

C DUPLEX 2 BR/2 BR - SECOND FLOOR

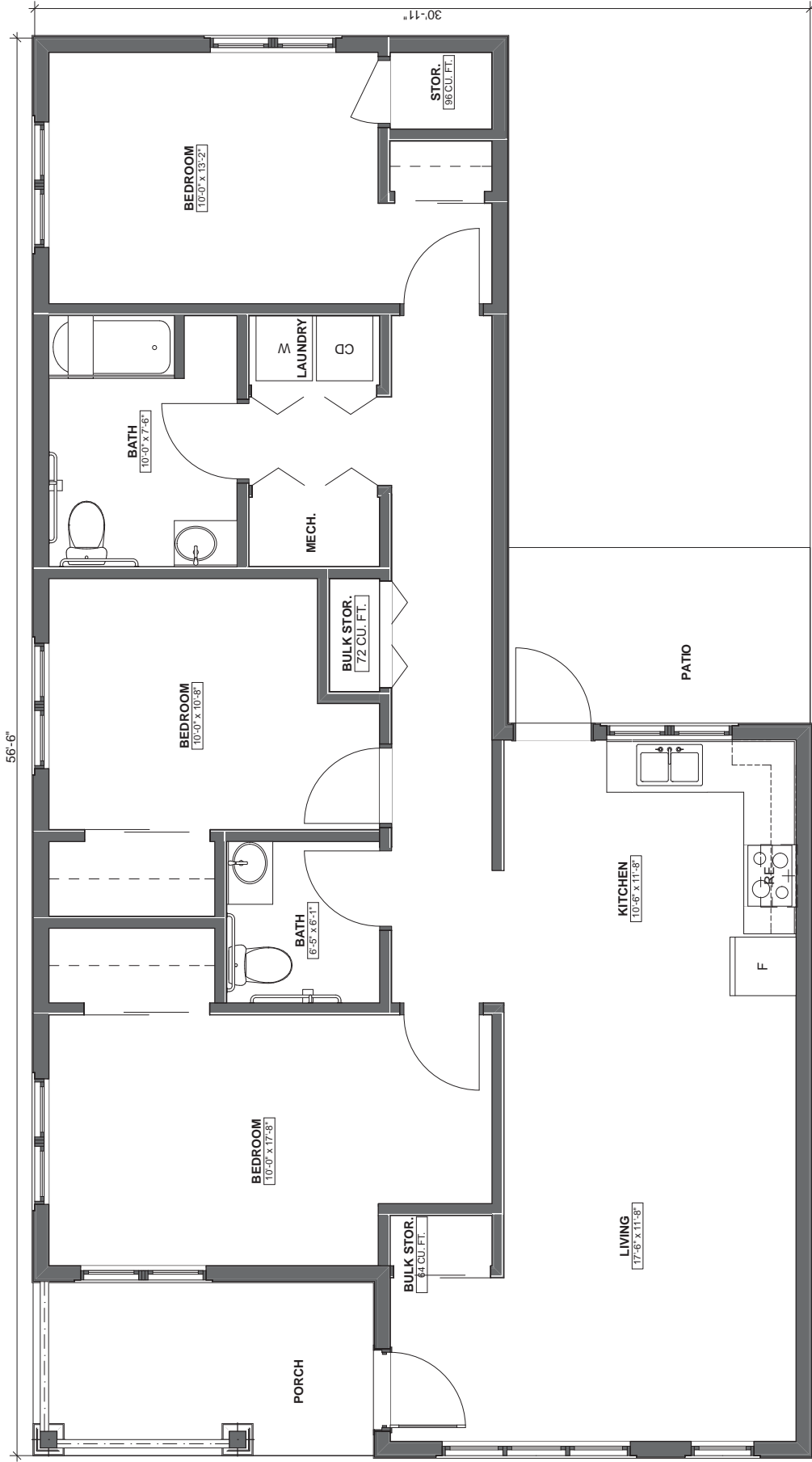
SCALE: 1/4" = 1'-0"

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Peoria, IL 61603

EAST BLUFF HOUSING

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6/6/17

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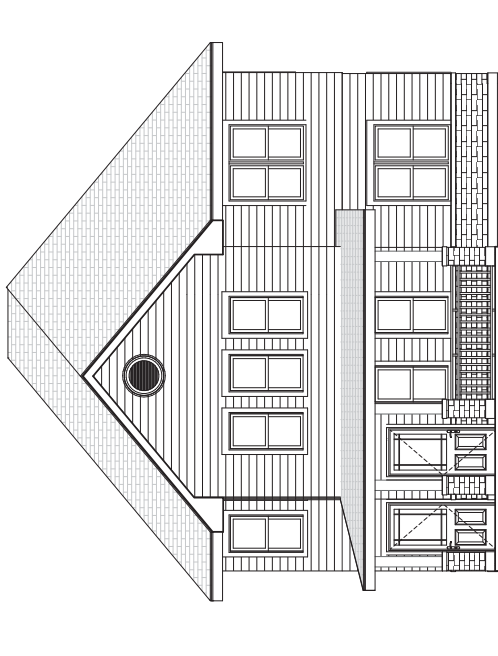
BUILDING DATA	
NET S.F.	1,223
GROSS S.F.	1,321

A 3 BR
SCALE: 1/4" = 1'-0"

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EAST BLUFF HOUSING
 East Bluff Neighborhood
 Peoria, IL 61603
 6/6/17

DRAFT-NOT FOR CONSTRUCTION
PEORIA OPPORTUNITES FOUNDATION
 512 E. Kansas
 Peoria, IL 61603



C DUPLEX - 2BR/2BR 2 STORY
SCALE: 1/8" = 1'-0"



D 3 BR - 1 STORY
SCALE: 1/8" = 1'-0"



C DUPLEX 2 BR/2BR
NOT TO SCALE



D 3 BR
NOT TO SCALE

ASSUMPTIONS AND LIMITING CONDITIONS

This economic analysis and study of housing needs is subject to the following limiting conditions and assumptions:

1. Information provided by various secondary sources is assumed to be accurate. However, this information cannot be guaranteed or construed to represent judgments by the consultant. Such information and the results of its application by the consultant are subject to change without notice.
2. The future course of the Peoria County regional economy is based on our current understanding of the market and representations made to us. The future course of residential development is difficult to predict and our forecast is subject to change, although we deem our projections as reasonable given current information available.
3. We have analyzed the current economic conditions in the primary market area and have taken them into consideration in making our projections. However, should the local, regional, or national economies suffer a major recession or depression, this will have a material effect on our projections.
4. Our analyses, opinions, and conclusions were prepared in conformance with the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute, of which Brad Beggs is a member.

CERTIFICATION

Development Strategies understands that this market study is to be submitted to the Illinois Housing Development Authority (IHDA) and we certify that IHDA may rely on the data included in this document in its review of competing tax credit and financing applications. We agree to answer any questions regarding this market study and our knowledge of the development proposal from IHDA staff and commissioners.

Development Strategies certifies that, to our knowledge and understanding:

- This market study has been prepared in accordance with IHDA guidelines.
- All information and procedures used to establish the study were from factual data and prepared in a professional manner.
- Development Strategies meets IHDA's requirements for professional services firms, including registration with the Illinois Department of Revenue to conduct business in Illinois, adequate insurance coverage, business tenure, and knowledge and experience in preparation of market studies for affordable housing projects using federal, state, and local funding.
- Development Strategies is a member of the National Council of Housing Market Analysts.
- Neither Development Strategies nor any of its employees has any direct or indirect identity of interest with any member of the sponsor's development team.
- Neither Development Strategies nor any of its employees has any direct or indirect ownership interest in the project.
- Our fee for preparation of this study does not rely in any way on the recommendations contained herein.
- No undue pressure or collusion with our client or its representatives exists in the findings and determination of the market study.
- We have personally inspected the market area of the proposed development, including the site of the proposed development and each of the competitive properties.

Development Strategies, Inc.



Brad Beggs, MAI



Brad R. Eilerman



CAREER SUMMARY AND BACKGROUND

Brad is principal-in-charge of Development Strategies' real estate consulting division and also leads the firm's appraisal practice. With education in architecture, business, and construction management—in addition to over 25 years' tenure with Development Strategies—he brings a high level of expertise and credibility to each project.

He is a recognized expert in real estate valuation and has provided testimony in a variety of cases where the accurate value of property has been an issue. The valuations provided for these cases are easy to defend, as Brad uses his experience and the resources of Development Strategies to build a strong case for his conclusions.

His knowledge of the national real estate market has been a valuable asset that the firm has used in many consulting assignments. Brad has conducted or lent his experience to a wide variety of appraisals, market analyses, feasibility studies, highest and best use analyses and other projects requiring economic research and data analysis. He is an approved appraiser and market analyst for many lending institutions, state and local housing agencies, and the United States Department of Housing and Urban Development (HUD).

Brad acknowledges the great value and efficiency technology affords our industry and he is responsible for ensuring Development Strategies' computer network and information systems assist our professionals in making the best use of their time and resources. He was instrumental in creating a full time staff position for a Geographic Information Systems (GIS) professional who now assists with nearly every project handled by the firm.

EDUCATION

Master of Business Administration
Washington University
Olin School of Business, 1991

All coursework completed and examinations passed for Master of Construction Management
Washington University
Sever Institute of Engineering

Bachelor of Arts, Architecture
Washington University
School of Architecture, 1990

REGISTRATIONS

Appraisal Institute, MAI

Certified General Real Estate Appraiser

- Georgia 362070
 - Illinois 153001237
 - Indiana CG40500281
 - Kentucky 4879
 - Michigan 1201074684
 - Minnesota 40428193
 - Missouri RA2973
 - Ohio 2014004574
 - Pennsylvania 4146
 - Tennessee 4616
 - Wisconsin 1928-10
- Temporary license status in several states*

PROFESSIONAL MEMBERSHIPS

Appraisal Institute (MAI)

CIVIC ACTIVITIES

The Missouri Growth Association
– Board of Directors

Habitat for Humanity of St. Louis
– Board of Directors, 2011 - Present
– Project Development Committee
– Real Estate Committee Chairman

EXPERIENCE

Brad has been involved with various market and investment value appraisal assignments of multifamily residential, commercial, industrial, and institutional properties, including vacant land as well as mixed-use projects, primarily in the Midwestern United States. He is recognized as an expert in the field of affordable, mixed-income, mixed-use, and market rate housing and has completed work on projects throughout the United States.

He is actively involved in the following types of projects:

- Expert testimony given in federal court, circuit court, and numerous depositions and condemnation hearings regarding issues of value. Non-testimony assistance provided in a number of additional court cases
- Valuations involving low-income housing and historic tax credits, grants, conservation easements, and favorable financing
- Market studies and appraisals for all types of senior housing
- Valuation of conservation and historic easements
- Valuation and commentary on value methodology provided for real estate tax appeal cases
- Market studies, rent comparability studies, and repositioning analyses for Section 8 and other deeply subsidized housing projects
- Market and feasibility analyses, including focus group discussions and surveys, for various single-family and multiple-family housing developments in urban, suburban, and small town settings
- Market and investment value appraisals of Choice Neighborhood and HOPE VI public housing redevelopment projects in many cities
- Market analysis and redevelopment plans for numerous mixed-use districts including retail, office, hotel, and residential uses
- Hotel market studies and appraisals
- Valuation of special use properties, including schools, museums, sports facilities, concert halls, theatres, churches, etc.
- Highest and best use analysis and development strategies for a wide variety of properties in all types of locations



CAREER SUMMARY AND BACKGROUND

Brad has primary responsibilities in the area of real estate appraisal, while evaluating projects in conjunction with and complementary to the firm's current work in real estate consulting. His assignments include real estate appraisals, market analyses, feasibility studies, economic research and development, and data analysis. Prior to joining Development Strategies in 1994, he worked as a project manager and analyst for Aragon Consulting Group and as a bank examiner with the Missouri Division of Finance.

As a candidate of the Appraisal Institute, Mr. Eilerman has completed numerous courses offered through the Institute. Several of the advanced courses have emphasized highest and best use analysis, income capitalization techniques, feasibility studies, economic research, and appraisal of distressed properties. Brad has also taken courses on HUD's MAP program.

EDUCATION

Master of Business Administration
St. Louis University, 1992

Bachelor of Science, Finance
Missouri State University, 1987

REGISTRATIONS

Certified General Real Estate Appraiser
State of Missouri, RA 002973

EXPERIENCE

Brad has been involved in the firm's various appraisal assignments in multi-family residential, commercial, and industrial properties, including vacant land throughout the country. About half of his assignments have been in Illinois and Missouri, with a high concentration in the St. Louis and Kansas City metropolitan areas. Brad has also completed projects in nearly every US state, including many small and mid-size communities as well as large cities, such as New York City, Philadelphia, Washington D.C., Baltimore, Chicago, Minneapolis, Denver, and Portland.

Another area of concentration for Brad is market analysis, especially market feasibility studies for new apartments. Many of these market study (and appraisal) projects include government subsidized apartment properties such as LIHTC and Section 8 properties. These projects have been located in various sized cities from coast to coast.

Additionally, Brad has worked on several assignments involving community economic development and planning.

- Market and feasibility analyses, including focus group discussions and surveys, for various single-family and multiple-family housing developments in urban, suburban, and small town settings.
- Market studies, rent comparability studies, and repositioning analyses for Section 8 and other deeply subsidized housing projects.
- Valuations involving low-income housing and historic tax credits, grants, and favorable financing.
- Market and appraisals of HOPE VI public housing redevelopment projects in many cities including Kansas City, St. Louis, Gary, Pittsburgh, Philadelphia, Cleveland, Memphis, Louisville, Chicago, Jersey City, Little Rock, Minneapolis, and Peoria.
- Market analysis and redevelopment plans for numerous mixed-use districts including retail, office, hotel, and residential uses.
- Hotel market studies and appraisals.

Letters of Support for East Bluff Housing



February 27, 2018

Audra Hamernik
Executive Director
Illinois Housing Development Authority
111 E. Wacker, Suite 1000
Chicago, IL 60601

**RE: Letter of Support for East Bluff Housing
Letter of Intent – East Village Growth Cell Redevelopment Agreement
Peoria Opportunity Foundation – Peoria, IL**

Dear Ms. Hamernik:

We are writing to express the City's support for the construction of East Bluff Housing. The development is a scattered site (26 sites), 30-unit family development. The development design includes two and three-bedroom single family homes. All designs will match the existing historical context of East Bluff neighborhood with porches, columns, and backyards providing opportunities for residents to garden.

The East Bluff neighborhood is a transforming Peoria neighborhood. An affordable family development fitting the neighborhood context would be an asset to the community. Downtown Peoria is located approximately 0.5 mi south of the site. Residents will be able to take advantage of the many nearby amenities, including Glen Oak Park to the east of the sites. A healthcare clinic is located within a half mile from the sites. This new construction project will allow area families the opportunity to remain in the community and retain the strong sense of community.

After careful review, City administration, pending the approval of a majority vote by the City Council, is prepared to offer the East Bluff Housing Project a Redevelopment Agreement that pledges \$300,000 of TIF funds in the form of a grant, to the project. Funds will be available during construction. All of the sites are located within the East Village Growth Cell Tax Increment Financing (TIF) District. In Illinois, the construction of affordable housing is an eligible expense for the use of TIF funds. Finalization of this Redevelopment Agreement will require the approval of a majority of the City Council. Staff will bring the Agreement to the City Council once project funding, including any other assistance from the City, is finalized.

In addition to the TIF funds, the City of Peoria is waiving building permit fees, estimated at \$42,000 based on the cost of construction, as a form of financial support for the great addition to the East Bluff and Peoria. The City will also be donating 17 vacant lots toward the proposed project at no cost.

City Hall
419 Fulton Street, Suite 300
Peoria, IL 61602
309.494.8600

As the Mayor of Peoria, the City Council Member representing this district, and the City Manager, we affirm that the City strongly supports this project and the efforts of the development team. Our community wants an affordable option for East Bluff families and looks forward to partnering with this development team to make this a reality.

Please feel free to contact us with any questions regarding our support for this project.

Cordially,



Jim Ardis
Mayor



Timothy Riggenschick
3rd District Council Member



Patrick Urich
City Manager

cc: Jane Genzel, Peoria Opportunities Foundation

February 13, 2018

Ms. Audra Hamernik
Executive Director
Illinois Housing Development Authority
111 E. Wacker, Suite 1000
Chicago, IL 60601

RE: Letter of Support for East Bluff Housing – Employer Assisted Housing
– Peoria Employment Opportunities
Peoria Opportunity Foundation – Peoria, IL

Dear Ms. Hamernik:

I am writing to express our support for the construction of East Bluff Housing. We welcome the opportunity to collaborate with Peoria Opportunities Foundation.

Since 1877, OSF Saint Francis Medical Center has fulfilled the Mission of our Sisters - to serve with the greatest care and love. In the years following, we have grown into the fourth largest medical center in Illinois, with a medical staff of 1000+ physicians, 18,000+ employees and 1900+ patient beds.

A major teaching affiliate of the University of Illinois College of Medicine at Peoria, OSF Saint Francis is the area's only Level 1 Trauma Center and tertiary care medical center. We are also home to the Children's Hospital of Illinois and the Illinois Neurological Institute.

OSF Healthcare System continues to grow. We recently added two new hospitals in Urbana, IL and Danville, IL. With Peoria as the corporate headquarters for OSF, Peoria will continue to grow jobs as OSF Healthcare System continues to expand.

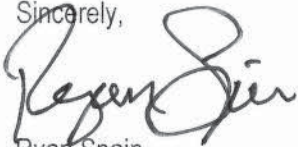
OSF Saint Francis Medical Center is interested in helping to stabilize the East Bluff neighborhood, which is located adjacent to our medical campus. Our management has had preliminary conversations about providing an employer assisted housing program in our benefits package. We are considering a program that would:

- Support home ownership in the East Bluff neighborhood
- Include employees with household income up to 150% AMI

OSF Saint Francis Medical plans to work with Peoria Opportunities Foundation and the City of Peoria to explore guidelines and processes for an employee assisted housing program.

If you have any questions, please feel free to contact my office at (309) 624-3245 or by email, at ryan.m.spain@osfhealthcare.org.

