

Peoria Housing Authority

Moving Families Forward

MEMORANDUM

TO: City of Peoria Officials
FROM: Jackie L. Newman, Chief Executive Officer
DATE: January 21, 2020
RE: Taft Homes Redevelopment – Status Update

The Peoria Housing Authority respectfully provides the following status update report to the City of Peoria relative to its Taft Homes redevelopment and planned Rental Assistance Demonstration (RAD) conversion.

Background

The PHA (IL003) is a public housing agency with 948 public housing units in 9 AMPs. The PHA also manages 1979 Housing Choice Vouchers.

The PHA has been a PHAS Troubled performer for several years under the former two Chief Executive Officers. At the request of the PHA Board and the HUD Chicago Field Office, in April 2018, the Springfield Housing Authority entered into an Intergovernmental Agreement to assist the PHA in moving from Troubled to Standard performer.

Since April 2018, the SHA oversight has led to improved and updated policies and procedures, timely obligation and expenditure of Capital Funds, review of the existing RAD applications and proposed transfer of assistance projects and improved communications with the Board of Commissioners, City of Peoria and public housing residents to outline a plan to successfully convert Taft Homes into a thriving affordable housing development for the Peoria community.

Since April 2018, the SHA team has conducted a thorough review of the PHA's previous attempts to convert Taft Homes through the HUD-RAD program. The SHA team found that there have been **significant delays** and **barriers** associated with the Peoria Housing Authority's RAD conversion of Taft as evidenced below:

- The PHA was awarded a CHAP in March 2015. Brenda Coates was the Chief Executive Officer at the time. The CHAP was to convert 80 units Taft Homes.

The PHA issued a solicitation in 2015 and selected The Model Group from Ohio as a development partner to assist with the RAD conversion. In 2015, the PHA's efforts were not supported to redevelop at the existing Taft Homes site and at the City's request the PHA engaged in several unsuccessful attempts to secure off-site locations to de-densify and relocate the converted units from the existing site. As a result, the PHA worked with

the City of Peoria to develop the initial phase on a site that was adjacent to the current Taft Homes site and donated by the City of Peoria. This project consisted of 44 units of new construction in a three story walk up building that would be financed with tax exempt bonds, 4% Low Income Housing Tax Credits, an Affordable Housing Program grant, and PHA Replacement Housing Factor funds. Brenda Coates retired from the PHA in January 2016 and the PHA hired a new Chief Executive Officer, Paul Bollinger, as her replacement in January 2016. He made the decision not to move forward with the project as described above.

- In a letter to Paul Bollinger, Chief Executive Officer, HUD approved a request for conversion of 216 units at Taft Homes in a multi-phased development as follows:
 - Initial Phase – 80 units;
 - Phase 1 – 76 units; and
 - Phase 2 – 60 units.

In 2016, the revised plan of the PHA was to submit phased LIHTC applications in January 2016, July 2016 and February 2017 for each phase of development. The proposed activities included both demolition and disposition.

The Peoria Housing Authority's RAD conversion was not supported on the existing site due to impending economic development along the riverfront by Caterpillar. The PHA sought to complete a RAD conversion by developing smaller communities in various locations throughout Peoria County. A two-prong strategy was pursued which included 1) a solicitation of a development partner with significant experience and success in achieving 9% Low Income Housing Tax Credits in the State of Illinois and 2) a general solicitation to attract other properties in the area that might be interested in receiving RAD vouchers through the transfer of assistance provisions.

1. The PHA issued a Request for Qualifications in June 2017 with the selection of a development partner finalized in September 2017. A review panel selected Gorman and Company, Inc. Paul Bollinger, CEO, and RAD consultant Cindi Herrera negotiated business terms with Gorman and Company, Inc. in October 2017 and a Master Development Agreement (MDA) was drafted. PHA secured transaction counsel to review the business terms outlined in the MDA.
2. An open solicitation for RAD Project Based vouchers was issued in February 2017. PHA received three (3) proposals in 2017 including Access Peoria and four (4) proposals in 2018.

Access Peoria was the only proposal of the 2017 submissions that was viable. It consists of 16 new construction units built in 2015, owned by Homes First, LLC, an affiliate of IFF, an Illinois not-for-profit. A conditional RAD Conversion Commitment (RCC) has been issued by HUD and the conversion is in the closing process.

East Bluff Housing was the only proposal of the 2018 submissions that was viable. It will consist of 30 new construction family units to be developed by the Peoria Opportunities Foundation. A commitment letter was issued

for 16 RAD vouchers and 5 HCV PBV vouchers. A RAD Conversion Commitment (RCC) has been issued by HUD and the conversion is in the closing process.

There was extreme opposition from citizens of the City of Peoria to a RAD scattered site option which resulted in the PHA not being able to move forward with off-site development. Paul Bollinger's, CEO, employment contract was not renewed by the PHA Board in January 2018. The MDA with Gorman and Company, Inc. was not Board approved prior to the final employment date of Paul Bollinger.

- The PHA entered into an Intergovernmental Agreement with the Springfield Housing Authority in April 2018. Jackie L. Newman, CEO of PHA and Executive Director of SHA, reviewed the drafted MDA and met with PHA transaction counsel and identified components of the business terms of the MDA that were not favorable to the Peoria Housing Authority, the City of Peoria, Peoria County or the constituents therein. CEO Newman met several times with Gorman & Company, Inc. in an attempt to re-negotiate the business terms between June and October 2018. The attempts failed.
- In 2019, the PHA procured a new development partner (BEAR Development) through a Request for Qualifications procurement method to complete the RAD conversion process for the remaining units not previously approved to be converted through the Access Peoria or East Bluff developments.