Sincerely,



Ryan Spain
Vice President, Economic Development



615 Phillips Blvd.
Sauk City, WI 53583
608-643-2363

February 5, 2018

Audra Hamernik
Executive Director
Illinois Housing Development Authority
111 E. Wacker, Suite 1000
Chicago, IL 60601

**RE: Letter of Support for East Bluff Housing – Peoria Employment Opportunities
Peoria Opportunity Foundation – Peoria, IL**

Dear Ms. Hamernik:

I am writing to express my support for the construction of East Bluff Housing. We welcome the opportunity to collaborate with Peoria Opportunities Foundation and the residents of East Bluff Housing.

Straight Forward operates call centers that sell subscription-based services to customers nationwide. Straight Forward is family owned and operated and has been in business for nine years. Our company headquarters is in Sauk City, Wisconsin.

In February 2017, Straight Forward opened a call center at 700 Main Street in downtown Peoria. After researching multiple cities, Peoria was selected as the location for Straight Forward's sixth call center. Our decision to open a new office in Peoria was predominately based on workforce and access to motivated sales people. We selected 700 Main Street due to its easy access for future employees.

The company offers full time employment and part time flexible hours, competitive hourly wages with strong bonus opportunities and a state of the art work environment.

Full staffing at Straight Forward's Peoria call center is 250 positions. We currently have 125 positions filled and expect to fill an additional 125 positions in 2018.

We look forward to working with Peoria Opportunities Foundation to connect neighborhood residents to Straight Forward's job opportunities.

Sincerely,

A handwritten signature in black ink that reads "Rod Schwegel". The signature is written in a cursive, flowing style.

Rod Schwegel
President



February 27, 2018

Peoria Opportunities Foundation
Jane Genzel
512 E. Kansas
Peoria, IL 61603

Re: East Bluff Housing – (the “Project”)
Peoria, IL 61603

Dear Ms. Genzel:

The Peoria Housing Authority (PHA) hereby commits to provide Project Based Rental Assistance to 21 (twenty-one) rental units to be constructed as part of the development known as East Bluff Housing (“the Development”).

Project Based Rental Assistance will be provided in the form of RAD Vouchers and Project Based Vouchers as follows:

Number of Units	AMI Level	Unit Type	Utility Allowance	Contract Rent	Gross Rent
1	30% - RAD	3 Bedroom	\$120	\$840	\$960
3	30% (SRN RAD)	2 Bedroom	\$102	\$649	\$751
2	30% (SRN RAD)	3 Bedroom	\$120	\$840	\$960
2	50% - PBV	2 Bedroom	\$102	\$676	\$778
3	50% - PBV	3 Bedroom	\$120	\$973	\$1,093
6	50% - RAD	2 Bedroom	\$102	\$649	\$751
4	50% - RAD	3 Bedroom	\$120	\$840	\$960

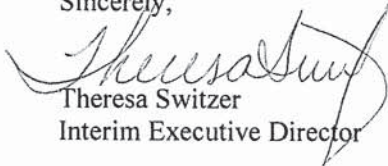
Five units will serve the State of Illinois State Referral Network program. Five units will have a preference for veterans. The term of both Project Based Voucher and RAD Housing Assistance Payment (HAP) contracts will be for 20 years.

The Peoria Housing Authority Administrative Plan allows for the PHA to administer a PBV Program and the Authority has selected the property to receive PBVs is in accordance with the PHA Administrative Plan and 24 C.F.R. § 983.51.

This commitment is conditioned upon the successful development of the project and will expire on December 31, 2018.

Please do not hesitate to contact me should you have any questions or concerns regarding this matter.

Sincerely,


Theresa Switzer
Interim Executive Director





U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

May 31, 2019

Jackie L. Newman
Executive Director
Peoria Housing Authority
100 S. Richard Pryor Place
Peoria, IL 61605-3905

Dear Ms. Newman:

Thank you for your application under the Rental Assistance Demonstration (RAD) for the conversion of assistance of 16 units to Project Based Vouchers at the following PIC Development: IL003000004, TAFT HOMES.

We are pleased to approve your request for conversion as described in the application, subject to the conditions below.

This award letter serves as the Department's Commitment to Enter into a Housing Assistance Payments (CHAP) for the above-referenced project, provided the Owner meets all the requirements contained in the PIH Notice 2012-32, Revision 3 ("Notice") and all subsequent revisions. In addition, the owner must comply with all "CHAP Milestones" identified in section 1.12 of the Notice as applicable.

This award is issued pursuant to the Consolidated and Further Continuing Appropriations Act, 2012, Pub. L. No. 112-55, approved November 18, 2011, the Consolidated and Further Continuing Appropriations Act of 2015 (P.L. 113-235), approved December 6, 2014; the 2017 Consolidated Appropriations Act (P.L. 115-31), approved May 5, 2017, and the Consolidated Appropriations Act of 2018 (P.L. 115-141), approved March 23, 2018; section 8 of the United States Housing Act of 1937 (Act), 42 U.S.C. 1437 et seq.; and the Department of Housing and Urban Development Act, 42 U.S.C. 3531 et seq. The purpose of this award is to begin the process of effectuating the conversion of Public Housing to a form of project-based assistance under section 8 of the Act. This award cannot be transferred without the prior written consent of HUD.

In order to convert your project, the PHA must fulfill the CHAP milestones and deadlines identified in section 1.12 of the Notice. HUD will rely solely on documents and certifications the PHA submits through the RAD Resource Desk to monitor compliance with CHAP milestones. If HUD, in its sole judgment, determines that the PHA fails to meet any of the requirements, the CHAP will be revoked, unless the PHA submits and HUD approves a request for a deadline extension. Any extension request must include both a justification and an explanation of why failure to meet the milestone will not jeopardize the PHA's ability to complete the RAD conversion. Approval of any request for an extension is at HUD's sole discretion.

Within 30 days of CHAP issuance, you must **confirm your acceptance of a CHAP by submitting an application into the Inventory Removals module in PIC** in order to identify the units that will be removed from public housing Annual Contributions Contract (ACC) when the project completes conversion. HUD has made instructions for submitting a Removal Application into PIC available at www.radresource.net.¹ Failure to submit a Removal application into PIC will result in a suspension of the CHAP and a revocation if not corrected within a reasonable time period. Contact your PIH Field Office if you have any questions about this submission.

As the award is a conditional commitment by HUD, HUD reserves the right to revoke or amend its commitment at any time prior to closing if HUD, in its sole judgment, determines that any of the following conditions are present:

- A. any of the contract units were not eligible for selection;
- B. the proposed conversion is not or will not be financially feasible;
- C. the Owner fails to meet any applicable deadline;
- D. the Owner fails to cooperate;
- E. there is any violation of program rules, including fraud; or
- F. the terms of the conversion would be inconsistent with fair housing and civil rights laws or a fair housing or civil rights court order, settlement agreement, or voluntary compliance agreement.

This award shall be interpreted and implemented in accordance with all statutory requirements, and with all HUD requirements, including amendments or changes in HUD requirements, the Notice, and all other applicable RAD guidance.

HUD has also identified the below condition unique to this conversion that must be satisfied prior to the issue of a RAD Conversion Commitment:

The Housing Authority must successfully complete the milestones outlined in their PHARS Action Plan as determined by the Field Office, and enter into a Recovery Agreement.

As you start the process of conversion, we urge you to continue to maintain an open dialogue with your residents and local officials. If you have any questions or concerns regarding

¹ See www.radresource.net > Document Library > PIC Removal – Instructions for PHAs

the conversion process or fulfilling the CHAP Milestones, please contact your RAD Transaction Manager.

Sincerely,

A handwritten signature in blue ink that reads "Susan A. Wilson". The signature is written in a cursive style with a large initial 'S'.

Susan A. Wilson
Director
Office of Public and Indian Housing

Enclosure

CC: Cindy Herrera

EXHIBIT A

**IDENTIFICATION OF UNITS (“CONTRACT UNITS”)
BY SIZE AND APPLICABLE CONTRACT RENTS**

The Contract Rents below for the subject project are based on Fiscal Year 2018 Federal Appropriations and assumptions regarding applicable rent caps. The final RAD contract rents, which will be reflected in the RAD HAP contract, will be based on Fiscal Year 2018 Federal Appropriations, as well as applicable program rent caps and Operating Cost Adjustment Factors (OCAFs), and, as such, may change. In addition, prior to conversion, the PHA must provide HUD updated utility allowances to be included in the HAP contract.

Existing PIC Development Number: IL003000004

PIC Development Number for Tracking Purposes Only*: IL003000004C

New Project Name (for tracking purposes only): TAFT HOMES PHASE 2

Number of Contract Units	Number of Bedrooms	Contract Rent	Utility Allowance	Gross Rent
9	2	\$733	\$215	\$948
7	3	\$937	\$258	\$1,195

Please note that this rent schedule includes the 2019 OCAF adjustment that the PHA is eligible for and will be confirmed during the Financing Plan review.

Evidence of Site Control for All Parcels

PEORIA COUNTY TAX AGENT

141 St. Andrews Ave
P.O. Box 96
Edwardsville, IL 62025
Phone: (618) 656-5744
Fax: (618) 656-5094
www.itaxsale.com

May 31, 2019

Jane Genzel
Peoria Opportunities Foundation
512 E. Kansas
Peoria, IL 61603

Re: Letter of Intent to Sell Land to Peoria Opportunities Foundation

Dear Ms. Genzel:

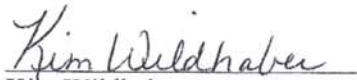
This letter shall serve as a mutual agreement to extend the Letter of Intent entered into between Peoria County ("County") and the Peoria Opportunities Foundation ("Purchaser") on December 12, 2017 (as amended and extended, the "Letter of Intent"), in which the Letter of Intent the County stated its intention to sell the properties located at the addresses set forth in the Letter of Intent ("Properties") to Purchaser or its affiliate for \$600.00 per lot. The term of the Letter of Intent ("Term") is set to expire on May 31, 2019.

The County states that the Properties remain owned by the County and that it is the County's continued understanding that the Properties will be redeveloped with single family homes that will be rented to low-income households

By mutual agreement of the County and the Purchaser, the Term is hereby extended to August 30, 2019 and may be further extended by mutual agreement.

Except as modified herein, the Letter of Intent and its provisions shall remain in full force and effect.

Yours truly,



Kim Wildhaber
Peoria County Tax Agent

AGREED TO AND ACCEPTED BY:



Jane Genzel
Executive Director
Peoria Opportunities Foundation



Community Development Department

May 31, 2019

Jane Genzel
Peoria Opportunities Foundation
512 E. Kansas
Peoria, IL 61603

Re: Letter of Intent to Sell Land to Peoria Opportunities Foundation

Dear Ms. Genzel:

This letter shall serve as a mutual agreement to extend the Letter of Intent entered into between the City of Peoria ("City") and the Peoria Opportunities Foundation ("Purchaser") on December 8, 2017 (as amended and extended, the "Letter of Intent"), in which the Letter of Intent the City stated its intention to sell the properties located at the addresses set forth in the Letter of Intent ("Properties") to Purchaser or its affiliate for \$1.00 per lot. The term of the Letter of Intent ("Term") is set to expire on May 31, 2019.

The City states that the Properties remain owned by the City and that it is the City's continued understanding that the Properties will be redeveloped with single family homes or duplex units that will be rented to low-income households

By mutual agreement of the City and the Purchaser, the Term is hereby extended to August 30, 2019 and may be further extended by mutual agreement.

Except as modified herein, the Letter of Intent and its provisions shall remain in full force and effect.

Respectfully,

A handwritten signature in black ink, appearing to read "Ross Black", written over a horizontal line.

Ross Black
Community Development Department Director
City of Peoria, Illinois

AGREED TO AND ACCEPTED BY:

A handwritten signature in blue ink, appearing to read "Jane Genzel", written over a horizontal line.

Jane Genzel
Executive Director
Peoria Opportunities Foundation

City Hall
419 Fulton Street, Suite 300
Peoria, IL 61602
309.494.8600

SECOND OPTION AGREEMENT EXTENSION

416 East Frye Avenue

This Second Option Agreement Extension ("Extension Agreement") is made as of the 31st day of May 2019, by and between The Children's Home Association of Illinois, an Illinois not-for-profit corporation ("Seller"), and The Peoria Opportunities Foundation, Inc., an Illinois not-for-profit corporation ("Buyer").

WHEREAS, Seller is the owner of fee simple title to the Property, which Property is located at the address commonly known as 416 East Frye Avenue, Peoria, Illinois, and is legally described in Exhibit A attached hereto and made a part hereof; and

WHEREAS, Seller and Buyer entered into that certain Option Agreement ("Option Agreement") dated June 7, 2017, pursuant to which Seller granted to the Buyer an exclusive option to purchase the Property ("Option"), which Option was to expire on December 31, 2017 ("Expiration Date"); and

WHEREAS, Seller and Buyer entered into a First Amendment to Option Agreement (together with the Option Agreement, collectively, the "Amended Option Agreement") dated December 31, 2017, pursuant to which Seller and Buyer agreed to extend the Option to and including a new Expiration Date of October 31, 2018; and

WHEREAS, Seller and Buyer entered into an Option Agreement Extension together with the Amended Option Agreement, collectively, the "Option Agreement") dated October 31, 2018, pursuant to which Seller and Buyer agreed to extend the Option to and including a new Expiration Date of May 31, 2019; and

WHEREAS, the Seller and Buyer desire to further extend the Expiration Date upon the terms herein set forth.

NOW, THEREFORE, in consideration of the execution and delivery of this Extension Agreement and the payment by the Buyer to the Seller of \$10.00, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:


1. Defined Terms. Capitalized terms not defined herein shall have the meaning set forth in the Option Agreement.
2. Extended Option. The Expiration Date is hereby extended to August 30, 2019.
3. No Further Modifications. Except as modified herein the Agreements shall remain in full force and effect.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties hereto have executed this document as of the date first set forth hereinabove.

BUYER:

THE PEORIA OPPORTUNITIES FOUNDATION,
INC., an Illinois not-for-profit corporation

By: 
Name: Jane Genzel
Title: Executive Director

SELLER:

THE CHILDREN'S HOME ASSOCIATION OF
ILLINOIS, an Illinois not-for-profit corporation


By: 
Name: Matt George
Title: CEO

EXHIBIT A

LEGAL DESCRIPTION

A part of the Lot 9 on COMMISSIONER'S SUBDIVISION of part of the South Half of the Southeast Quarter of Section 33 in Township 9 North, Range 8 East of the Fourth Principal Meridian, more particularly bounded and described as follows, to wit: Commencing at the Northeast corner of said Lot 9 and running thence South 142 feet; thence West 48 feet; thence North 142 feet to Frye Avenue; and thence East along said Frye Avenue, 48 feet to the Place of Beginning, in the City of Peoria, situated in Peoria County, Illinois.

P.I.N. 14-33-455-006

Commonly known as 416 East Frye Avenue, Peoria, Illinois 61603

SECOND OPTION AGREEMENT EXTENSION

515 East Illinois Avenue

This Second Option Agreement Extension ("Extension Agreement") is made as of the 31st day of May 2019, by and between David W. Smith ("Seller") and The Peoria Opportunities Foundation, Inc., an Illinois not-for-profit corporation ("Buyer").

WHEREAS, Seller is the owner of fee simple title to the Property, which Property is located at the address commonly known as 515 East Illinois Avenue, Peoria, Illinois, and is legally described in Exhibit A attached hereto and made a part hereof; and

WHEREAS, Seller and Buyer entered into that certain Option Agreement ("Option Agreement") dated June 8, 2017, pursuant to which Seller granted to the Buyer an exclusive option to purchase the Property ("Option"), which Option was to expire on December 31, 2017 ("Expiration Date"); and

WHEREAS, Seller and Buyer entered into a First Amendment to Option Agreement (together with the Option Agreement, collectively, the "Amended Option Agreement") dated December 31, 2017, pursuant to which Seller and Buyer agreed to extend the Option to and including a new Expiration Date of October 31, 2018; and

WHEREAS, Seller and Buyer entered into an Option Agreement (Extension and together with the Amended Option Agreement, collectively, the "Option Agreement") dated October 31, 2018, pursuant to which Seller and Buyer agreed to extend the Option to and including a new Expiration Date of May 31, 2019; and

WHEREAS, the Seller and Buyer desire to further extend the Expiration Date upon the terms herein set forth.

NOW, THEREFORE, in consideration of the execution and delivery of this Extension Agreement and the payment by the Buyer to the Seller of \$10.00, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. Defined Terms. Capitalized terms not defined herein shall have the meaning set forth in the Option Agreement.
2. Extended Option. The Expiration Date is hereby extended to August 30, 2019.
3. No Further Modifications. Except as modified herein the Agreements shall remain in full force and effect.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties hereto have executed this document as of the date first set forth hereinabove.

BUYER:

THE PEORIA OPPORTUNITIES FOUNDATION,
INC., an Illinois not-for-profit corporation

By: 
Name: Jane Genzel
Title: Executive Director

SELLER:

DAVID W. SMITH

By: 

EXHIBIT A

LEGAL DESCRIPTION

Lots 11 and 12 in Block 2 in SMITH FRYE'S ADDITION to the City of Peoria,
situated in the City of Peoria, County of Peoria and State of Illinois

P.I.N. 18-04-230-033

Commonly known as 515 East Illinois Avenue, Peoria, Illinois 61603

SECOND OPTION AGREEMENT EXTENSION

715 East Ravine Avenue

This Second Option Agreement Extension ("Extension Agreement") is made as of the 31st day of May 2019, by and between Peoria Citizens Committee for Economic Opportunity, Inc., an Illinois not-for-profit corporation ("Seller"), and The Peoria Opportunities Foundation, Inc., an Illinois not-for-profit corporation ("Buyer").