Current Status:

BEAR Development, on behalf of the PHA, is positioned to submit necessary financing applications to secure the private/public financing of the Taft Homes RAD conversion that began in December 2019 to partners inclusive of, but not limited to the Illinois Housing Development Authority and the Federal Home Loan Bank of Chicago. A timeline of proposed activities related to the conversion is noted below and is dependent upon the approved financing path determined by the Illinois Housing Development Authority (i.e. 4% LIHTC vs. 9% LIHTC):

1. November 2019 – PHA conducted resident meetings with Taft Residents for redevelopment input;
2. December 2019- BEAR Development & PHA submitted the Preliminary Project Assessment (PPA) to IHDA;
3. December 2019 / January 2020 IHDA determination of the "Waiver of 4% Feasibility";
4. January 2020 – Bear Development & PHA to re-submit a RAD application for the final phase (Phase 3) of the Taft site conversion. This will include a partial disposal of units;
5. February 2020 (9%) or March 2020 (4%)- Bear Development & PHA to submit the LIHTC application to IHDA;
6. May 2020 (9%) or June 2020 (4%)- IHDA Board Approval;
7. June 2020- RAD Financing Plan submission to HUD;
8. August 2020- Executed RCC submitted from HUD;
9. September 2020- Closing Package submitted to HUD & IHDA;
10. November 2020- Closing with HUD & IHDA.

NOTE: This timeline is TBD based on IHDA's review and the 9% application schedule.

In meetings with City of Peoria officials over the past 20 months, the City of Peoria and other City Officials have provided guidance to the PHA to determine the best development options for the community. The PHA seeks City of Peoria support to demolish the Taft Homes units and redevelop the existing site through de-densifying and new construction alternatives to rehabilitation of existing units. Bear Development and the PHA will redevelop the site utilizing sources inclusive of, but not limited to: the 9% Low Income Housing Tax Credit Program, the 4% Low Income Housing Tax Credit Program, the Illinois Affordable Housing Tax Credit Program, the Historical Tax Credit Program, the Affordable Housing Program through the Federal Home Loan Bank, HOME and/or Trust Funds, PHA Replacement Housing Factor Funds, CDBG funds and/or TIF Financing.

The PHA has engaged in various strategies in planning the successful RAD conversion of Taft Homes and is currently experiencing forward momentum and support from all parties affected to meet the conversion goals. With the change in leadership through the Intergovernmental Agreement with the Springfield Housing Authority (SHA), taken together with the extensive experience and successes of BEAR Development, the SHA leadership team has extensive development experience and will provide clear guidance to expeditiously complete planning of the remaining phases of the Taft Home RAD conversion.

Attached is a copy of the Preliminary Project Assessment (PPA) that was submitted to the Illinois Housing Development for reference. Included are two PPAs: one for the 9% Low Income Housing Tax Credits and one for the 4% Low Income Housing Tax Credits. Upon review, IHDA will provide feedback to BEAR and the PHA relative to the most effective and efficient use of Low Income Housing Tax Credits to finance the project as presented. Also included are several proposed renderings as samples.

The PHA appreciates any and all support provided by the City of Peoria as it reviews the PHA's plans for the Taft Homes Redevelopment project.

Multifamily Fee Payment Form

Updated 12/1/2016

Project Name: IHDA PID # (If applicable)

Project Address:
 City: Zip+4: -

Contact Person: Telephone #:

Review Fees - All Resources		
<input type="checkbox"/>	\$750 Preliminary Project Assessment (PPA) - Not-For-Profit Sponsor*	
<input checked="" type="checkbox"/>	\$1,500 Preliminary Project Assessment (PPA) - For-Profit Sponsor	\$ 1,500.00
<input type="checkbox"/>	\$2,500 Subsidy Layering Review - All Sponsors	
Application Fees - All Resources		
<input type="checkbox"/>	\$1,500 Application Fee - Not-For-Profit Sponsor*	
<input type="checkbox"/>	\$2,500 Application Fee - For-Profit Sponsor	
Select Source <input type="checkbox"/> LIHTC <input type="checkbox"/> Trust Fund <input type="checkbox"/> HOME <input type="checkbox"/> IAHTC		
Permanent Supportive Housing Development Program		
<input type="checkbox"/>	\$250 Application Fee - Not-For-Profit Sponsor*	
<input type="checkbox"/>	\$500 Application Fee - For-Profit Sponsor	
<input type="checkbox"/>	\$500 Long Term Operating Support Program	
Other <input type="text"/>		
Resource Commitment Fees - All Sponsors		
<input type="checkbox"/>	LIHTC: Reservation(9%)/Determ.(4%) Fee - (Enter 1% of the 10 year credit amount)->	
<input type="checkbox"/>	8609 Issuance Fee - \$1,000 per 8609 (Max. \$25K Per Project) ----->	0 \$ -
<input type="checkbox"/>	IAHTC: Reservation (STC) Fee - (Enter 5% of the reservation amount)->	
Loan and Bond Origination Fees - All Sponsors		
<input type="checkbox"/>	Affordable Advantage Program (Greater of 2% of Loan or \$75K)	
<input type="checkbox"/>	Credit Advantage Program (Greater of 2.5% of Loan or \$40K)	
<input type="checkbox"/>	Conduit Bond Origination (Greater of 1% of Bonds or \$50K)	
<input type="checkbox"/>	Conduit Short Term Bond Origination (Greater of 1.75% or \$50K)	
<input type="checkbox"/>	IHDA Bond Origination (Greater of 2% of Bond Amount or \$75K)	
Modification Fees - All Sponsors		
<input type="checkbox"/>	Project Modification Fee-\$2,500 per modified characteristic-(Enter # of Modificatio (Including Change in Ownership) ----->	0 \$ -
<input type="checkbox"/>	8610 Amendment Fee - \$1,000 per 8609 - (Enter # of 8609's) ----->	0 \$ -
<input type="checkbox"/>	Carryover Amendment Fee - \$1,500 per Allocation - (Enter # of Allocations)->	0 \$ -
<input type="checkbox"/>	Increase Request - (Enter \$2,500 + Increased Reservation/Determin Fee)->	
Extension Fees - All Sponsors		
<input type="checkbox"/>	\$1,500 Reservation Letter Extension	\$ -
<input type="checkbox"/>	\$1,500 12 Month Extension Request (LIHTC & STC)	\$ -
Late Fees - All Sponsors		
<input type="checkbox"/>	Carryover Letter Late Fee - \$1,500 + \$100 per day late - (Enter # of Days Late)	0 \$ -
<input type="checkbox"/>	10% Test Documentation Late Fee-\$1,500+\$100 per day late-(Enter # of Days Late)	0 \$ -
<input type="checkbox"/>	8609 Request Late Fee-\$1,000+\$500 per month late per 8609 - (Enter #of 8609's \$500 per month late Charge (Enter # of Month)	0 \$ -
Deposits		
<input type="checkbox"/>	Good Faith Deposit (Determined based on Resource)	\$ -
<input type="checkbox"/>	Legal Fee Deposit (Determined based on scope of work required)	\$ -
<input type="checkbox"/>	Third Party Study Deposit (Determined based on scope of work required)	\$ -
Total Fees Submitted \$		1,500.00

* - All project sponsors must be non-profit organizations. Joint ventures with non-profits will be considered for profit sponsors with respect to the fee.

Note:

- All fees are subject to change.

- Additional fees associated with IHDA bond and loan programs may include but are not limited to origination, credit enhancement and servicing, and legal fees to be determined on a project by project basis.

- Additional fees associated with bond financing may include but are not limited to origination, credit enhancement and servicing, legal fees, IHDA Issuer Counsel, Bond Counsel, Underwriter's Counsel, Special Counsel, Trustee and Master Paying Agent, Bond Insurance Escrow Fee.

5961



Kenosha, Wisconsin 53142

BEAR DEVELOPMENT LLC

4015 80TH STREET
KENOSHA, WISCONSIN 53142

70-2277/719

5961

11/19/2019

PAY TO THE
ORDER OF

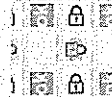
Illinois Housing Development Authority

\$ 1,500.00

One thousand five hundred dollars

DOLLARS

Illinois Housing Development Authority
26411 Network Place
Chicago, IL 60673-1264



[Handwritten Signature]
AUTHORIZED SIGNATURE

MEMO


Security features: Details on back.

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Security Features:

Hologram: • Multi-dimensional foil seal used to check stock. Cannot be photocopied.

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Invisible Fibers: • Fibers in paper visible under ultraviolet light.

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Illinois Housing Development Authority Multifamily Preliminary Project Assessment Instructions

Updated: October 2019

Please see the 2020-2021 Qualified Allocation Plan for guidance on the PPA process.

The **current** version of this Multifamily Preliminary Project Assessment (the "PPA Workbook") is to be used when applying for an Illinois Housing Development Authority ("IHDA") administered program that requires a preliminary project assessment and consists of a single Microsoft Excel file. **Only the current version will be accepted.**

A complete Preliminary Project Assessment package (the "PPA") is comprised of a completed PPA Workbook along with the required documents and exhibits as denoted on the checklist. **Incomplete PPA's will not be considered.**

**** Please note: PPA submissions for 4% tax credit projects must be submitted 90 days prior to the 4% determination request.**

1 The PPA Workbook consists of the following worksheets (tabs A - G are considered the PPA Form):

Instructions	A_PPA Checklist	B_Description	C_Site
D_Dev Team	E_Organizational Chart	F_Unit Mix	G_Sources_Uses

2 Completing and Submitting:

For all projects, complete this workbook and submit all items listed on tab A_PPA Checklist.

For projects with multiple sites, complete, and submit the relevant pages of the **C_Site** tab by expanding the print area.

3 Data Validation and Entry:

Multiple inputs are required in order to complete and populate the PPA Workbook. In several cases, incomplete entries will not populate the PPA Workbook. Cells throughout the PPA Workbook are color coded as follows:

	Text / numerical data entry required		Protected formula
	Drop down menu options for selection		No input / value / calculation
	Text box narrative		

Please do not use the copy and paste feature when completing this workbook.

4 Document Protection

Many cells and the document itself are protected against changes. Any changes to the protected content of the PPA Workbook will void the entire PPA.

5 Cell Notes and Comments

Click on any cell with a comment (denoted by a small red triangle in the upper right hand corner) to get tips or information.

Please direct any questions or comments to: multifamilyfin@ihda.org.

9% LIHTC PPA

Illinois Housing Development Authority Multifamily Preliminary Project Assessment Checklist

Updated: October 2019

Project name:

PPA Submission Date:
PPA Type:

Instructions:

A Preliminary Project Assessment (PPA) must describe a unique Project. Sponsors considering multiple Projects or multiple Project scenarios must submit separate PPA's. All PPA materials must be submitted by the PPA due date (if applicable) published on the Program Timelines page of the Multifamily Developer section of the Authority's website. Submissions are only accepted electronically through the Authority's MF portal system. If you do not have the required login information to submit a PPA, please contact multifamilyfin@ihda.org.

Required Preliminary Project Assessment Materials

Section Required Documentation

Indicate inclusion in the submission through the drop down boxes below.