WHEREAS, Seller is the owner of fee simple title to the Property, which Property is located at the address commonly known as 715 East Ravine Avenue, Peoria, Illinois, and is legally described in Exhibit A attached hereto and made a part hereof; and

WHEREAS, Seller and Buyer entered into that certain Option Agreement ("Option Agreement") dated June 13, 2017, pursuant to which Seller granted to the Buyer an exclusive option to purchase the Property ("Option"), which Option was to expire on December 31, 2017 ("Expiration Date"); and

WHEREAS, Seller and Buyer entered into a First Amendment to Option Agreement (together with the Option Agreement, collectively, the "Amended Option Agreement") dated December 31, 2017, pursuant to which Seller and Buyer agreed to extend the Option to and including a new Expiration Date of October 31, 2018; and

WHEREAS, Seller and Buyer entered into an Option Agreement (Extension together with the Amended Option Agreement, collectively, the "Option Agreement") dated October 31, 2018, pursuant to which Seller and Buyer agreed to extend the Option to and including a new Expiration Date of May 31, 2019; and

WHEREAS, the Seller and Buyer desire to further extend the Expiration Date upon the terms herein set forth.

NOW, THEREFORE, in consideration of the execution and delivery of this Extension Agreement and the payment by the Buyer to the Seller of \$10.00, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. Defined Terms. Capitalized terms not defined herein shall have the meaning set forth in the Option Agreement.
2. Extended Option. The Expiration Date is hereby extended to August 30, 2019.
3. No Further Modifications. Except as modified herein the Agreements shall remain in full force and effect.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties hereto have executed this document as of the date first set forth hereinabove.

BUYER:

THE PEORIA OPPORTUNITIES FOUNDATION,
INC., an Illinois not-for-profit corporation

By: 
Name: Jane Genzel
Title: Executive Director

SELLER:

PEORIA CITIZENS COMMITTEE FOR ECONOMIC
OPPORTUNITY, INC., an Illinois not-for-profit
corporation

By: McFarland A. Bragg II, CCAP
Name: McFarland A. Bragg II, CCAP
Title: President/ CEO

EXHIBIT A

LEGAL DESCRIPTION

Lot 4 in THEILIG PLACE, according to the plat thereof recorded February 14, 1896 in Plat Book "E", Page 74, situated in PEORIA COUNTY, ILLINOIS

P.I.N. 18-04-229-020

Commonly known as 715 East Ravine Avenue, Peoria, Illinois 61603

Zoning Approval for All Parcels



Community Development Department

February 6, 2018

Ms. Audra Hamernik
Executive Director
Illinois Housing Development Authority
111 E. Wacker Drive, Suite 1000
Chicago, IL 60601

Re: Confirmation of Zoning: East Bluff Housing, various addresses as detailed below, Peoria, IL

Dear Ms. Hamernik:

The proposed project, East Bluff Housing, is a scattered site development with 25 sites throughout East Bluff Neighborhood in Peoria, IL.

Site Address	Size (acres)	Proposed Improvements
910 E. Behrends	0.12	2 Story Single Family
911 E. Behrends	0.15	1.5 Story Single Family
915 E. Behrends	0.15	1.5 Story Single Family
919 E. Behrends	0.15	1.5 Story Single Family
1002 E. Behrends	0.12	1.5 Story Single Family
1017 E. Behrends	0.15	2 Story Single Family
1008 E. Nebraska	0.16	1.5 Story Single Family
726 E. Kansas	0.12	2 Story Single Family
1205 E. Kansas	0.17	2 Story/Duplex
515 E. Illinois	0.35	2 Story/Duplex
513 E. Illinois	Combined with 515 E. Illinois	2 Story/Duplex
1707 N. California	0.15	2 Story Single Family
505 E. Thrush	0.11	1.5 Story Single Family
1816 N. New York	0.17	2 Story/Duplex
1914 N. Indiana	0.09	2 Story Single Family
2201 N. Delaware	0.27	2 Story/Duplex
2206 N. Delaware	0.13	1.5 Story Single Family
2215 N. Delaware	0.13	1.5 Story Single Family
2402 N. Delaware	0.12	1.5 Story Single Family
2411 N. Missouri	0.16	1.5 Story Single Family
2414 N. Missouri	0.16	1.5 Story Single Family
414 E. Frye	0.15	2 Story Single Family
416 E. Frye	0.15	2 Story Single Family
508-510 E. Ravine	0.1	2 Story Single Family
715 E. Ravine	0.15	2 Story Single Family

City Hall
419 Fulton Street, Suite 300
Peoria, IL 61602
309.494.8600

All sites are currently zoned R-4 (Single-Family Residential) which allows for the proposed development. There are no special use designations required. A duplex is an allowed use in the R-4 (Single-family Residential) District, when designated at the time of platting. The process of replatting for duplexes and subdividing a property into two lots is an administrative process, if no waivers are present.

The process of replatting for duplex lots was completed by Peoria Opportunities Foundation, in preparation for this project, for the properties located at 2201 N Delaware, 1816 N. New York, and 1205 E Kansas. The process has not yet been completed for 513 and 515 E Illinois, at the wishes of the current property owner. This will be completed once Peoria Opportunities Foundation acquires the property. The City of Peoria has reviewed the property and does not anticipate any waivers of Unified Development Code requirements, which would allow this to be reviewed administratively in conjunction with the site review process.

The proposed development will be a new construction, single family scattered site, 30-unit development for families and will include 15 two-bedroom units and 15 three-bedroom units with parking spaces on site.

As noted above, the current zoning of R-4 (Single-Family Residential) will permit this proposed project.

If you have any questions, please feel free to contact my office at (309) 494-8601 or by email, at rblack@peoriagov.org.

Sincerely,

A handwritten signature in black ink, appearing to read "Ross Black". The signature is stylized and cursive.

Ross Black
Community Development Director

City Hall
419 Fulton Street, Suite 300
Peoria, IL 61602
309.494.8600

Development Budget and Operating Proforma

Project Overview

East Bluff Housing 2019 Peoria HOME Application

Project Overview

Developer Peoria Opportunities Foundation
 Location Scattered Site Peoria IL 61602
 # of Buildings 1

Square Footage

Site Area Sq.Ft.
 Building Gross
 Building Net
 Commercial Space
 Other Non-Residential Space

160,301
 33,942
 33,942
 -
 -

Schedules

Construction Loan Closing 10/1/2019
 Construction Completion 10/2020
 Lease-Up Begins 09/2020
 100% Occupancy Date 01/2021

Tax Credit Overview

LIHTC Units 30
 LIHTC Allocation Amount 889,765
 Price Per LI Credit 0.8841
 Est. Historic Credits -
 Price Per Historic Credit NA
 When will LIHTC rate be locked?

Affordability Overview

Description	2 BR	3 BR	Total
30% RAD	0	1	1
30%	3	2	5
SRN-RAD	6	4	10
50% RAD	2	3	5
AMI-PBV	4	5	9
60% AMI			

Development Costs

Category	Amount	Per Unit	Per Gross SF
Acquisition	27,500	917	0.81
Construction	7,914,324	263,811	233.17
Construction Period	80,000	2,667	2.36
Professional Fees	1,089,785	36,326	32.11
Marketing & Leasing	32,096	1,070	0.95
Lender Fees	190,977	6,366	5.63
Developer Fee	897,927	29,931	26.45
Reserves	167,544	5,585	4.94
Interest	351,872	11,729	10.37
Total Uses	10,752,025	358,401	316.78

Income & Expenses

Number of Bedrooms	# of Units	Avg. GSF	Avg. Rent	Monthly Income	Annual Income
2 BR	15	865	667	10,003	120,036
3 BR	15	1,220	854	12,804	153,648
Gross Residential Income	30	1,043	760	22,807	273,684
Less Residential Vacancy			8.00%	1,825	21,895
Less Rental Allowance			0.00%	-	-
Effective Residential Income			92.00%	20,982	251,789
Effective Commercial Income				0	0
Effective Other Income				0	0
Gross Effective Income				20,982	251,789

Eligible Basis	Acquisition	Construction	Historic
Building Basis	NA	9,735,273	NA
Personal Property	NA	303,136	NA
Site Work	NA	-	NA
Total Eligible Basis	NA	10,038,409	NA

Permanent Sources of Funds

Lien	Loan Description	Lender	Amount	Perm Term / Amtz	Initial Perm Rate	Fixed/ Varied	Payment Year 1
1	HOME Loan	IHDA	1,400,000	100% over 30 years	0.000%	Fixed	46,667
2	City HOME	City of Peoria	560,000	20 / Balloon	0.000%	Fixed	
3	TIF	City of Peoria	300,000	20 / Balloon	0.000%	Fixed	
4	FHLB AHP	Morton Community Bank	350,687				
5	Deferred Developer Fee	POF	275,173				
6	Tax Credit Equity	Cinnaire	7,866,165	LIHTC Price: \$ 0.8841			
Total			10,752,025				46,667

Detailed Project Rental Income

East Bluff Housing 2019 Peoria HOME Application

Residential Unit Types - General Information									
Unit Type	Avg. Rent	Unit Count	# BRs	# BAs	Gross SF	Vac Rate	Esc Rate	Comments	
2 BR	667	15	2	1.0	865	8.00%	2.00%	Unit sizes vary between 850 sft - 880 sf	
3 BR	854	15	3	2.0	1,220	8.00%	2.00%	Unit sizes vary between 1,180 sf and 1,280 sf	
Totals	760	30			31,275	8.00%	2.00%		

Residential Income by AMI Description									
Unit Type	Monthly Rent	Total Units	Monthly Rent PSF	Annual Rent PSF	Monthly Rent	Annual Rent	Vacancy	Effective Gross Income	
3 BR	937	1	0.77	9.22	937	11,244	(900)	10,344	
30% RAD	937	1	0.77	9.22	937	11,244	(900)	10,344	
2 BR	733	3	0.85	10.17	2,199	26,388	(2,111)	24,277	
3 BR	937	2	0.77	9.22	1,874	22,488	(1,799)	20,689	
30% SRN-RAD	815	5	0.82	9.79	4,073	48,876	(3,910)	44,966	
2 BR	563	2	0.65	7.81	1,126	13,512	(1,081)	12,431	
3 BR	835	3	0.68	8.21	2,505	30,060	(2,405)	27,655	
50% AMI-PBV	726	5	0.67	8.05	3,631	43,572	(3,486)	40,086	
2 BR	733	6	0.85	10.17	4,398	52,776	(4,222)	48,554	
3 BR	937	4	0.77	9.22	3,748	44,976	(3,598)	41,378	
50% RAD	815	10	0.82	9.79	8,146	97,752	(7,820)	89,932	
2 BR	570	4	0.66	7.91	2,280	27,360	(2,189)	25,171	
3 BR	748	5	0.61	7.36	3,740	44,880	(3,590)	41,290	
60% AMI	669	9	0.63	7.60	6,020	72,240	(5,779)	66,461	

Residential Income Summary			
	Monthly	Annual	PSF Income
Gross Residential Income	22,807	273,684	8.75
Vacancy & Collection Loss	(1,825)	(21,895)	(0.70)
Rental Allowance / RM Unit	0	0	0.00
Effective Residential Income	20,982	251,789	8.05

Other Income

Description	Income Per Year	Gross Annual Income	Vacancy / Coll Loss	Effective Gross Income	Years	Esc Rate	Comments
TIF Income	0	0	0.00%	0	19	0.00%	
Other Income Total	0	0	0.00%	0	0	0.00%	

Detailed Project Rental Income
 East Bluff Housing 2019 Peoria HOME Application

Grand Total Income		Gross	Vacancy /	Vacancy /	Rental	Effective	Y1 Avg.
Type	Annual Income	Income	Coll Loss	Coll Loss Amt	Allowance	Gross Income	Esc Rate
Residential	273,684	273,684	8.00%	(21,895)	0	251,789	2.00%
Commercial	0	0	0.00%	0	0	0	0.00%
Other	0	0	0.00%	0	0	0	0.00%
Grand Total	273,684	273,684	8.00%	(21,895)	0	251,789	2.00%

Operating Costs
East Bluff Housing 2019 Peoria HOME Application

Budget Line Item	Amount	Per Unit	% of EGI
Legal	2,500	83	1.0%
Office Supplies	900	30	0.4%
Accounting	7,450	248	3.0%
Telephone Service	750	25	0.3%
Licenses & Fees	1,950	65	0.8%
LIHTC Monitoring Fee	750	25	0.3%
Administration Total:	14,300	477	5.7%
Advertising/Marketing	2,500	83	1.0%
Marketing Total:	2,500	83	1.0%
Management Fee	15,107	504	6.0%
Management Fee Total:	15,107	504	6.0%
Administrative	30,000	1,000	11.9%
Operating	5,700	190	2.3%
Maintenance	20,000	667	7.9%
Payroll Total:	55,700	1,857	22.1%
Real Estate Taxes	32,250	1,075	12.8%
Property Insurance	15,000	500	6.0%
Taxes & Insurance Total:	47,250	1,575	18.8%
Pest Control	3,000	100	1.2%
Scavenger Service	6,300	210	2.5%
Carpet Cleaning	2,250	75	0.9%
Decorating	2,250	75	0.9%
Maintenance Supplies	2,550	85	1.0%
Landscaping	2,250	75	0.9%
General Repairs	7,500	250	3.0%
Maintenance Total:	26,100	870	10.4%
Gas	2,400	80	1.0%
Water/ Sewer	2,500	83	1.0%
Electricity	2,400	80	1.0%
Utilities Total:	7,300	243	2.9%
Replacement Reserve	13,500	450	5.4%
Reserves Total	13,500	450	5.4%
Total Operating Costs	181,757	6,059	72.2%

	Amount	Per Unit	% of EGI
Effective Gross Income (EGI)	251,789	8,393	100.0%
Total Operating Costs	181,757	6,059	72.2%
Net Operating Income (NOI)	70,032	2,334	27.8%

Development Costs

East Bluff Housing 2019 Peoria HOME Application

Budget Line Item	Budget	Per Unit
Land Cost	25,000	833
Title and Transfer Taxes	<u>2,500</u>	<u>83</u>
Acquisition Total:	<u>27,500</u>	<u>916</u>
Site Work	385,213	12,840
Net Construction Costs	6,062,717	202,091
General Conditions	408,455	13,615
Overhead	136,151	4,538
Profit	408,455	13,615
Bond Premium / LOC fee	112,936	3,765
Utility Fees	40,000	1,333
Furniture Fixtures & Equipment	25,000	833
Building Permits	13,000	433
Contingency	<u>322,397</u>	<u>10,747</u>
Construction Total:	<u>7,914,324</u>	<u>263,810</u>
Builders Risk Insurance	50,000	1,667
Real Estate Taxes	15,000	500
Security	<u>15,000</u>	<u>500</u>
Construction Period Total:	<u>80,000</u>	<u>2,667</u>
Architect -- Design	270,084	9,003
Architect -- Supervision	155,751	5,192
Architect Reimbursables	10,000	333
HERS Testing	31,000	1,033
Predevelopment Interest	20,000	667
Legal - Organizational	90,000	3,000
Legal - Tax Credits	55,000	1,833
Legal - Zoning	6,000	200
Accountant -- General	30,000	1,000
Plats & Surveys	40,000	1,333
Appraisal	30,000	1,000
Environmental Reports	30,000	1,000
Soils and Material Testing	60,000	2,000
Market Study	6,950	232
Title & Recording Fees	30,000	1,000
Consultant -- Financial	<u>225,000</u>	<u>7,500</u>
Professional Fees Total:	<u>1,089,785</u>	<u>36,326</u>
Lease-Up Expense	7,096	237
Advertising	<u>25,000</u>	<u>833</u>
Marketing & Leasing Total:	<u>32,096</u>	<u>1,070</u>
Application Fee	5,000	167
LIHTC Reservation Fee	88,977	2,966
Construction Points	12,000	400
Lender Legal Costs	60,000	2,000
Construction Inspection	<u>25,000</u>	<u>833</u>
Lender Fees Total:	<u>190,977</u>	<u>6,366</u>
Developer Fee	<u>897,927</u>	<u>29,931</u>
Developer Fee Total:	<u>897,927</u>	<u>29,931</u>
Tax & Insurance Escrow	33,488	1,116
Replacement Reserve	24,000	800
Operating Deficit	<u>110,056</u>	<u>3,669</u>
Reserves Total:	<u>167,544</u>	<u>5,585</u>
Equity Bridge Loan	<u>351,872</u>	<u>11,729</u>
Interest Total:	<u>351,872</u>	<u>11,729</u>
Total Development Cost	10,752,025	358,400

Sources of Funds

East Bluff Housing 2019 Peoria HOME Application

Construction Sources of Funds

Lien	Source Description	Lender	Amount	Term	Interest Type	Avg. Interest Rate	Total Paid Interest
1	Equity Bridge Loan		6,002,929	24 Months	Fixed	5.290%	351,872
2	HOME Loan	IHDA	1,400,000	24 Months	Fixed	0.000%	
3	City HOME	City of Peoria	560,000	18 Months	Fixed	0.000%	
4	TIF	City of Peoria	300,000	18 Months	Fixed	0.000%	
5	FHLB AHP	Morton Community Bank	350,687	18 Months			
6	Deferred Developer Fee	POF	275,173				
7	Tax Credit Equity	Cinnaire	1,863,236				
Total Construction Sources			10,752,025				351,872
Total Development Costs			10,752,025				
(Gap) / Surplus			-				

Permanent Sources of Funds

Lien	Source Description	Lender	Amount	Term	Amortization Period	Initial Interest Rate	Initial Annual Payment	DCR
1	HOME Loan	IHDA	1,400,000	20 Years	30 Years	0.000%	46,667	1.50
2	City HOME	City of Peoria	560,000	20 Years	Balloon	0.000%	-	
3	TIF	City of Peoria	300,000	20 Years	Balloon	0.000%	-	
4	FHLB AHP	Morton Community Bank	350,687					
5	Deferred Developer Fee	POF	275,173					
6	Tax Credit Equity	Cinnaire	7,866,165		LIHTC Price: \$ 0.8841			
Total Permanent Sources			10,752,025				46,667	1.50
Total Development Costs			10,752,025					
(Gap) / Surplus			-					