1 PPA Fees

- Copy of the Multifamily Fee Payment Form
- Copy of the check
- Original Fee Payment form and check sent to the following address:

Illinois Housing Development Authority Receipts and Fees
26411 Network Place
Chicago, Ill 60673-1264

2 PPA Checklist and Form

- Copy of the PPA Checklist
- Copy of the PPA Form

3 Color Location Map(s) clearly identifying all of the following:

- The exact location(s) of the Project Site(s)
- The exact location(s) of any public services and community amenities identified in the PPA Form
- The exact location(s) of any incompatible uses identified in the PPA Form

4 Color Photographs of all of the following:

- The Project Site(s)
- The properties adjacent to the Project Site(s)

5 Site Plan(s) for the Project Site(s) including all of the following:

- Site boundaries
- Building footprint(s)
- The location of current and proposed roadways

6 1% Year Floodplain or Floodway

For all projects:

- Provide, if any, additional costs associated with site characteristics if located in a Floodplain or Floodway.

7 Building Elevations or Photos as follows:

- For new construction buildings: Color rendering(s) of the front elevation of each building type
- For existing buildings: Color photo(s) of the front of each building (additional photos submitted should be taken from multiple directions)

8 Evidence of Preliminary Site Control for the Project Site(s) meeting A) -or- B) below as follows:

A) Projects rehabilitating Abandoned and Foreclosed Single Family Housing within a general area:

One or more of the following, dated within six (6) months of the PPA due date, for the Project Site(s):

- MLS Listings
- REO Listings

B) All other Projects:

One or more of the following, dated within six (6) months of the PPA due date, for the Project Site(s):

- Executed purchase agreement(s),
- Evidence of fee simple Site ownership,

X

Written correspondence with the Site owner indicating a willingness to sell or lease the Site.

Optional Preliminary Project Assessment Materials

Review of Local Planning Documents

Indicate inclusion in the submission through the drop down boxes below.

Local Planning Documents

Projects wanting to clarify or elaborate on market conditions or concerns within the Project's area should provide the following for review:

Any official or unofficial planning document(s) that demonstrate local planning activity, economic development, and/or community development efforts taking place within and impacting the direct Project area. Documentation/activities should be current or recent, preferably occurring within the past 5 years.

A cover letter and/or summary that addresses:

- The reason for submittal of local planning documentation; and
- A description of all documentation submitted and its demonstration of community and/or economic developmental impact on the direct Project area.

thresholds or scoring. Local planning documents submitted at PPA may be resubmitted as a full or part of a full Community Revitalization Strategy at time of application.

Review of a Proposed Project in Proximity to an Opportunity Area(s)

Indicate inclusion in the submission through the drop down boxes below.

Proximate Opportunity Area Consideration. Projects providing the following may be considered for inclusion in an Opportunity Area:

A formal letter to the Authority that summarizes and addresses the following criteria, as applicable:

- Actual proximity to the identified Opportunity Area (accounting for natural barriers and market area characteristics);
- Demonstrated access to obtainable employment;
- Neighborhood look and feel as it may demonstrate connectivity to the Opportunity Area;
- Density analysis and/or gravity modelling that shows settlement patterns that suggest connection to the Opportunity Area;
- The population to be served by the proposed development as it relates to the needs and demands of the Opportunity Area; and
- Additional supporting documentation that can make a reasonable case for the inclusion of the proposed project in an Opportunity Area by proximity.

Multifamily Preliminary Project Assessment Form

Project Name: Taft Homes

PPA Submission Date: 12/4/2019

Tenant Population: Non-Elderly
Project Type: New Construction

PPA Type: 2020 LIHTC Round
4% Waiver Request*?: No

**only applicable to 9% LIHTC*

IHDA Resources Requested	IHDA Debt Products		Construction	Permanent
4% LIHTC	X	IHDA Market Debt	X	X
9% LIHTC		IHDA Soft Debt	X	X
IAHTC	X			
Tax Exempt Bonds	X			

Applicable to 4% transactions only
Structuring

Financing Narrative - Applicable to 4% transactions only

<i>Basic terms:</i>		<i>Provide a description of the intended structure of the financing and bond issuance.</i>
Issuance Term	Long Term	We anticipate Taft Homes to be financed via a Tax Exempt bond issuance with IHDA as the issuer. We would like to work with IHDA to determine the best structure with the TE bonds like we have done on prior deals.
Placement	Public	
Credit Enhancement?	No	

4% Feasibility Waiver Request (for 9% LIHTC Transactions only)

Provide a narrative on why this proposal cannot be structured as a 4% transaction.

Project Description

Provide a description of the proposed development.

The proposed project includes the demolition of all residential and community spaces on site, and the new construction of 132 total units, with a mix of one, two, three, four and five bedroom units. 50 units will be completed via the 4% transaction. The development will be made up of townhome buildings, duplexes, a community building, resident resource center, playground, and tot lot. Taft Homes is currently a public housing development that will be redeveloped via the HUDA RAD program. All current tenants will have the right to return to a new unit post-construction. The development includes 1:1 replacement in unit count and type for all units that are currently occupied.

For Existing Properties:

First Constructed: 1952
 Date of last recapitalization: 1996

Construction Scope:

Provide a general overview of the Project's construction scope of work - Include construction type and interior, exterior and Site improvements.

The 27 residential buildings and one management building will be demolished and replaced with a mix of residential buildings made up of townhomes and duplexes as well as a new playground, tot lot, community building and resident resource center. The buildings are proposed to be wood framed construction on a concrete foundation - slab on grade. Roofs are proposed to be pitched on wood trusses. with architectural asphalt shingles. Building exteriors are proposed to be a combination of stone and/or brick and composite siding. Windows are proposed to be operable vinyl units. Site improvements are to include new utilities as needed, repaved driveways and parking areas, sidewalks and landscaping. Existing sidewalks and drives will be replaced or repaired as applicable. The interior walls will be painted drywall over 2 x 4 studs. Flooring in the units will be a mix of carpet in the bedrooms and vinyl plank in the living room, kitchen and bath. HVAC will be provided by individual gas-fired furnaces with central air.

Historic Preservation Narrative

Projects considering the use of state and/or federal historic tax credits: please include a narrative that outlines the status of the historic designation, including the process and timeline for securing designation

N/A

Site

For scattered Site projects complete the Site information for **each** Site separately using the additional Site pages below.

Site:	1	New Construction	District		Elected Official	
Set Aside:	Other Metro		Chief Municipal Official:	Mayor	Jim Ardis	
Address:	245 Green St		Alderman:	1	Denise Moore	
City:	Peoria		State Senator:	46	David Koehler	
ZIP:	61603		State Representative:	92	Jehan A. Gordon-Booth	
County:	Peoria		US Representative:	17	Cheri Bustos	
PIN:	18-03-361-001					
Latitude:	40.695353	(Example: 41.889556)	Census Tract Number:	12	IHDA Opportunity Area:	Proximate
Longitude:	-89.582989	(Example: -87.623861)	QCT?:	Yes		
			Chicago Community Area:	N/A		

Public Services and Community Amenities

Indicate the distance, to the nearest hundredth mile, of each of the following from the project site:

Distance		Facility Name	Facility Address
0.69	Full Service Grocery Store	Walmart Supercenter	401 River Road, East Peoria, IL 61611
0.05	Fixed-Route Public Transportation	Bus 12	Adams and Spalding
0.10	Retail Store	Family Dollar	820 NE Jefferson St, Peoria, IL 61603
0.30	Government Services	Peoria County Administrator	324 Main St #502, Peoria, IL 61602
0.07	Recreational Facilities / Public Parks	RiverPlex Recreation and Wellness Center	600 Northeast Water Street, Peoria, IL 61603
0.69	Pharmacy	Walmart Pharmacy	401 River Road, East Peoria, IL 61611
0.80	School	Lincoln K-8 School	700 Mary St, Peoria, IL 61603
0.16	Restaurant	Two25	225 NE Adams St, Peoria, IL 61602
0.56	Hospital / Health Clinic	OSF Saint Francis Medical Center	530 NE Glen Oak Ave, Peoria, IL 61637
0.30	Religious Institution	Epiphany Church	416 Hamilton Blvd, Peoria, IL 61602
0.43	Library	Peoria Public Library Main Library	107 NE Monroe St, Peoria, IL 61602
0.87	Post Office	United States Postal Service	95 State St, Peoria, IL 61601
0.28	Banking Institution	Chase Bank	125 NE Jefferson St, Peoria, IL 61602
0.52	Day Care Facility	Methodist Family Child Care Center	415 NE St Mark Ct, Peoria, IL 61603

Provide a general description of the public services and community amenities in the vicinity of the Project Site. Limit response to 1,500 characters.

This site shows extremely strong linkages. It is immediately surrounded by parks, bus stops, retail stores, schools, and government buildings. It allows for easy access to a library, a full service grocery store, a hospital, and multiple day care facilities.

Characters remaining: 1242

Incompatible Uses

Indicate if any of the following are located on or immediately adjacent to the Project Site:

No	Existing flood plain, wetlands, streams, ravines, drainage
No	Excessively steep slopes
No	High tension power lines
No	Sources of excessive lighting

Indicate if any of the following are located within 1/4 mile of the Project Site:

No	Landfills, salvage yards, trash heap, dump pile, etc.
No	Hazardous chemical or heavy manufacturing
Yes	Railroad tracks
No	Runway or runway clear zone or military airfield
No	Treatment, storage, or disposal facility for hazardous, solid, or sewage waste
Yes	Sources of noise that may exceed 70 decibels
No	Prison or correctional facilities
No	Sources of noxious odor

Facility Name

Facility Address

Tazewell & Peoria Railroad (TZPR)	runs along Illinois River, around 250 ft. from s
Tazewell & Peoria Railroad (TZPR)	runs along Illinois River, around 250 ft. from s

If any incompatible uses are identified above, provide a general description of the incompatible use, its potential to impact the Project, and any efforts that will be undertaken to mitigate the impact. Limit response to 1,500 characters.

The Tazewell & Peoria Railroad runs along the Illinois River to the south and down grade of the site. As a part of the environmental review conducted for the project, a noise study will be completed to confirm that our building materials adequately mitigate noise sources in exceedance of standards.

Development Team

Complete the following development team information. Please carefully review the QAP definition of a Sponsor. If a Sponsor is a HUD designated CHDO, please indicate using the drop down boxes to the right of the Sponsor below. Please use the Notes section below to indicate any Development Team member's previous affiliation to be reviewed (i.e. change of name, previous experience, etc.). The Authority will perform a review of your prospective development team and will notify individual team members of IHDA concerns (if any) related to past performance.

General Contractor: Construction Management Associates, Inc.
 Contact Person: Jonah Hetland
 Address: 4015 80th Street, Suite F
 City, State, Zip: Kenosha, WI, 53142
 Phone: 262-942-3500
 Email: jonah@cmaofwi.com

Owner: TBD, LLC
 Contact Person: Adam Templer
 Address: 4011 80th Street
 City, State, Zip: Kenosha, WI, 53142
 Phone: 312-405-3277
 Email: adam@beardevelopment.com

Property Manager: Peoria Housing Authority
 Contact Person: Jackie Newman
 Address: 100 S Richard Pryor Place
 City, State, Zip: Peoria, IL 61605
 Phone: 309-676-8736 ext. 14002
 Email: jnewman@pha.peoria.il.us

Primary Sponsor: Bear Development, LLC CHDO
 Contact Person: Adam Templer
 Address: 4011 80th Street
 City, State, Zip: Kenosha, WI, 53142
 Phone: 312-405-3277
 Email: adam@beardevelopment.com