Operating Proforma

East Bluff Housing 2019 Peoria HOME Application

	'22 Rates	2022 Per									
	Unit	2022	2023	2024	2025	2026	2027	2028	2029		
2 BR	4,001	120,036	122,437	124,885	127,383	129,931	132,529	135,180	137,884		
3 BR	5,122	153,648	156,721	159,855	163,052	166,314	169,640	173,033	176,493		
Gross Residential Income	9,123	273,684	279,158	284,741	290,436	296,244	302,169	308,213	314,377		
Gross Other Income		-	-	-	-	-	-	-	-		
Gross Income	9,123	273,684	279,158	284,741	290,436	296,244	302,169	308,213	314,377		
Vacancy / Collection Loss (8.00%)	(730)	(21,895)	(22,333)	(22,779)	(23,235)	(23,699)	(24,173)	(24,657)	(25,150)		
Effective Gross Income	8,393	251,789	256,825	261,962	267,201	272,545	277,996	283,556	289,227		
Administration	477	14,300	14,727	15,172	15,627	16,095	16,577	17,076	17,587		
Marketing	83	2,500	2,575	2,652	2,732	2,814	2,898	2,985	3,075		
Management Fee	504	15,107	15,409	15,717	16,032	16,352	16,679	17,013	17,353		
Payroll	1,857	55,700	57,371	59,092	60,866	62,690	64,571	66,509	68,503		
Taxes & Insurance	1,575	47,250	48,990	50,795	52,668	54,611	56,626	58,718	60,887		
Maintenance	870	26,100	26,881	27,690	28,520	29,375	30,256	31,166	32,099		
Utilities	243	7,300	7,519	7,744	7,978	8,216	8,462	8,717	8,979		
Reserves	450	13,500	13,905	14,322	14,752	15,194	15,650	16,120	16,603		
Total Expenses	6,059	181,757	187,377	193,184	199,175	205,347	211,719	218,304	225,086		
Net Operating Income	2,334	70,032	69,448	68,778	68,026	67,198	66,277	65,252	64,141		
Principal Interest	1,556	46,667	46,667	46,667	46,667	46,667	46,667	46,667	46,667		
Total HOME Loan	1,556	46,667	46,667	46,667	46,667	46,667	46,667	46,667	46,667		
Total Principal	1,556	46,667	46,667	46,667	46,667	46,667	46,667	46,667	46,667		
Total Interest	-	-	-	-	-	-	-	-	-		
Total Loan Payments	1,556	46,667	46,667	46,667	46,667	46,667	46,667	46,667	46,667		
Debt Coverage Ratio		1.50	1.49	1.47	1.46	1.44	1.42	1.40	1.37		
Cash Flow	779	23,365	22,781	22,111	21,359	20,531	19,610	18,585	17,474		

Operating Proforma
East Bluff Housing 2019 Peoria HOME Application

	2030	2031	2032	2033	2034	2035	2036
2 BR	140,641	143,454	146,323	149,250	152,235	155,279	158,385
3 BR	180,023	183,624	187,296	191,042	194,863	198,760	202,735
Gross Residential Income	320,664	327,078	333,619	340,292	347,098	354,039	361,120
Gross Other Income	-	-	-	-	-	-	-
Gross Income	320,664	327,078	333,619	340,292	347,098	354,039	361,120
Vacancy / Collection Loss (8.00%)	(25,653)	(26,166)	(26,689)	(27,224)	(27,768)	(28,323)	(28,889)
Effective Gross Income	295,011	300,912	306,930	313,068	319,330	325,716	332,231
Administration	18,114	18,659	19,219	19,795	20,387	21,000	21,629
Marketing	3,167	3,262	3,360	3,461	3,564	3,671	3,781
Management Fee	17,700	18,054	18,415	18,784	19,159	19,543	19,933
Payroll	70,559	72,675	74,855	77,102	79,415	81,798	84,252
Taxes & Insurance	63,138	65,474	67,897	70,411	73,019	75,727	78,536
Maintenance	33,062	34,055	35,077	36,131	37,212	38,329	39,477
Utilities	9,247	9,524	9,810	10,105	10,408	10,719	11,041
Reserves	17,101	17,614	18,143	18,687	19,248	19,825	20,420
Total Expenses	232,088	239,317	246,776	254,476	262,412	270,612	279,069
Net Operating Income	62,923	61,595	60,154	58,592	56,918	55,104	53,162
Principal Interest	46,667	46,667	46,667	46,667	46,667	46,667	46,667
Total HOME Loan	46,667	46,667	46,667	46,667	46,667	46,667	46,667
Total Principal	46,667	46,667	46,667	46,667	46,667	46,667	46,667
Total Interest	-	-	-	-	-	-	-
Total Loan Payments	46,667	46,667	46,667	46,667	46,667	46,667	46,667
Debt Coverage Ratio	1.35	1.32	1.29	1.26	1.22	1.18	1.14
Cash Flow	16,256	14,928	13,487	11,925	10,251	8,437	6,495

**Peoria Opportunities Foundation
Articles of Incorporation**

State of Illinois
Office of
The Secretary of State

Whereas, ARTICLES OF INCORPORATION OF
PEORIA HOUSING FOUNDATION
INCORPORATED UNDER THE LAWS OF THE STATE OF ILLINOIS HAVE BEEN
FILED IN THE OFFICE OF THE SECRETARY OF STATE AS PROVIDED BY THE
GENERAL NOT FOR PROFIT CORPORATION ACT OF ILLINOIS, IN FORCE
JANUARY 1, A.D. 1987.

Now Therefore, I, Jesse White, Secretary of State of the State of Illinois, by virtue of the powers vested in me by law, do hereby issue this certificate and attach hereto a copy of the Application of the aforesaid corporation.

In Testimony Whereof, I hereto set my hand and cause to be affixed the Great Seal of the State of Illinois, at the City of Springfield, this 23RD day of NOVEMBER A.D. 1999 and of the Independence of the United States the two hundred and 24TH



Jesse White

Secretary of State

NFP-102.10
(Rev. Jan. 1999)

http://www.sos.state.il.us

ARTICLES OF INCORPORATION

(Do Not Write in This Space)

SUBMIT IN DUPLICATE

Payment must be made by certified check, cashier's check, Illinois attorney's check, Illinois C.P.A.'s check or money order, payable to "Secretary of State."

DO NOT SEND CASH!

Date 11-23-99

Filing Fee \$50

Approved *u*

AID

NOV 23 1999

TO: JESSE WHITE, Secretary of State

Pursuant to the provisions of "The General Not For Profit Corporation Act of 1986," the undersigned incorporator(s) hereby adopt the following Articles of Incorporation.

Article 1. The name of the corporation is: PEORIA HOUSING FOUNDATION *M*

Article 2: The name and address of the initial registered agent and registered office are:

Registered Agent BRIAN D. MOOTY
First Name Middle Name Last Name
Registered Office 301 S.W. Adams St., Suite 700
Number Street (Do not use P.O. Box)
Peoria IL 61602
City ZIP Code Peoria
County

Article 3: The first Board of Directors shall be _____ in number, their names and residential addresses being as follows: (Not less than three)

Director's Names	Number	Street	Address City	State
BRENDA R. COATES	1037	W. Bellhaven	Peoria	IL 61614
ROGER A. JOHN	6927	W. Legion Hall Rd.	Dunlap	IL 61525
STEVEN M. VELING	5510	N. Leawood Ct.	Peoria	IL 61615
WILLA W. LUCAS	611	E. Erye Ave.	Peoria	IL 61603

Article 4. The purposes for which the corporation is organized are:

See attached

60

Is this corporation a Condominium Association as established under the Condominium Property Act?
 Yes No (Check one)

6077-484-6

Is this corporation a Cooperative Housing Corporation as defined in Section 216 of the Internal Revenue Code of 1954? Yes No (Check one)

Is this a Homeowner's Association which administers a common-interest community as defined in subsection (c) of Section 9-102 of the code of Civil Procedure? Yes No

10-27

Article 5. Other provisions (please use separate page):

ATTACHMENT TO ARTICLES OF INCORPORATION

Article 4. The purposes for which the corporation is organized are:

Charitable, benevolent, educational, civic, social, and for ownership or administration of residential property on a cooperative basis.

Article 5: Other Provisions.

No part of the income or assets of the Corporation shall be distributed to, nor inure to the benefit of, any of the Corporation officers, directors, or other private persons, except that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth herein; provided, however, no compensation or payments (other than reimbursement for expenses) shall be paid to a director or any business enterprise with which he or she is associated. No part of the activities of the Corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the Corporation shall not participate in, nor intervene in (including the publishing or distribution of statements), any political campaign on behalf of any candidate for public office.

Upon the dissolution of the Corporation, the Board of Directors shall, after paying or making provision for the payment of all of the liabilities of the Corporation, distribute all of the assets of the Corporation to the Peoria Housing Authority, an Illinois municipal corporation, being a political subdivision of the State of Illinois.

Article 6.

NAMES & ADDRESSES OF INCORPORATORS

The undersigned incorporator(s) hereby declare(s), under penalties of perjury, that the statements made in the foregoing Articles of Incorporation are true.

Dated _____ (Month & Day) _____ (Year)

SIGNATURES AND NAMES		POST OFFICE ADDRESS			
1.	<u>Brenda R. Coates</u> Signature BRENDA R. COATES Name (please print)	1.	<u>1037 W. Bellhaven</u> Street <u>Peoria</u> <u>IL</u> <u>61614</u> City/Town State ZIP		
2.	<u>[Signature]</u> Signature ROGER A. JOHN Name (please print)	2.	<u>6927 W. Legion Hall Rd.</u> Street <u>Dunlap,</u> <u>IL</u> <u>61525</u> City/Town State ZIP		
3.	<u>[Signature]</u> Signature STEVEN M. VELING Name (please print)	3.	<u>5510 N. Leawood Ct.</u> Street <u>Peoria</u> <u>IL</u> <u>61615</u> City/Town State ZIP		
4.	<u>[Signature]</u> Signature WILLA W. LUCAS Name (please print)	4.	<u>611 E. Frye Ave.</u> Street <u>Peoria</u> <u>IL</u> <u>61603</u> City/Town State ZIP		
5.	<u>_____</u> Signature Name (please print)	5.	<u>_____</u> Street City/Town State ZIP		

(Signatures must be in **BLACK INK** on original document. Carbon copied, photocopied or rubber stamped signatures may only be used on the true copy.)

- If a corporation acts as incorporator, the name of the corporation and the state of incorporation shall be shown and the execution shall be by its President or Vice-President and verified by him, and attested by its Secretary or an Assistant Secretary.
- The registered agent cannot be the corporation itself.
- The registered agent may be an individual, resident in this State, or a domestic or foreign corporation, authorized to act as a registered agent.
- The registered office may be, but need not be, the same as its principal office.
- A corporation which is to function as a club, as defined in Section 1-3.24 of the "Liquor Control Act" of 1934, must insert in its purpose clause a statement that it will comply with the State and local laws and ordinances relating to alcoholic liquors.

FOR INSERTS - USE WHITE PAPER - SIZE 8 1/2 x 11

File No. _____

FORM NFP-102.10

ARTICLES OF INCORPORATION

under the

GENERAL NOT FOR PROFIT

CORPORATION ACT

of

FILED

1997 2 3 1999

JESSE WHITE
SECRETARY OF STATE

SECRETARY OF STATE
DEPARTMENT OF BUSINESS SERVICES
CORPORATION DIVISION
SPRINGFIELD, ILLINOIS 62756
TELEPHONE (217) 782-9522
782-9523

(These Articles Must Be Executed and Filed
in Duplicate)

Filing Fee \$50
C-157.11

NFP-110.30
(Rev. Jan. 1999)

Submit in Duplicate
Remit payment in check or money
order, payable to "Secretary of
State."

DO NOT SEND CASH!

JESSE WHITE
Secretary of State
State of Illinois

ARTICLES OF AMENDMENT
under the
GENERAL NOT FOR PROFIT
CORPORATION ACT

File # 6077-484-6

This Space For Use By
Secretary of State
Date 8-21-02
Filing Fee \$25.00
Approved *z*

Pursuant to the provisions of "The General Not For Profit Corporation Act of 1986," the undersigned corporation hereby adopts these Articles of Amendment to its Articles of Incorporation.

ARTICLE ONE The name of the corporation is PEORIA HOUSING FOUNDATION ✓



(Note 1)

ARTICLE TWO The following amendment to the Articles of Incorporation was adopted on Dec. 5
2000 in the manner indicated below ("X" one box only.) (Month & Day)
(Year)

- By the affirmative vote of a majority of the directors in office, at a meeting of the board of directors, in accordance with Section 110.15. (Note 2)
- By written consent, signed by all the directors in office, in compliance with Sections 110.15 and 108.45 of this Act. (Note 3)
- By the members at a meeting of members entitled to vote by the affirmative vote of the members having not less than the minimum number of votes necessary to adopt such amendment, as provided by this Act, the articles of incorporation or the bylaws, in accordance with Section 110.20. (Note 4)
- By written consent signed by members entitled to vote having not less than the minimum number of votes necessary to adopt such amendment, as provided by this Act, the articles of incorporation, or the bylaws, in compliance with Sections 107.10 and 110.20 of this Act. (Note 5)

(INSERT RESOLUTION)

See attached

"That the name of the Peoria Housing Foundation be changed
to Peoria Opportunities Foundation"

P A I D
AUG 22 2002
DEPARTMENT OF
BUSINESS SERVICES

(If space is insufficient, attach additional pages size 8 1/2 x 11)

The undersigned corporation has caused these articles to be signed by its duly authorized officers, each of whom affirm, under penalties of perjury, that the facts stated herein are true. (All signatures must be in **BLACK INK**.)

Dated 10-2-01 2001 PEORIA HOUSING FOUNDATION
 (Month & Day) (Year) (Exact Name of Corporation)

attested by [Signature] by [Signature]
 (Signature of Secretary) (Signature of President)

ROGER JOHN TOM DAVIS
 (Type or Print Name and Title) (Type or Print Name and Title)

NOTES AND INSTRUCTIONS

- NOTE 1:** State the true exact corporate name as it appears on the records of the Office of the Secretary of State, **BEFORE** any amendments herein reported.
- NOTE 2:** Directors may adopt amendments without member approval only when the corporation has no members, or no members entitled to vote.
- NOTE 3:** Director approval may be (1) by vote at a director's meeting (either annual or special) or (2) consent, in writing, without a meeting.
- NOTE 4:** All amendments not adopted under Sec. 110.15 require (1) that the board of directors adopt a resolution setting forth the proposed amendment and (2) that the members approve the amendment.

Member approval may be (1) by vote at a members meeting (either annual or special) or (2) by consent, in writing, without a meeting.

To be adopted, the amendment must receive the affirmative vote or consent of the holders of at least 2/3 of the outstanding members entitled to vote on the amendment, (but if class voting applies, then also at least a 2/3 vote within each class is required).

The articles of incorporation may supersede the 2/3 vote requirement by specifying any smaller or larger vote requirement not less than a majority of the outstanding votes of such members entitled to vote and not less than a majority within each when class voting applies. (Sec. 110.20)

- NOTE 5:** When a member approval is by written consent, all members must be given notice of the proposed amendment at least 5 days before the consent is signed. If the amendment is adopted, members who have not signed the consent must be promptly notified of the passage of the amendment. (Sec. 107.10 & 110.20)

FORM NFP-110.30

File No.

ARTICLES OF AMENDMENT
under the
GENERAL NOT FOR-PROFIT CORPORATION ACT

Filing Fee \$25

FILED

AUG 2 1 2002

JESSE WHITE
SECRETARY OF STATE

RETURN TO:

Department of Business Services
Secretary of State
Springfield, Illinois 62756
Telephone (217) 782-1832
<http://www.sos.state.il.us>

C-130.10

FOSTERING LOW INCOME HOUSING PAGE
SEE HIGHLIGHT BELOW

FORM **NFP 110.30** (rev. Dec. 2003)
ARTICLES OF AMENDMENT
General Not For Profit Corporation Act

Jesse White, Secretary of State
Department of Business Services
Springfield, IL 62756
Telephone (217) 782-1832
http://www.cyberdriveillinois.com


FILED

APR 08 2004

JESSE WHITE
SECRETARY OF STATE



Remit payment in the form of a check or money order payable to the Secretary of State.

File # 6077-484-6 Filing Fee: \$25.00 Approved: 
Submit in duplicate Type or Print clearly in black ink Do not write above this line

1. Corporate name (Note 1): Peoria Opportunities Foundation

2. Manner of adoption of amendment:
The following amendment of Articles of Incorporation was adopted on March 29, 2004 in the manner indicated below (Check one only):
(Month, Day & Year) ✓

By affirmative vote of a majority of the directors in office, at a meeting of the board of directors, in accordance with Section 110.15. (Note 2)

By written consent, signed by all the directors in office, in compliance with Sections 110.15 and 108.45 (Note 3)

By members at a meeting of members entitled to vote by the affirmative vote of the members having not less than the minimum number of votes necessary to adopt such amendment, as provided by this Act, the articles of incorporation or the bylaws, in accordance with Section 110.20. (Note 4)

By written consent signed by members entitled to vote having not less than the minimum number of votes necessary to adopt such amendment, as provided by this Act, the articles of incorporation, or the bylaws, in compliance with Sections 107.10 and 110.20. (Note 5)

3. Text of amendment
(a.) When an amendment effects a name change, insert the new corporate name below. Use 3 (b) below for all other amendments. *Article 1: The name of the corporation is:

(New Name)

(b) All amendments other than name change.
(If amendment affects the corporate purpose, the amended purpose is required to be set forth in its entirety.) If there is not sufficient space to add the full text of the amendment, add one or more sheets of this size.

(COMPLETE ITEM 4 OR, IF APPLICABLE, ITEM 5.) ALL SIGNATURES MUST BE IN BLACK INK. (60)

That the purpose of the Peoria Opportunities Foundation shall include fostering development of affordable housing CHARITABLE, BENEVOLENT, EDUCATIONAL, CIVIC, SOCIAL, AND FOR OWNERSHIP OR ADMINISTRATION OF RESIDENTIAL PROPERTY ON A COOPERATIVE BASIS ✓

4. The undersigned corporation has caused these articles to be signed by duly authorized officer, who affirms, under penalties of perjury, that the facts stated herein are true. (All signatures must be in **BLACK INK**.)

Dated

April 2

2004

Peoria Opportunities Foundation

(Month & Day)

(Year)

(Exact Name of Corporation)

Thomas R. Davis

(Any Authorized Officer's Signature)

Tom Davis President

(Print Name and Title)

5. If there are no duly authorized officers, then the persons designated under Section 101.10(b)(2) must sign below and print name and title. The undersigned affirms, under penalties of perjury, that the facts stated herein are true.

Dated _____ (Month, Day & Year)

Signature

Print Name and Title

NOTES

- Note 1:** State the true and exact corporate name as it appears on the records of the Secretary of State, BEFORE any amendment herein reported.
- Note 2:** Directors may adopt amendments without member approval only when the corporation has no members, or no members entitled to vote pursuant to §110.15
- Note 3:** Director approval may be (1) by vote at a director's meeting (*either annual or special*) or (2) by consent, in writing, without a meeting.
- Note 4:** All amendments not adopted under Sec. 110.15 require (1) that the board of directors adopt a resolution setting forth the proposed amendment and (2) that the members approve the amendment.
Member approval may be (1) by vote at a members meeting (*either annual or special*) or (2) by consent, in writing, without a meeting.
To be adopted, the amendment must receive the affirmative vote or consent of the holders of at least 2/3 of the outstanding members entitled to vote on the amendment, (*but if class voting applies, then also at least a 2/3 vote within each class is required*).
- The articles of Incorporation may supersede the 2/3 vote requirement by specifying any smaller or larger vote requirement not less than a majority of the outstanding votes of such members entitled to vote and not less than a majority within each when class voting applies. (*Sec. 110.20*)
- Note 5:** When member approval is by written consent, all members must be given notice of the proposed amendment at least 5 days before the consent is signed. If the amendment is adopted, members who have not signed the consent must be promptly notified of the passage of the amendment. (*Sec. 107.10 & 110.20*)

PAID

APR 08 2004

EXPEDITED
SECRETARY OF STATE

BY-LAWS
OF
PEORIA OPPORTUNITIES FOUNDATION

ARTICLE I - OFFICES

The corporation shall maintain a registered office in the State of Illinois and a registered agent at such office. The corporation may have other offices within or without the state.

ARTICLE II - MEMBERS

Section 1. Classes of Members. There are no members of the Peoria Opportunities Foundation.

ARTICLE III - BOARD OF DIRECTORS

Section 1. General Powers. The affairs of the corporation shall be managed by its board of directors. This shall include but not be limited to, the power (i) to modify restrictions on the distribution of funds for purposes designated by donors if the restrictions become obsolete, and (ii) to determine investment policy, including the designation of a depository for the corporation's funds.

Section 2. Election of Directors. Directors shall be elected by the Board of directors. An affirmative vote of two thirds of the directors shall be required for election of a new Director.

Section 3. Number, Tenure and Qualifications. The number of directors shall be no greater than fifteen (15). Directors or their successors shall be elected to three-year terms to preserve the staggered terms of the elected directors. Each director elected by the members shall hold office for their duly appointed term, or until his or her successor shall have been duly elected and shall have qualified or until his or her death or until he or she shall resign. Directors need not be residents of Illinois. The number of directors may be increased to any number or decreased to not fewer than three (3) from time to time by amendment of this Section.

Section 4. Qualifications. The Board of Directors will consist of individuals or representatives from the following:

- 4.01 At least one-third of the members of the Board of Directors shall be either residents of a low-income census tract, or an elected representative of a low-income community, neighborhood, or

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organization which predominately serves a low-income population.

4.02 No more than three members of the Board of Directors may be representatives of the public sector. Public sector representatives include: 1) ***elected officials*** such as council members, state legislators, members of a school board, etc., 2) ***appointed public officials*** such as planning or zoning commission, regulatory or advisory boards, 3) ***public employees*** which include all employees of public agencies (including schools) or departments of the City such as fire and police, and 4) any individual who is not necessarily a public official, but has been ***appointed by a public official*** to serve on the organization's Board of Directors

4.03 An individual Board Member may meet any combination of the criteria establish above, except that an elected official or employee of any political jurisdiction served by the Corporation shall not count under 4.01.

Section 5. Annual Meeting. An annual meeting of the board of directors shall be held during the month of October, at such time and place as may be fixed by the board of directors.

Section 6. Other Regular Meetings. The board of directors may provide by resolution the time and place for the holding of additional regular meetings of the board without other notice than such resolution.

Section 7. Special Meetings. Special meetings of the board of directors may be called by or at the request of the president or any two directors. The person or persons authorized to call special meetings of the board may fix any place as the place for holding any special meeting of the board called by them.

Section 8. Notice. Written notice stating the place, date, and hour of any meeting of Directors shall be delivered to each member entitled to vote at such meeting not less than five (5) nor more than sixty (60) days before the date of such meeting, or in the case of a removal of one or more directors, a merger, consolidation, dissolution or sale, lease or exchange of assets, not less than twenty (20) nor more than sixty (60) days before the date of such meeting. In case of a special meeting or when required by statute or by these by-laws, the purpose for which the meeting is called shall be stated in the notice. If mailed, the notice of a meeting shall be deemed delivered when deposited in the United States mail addressed to the member at his or her address as it appears on the records of the corporation, with postage thereon prepaid.

Notice of any special meeting of the board of directors may be waived in writing signed by the person or persons entitled to such notice either before or after the time of the meeting. The attendance of a director at any meeting shall constitute a waiver of notice of such

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meeting, except where a director attends a meeting for the express purpose of objecting to the transaction of any business because the meeting is not lawfully called or convened. Neither the business to be transacted at, nor the purpose of, any regular or special meeting of the board need be specified in the notice or waiver of notice of such meeting, unless specifically required by law or by these by-laws.

Section 9. Quorum. At all meetings of the board of directors a majority of the total number of directors shall constitute a quorum for the transaction of business, provided that if less than a majority of the directors is present at said meeting, a majority of the directors present may adjourn the meeting to another time without further notice.

Section 10. Manner of Acting. The act of a majority of the directors present at a meeting at which a quorum is present shall be the act of the board of directors, unless the act of a greater number of required by statute, the articles of incorporation or these by-laws.

Section 11. Action Without Meeting. Any action required to be taken at a meeting of the directors of the corporation, or any other action which may be taken at a meeting of directors, may be taken without a meeting if the Executive Director receives a consent in writing via e-mail, setting forth the action so taken, from all the directors entitled to vote with respect to the subject matter thereof. A copy of those e-mails will be kept in the corporation's records. At the next Regular Meeting, the board of directors will again confirm the action taken.

Section 12. Attendance by Telephone. Directors may participate in any meeting through the use of a conference telephone or similar communications equipment by means of which all persons participating in the meeting can hear each other, and such participation in a meeting shall constitute presence in person at the meeting.

Section 13. Vacancies. Any vacancy occurring in the board of directors or any directorship to be filled by reason of any increase in the number of directors shall be filled by the board of directors. A director elected to fill a vacancy shall serve for the unexpired term of his or her predecessor.

Section 14. Compensation. Directors shall not receive any stated salaries for their services, but by resolution of the Members a fixed sum and expenses of attendance, if any, may be paid for each regular or special meeting of the board, provided that nothing herein contained shall be construed to preclude any director from serving the corporation in any other capacity and receiving reasonable compensation therefore.

Section 15. No Individual Benefit. No part of the corporation's net earnings shall inure to the benefit of any member, founder, contributor, director or individual.

Section 16. Record Date. The record date for any meeting of the Directors shall be the date on which notice is delivered.

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Section 17. Proxies. Directors shall not be entitled to vote by proxy.

ARTICLE IV - COMMITTEES

Section 1. Creation of Committees. The board of directors, by resolution adopted by a majority of the directors in office, may designate one (1) or more committees, each of which shall consist of one (1) or more directors and such other persons as the board shall appoint.

Section 2. Manner of Acting. Each committee, to the extent provided in the resolution creating such committee and except as limited by law, the articles of incorporation or these by-laws, shall have and exercise the authority of the board of directors in the management of the corporation; but the designation of such committees and the delegation thereto of authority shall not operate to relieve the board of directors, or any individual director, of any responsibility imposed upon it or him or her by law. Unless otherwise provided in the resolution creating a committee, such committee may select its chairman, fix the time and place of its meetings, specify what notice of meeting, if any, shall be given, and fix its rules of procedure which shall not be inconsistent with these by-laws or with rules adopted by the board of directors.

Section 3. Term of Office. Each member of a committee shall continue as such until his or her successor is appointed, unless the committee shall be sooner terminated, or unless such member be removed from such committee, or unless such member shall cease to qualify as a member thereof.

Section 4. Vacancies. Vacancies in the membership of any committee may be filled by appointments made in the same manner as provided in the case of the original appointments.

Section 5. Quorum. Unless otherwise provided in the resolution of the board of directors designating a committee, a majority of the whole committee shall constitute a quorum and the act of a majority of the members present at a meeting at which a quorum is present shall be the act of the committee.

Section 6. Action Without Meeting. Any action which may be taken at a meeting of a committee may be taken without a meeting if the Executive Director receives a consent in writing via e-mail, setting forth the action so taken, from all of the members of the committee entitled to vote with respect to the subject matter thereof. A copy of those e-mails will be kept in the corporation's records. At the next Regular Meeting, the committee members will again confirm the action taken.

Section 7. Attendance by Telephone. Members of a committee may participate in

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any meeting through the use of a conference telephone or similar communications equipment by means of which all persons participating in the meeting can hear each other, and such participation in a meeting shall constitute presence in person at the meeting.

ARTICLE V - OFFICERS

Section 1. Enumeration. The officers of the corporation shall be a president, a vice-president, a secretary and a treasurer. The board of directors may also elect one or more additional vice-presidents, one or more assistant secretaries or assistant treasurer and such other officers as it shall deem appropriate. Officers whose authority and duties are not prescribed in these by-laws shall have the authority and perform the duties prescribed, from time to time, by the board of directors. Any two or more offices may be held by the same person, except the offices of president and secretary.

Section 2. Term of Office. The officers of the corporation shall be elected at the annual meeting of the board of directors and shall hold office until their successors are elected and qualified or until their death, resignation or removal. Vacancies may be filled or new offices created and filled at any meeting of the Board of Directors. Any officer elected by the Board of Directors may be removed by the board whenever in its judgment the best interests of the corporation would be served thereby.

Section 3. President. The president shall be a member of the Board of Directors. He or she shall be the principal executive officer of the corporation. Subject to the direction and control of the board of directors, the president shall have general supervision, direction and control of the business and affairs of the corporation and shall perform all duties incident to the office of president and such other duties as may be assigned to him or her by the board of directors. Except in those instances in which the authority to execute is expressly delegated to another officer or agent of the corporation or a different mode of execution is expressly prescribed by the board of directors, the president may execute for the corporation any contracts, deeds, mortgages, bonds, or other instruments which the board of directors has authorized to be executed, and he or she may accomplish such execution either under or without the seal of the corporation and either individually or with the secretary, any assistant secretary, or any other officer thereunto authorized by the board of directors, according to the requirements of the form of the instrument. The president may vote all securities which the corporation is entitled to vote except as and to the extent such authority shall be vested in a different officer or agent of the corporation by the board of directors.

Section 4. Vice President. The vice president shall be a member of the Board of Directors. He or she shall perform such duties and have such other powers as shall be assigned to him or her by the president or the board of directors. Further, in the absence of the president or in the event of his or her inability or refusal to act, the vice president shall perform the duties of the president and when so acting, shall have all the powers of and be subject to all the restrictions upon the president.

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Updated As of September 2010.

Section 5. Secretary. The secretary shall keep a record of all proceedings of the board of directors in a book to be kept for that purpose; see that all notices are duly given in accordance with the provision of these by-laws or as required by law; be custodian of the corporate records and of the seal of the corporation; and perform all duties incident to the office of secretary and such other duties as from time to time may be assigned to him or her by the president or by the board of directors.

Section 6. Treasurer. The treasurer shall be the principal accounting and financial officer of the corporation. He or she shall have charge of and be responsible for the maintenance of adequate books of account for the corporation; have charge and custody of all funds and securities of the corporation, and be responsible for the receipt and disbursement thereof; and perform all duties incident to the office of a treasurer and such other duties as may be assigned to him or her by the president or the board of directors. With the approval of the board of directors, the treasurer may delegate specified duties to an assistant treasurer or other person for the effective conduct of the affairs of the corporation.

ARTICLE VI - GENERAL PROVISIONS

Section 1. Contracts. The board of directors may authorize any officer or officers or agent or agents of the corporation to enter into any contract or execute and deliver any instrument in the name of and on behalf of the corporation and such authority may be general or confined to specific instances.

Section 2. Checks, Drafts, Etc. All funds of the corporation shall be deposited from time to time to the credit of the corporation in such banks, trust companies, or other depositories as the board of directors may select. All checks, drafts or other orders for the payment of money, notes or other evidences of indebtedness issued in the name of the corporation, shall be signed by the President, Vice-President, Treasurer or Secretary, as stated in the corporation's Accounting Policies and Procedures Manual.

Section 3. Fiscal Year. The fiscal year of the corporation shall be from January 1 to December 31.

Section 4. Seal. On the corporate seal shall be inscribed the name of the corporation and the words "corporate Seal" and "Illinois."

Section 5. Waiver of Notice. Whenever any notice is required to be given under law, the articles of incorporation or the by-laws of the corporation, a waiver thereof in writing signed by the person or persons entitled to such notice, whether before or after the time stated therein, shall be deemed equivalent to the giving of such notice.

Bylaws of Peoria Opportunities Inc.

Updated As of September 2010.

Section 6. Amendments. The power to alter, amend, or repeal the by-laws or adopt new by-laws shall be vested in the directors. Such action may be taken at a regular or special meeting for which written notice of the purpose shall be given. An affirmative vote of two thirds of the directors shall be required for an amendment to the Bylaws. The by-laws may contain any provisions for the regulation and management of the affairs of the corporation not inconsistent with law or the articles of incorporation.

Section 7. Service Area. The corporation's geographic service area is defined as the Tri-County Area: Peoria, Tazewell and Woodford Counties.

ARTICLE VII - INDEMNIFICATION AND INSURANCE

Section 1. The corporation may indemnify any person who was or is a party, or is threatened to be made a party to any threatened, pending or completed action, suit or proceeding, whether civil, criminal administrative or investigative (other than an action by or in the right of the corporation) by reason of the fact that he or she is or was a director, officer, employee or agent of the corporation, or who is or was serving at the request of the corporation as a director, officer, employee or agent of another corporation, partnership, joint venture, trust or other enterprise, against expenses (including attorneys' fees), judgments, fines and amounts paid in settlement actually and reasonably incurred by such person in connection with such action, suit or proceeding, if such person acted in good faith and in a manner he or she reasonably believed to be in, or not opposed to, the best interests of the corporation, and, with respect to any criminal action or proceeding, had no reasonable cause to believe his or her conduct was unlawful. The termination of any action, suit or proceeding by judgment, order, settlement, conviction, or upon a plea of nolo contendere or its equivalent, shall not, of itself, create a presumption that the person did not act in good faith and in a manner which he or she reasonably believed to be in, or not opposed to, the best interests of the corporation, or, with respect to any criminal action or proceeding, that the person had reasonable cause to believe that his or her conduct was unlawful.

Section 2. The corporation may indemnify any person who was or is a party, or is threatened to be made a party to any threatened, pending or completed action or suit by or in the right of the corporation to procure a judgment in its favor by reason of the fact that such person is or was a director, officer, employee or agent of the corporation, or is or was serving at the request of the corporation as a director, officer, employee or agent of another corporation, partnership, joint venture, trust or other enterprise, against expenses (including attorneys' fees) actually and reasonably incurred by such person in connection with the defense or settlement of such action or suit, if such person acted in good faith and in a manner he or she reasonably believed to be in, or not opposed to, the best interests of the corporation, provided that no indemnification shall be made in respect of any claim, issue or matter as to which such person shall have been adjudged to be liable for negligence or misconduct in the performance of his or her duty to the corporation, unless, and only to the extent that the court in which such action or suit was brought shall determine upon

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Updated As of September 2010.

application that, despite the adjudication of liability, but in view of all the circumstances of the case, such person is fairly and reasonably entitled to indemnity for such expenses as the court shall deem proper.

Section 3. To the extent that a director, officer, employee or agent of the corporation has been successful, on the merits or otherwise, in the defense of any action, suit or proceeding referred to in Sections (1) and (2) of this Article VIII, or in defense of any claim, issue or matter therein, such person shall be indemnified against expenses (including attorneys' fees) actually and reasonably incurred by such person in connection therewith.

Section 4. Any indemnification under Sections (1) and (2) of this Article VII or (unless ordered by a court) shall be made by the corporation only as authorized in the specific case, upon a determination that indemnification of the director, officer, employee or agent is proper in the circumstances because he or she has met the applicable standard of conduct set forth in Sections (1) and (2) of this Article VII. Such determination shall be made (i) by the board of directors by a majority vote of a quorum consisting of directors who were not parties to such action, suit or proceeding, (ii) if such a quorum is not obtainable, or, even if obtainable, a quorum of disinterested directors so directs, by independent legal counsel in a written opinion, or (iii) by the members entitled to vote, if any.

Section 5. Expenses incurred in defending a civil or criminal action, suit or proceeding may be paid by the corporation in advance of the final disposition of such action, suit or proceeding as authorized by the board of directors in the specific case, upon receipt of an undertaking by or on behalf of the director, officer, employee or agent to repay such amount, unless it shall ultimately be determined that he or she is entitled to be indemnified by the corporation as authorized in this Article VII.

Section 6. The indemnification provided by this Article VII shall not be deemed exclusive of any other rights to which those seeking indemnification may be entitled under any agreement, vote of disinterested directors, or otherwise, both as to action in his or her official capacity and as to action in another capacity while holding such office, and shall continue as to a person who has ceased to be a director, officer, employee or agent, and shall inure to the benefit of the heirs, executors and administrators of such a person.

Section 7. The corporation may purchase and maintain insurance on behalf of any person who is or was a director, officer, employee or agent of the corporation, or who is or was serving at the request of the corporation as a director, officer, employee or agent of another corporation, partnership, joint venture, trust or other enterprise, against any liability asserted against such person and incurred by such person in any such capacity, or arising out of his or her status as such, whether or not the corporation would have the power to indemnify such person against such liability under the provisions of this Article VII.