Architect: Hooker DeJong, Inc.
 Contact Person: Joshua Hahn
 Address: Terrace Plaza, 316 Morris Ave #410,
 City, State, Zip: Muskegon, MI 49440
 Phone: 312.492.4247
 Email: joshuah@hdjinc.com

Sponsor 2: Peoria Housing Authority CHDO
 Contact Person: Jackie Newman
 Address: 100 S Richard Pryor Place
 City, State, Zip: Peoria, IL 61605
 Phone: 309-676-8736 ext. 14002
 Email: jnewman@pha.peoria.il.us

Dev. Consultant:
 Contact Person:
 Address:
 City, State, Zip:
 Phone:
 Email:

Sponsor 3: CHDO
 Contact Person:
 Address:
 City, State, Zip:
 Phone:
 Email:

LIHTC Syndicator:
 Contact Person:
 Address:
 City, State, Zip:
 Phone:
 Email:

Sponsor 4: CHDO
 Contact Person:
 Address:
 City, State, Zip:
 Phone:
 Email:

IAHTC Syndicator:
 Contact Person:
 Address:
 City, State, Zip:
 Phone:
 Email:

Sponsor 5: CHDO
 Contact Person:
 Address:
 City, State, Zip:
 Phone:
 Email:

For projects that involve the issuance of tax exempt bonds, please complete the following:

Proposed Issuer:
 Contact Person:
 Address:
 City, State, Zip:
 Phone:
 Email:

Proposed Underwriter:
 Contact Person:
 Address:
 City, State, Zip:
 Phone:
 Email:

Notes

Please note that it is the intent of the Peoria Housing Authority (PHA) to continue managing Taft Homes. However, this is subject to the review of IHDA, investor, and lender requirements. If the PHA fails to meet the standards of these parties, an approved third party project manager will be selected.

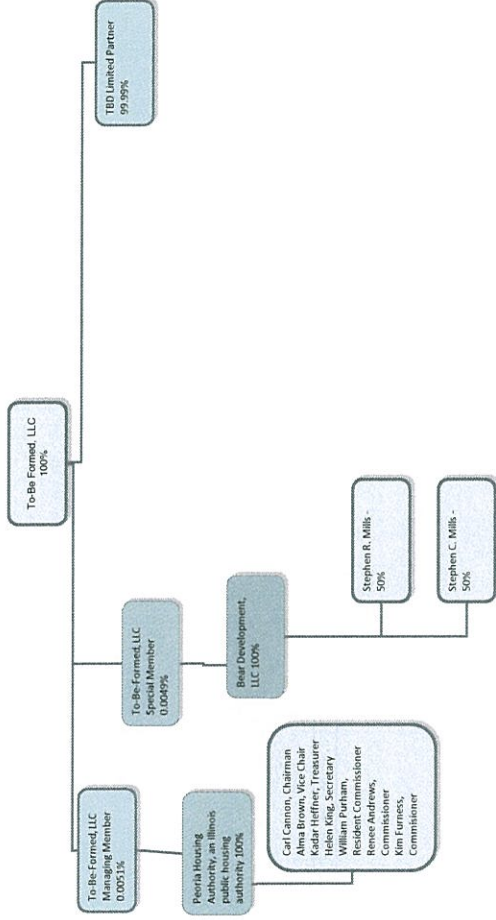
Organizational Chart



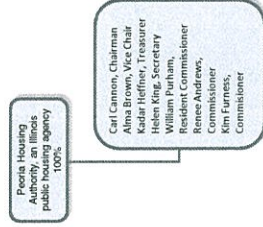
Instructions:

1. Please complete the TWO organizational charts on this tab. If the proposed project is new construction, leave the "Current Organizational Chart" blank.
2. Include ALL entities within the proposed single purpose entity Owner, adding and deleting boxes as needed. See example below and change as needed.
3. Indicate proposed ownership percentages for ALL entities in the chart.
4. LLCs must indicate ALL members and identify the managing member.
5. Use the Notes section to provide any additional information not adequately captured here.

Proposed Project Name:



Existing Project Name:



Notes:
Existing Project Name: Tall Homes

EXISTING UNIT MIX

Indicate the current project rent structure, supportive housing units, rental assistance, etc. below.

Table with 9 columns: AMI, Bedrooms, # of Units, Occupied, Eligible to Stay, Supportive Housing, Rental Assistance, Rental Assistance Program, Remaining Term. Includes a Totals row.

PROPOSED UNIT MIX

Indicate the anticipated project rent structure, supportive housing units, rental assistance, etc. below.

Table with 14 columns: AMI, Bedrooms, # of Units, Occupied, Eligible to Stay, Supportive Housing, Rental Assistance, Rental Assistance Program, Anticipated Term, Construction Limit/Unit, Total Limit. Includes a Totals row.

Existing Population

Provide a general description of the proposed project population.

The tenant base is a mix of elderly, single people and families with children, though given the large unit sizes the property primarily service families with children. After the RAD conversion, all tenants will have the right to return to the property and temporary relocation will be provided during the construction phase.

Proposed Population

Provide a general description of the proposed project population.

We anticipate that the mix of elderly, single people and families with children will remain post conversion. All tenants have the right to return to property under the RAD program.

Existing Rental Assistance

Provide a brief description of any current rental assistance on the property.

Taft Homes is public housing, so all tenants income qualify and pay 30% of their income towards rent.

Proposed Rental Assistance

Please include a description of the renewal or assumption of existing rental assistance, or the status of a new rental assistance commitm...

All units will convert from public housing to RAD Project Based Rental Assistance, and tenants will continue to pay 30% of their income towards rent.

Existing Tenant Services

Provide a general description of any proposed tenant services.