Section 8. If the corporation has paid indemnity or has advanced expenses under

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Updated As of September 2010.

this Article VII to a director, officer, employee or agent, the corporation shall report the indemnification or advance in writing to the members entitled to vote with or before the notice of the next meeting of such members.

POF ByLaws 1-23-06

Updated 6-16-08

Updated 4-7-09

Updated 9-7-10

POF's IRS Determination Letter

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: MAR 24 2005

Employer Identification Number:
37-1392514

DLN:
17053269772024

PEORIA OPPORTUNITIES FOUNDATION
100 S RICHARD PRYOR PL
PEORIA, IL 61605-0000

Contact Person: SALLY B DAVENPORT ID# 31050

Contact Telephone Number:
(877) 829-5500

Public Charity Status:
170(b)(1)(A)(vi)

Dear Applicant:

Our letter dated April 2000, stated you would be exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code, and you would be treated as a public charity, rather than as a private foundation, during an advance ruling period.

Based on the information you submitted, you are classified as a public charity under the Code section listed in the heading of this letter. Since your exempt status was not under consideration, you continue to be classified as an organization exempt from Federal income tax under section 501(c)(3) of the Code.

Publication 557, Tax-Exempt Status for Your Organization, provides detailed information about your rights and responsibilities as an exempt organization. You may request a copy by calling the toll-free number for forms, (800) 829-3676. Information is also available on our Internet Web Site at www.irs.gov.

If you have general questions about exempt organizations, please call our toll-free number shown in the heading between 8:30 a.m. - 5:30 p.m. Eastern time.

Please keep this letter in your permanent records.

Sincerely yours,



Lois G. Lerner
Director, Exempt Organizations
Rulings and Agreements

Letter 1050 (DO/CG)

**Peoria Opportunities Foundation
Board of Director's List**

**2019 HOME Application – East Bluff Housing
Peoria Opportunities Foundation
Board of Directors List**

- Jane Genzel - Executive Director
- Henry Blackwell - President
- Lynn Scott Pearson - Vice President
- Emily Rotherham - Assistant Treasurer
- Donna Fautleroy – Board member
- Alfred Hooks – Board member
- Lucretia Cagle Scott Fehr Richard Zuckerman– Board member

East Bluff Housing Organizational Chart

Organizational Chart

Revised 01/05/2018

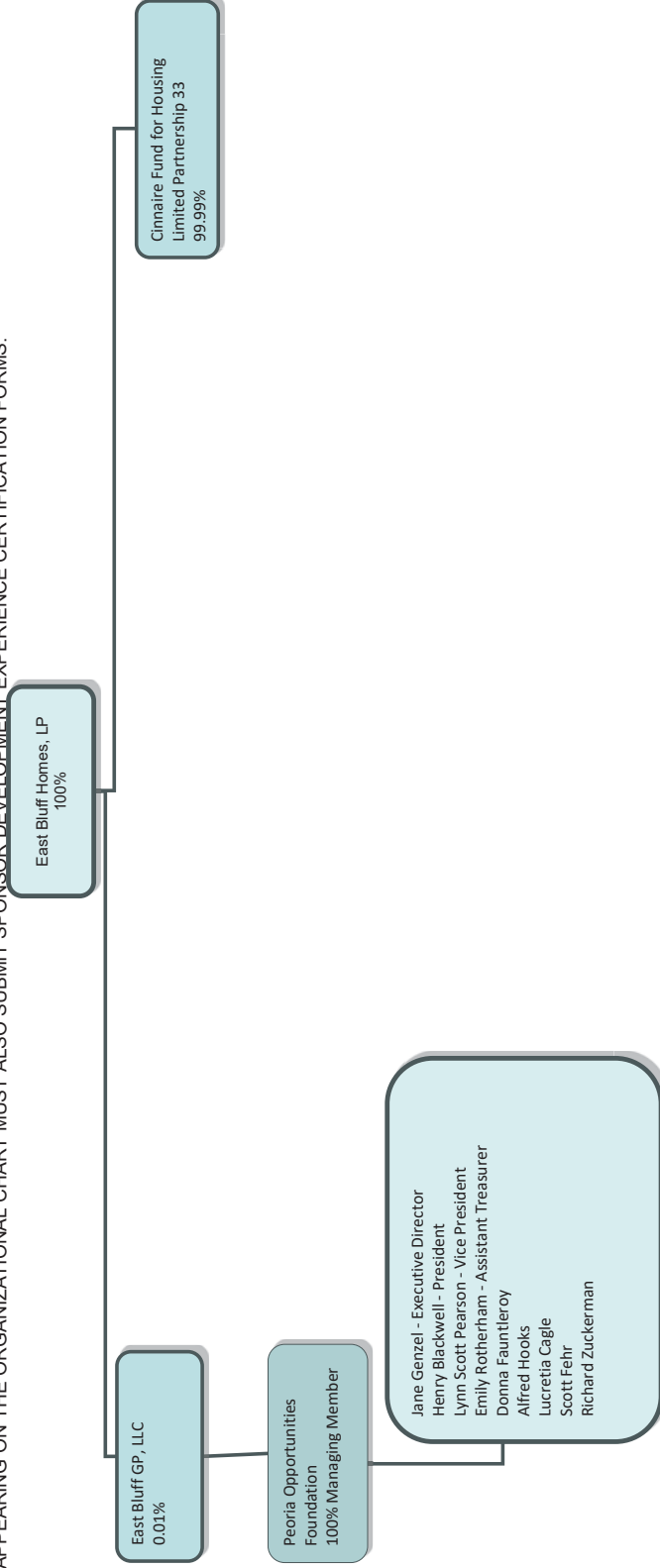
Project Name: East Bluff Housing



Instructions:

1. Complete the org chart including ALL entities within the proposed single purpose entity Owner, adding and deleting boxes as needed. See example below and change as needed.
2. Indicate proposed ownership percentages for ALL entities in the chart.
3. LLCs must indicate ALL members and identify the managing member.
Corporations must indicate ALL shareholders.
Non-profit organizations must indicate ALL board members
4. Use the Notes section to provide any additional information not adequately captured here.

NOTE: ALL ENTITIES APPEARING ON THE ORGANIZATIONAL CHART MUST ALSO SUBMIT SPONSOR DEVELOPMENT EXPERIENCE CERTIFICATION FORMS.



Notes:

Resume of Chief Administrator / Fiscal Officer

201 Application and Project Proposal
City of Peoria
Peoria Opportunities Foundation
East Bluff, Peoria, Illinois

Peoria Opportunities Foundation
Housing Development Staff

POF Staff	Title
Jane Genzel	Executive Director
Megan Hull	Part-Time Bookkeeper

Please see attached resume of current paid staff member that will work on HOME-assisted projects.

Jane Genzel, Executive Director

The Peoria Opportunities Foundation (POF) was established in November 1999 as an independent non-profit organization. Its purpose is developing affordable housing with an emphasis on developing self-sufficiency for low-income individuals. Jane Genzel has been POF's executive director since 2003. As director of Peoria Opportunities Foundation (POF), Jane acted as developer on the renovation of a 56,000 square foot building, now the New Hope Apartments. New Hope opened in 2008 and provides 84 units of permanent supportive housing for formerly homeless, disabled individuals.

The total project budget was \$12 million, with \$8 million for construction. The project was funded with low-income housing tax credits, historic tax credits, City of Peoria HOME and the Federal Home Loan Bank. Operating funds are subsidized with HUD's Supportive Housing Program and project-based vouchers. Jane was responsible for writing and managing the funding applications for both construction and operations. She oversaw construction, including documentation for construction payouts. Jane currently oversees the financial management of New Hope Apartments.

In 2003, POF owned and managed seven rental houses. The houses were scattered throughout Peoria and POF sold the last home in 2008. During the holding period, POF renovated several of the homes. In 2015, using private funds, POF renovated the home located at 1700 N. Wisconsin. Renovation took 3 months. The house was on the market for 3 months before selling to a home owner.

Since 2013, POF has been involved in the Illinois Attorney General Foreclosure Mitigation grant. A consortium of organizations applied for and received funding to build/ renovate 14 homes in the East Bluff neighborhood. POF is responsible for renovating 8 homes and participates in the sales process for the new construction and renovated homes. Previous to joining POF, Jane spent two years as the executive director of Habitat for Humanity of the Greater Peoria Area. As the director of Habitat for Humanity, Jane worked with low-income families, volunteers and donors to build houses and oversaw the "Saturday-only" construction of 14 houses in two years. She also established and documented the building process and materials needed for each Saturday workday.

Before Habitat, Jane spent 20 years in marketing. Her last marketing position was director of marketing for Methodist Medical Center.

Megan Hull, Bookkeeper (Part-Time)

Megan graduated from Eastern Illinois University in 2010 with a degree in finance and a minor in accounting. During college, she interned at State Farm Insurance Companies where she wrote accounting operating procedures and standardized accounting practices. Upon graduation, Megan relocated to Dubuque, Iowa, where she worked for Prudential Retirement as a Customer Service Associate. She then went to work for TM Logistics/Hodge Company in their accounting department. She was responsible for all accounts receivable and invoicing. For the past five years, Megan has been a stay-at-home mother to her two sons and working part-time, keeping the books for two non-profits.

**Peoria Opportunity Foundation
2018 Audited Financial Statements**

PEORIA OPPORTUNITIES FOUNDATION

AUDITED FINANCIAL STATEMENTS

For the year ended December 31, 2018

PEORIA OPPORTUNITIES FOUNDATION

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JAMES B. LINEHAN

Certified Public Accountant

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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
Peoria Opportunities Foundation, Inc.

Report on the Financial Statements

We have audited the accompanying financial statements of Peoria Opportunities Foundation, (a non-profit organization), which comprise the statement of financial position as of December 31, 2018, and the related statements of activities, functional expenses, and cash flows for the year then ended, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risk of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

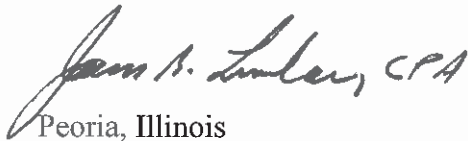
We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Peoria Opportunities Foundation as of December 31, 2018, and the changes in its net assets and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated May 1, 2019 on our consideration of Peoria Opportunities Foundation's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of Peoria Opportunities Foundation's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Peoria Opportunities Foundation's internal control over financial reporting and compliance.

A handwritten signature in cursive script that reads "James B. Linder, CPA".

Peoria, Illinois
May 1, 2019

PEORIA OPPORTUNITIES FOUNDATION
Statement of Financial Position
December 31, 2018

Assets

Current assets:

Cash and cash equivalents	\$	40,564
Receivables - current		<u>49,017</u>
Total current assets		<u>89,581</u>

Other assets:

Receivables - non-current		<u>1,092,183</u>
Total other assets		<u>1,092,183</u>

Total assets	\$	<u><u>1,181,764</u></u>
--------------	----	-------------------------

Liabilities and Net Assets

Current liabilities:

Accounts payable	\$	<u>2,122</u>
Total current liabilities		<u>2,122</u>

Total liabilities		<u>2,122</u>
-------------------	--	--------------

Net assets:

Without donor restrictions		<u>1,179,642</u>
Total net assets without donor restrictions		<u>1,179,642</u>

Total liabilities and net assets	\$	<u><u>1,181,764</u></u>
----------------------------------	----	-------------------------

The accompanying notes to financial statements are an integral part of these financial statements.

PEORIA OPPORTUNITIES FOUNDATION

Statement of Activities

For the year ended December 31, 2018

	<u>Without Donor Restrictions</u>	<u>With Donor Restrictions</u>	<u>Total</u>
Support and revenue:			
Support:			
Grant revenue	\$ 255,479	-	255,479
Donations	1,650	-	1,650
Donor restricted support released from restrictions	<u>654</u>	<u>(654)</u>	<u>-</u>
Total support	<u>257,783</u>	<u>(654)</u>	<u>257,129</u>
Revenue:			
Developer fees	96,081	-	96,081
Interest income	2	-	2
Reimbursed expenses	<u>3,855</u>	<u>-</u>	<u>3,855</u>
Total revenue	<u>99,938</u>	<u>-</u>	<u>99,938</u>
Total support and revenue	<u>357,721</u>	<u>(654)</u>	<u>357,067</u>
Expenses:			
Program expenses	170,957	-	170,957
Management and general	<u>30,547</u>	<u>-</u>	<u>30,547</u>
Total expenses	<u>201,504</u>	<u>-</u>	<u>201,504</u>
Change in net assets	156,217	(654)	155,563
Net assets, beginning of year	<u>1,023,425</u>	<u>654</u>	<u>1,024,079</u>
Net assets, end of year	\$ <u>1,179,642</u>	<u>-</u>	<u>1,179,642</u>

The accompanying notes to financial statements are an integral part of these financial statements.

PEORIA OPPORTUNITIES FOUNDATION

Statement of Cash Flows

For the year ended December 31, 2018

Cash flows from operating activities:	
Change in net assets	\$ 155,563
Adjustments to reconcile change in net assets to net cash provided by operating activities:	
(Increase) decrease in operating assets	
Increase in receivables	(121,021)
Increase in accrued expenses	<u>1,993</u>
 Net cash provided by operating activities	 <u>36,535</u>
 Cash flows from financing activities:	
Principle payments on debt	<u>(16,672)</u>
 Net cash used in financing activities	 <u>(16,672)</u>
 Cash and cash equivalents - beginning of year	 <u>20,701</u>
 Cash and cash equivalents - end of year	 \$ <u><u>40,564</u></u>
 Interest paid	 \$ <u><u>273</u></u>
Income taxes paid	<u><u> -</u></u>

The accompanying notes to financial statements are an integral part of these financial statements.

PEORIA OPPORTUNITIES FOUNDATION

Statement of Functional Expenses
For the Year Ended December 31, 2018

	<u>Program</u>	Management and <u>General</u>	<u>Total Expenses</u>
Subcontractors	\$ 39,695	9,413	49,108
Office rent	-	4,376	4,376
Office expense	-	1,079	1,079
Dues & subscriptions	-	50	50
Telephone	-	85	85
Insurance	520	750	1,270
Professional fees	-	6,000	6,000
Supportive services	125,700	7,900	133,600
Project expenses	5,042	-	5,042
Travel	-	421	421
Training	-	200	200
Interest expense	-	273	273
Total expenses	\$ <u>170,957</u>	<u>30,547</u>	<u>201,504</u>

The accompanying notes to financial statements are an integral part of these financial statements.

PEORIA OPPORTUNITIES FOUNDATION

Notes to Financial Statements

December 31, 2018

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

(A) Nature of Organization

Peoria Opportunities Foundation is a non-profit organization created to foster development of affordable housing, charitable, benevolent, educational, civic, social, and for ownership or administration of residential property on a cooperative basis. The Foundation's major sources of revenue are grants, contributions, and fees.

(B) Basis of Accounting

The accompanying financial statements have been prepared on the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America, and accordingly reflects all significant receivables, payables and other liabilities.

(C) Cash and Cash Equivalents

The carrying amount of cash and cash equivalents approximates fair value and consists of cash on hand, cash held in banks, and holdings of highly liquid short-term investments which have original maturities of three months or less at the date of acquisition. The Foundation appears to have sound cash management policies in place. During 2019 the Foundation expects to secure loan financing, receive developer's fees, and be reimbursed for expenses it has paid as well as receive the federal grant that it has received for the past several years. Along with the cash on hand as of December 31, 2018 in the amount of \$40,564 (without donor restrictions), it appears the Foundation will be able to meet its financial needs for the next twelve months using those sources.

(D) Income Taxes

Peoria Opportunities Foundation is exempt from Federal income taxes under Section 501(c)(3) of the Internal Revenue Code. The Foundation is not classified as a private foundation.

(E) Donated Assets and Services

Supplies, equipment, and services received as donations are recorded and reflected in the accompanying financial statements at the estimated fair value when received.

(F) Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Actual results could differ from those estimates.

PEORIA OPPORTUNITIES FOUNDATION

Notes to Financial Statements

December 31, 2018

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

(G) Functional Allocation of Expenses

The costs of providing the various programs and other activities have been summarized on a functional basis in the statement of functional expenses. Accordingly, certain costs have been allocated among the programs and supporting services benefited.

(H) Basis of Presentation

The Foundation reports net assets using designations “with” and “without” donor restrictions. All net assets are designated “without donor restrictions” unless a donor specifies an intended use. As of December 31, 2018, there were no assets with donor restrictions.

NOTE 2 RECEIVABLES

The Foundation was due \$19,500 for developer fees and \$29,517 for project expenses as of December 31, 2018. These amounts were considered current and all amounts are expected to be collected by the Foundation in 2019. Therefore, no allowance for doubtful accounts has been calculated.

The Foundation has loaned funds to New Hope L.P. originating from the award of an SHP grant. This loan has a stated interest rate of 4.9% and matures in 2027. As of December 31, 2018, the loan balance was \$1,092,183. This amount is considered non-current.

NOTE 3 RELATED PARTY - NEW HOPE APARTMENTS, LLC

The Foundation participates in a joint venture with South Side Office of Concern/Phoenix Community Development Services in which the two organizations have formed a limited liability company under the name of New Hope Apartments, LLC. The Foundation’s membership percentage in the LLC is 49%. The purpose of this LLC is to be the general partner in New Hope, L.P. The LLC had a 0.01% interest in the LP.

NOTE 4 DATE OF MANAGEMENT’S REVIEW

The Foundation’s management has evaluated subsequent events up to May 1, 2019, the date that the financial statements were available to be issued.

NOTE 5 UNCERTAIN TAX POSITIONS

Accounting principles generally accepted in the United States of America require the Organization’s management to evaluate tax positions taken by the Organization and recognize a tax liability if the Organization has taken an uncertain position that more than likely would not be sustained upon examination by taxing authorities.

PEORIA OPPORTUNITIES FOUNDATION

Notes to Financial Statements

December 31, 2018

NOTE 5 UNCERTAIN TAX POSITIONS (continued)

Management has analyzed the tax positions taken by the Organization and has concluded that as of December 31, 2018, there are no uncertain positions taken or expected to be taken that would require recognition of a liability or disclosure in the financial statements. The Organization is subject to routine audits by taxing jurisdictions; however, there are currently no audits for any tax periods in progress. The Organization's forms 990 for the years ended December 31, 2015, 2016, and 2017 are open and subject to IRS audit.

NOTE 6 MAJOR FUNDING SOURCE

Current year grant revenue from the U.S. Department of Housing and Urban Development represents approximately 72% of total support and revenue. A significant reduction in this source, if it were to occur, may have an effect on the programs provided.

NOTE 7 RISK MANAGEMENT

Concentrations which potentially subject Peoria Opportunities Foundation to credit and market risk consist principally of cash and cash equivalents. The Foundation's cash and cash equivalents are deposited in a local bank. As a result, the Foundation's exposure to market and credit risk may at times be concentrated with this counterparty. The Foundation has not experienced losses in any of these accounts and management does not believe Peoria Opportunities Foundation is exposed to any significant credit risk. However, the credit worthiness of this counterparty is subject to continuing review and full performance is anticipated.

NOTE 8 LEASES

On May 1, 2008, the Foundation entered into a long-term lease with New Hope Apartments Limited Partnership for office space at 301 NE Jefferson Street Peoria, Illinois. Peoria Opportunities Foundation agreed to pay New Hope Apartments L.P. \$2,317.56 the first year, increased by 3% annually, until April 30, 2023. Additional rent can also be added each year to pay triple net costs associated with the occupancy of the building.

During 2015 the space that was used by the Foundation was converted into apartments. As long as the apartments are occupied the Foundation is no longer liable for the above lease. The Foundation is still liable for the triple net costs associated with the space. During 2018 the space was occupied. Rent expense paid to New Hope for 2018 was \$536.

On October 7, 2013, the Foundation entered into a lease with East Bluff Community Center for office space at 512 E Kansas Peoria, Illinois. Peoria Opportunities Foundation agreed to pay East Bluff Community Center \$320.00 each month on a month to month basis. This amount was reduced in March 2016 to \$200.00 each month through 2016. Rent expense paid to the East Bluff Community Center for 2018 was \$3,840.00.

PEORIA OPPORTUNITIES FOUNDATION

Notes to Financial Statements

December 31, 2018

NOTE 8 LEASES (continued)

Minimum lease payments for the next five years under these agreements are as follows (assuming the original lease with New Hope Apartments L.P. is still due):

2019	\$ 3,176.89
2020	3,272.20
2021	3,370.36
2022	3,471.47
2023	1,168.50
Thereafter	\$ 0

NOTE 9 NOTES PAYABLE

In June 2013, the Foundation took out a loan from Busey Bank in the amount of \$60,000 in order to pay South Side Office of Concern \$63,590.81 for its share of the loan on the SW Washington Street building for the purpose of selling the building. This note was paid back in installments of \$1,134.16, which included principle and interest at the rate of 5.0% per year. This note was due and paid off in June 2018 and was secured by two money market accounts.

The Foundation also has a credit card with a \$9,000 credit line that accrues interest after 30 days at the rate of 11.24%. As of December 31, 2018, \$34.98 was owed on this card, leaving \$8,965.02 available to the Foundation. This amount is included in Accounts payable on the Statement of Financial Position.

NOTE 10 LONG-TERM PAYABLE TO RELATED PARTIES

In order to establish the two money market accounts needed to collateralize the borrowing from Busey Bank (Note 9), two of the Foundation's board members loaned the Foundation money at 0.0% interest per year. Al Hooks was paid back \$35,000, and Henry Blackwell was paid back \$25,000 as the funds became available and as the principal of the Busey Bank loan was retired. During 2018 both Al Hooks and Henry Blackwell were each paid back the remaining \$5,000 that was owed to them as well as the interest that had accrued to date on the money market accounts.

NOTE 11 RELATED PARTY/JOINT VENTURE

During 2014 the Foundation formed a single member LLC called POF-Princeton in order to build a 40-unit affordable housing development in Princeton, Illinois. POF-Princeton worked with 3 Diamond Development to build the housing units using Illinois Housing Development Authority (IHDA) approved tax credits.

PEORIA OPPORTUNITIES FOUNDATION

Notes to Financial Statements

December 31, 2018

NOTE 11 RELATED PARTY/JOINT VENTURE (continued)

This project began construction in 2015 and was completed in 2016. In 2015 the Foundation received \$25,625 in developer's fees, in 2016 the Foundation received \$49,375 in developer's fees, during 2017 the Foundation earned \$40,000 in developer's fees that were paid to the Foundation in January 2018, and the Foundation received an additional \$42,581 in developer's fees during 2018.

NOTE 12 TEMPORARILY RESTRICTED NET ASSETS

The Foundation received \$1,000 in 2014 from the Children's Home Association of Illinois to be used to construct Little Free Libraries in Peoria, Illinois. \$254 was used to build libraries in 2014 and \$92 was used in 2015. The remaining \$654 was used in 2018.

NOTE 13 JOINT VENTURE WITH PEORIA CITIZENS COMMITTEE FOR ECONOMIC OPPORTUNITY, INC.

On December 20, 2016, the Foundation signed a Memorandum of Understanding with Peoria Citizens Committee for Economic Opportunity, Inc., PCCEO, (a non-profit organization) to collaborate and to develop the Behrends-Wisconsin Redevelopment Project.

The Project is to include 14 single-family homes which will be split between six newly constructed homes and eight rehabilitated homes. If the final number of newly constructed homes versus rehabilitated homes were to change Peoria Opportunities Foundation would be responsible for 50% of the single-family homes, whether new or rehabilitated. PCCEO will own all properties.

POF and PCCEO expect to collect Developer Fees associated with the rehabilitation and sales of these homes. For new construction the developer fees would be split \$23,000 to PCCEO and \$5,000 to POF; for rehabilitated properties the split would be \$4,440 to PCCEO and \$12,000 to POF. Any additional development income associated with this agreement would be split 60% to PCCEO and 40% to POF.

As of December 31, 2018, the Foundation was owed \$19,500 for developer's fees associated with this joint venture and another \$15 for expenses that will be reimbursed to the Foundation in 2019.

NOTE 14 JOINT VENTURE WITH HORVE CONSTRUCTION AND LIGHTENGALE GROUP

At the end of 2017, the Foundation signed Memorandums of Understanding with Horve Construction and LightenGale Group for the purpose of submitting a tax credit application to develop 30 units of affordable housing in Peoria's East Bluff neighborhood. In May 2018 that application was approved. Financing on this project is expected to occur in 2019 at which time the Foundation will be reimbursed for the expenses that it has incurred to date associated with this project. Currently the Foundation is owed \$29,502 for project related expenses paid in advance of this funding.

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Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*

To the Board of Directors of
Peoria Opportunities Foundation

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Peoria Opportunities Foundation (a nonprofit organization) which comprise the statement of financial position as of December 31, 2018, and the related statements of activities, functional expenses, and cash flows for the year then ended, and the related notes to the financial statements, and have issued our report thereon dated May 1, 2019.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered Peoria Opportunities Foundation's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Peoria Opportunities Foundation's internal control. Accordingly, we do not express an opinion on the effectiveness of Peoria Opportunities Foundation's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether Peoria Opportunities Foundation's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

This purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the organization's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the organization's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in black ink, reading "James S. Luntang CPA". The signature is written in a cursive style with a large initial "J".

Peoria, Illinois
May 1, 2019

**Peoria Opportunities Foundation
2019 Organizational Budget**

Peoria Opportunities Foundation
Profit & Loss Budget Overview
 January through December 2019

	Jan 19	Feb 19	Mar 19	Apr 19	May 19	Jun 19	Jul 19	Aug 19	Sep 19	Oct 19	Nov 19	Dec 19	TOTAL
Ordinary Income/Expense													
Income													
3012 - Donations	0.00	0.00	500.00	0.00	0.00	500.00	0.00	0.00	500.00	0.00	0.00	0.00	1,500.00
3019 - Federal Grant-SHP	19,375.00	19,375.00	25,205.00	19,375.00	19,375.00	23,325.00	19,375.00	19,375.00	23,325.00	19,375.00	19,375.00	23,325.00	250,180.00
4010 - Fee Income													
3028 - AG New 50% Complete	5,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00
3028.1 - AG New - At Sale	0.00	0.00	0.00	2,500.00	0.00	0.00	2,500.00	0.00	0.00	0.00	0.00	0.00	5,000.00
3029 - AG Rehab 50% Complete	0.00	0.00	0.00	6,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,000.00
3029.1 - AG Rehab - At Sale	0.00	0.00	0.00	6,000.00	6,000.00	0.00	0.00	6,000.00	0.00	0.00	0.00	0.00	12,000.00
4011 - SHP Admin Fee	0.00	0.00	1,975.00	0.00	0.00	1,975.00	0.00	0.00	1,975.00	0.00	0.00	1,975.00	7,900.00
EB Housing Dev Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30,000.00	0.00	0.00	0.00	30,000.00
4050 - Princeton	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00	0.00	0.00	0.00	0.00	0.00	5,000.00
Total 4010 - Fee Income	5,000.00	0.00	1,975.00	8,500.00	6,000.00	1,975.00	7,500.00	6,000.00	31,975.00	0.00	0.00	1,975.00	70,900.00
4201 - Interest Income - A	1.00	1.00	1.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.00
Total Income	24,376.00	19,376.00	27,681.00	27,876.00	25,375.00	25,800.00	26,875.00	25,375.00	55,800.00	19,375.00	19,375.00	25,300.00	322,584.00
Gross Profit	24,376.00	19,376.00	27,681.00	27,876.00	25,375.00	25,800.00	26,875.00	25,375.00	55,800.00	19,375.00	19,375.00	25,300.00	322,584.00

Peoria Opportunities Foundation
Profit & Loss Budget Overview
 January through December 2019

	Jan 19	Feb 19	Mar 19	Apr 19	May 19	Jun 19	Jul 19	Aug 19	Sep 19	Oct 19	Nov 19	Dec 19	TOTAL
Expense													
6180 • Insurance				2,000.00									
Workers Comp													
6520 • Directors & Officers	0.00	0.00	0.00	0.00	0.00	0.00	0.00	840.00	0.00	0.00	0.00	0.00	840.00
6530 • Liability Insurance	0.00	0.00	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00
Total 6180 • Insurance	0.00	0.00	500.00	2,000.00	0.00	0.00	0.00	840.00	0.00	0.00	0.00	0.00	3,340.00
6250 • Postage and Delivery	10.00	20.00	10.00	20.00	10.00	20.00	10.00	20.00	10.00	20.00	10.00	20.00	180.00
6269 • Admin Fee	0.00	0.00	3,950.00	0.00	0.00	3,950.00	0.00	0.00	3,950.00	0.00	0.00	3,950.00	15,800.00
6270 • Professional Fees													
6273 • Social Services	10,475.00	10,475.00	10,475.00	10,475.00	10,475.00	10,475.00	10,475.00	10,475.00	10,475.00	10,475.00	10,475.00	10,475.00	125,700.00
6280 • Legal Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	80.00	0.00	0.00	80.00
6565 • Accounting	33.00	33.00	33.00	33.00	33.00	33.00	33.00	6,033.00	33.00	33.00	33.00	33.00	6,396.00
Total 6270 • Professional Fees	10,508.00	10,508.00	10,508.00	10,508.00	10,508.00	10,508.00	10,508.00	16,508.00	10,508.00	10,588.00	10,508.00	10,508.00	132,176.00
6290 • Rent	320.00	320.00	320.00	320.00	320.00	320.00	320.00	320.00	320.00	320.00	320.00	320.00	3,840.00
6291 • Rent - Additional	0.00	0.00	150.00	0.00	0.00	150.00	0.00	0.00	150.00	0.00	0.00	150.00	600.00
6510 • Filing Fees	100.00	0.00	0.00	0.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	100.00	300.00
6555 • Operations - New Hope	8,900.00	8,900.00	10,780.00	8,900.00	8,900.00	8,900.00	8,900.00	8,900.00	8,900.00	8,900.00	8,900.00	8,900.00	108,680.00
6566 • Bookkeeper	100.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,750.00
6567 • Executive Director													
6567.1 • ED Salary	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	21,600.00
FICA/Medicare Payroll Expense			135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	1,350.00
Total 6567 • Executive Director	1,800.00	1,800.00	1,935.00	1,935.00	1,935.00	1,935.00	1,935.00	1,935.00	1,935.00	1,935.00	1,935.00	1,935.00	22,950.00
6580 • Supplies													
6600 • Office	150.00	0.00	0.00	150.00	0.00	0.00	150.00	0.00	0.00	150.00	0.00	0.00	600.00
Total 6580 • Supplies	150.00	0.00	0.00	150.00	0.00	0.00	150.00	0.00	0.00	150.00	0.00	0.00	600.00
Total Expense	21,888.00	21,698.00	28,303.00	23,983.00	21,823.00	26,033.00	21,973.00	28,673.00	25,923.00	22,063.00	21,823.00	26,033.00	290,216.00
Net Ordinary Income	2,488.00	-2,322.00	-622.00	3,893.00	3,552.00	-233.00	4,902.00	-3,298.00	29,877.00	-2,688.00	-2,448.00	-733.00	32,368.00
Net Income	2,488.00	-2,322.00	-622.00	3,893.00	3,552.00	-233.00	4,902.00	-3,298.00	29,877.00	-2,688.00	-2,448.00	-733.00	32,368.00

**Peoria Opportunity Foundation's
Non-Discrimination Policy
for Employees and Clients**



a catalyst for community revitalization

RESOLUTION #061019-01

A Resolution By The Board Of Directors Of The
Peoria Opportunities Foundation
To Adopt

Non-Discrimination Policy

Peoria Opportunities Foundation does not and shall not discriminate on the basis of race, color, religion (creed), gender, gender expression, age, national origin (ancestry), disability, marital status, sexual orientation, or military status, in any of its activities or operations. These activities include, but are not limited to, hiring and firing of staff, selection of volunteers and vendors, and provision of services. We are committed to providing an inclusive and welcoming environment for all members of our staff, clients, volunteers, subcontractors, vendors, and clients.

Peoria Opportunities Foundation is an equal opportunity employer. We will not discriminate and will take affirmative action measures to ensure against discrimination in employment, recruitment, advertisements for employment, compensation, termination, upgrading, promotions, and other conditions of employment against any employee or job applicant on the bases of race, color, gender, national origin, age, religion, creed, disability, veteran's status, sexual orientation, gender identity or gender expression.

This Non-Discrimination Policy is adopted by the Board of Directors of Peoria Opportunities Foundation, this 14th day of June, 2019.

By *Henry Blackwell*
It's President

ATTEST: *Cj Koss*
It's Board Member

**Draft Worker's Compensation
and Liability Insurance Certificates**



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
06/13/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Reese Insurance Group 302 West Campbell Street Arlington Heights, IL 60005	847-392-8550	CONTACT NAME: PHONE (A/C, No, Ext): 847-392-8550	FAX (A/C, No): 847-392-8570
	E-MAIL ADDRESS:		
INSURED Peoria Opportunities Foundation Inc 512 E. Kansas Street Peoria, IL 61603-2554		INSURER(S) AFFORDING COVERAGE INSURER A : Sentinel Insurance Company Ltd	NAIC # 11000
		INSURER B :	
		INSURER C :	
		INSURER D :	
		INSURER E :	
		INSURER F :	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:


THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:			83SBVW9214	03/13/2019	03/13/2020	EACH OCCURRENCE \$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000
							MED EXP (Any one person) \$ 10,000
							PERSONAL & ADV INJURY \$ 1,000,000
							GENERAL AGGREGATE \$ 2,000,000
							PRODUCTS - COMP/OP AGG \$ 2,000,000
							\$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$
							BODILY INJURY (Per person) \$
							BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
							\$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$
							AGGREGATE \$
							\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y / N <input checked="" type="checkbox"/> N / A If yes, describe under DESCRIPTION OF OPERATIONS below						<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

Peoria Opportunities Foundation Inc 512 E. Kansas Street Peoria, IL 61603-2554	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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CERTIFICATE OF LIABILITY INSURANCE

PEORIO1

OP ID: MR

DATE (MM/DD/YYYY)
06/13/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

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PRODUCER Reese Insurance Group 302 West Campbell Street Arlington Heights, IL 60005 847-392-8550	CONTACT NAME: PHONE (A/C, No, Ext): 847-392-8550 FAX (A/C, No): 847-392-8570 E-MAIL ADDRESS: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 80%;">INSURER(S) AFFORDING COVERAGE</th> <th style="width: 20%;">NAIC #</th> </tr> <tr> <td>INSURER A: Sentinel Insurance Company Ltd</td> <td>11000</td> </tr> <tr> <td>INSURER B:</td> <td></td> </tr> <tr> <td>INSURER C:</td> <td></td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: Sentinel Insurance Company Ltd	11000	INSURER B:		INSURER C:		INSURER D:		INSURER E:		INSURER F:	
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COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

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INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS																				
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	PER STATUTE	OTH-ER																									
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DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

Peoria Opportunities Foundation Inc 512 E. Kansas Street Peoria, IL 61603-2554	<p>SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.</p> <p>AUTHORIZED REPRESENTATIVE</p>
---	--

**Peoria Opportunities Foundation
Equal Employment Opportunity (EEO) Certificate**



PURCHASING DIVISION

ANNUAL CERTIFICATE OF COMPLIANCE

This is to certify that Peoria Opportunities Foundation has submitted an Employer Report Form (CC1) and other necessary documents satisfactory to the City of Peoria, Office of Equal Opportunity. The above named Company is hereby approved to contract with the City of Peoria and the County of Peoria for a period of one year.


If the information submitted by the Company concerning its Affirmative Action/Equal Employment as well as State and Federal mandates, has been declared false information, through an investigation, such false information shall be deemed a total breach of the contract, and such contract may be terminated, canceled or suspended, in whole or in part, and such contractor may be declared ineligible for any further contracts for a period of up to one year.

Dated this 14th day of June, 2019

Expires this 30th day of June, 2020

EEO Certification Number:

02184-200630



Chris Switzer
Purchasing Manager

EEO CERTIFICATION FORMS NOW AVAILABLE ONLINE!