There is a resident resource center on site which provides family self sufficiency services.

Proposed Tenant Services

Provide a general description of any proposed tenant services.

A resident resource center will be built on site.

Current Occupancy

Provide a general description of the property's current occupancy.

Taft Homes currently has 228 units on site. Of those 132 are occupied, and those occupied units will be replaced one for one through the RAD transaction. Please see the attached narrative which provides a matrix of the offsite units and how they are or will be disposed of. Please note that Taft Homes is being submitted as a combination 9% and 4% transaction, 82 units under the 9% transaction and 50 under the 4% transaction.

Proposed Relocation and/or Displacement

Provide a description of relocation of existing tenants.

The development proposes one to one replacement of the occupied units at Taft Homes. Tenants will be offered temporary housing in other units within the development while work is completed on their permanent unit. No off-site relocation or displacement is contemplated.

Table: Total Units by Bedroom Count (0, 1, 2, 3, 4, 4+). Includes rows for Unit AMI (20%, 30%, 40%, 50%, 60%, 70%, 80%, Market, Manager) and a Totals row.

Table: Total Units by Bedroom Count (0, 1, 2, 3, 4, 4+). Includes rows for Unit AMI (20%, 30%, 40%, 50%, 60%, 70%, 80%, Market, Manager) and a Totals row.

Table: Occupied by Bedroom Count (0, 1, 2, 3, 4, 4+). Includes rows for Unit AMI (20%, 30%, 40%, 50%, 60%, 70%, 80%, Market, Manager) and a Totals row.

Table: Occupied by Bedroom Count (0, 1, 2, 3, 4, 4+). Includes rows for Unit AMI (20%, 30%, 40%, 50%, 60%, 70%, 80%, Market, Manager) and a Totals row.

Table: Eligible To Stay by Bedroom Count (0, 1, 2, 3, 4, 4+). Includes rows for Unit AMI (20%, 30%, 40%, 50%, 60%, 70%, 80%, Market, Manager) and a Totals row.

Table: Eligible To Stay by Bedroom Count (0, 1, 2, 3, 4, 4+). Includes rows for Unit AMI (20%, 30%, 40%, 50%, 60%, 70%, 80%, Market, Manager) and a Totals row.

Table: Rental Assistance by Bedroom Count (0, 1, 2, 3, 4, 4+). Includes rows for Unit AMI (20%, 30%, 40%, 50%, 60%, 70%, 80%, Market, Manager) and a Totals row.

Table: Rental Assistance by Bedroom Count (0, 1, 2, 3, 4, 4+). Includes rows for Unit AMI (20%, 30%, 40%, 50%, 60%, 70%, 80%, Market, Manager) and a Totals row.

Table: Supportive Housing by Bedroom Count (0, 1, 2, 3, 4, 4+). Includes rows for Unit AMI (20%, 30%, 40%, 50%, 60%, 70%, 80%, Market, Manager) and a Totals row.

Table: Supportive Housing by Bedroom Count (0, 1, 2, 3, 4, 4+). Includes rows for Unit AMI (20%, 30%, 40%, 50%, 60%, 70%, 80%, Market, Manager) and a Totals row.

Applicant Uses

Check (X) here if 4% determination request:

Check (X) here if Identify of Interest:

Buyer and Seller:

Owner and General Contractor:

Owner and Property Manager:

Please note that an identify of interest will result in a reduction to the base developer fee. Please see page 62 of the 2020-2021 GAP for more information.

Type	Description	% TDC	Cost	Per unit	Comments
Acquisition	Land	3.5%	\$840,000	16,800	
Acquisition	Building	25.5%	\$6,160,000	123,200	
Acquisition	Holding Costs				
Acquisition	Other				
Subtotal	Acquisition	29%	\$7,000,000	140,000	
Hard Costs	Residential: New Construction	46.1%	\$11,132,914	222,658	
Hard Costs	Residential: Rehabilitation				
Hard Costs	Other: Commercial, Service, Offsite				
Other Costs	Other GC Costs				
Subtotal	Grand Total Construction Costs	46.1%	\$11,132,914	222,658	
Contingency	Construction Contingency	2.3%	\$556,646	11,133	
Subtotal	Soft Costs	4.8%	\$1,167,494	23,350	
Subtotal	Financing	2.6%	\$629,850	12,597	
Subtotal	Interim	3.6%	\$875,946	17,519	
Subtotal	Syndication	0.2%	\$55,000	1,100	
Subtotal	Reserves	1.8%	\$440,814	8,816	
Developer Fee	Total Developer Fee	9.4%	\$2,275,000	45,500	
Total	Grand Total		\$24,133,654	482,673	

Construction Cost Limits	Set Aside:	Other Metro
Grand Total Construction Costs		\$11,132,914
Construction Cost Limit		\$11,240,000
Construction Limit Test		Within Limit
Total Immediate and Critical Repairs (if rehabilitation):		

Construction Cost Overage Narrative

Please describe in detail the construction cost overage.

Acquisition Information

Total Acquisition Price:

\$7,000,000 Based on Appraised Value

- Existing Mortgage Debt:

- Seller Financing:

\$7,000,000

= Cash to Seller

Flow of Funds

If transaction involves related parties, please provide details of distribution of cash proceeds.

The Peoria Housing Authority (PHA) will donate Taft Homes 4% real estate to CDA Housing, Inc. (CDA), the non-profit recipient. The Taft Homes 4% real estate has an estimated value of \$7,000,000, which will be donated to generate IAHTC. CDA will sell the real estate to the To-Be-Formed, LLC for \$7,000,000, and is taking a seller note back for \$7,000,000, which will be repaid via cash flow. The total donation credits requested are \$3,500,000, in addition to IHDA soft funds of \$1,350,000. The proposed sale of donation credits is at a rate of \$0.69/credit which is consistent with recent transactions. The total value to the deal is then \$3,115,000.