Visit City of Peoria website at www.ci.peoria.il.us. Click Government, Click Departs A-G, Click Equal Opportunity then Click Forms and select the appropriate form. Please utilize this convenient process.



City Hall Building
419 Fulton Street Rm. 108
Peoria, Illinois 61602
VOICE (309) 494-8507
FAX (309) 494-8510

Evidence of Affordable Housing Purpose

State of Illinois
Office of
The Secretary of State

Whereas, ARTICLES OF INCORPORATION OF
PEORIA HOUSING FOUNDATION
INCORPORATED UNDER THE LAWS OF THE STATE OF ILLINOIS HAVE BEEN
FILED IN THE OFFICE OF THE SECRETARY OF STATE AS PROVIDED BY THE
GENERAL NOT FOR PROFIT CORPORATION ACT OF ILLINOIS, IN FORCE
JANUARY 1, A.D. 1987.

Now Therefore, I, Jesse White, Secretary of State of the State of Illinois, by virtue of the powers vested in me by law, do hereby issue this certificate and attach hereto a copy of the Application of the aforesaid corporation.

In Testimony Whereof, I hereto set my hand and cause to be affixed the Great Seal of the State of Illinois, at the City of Springfield, this 23RD day of NOVEMBER A.D. 1999 and of the Independence of the United States the two hundred and 24TH



Jesse White

Secretary of State

NFP-102.10
(Rev. Jan. 1999)

http://www.sos.state.il.us

ARTICLES OF INCORPORATION

(Do Not Write in This Space)

SUBMIT IN DUPLICATE

Payment must be made by certified check, cashier's check, Illinois attorney's check, Illinois C.P.A.'s check or money order, payable to "Secretary of State."

DO NOT SEND CASH!

Date 11-23-99

Filing Fee \$50

Approved *u*

AID

NOV 23 1999

TO: JESSE WHITE, Secretary of State

Pursuant to the provisions of "The General Not For Profit Corporation Act of 1986," the undersigned incorporator(s) hereby adopt the following Articles of Incorporation.

Article 1. The name of the corporation is: PEORIA HOUSING FOUNDATION *M*

Article 2: The name and address of the initial registered agent and registered office are:

Registered Agent BRIAN D. MOOTY
First Name Middle Name Last Name
Registered Office 301 S.W. Adams St., Suite 700
Number Street (Do not use P.O. Box)
Peoria IL 61602
City ZIP Code Peoria
City ZIP Code County

Article 3: The first Board of Directors shall be _____ in number, their names and residential addresses being as follows: (Not less than three)

Director's Names	Number	Street	Address City	State
BRENDA R. COATES	1037	W. Bellhaven	Peoria	IL 61614
ROGER A. JOHN	6927	W. Legion Hall Rd.	Dunlap	IL 61525
STEVEN M. VELING	5510	N. Leawood Ct.	Peoria	IL 61615
WILLA W. LUCAS	611	E. Erye Ave.	Peoria	IL 61603

Article 4. The purposes for which the corporation is organized are:

See attached

60

Is this corporation a Condominium Association as established under the Condominium Property Act?
 Yes No (Check one)

6077-484-6

Is this corporation a Cooperative Housing Corporation as defined in Section 216 of the Internal Revenue Code of 1954? Yes No (Check one)

Is this a Homeowner's Association which administers a common-interest community as defined in subsection (c) of Section 9-102 of the code of Civil Procedure? Yes No

10-27

Article 5. Other provisions (please use separate page):

ATTACHMENT TO ARTICLES OF INCORPORATION

Article 4. The purposes for which the corporation is organized are:

Charitable, benevolent, educational, civic, social, and for ownership or administration of residential property on a cooperative basis.

Article 5: Other Provisions.

No part of the income or assets of the Corporation shall be distributed to, nor inure to the benefit of, any of the Corporation officers, directors, or other private persons, except that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth herein; provided, however, no compensation or payments (other than reimbursement for expenses) shall be paid to a director or any business enterprise with which he or she is associated. No part of the activities of the Corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the Corporation shall not participate in, nor intervene in (including the publishing or distribution of statements), any political campaign on behalf of any candidate for public office.

Upon the dissolution of the Corporation, the Board of Directors shall, after paying or making provision for the payment of all of the liabilities of the Corporation, distribute all of the assets of the Corporation to the Peoria Housing Authority, an Illinois municipal corporation, being a political subdivision of the State of Illinois.

Article 6.

NAMES & ADDRESSES OF INCORPORATORS

The undersigned incorporator(s) hereby declare(s), under penalties of perjury, that the statements made in the foregoing Articles of Incorporation are true.

Dated _____ (Month & Day) _____ (Year)

SIGNATURES AND NAMES		POST OFFICE ADDRESS			
1.	<u>Brenda R. Coates</u> Signature BRENDA R. COATES Name (please print)	1.	<u>1037 W. Bellhaven</u> Street <u>Peoria</u> <u>IL</u> <u>61614</u> City/Town State ZIP		
2.	<u>[Signature]</u> Signature ROGER A. JOHN Name (please print)	2.	<u>6927 W. Legion Hall Rd.</u> Street <u>Dunlap,</u> <u>IL</u> <u>61525</u> City/Town State ZIP		
3.	<u>[Signature]</u> Signature STEVEN M. VELING Name (please print)	3.	<u>5510 N. Leawood Ct.</u> Street <u>Peoria</u> <u>IL</u> <u>61615</u> City/Town State ZIP		
4.	<u>[Signature]</u> Signature WILLA W. LUCAS Name (please print)	4.	<u>611 E. Frye Ave.</u> Street <u>Peoria</u> <u>IL</u> <u>61603</u> City/Town State ZIP		
5.	<u>_____</u> Signature Name (please print)	5.	<u>_____</u> Street City/Town State ZIP		

(Signatures must be in **BLACK INK** on original document. Carbon copied, photocopied or rubber stamped signatures may only be used on the true copy.)

- If a corporation acts as incorporator, the name of the corporation and the state of incorporation shall be shown and the execution shall be by its President or Vice-President and verified by him, and attested by its Secretary or an Assistant Secretary.
- The registered agent cannot be the corporation itself.
- The registered agent may be an individual, resident in this State, or a domestic or foreign corporation, authorized to act as a registered agent.
- The registered office may be, but need not be, the same as its principal office.
- A corporation which is to function as a club, as defined in Section 1-3.24 of the "Liquor Control Act" of 1934, must insert in its purpose clause a statement that it will comply with the State and local laws and ordinances relating to alcoholic liquors.

FOR INSERTS - USE WHITE PAPER - SIZE 8 1/2 x 11

File No. _____

FORM NFP-102.10

ARTICLES OF INCORPORATION

under the

GENERAL NOT FOR PROFIT

CORPORATION ACT

of

FILED

1997 2 3 1999

JESSE WHITE
SECRETARY OF STATE

SECRETARY OF STATE
DEPARTMENT OF BUSINESS SERVICES
CORPORATION DIVISION
SPRINGFIELD, ILLINOIS 62756
TELEPHONE (217) 782-9522
782-9523

(These Articles Must Be Executed and Filed
in Duplicate)

Filing Fee \$50
C-157.11

NFP-110.30
(Rev. Jan. 1999)

Submit in Duplicate
Remit payment in check or money
order, payable to "Secretary of
State."

DO NOT SEND CASH!

JESSE WHITE
Secretary of State
State of Illinois

ARTICLES OF AMENDMENT
under the
GENERAL NOT FOR PROFIT
CORPORATION ACT

File # 6077-484-6

This Space For Use By
Secretary of State
Date 8-21-02
Filing Fee \$25.00
Approved *z*

Pursuant to the provisions of "The General Not For Profit Corporation Act of 1986," the undersigned corporation hereby adopts these Articles of Amendment to its Articles of Incorporation.

ARTICLE ONE The name of the corporation is PEORIA HOUSING FOUNDATION ✓



(Note 1)

ARTICLE TWO The following amendment to the Articles of Incorporation was adopted on Dec. 5
2000 in the manner indicated below ("X" one box only.) (Month & Day)
(Year)

- By the affirmative vote of a majority of the directors in office, at a meeting of the board of directors, in accordance with Section 110.15. (Note 2)
- By written consent, signed by all the directors in office, in compliance with Sections 110.15 and 108.45 of this Act. (Note 3)
- By the members at a meeting of members entitled to vote by the affirmative vote of the members having not less than the minimum number of votes necessary to adopt such amendment, as provided by this Act, the articles of incorporation or the bylaws, in accordance with Section 110.20. (Note 4)
- By written consent signed by members entitled to vote having not less than the minimum number of votes necessary to adopt such amendment, as provided by this Act, the articles of incorporation, or the bylaws, in compliance with Sections 107.10 and 110.20 of this Act. (Note 5)

(INSERT RESOLUTION)

See attached

"That the name of the Peoria Housing Foundation be changed
to Peoria Opportunities Foundation"

P A I D
AUG 22 2002
DEPARTMENT OF
BUSINESS SERVICES

(If space is insufficient, attach additional pages size 8 1/2 x 11)

The undersigned corporation has caused these articles to be signed by its duly authorized officers, each of whom affirm, under penalties of perjury, that the facts stated herein are true. (All signatures must be in **BLACK INK**.)

Dated 10-2-01 2001
(Month & Day) (Year)
attested by [Signature]
(Signature of Secretary) ~~ROGER JOHN~~
ROGER JOHN
(Type or Print Name and Title)

PEORIA HOUSING FOUNDATION
(Exact Name of Corporation)
by [Signature]
(Signature of President) ~~TOM DAVIS~~
TOM DAVIS
(Type or Print Name and Title)

NOTES AND INSTRUCTIONS

- NOTE 1:** State the true exact corporate name as it appears on the records of the Office of the Secretary of State, **BEFORE** any amendments herein reported.
- NOTE 2:** Directors may adopt amendments without member approval only when the corporation has no members, or no members entitled to vote.
- NOTE 3:** Director approval may be (1) by vote at a director's meeting (either annual or special) or (2) consent, in writing, without a meeting.
- NOTE 4:** All amendments not adopted under Sec. 110.15 require (1) that the board of directors adopt a resolution setting forth the proposed amendment and (2) that the members approve the amendment.

Member approval may be (1) by vote at a members meeting (either annual or special) or (2) by consent, in writing, without a meeting.

To be adopted, the amendment must receive the affirmative vote or consent of the holders of at least 2/3 of the outstanding members entitled to vote on the amendment, (but if class voting applies, then also at least a 2/3 vote within each class is required).

The articles of incorporation may supersede the 2/3 vote requirement by specifying any smaller or larger vote requirement not less than a majority of the outstanding votes of such members entitled to vote and not less than a majority within each when class voting applies. (Sec. 110.20)

- NOTE 5:** When a member approval is by written consent, all members must be given notice of the proposed amendment at least 5 days before the consent is signed. If the amendment is adopted, members who have not signed the consent must be promptly notified of the passage of the amendment. (Sec. 107.10 & 110.20)

FORM NFP-110.30

File No.

ARTICLES OF AMENDMENT
under the
**GENERAL NOT FOR-PROFIT
CORPORATION ACT**

Filing Fee \$25

FILED

AUG 2 1 2002

**JESSE WHITE
SECRETARY OF STATE**

RETURN TO:

Department of Business Services
Secretary of State
Springfield, Illinois 62756
Telephone (217) 782-1832
<http://www.sos.state.il.us>

C-130.10

FOSTERING LOW INCOME HOUSING PAGE
SEE HIGHLIGHT BELOW

FORM NFP 110.30 (rev. Dec. 2003)
ARTICLES OF AMENDMENT
General Not For Profit Corporation Act

Jesse White, Secretary of State
Department of Business Services
Springfield, IL 62756
Telephone (217) 782-1832
http://www.cyberdriveillinois.com


FILED

APR 08 2004

**JESSE WHITE
SECRETARY OF STATE**



Remit payment in the form of a check or money order payable to the Secretary of State.

File # 6077-484-6 Filing Fee: \$25.00 Approved: 
Submit in duplicate Type or Print clearly in black ink Do not write above this line

1. Corporate name (Note 1): Peoria Opportunities Foundation

2. Manner of adoption of amendment:
The following amendment of Articles of Incorporation was adopted on March 29, 2004 in the manner indicated below (Check one only):
(Month, Day & Year) ✓

By affirmative vote of a majority of the directors in office, at a meeting of the board of directors, in accordance with Section 110.15. (Note 2)

By written consent, signed by all the directors in office, in compliance with Sections 110.15 and 108.45 (Note 3)

By members at a meeting of members entitled to vote by the affirmative vote of the members having not less than the minimum number of votes necessary to adopt such amendment, as provided by this Act, the articles of incorporation or the bylaws, in accordance with Section 110.20. (Note 4)

By written consent signed by members entitled to vote having not less than the minimum number of votes necessary to adopt such amendment, as provided by this Act, the articles of incorporation, or the bylaws, in compliance with Sections 107.10 and 110.20. (Note 5)

3. Text of amendment
(a.) When an amendment effects a name change, insert the new corporate name below. Use 3 (b) below for all other amendments. *Article 1: The name of the corporation is:

(New Name)

(b) All amendments other than name change.
(If amendment affects the corporate purpose, the amended purpose is required to be set forth in its entirety.) If there is not sufficient space to add the full text of the amendment, add one or more sheets of this size.

(COMPLETE ITEM 4 OR, IF APPLICABLE, ITEM 5.) ALL SIGNATURES MUST BE IN BLACK INK. (60)

That the purpose of the Peoria Opportunities Foundation shall include fostering development of affordable housing ✓

CHARITABLE, BENEVOLENT, EDUCATIONAL, CIVIC, SOCIAL, AND FOR OWNERSHIP OR ADMINISTRATION OF RESIDENTIAL PROPERTY ON A COOPERATIVE BASIS

4. The undersigned corporation has caused these articles to be signed by duly authorized officer, who affirms, under penalties of perjury, that the facts stated herein are true. (All signatures must be in **BLACK INK**.)

Dated

April 2 2004
(Month & Day) (Year)

Peoria Opportunities Foundation ✓

(Exact Name of Corporation)



(Any Authorized Officer's Signature)

Tom Davis President

(Print Name and Title)

5. If there are no duly authorized officers, then the persons designated under Section 101.10(b)(2) must sign below and print name and title. The undersigned affirms, under penalties of perjury, that the facts stated herein are true.

Dated _____ (Month, Day & Year)

Signature

Print Name and Title

NOTES

- Note 1:** State the true and exact corporate name as it appears on the records of the Secretary of State, BEFORE any amendment herein reported.
- Note 2:** Directors may adopt amendments without member approval only when the corporation has no members, or no members entitled to vote pursuant to §110.15
- Note 3:** Director approval may be (1) by vote at a director's meeting (*either annual or special*) or (2) by consent, in writing, without a meeting.
- Note 4:** All amendments not adopted under Sec. 110.15 require (1) that the board of directors adopt a resolution setting forth the proposed amendment and (2) that the members approve the amendment.
Member approval may be (1) by vote at a members meeting (*either annual or special*) or (2) by consent, in writing, without a meeting.
To be adopted, the amendment must receive the affirmative vote or consent of the holders of at least 2/3 of the outstanding members entitled to vote on the amendment, (*but if class voting applies, then also at least a 2/3 vote within each class is required*).
- The articles of Incorporation may supersede the 2/3 vote requirement by specifying any smaller or larger vote requirement not less than a majority of the outstanding votes of such members entitled to vote and not less than a majority within each when class voting applies. (*Sec. 110.20*)
- Note 5:** When member approval is by written consent, all members must be given notice of the proposed amendment at least 5 days before the consent is signed. If the amendment is adopted, members who have not signed the consent must be promptly notified of the passage of the amendment. (*Sec. 107.10 & 110.20*)

PAID

APR 08 2004

EXPEDITED
SECRETARY OF STATE

Evidence of Low-Income Participation



301 N.E. Jefferson, Peoria, IL 61602
309.672.5212 fax 309.672.5215

RESOLUTION #090710-01

A Resolution By The Board Of Directors Of The
Peoria Opportunities Foundation

Establishing Procedures For Low-Income Beneficiaries Input On Housing Projects

That Peoria Opportunities Foundation (POF) plans to engage in the development of affordable housing;

That POF is committed to obtaining advice from low-income program beneficiaries regarding the design, location of sites, development and management of affordable housing projects;

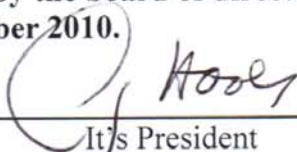
NOW THEREFORE BE IT RESOLVED that the Board of Directors of Peoria Opportunities Foundation hereby approves Resolution #090710-01 establishing the following Community Involvement Policy:

1. Applicability. This Community Involvement Policy applies to all programs developed by Peoria Opportunities Foundation (POF) which utilizes HOME funds and consists of multi-family housing of four or more units or a multiple house development of four or more houses.
2. For each HOME project undertaken consisting of multi-family housing of four or more units or a multiple house development of four or more houses, POF will implement a community involvement strategy as described herein.
3. POF shall convene a community focus group for each multi-family/ multiple house project undertaken.
 - 3.1. The focus group shall be composed of persons who reside in the community where the proposed project is to be located.
 - 3.2. A record of the persons invited shall be maintained as a part of the Community Involvement file.
 - 3.3. A sign in sheet of the persons attending shall be maintained as a part of the Community Involvement file.

4. Each person attending the focus group shall be provided with the following:
 - 4.1. A description of the proposed project including:
 - 4.1.1. A site map or plan.
 - 4.1.2. A rendering.
 - 4.1.3. A written description of the proposed project.
 - 4.2. A comment sheet.
5. Each person shall be asked to provide any comments they may have on the program.
 - 5.1. Comments shall be anonymous.
6. POF shall collect the comment sheets and collate the information contained therein.
 - 6.1. The original comment sheets shall be retained in the Community Involvement file.
7. POF shall, at the next regularly scheduled POF Board Meeting, review the collated data and determine what changes or alterations to the project are needed.
 - 7.1. The minutes of the Board of Directors meeting shall reflect the review and discussion of the collated data.

Passed by the board of directors of Peoria Opportunities Foundation this 7th day of September 2010.

By


It's President

ATTEST:


It's Treasurer