Applicant Sources

Construction Period Sources

Construction Period debt, including equity bridge loans	Lien Position	Amount	Interest Rate	Construction Term (Years)	Construction Debt Service	Comments
Construction Loan- ST TE Bonds	1	\$5,500,000	5.41%	2.00	\$460,000	
1st Mortgage- IHDA LT TE	2	\$4,610,000	5.00%	2.00	\$355,000	
IHDA Soft Funds	3	\$1,200,000		2.00		
Peoria Housing Authority RHF	4	\$335,000		2.00		
Seller Note	5	\$7,000,000	2.76%	2.00		
Total		\$18,645,000			\$815,000	

Construction Period Grants	Amount	Comments
FHLBC AHP	\$750,000	
IAHTC Loan from PHA	\$3,115,000	Proceeds from the sale of IAHTC
Total	\$3,865,000	

Construction Period Equity	Type	Amount	Comments
LIHTC Equity	LIHTC	\$1,133,987	
MM Equity	MM	\$100	
Total		\$1,134,067	

Total Construction Period Sources* **\$23,644,067** *It is not a requirement for Total Construction Period Sources to equal Total Permanent Sources

Items to be paid outside of the Construction Escrow	Amount	Comments
	\$1,303,820	

Permanent Sources

Debt	Lien Position	Amount	Term (Years)	Amort (Years)	Rate	Annual D/S
Permanent Mortgage- IHDA LT TE	1	\$4,610,000	40	40	5.00%	\$266,751
Peoria Housing Authority RHF	2	\$335,000	40	40		
Seller Note	3	\$7,000,000	50	50	2.76%	
IAHTC Note- PHA	4	\$3,115,000	50	50		
FHLBC AHP	5	\$750,000	50	50		
Total		\$15,810,000				266,751

Grants	Amount	Comments
Total		

Equity	Type	Amount	Allocation	Raise Rate	Comments
LIHTC Equity- TBD	LIHTC	\$5,669,834	616,348	\$0.92000	
Total		\$5,669,834			

	Amount
Deferred Developer Fee	\$1,303,820
Financial Gap (if applying for IHDA soft funds to fill the financial gap, check cell D61)	\$1,350,000
Total Permanent Sources	\$24,133,654

Deferred Fee as a % of Total Dev Fee	25% of Total Developer Fee
57%	\$ 568,750.00

IHDA Soft Fund Limits	Please insert request below:		
Set Aside	IHDA Soft Fund Request	% of TDC	Result
Other Metro	\$1,350,000	6%	Within Limits

Illinois Housing Development Authority Multifamily Preliminary Project Assessment Instructions

Updated: October 2019

Please see the 2020-2021 Qualified Allocation Plan for guidance on the PPA process.

The **current** version of this Multifamily Preliminary Project Assessment (the "PPA Workbook") is to be used when applying for an Illinois Housing Development Authority ("IHDA") administered program that requires a preliminary project assessment and consists of a single Microsoft Excel file. **Only the current version will be accepted.**

A complete Preliminary Project Assessment package (the "PPA") is comprised of a completed PPA Workbook along with the required documents and exhibits as denoted on the checklist. **Incomplete PPA's will not be considered.**

**** Please note: PPA submissions for 4% tax credit projects must be submitted 90 days prior to the 4% determination request.**

1 The PPA Workbook consists of the following worksheets (tabs A - G are considered the PPA Form):

Instructions	A_PPA Checklist	B_Description	C_Site
D_Dev Team	E_Organizational Chart	F_Unit Mix	G_Sources_Uses

2 Completing and Submitting:

For all projects, complete this workbook and submit all items listed on tab A_PPA Checklist.

For projects with multiple sites, complete, and submit the relevant pages of the **C_Site** tab by expanding the print area.

3 Data Validation and Entry:

Multiple inputs are required in order to complete and populate the PPA Workbook. In several cases, incomplete entries will not populate the PPA Workbook. Cells throughout the PPA Workbook are color coded as follows:

	Text / numerical data entry required		Protected formula
	Drop down menu options for selection		No input / value / calculation
	Text box narrative		

Please do not use the copy and paste feature when completing this workbook.

4 Document Protection

Many cells and the document itself are protected against changes. Any changes to the protected content of the PPA Workbook will void the entire PPA.

5 Cell Notes and Comments

Click on any cell with a comment (denoted by a small red triangle in the upper right hand corner) to get tips or information.

Please direct any questions or comments to: multifamilyfin@ihda.org.

4% LIHTC PPA

Illinois Housing Development Authority Multifamily Preliminary Project Assessment Checklist

Updated: October 2019

Project name:

PPA Submission Date:
 PPA Type:

Instructions:

A Preliminary Project Assessment (PPA) must describe a unique Project. Sponsors considering multiple Projects or multiple Project scenarios must submit separate PPA's. All PPA materials must be submitted by the PPA due date (if applicable) published on the Program Timelines page of the Multifamily Developer section of the Authority's website. Submissions are only accepted electronically through the Authority's MF portal system. If you do not have the required login information to submit a PPA, please contact multifamilyfin@ihda.org.

Required Preliminary Project Assessment Materials

Section **Required Documentation**

Indicate inclusion in the submission through the drop down boxes below.

1 PPA Fees

- Copy of the Multifamily Fee Payment Form
- Copy of the check
- Original Fee Payment form and check sent to the following address:

Illinois Housing Development Authority Receipts and Fees
 26411 Network Place
 Chicago, Ill 60673-1264

2 PPA Checklist and Form

- Copy of the PPA Checklist
- Copy of the PPA Form

3 Color Location Map(s) clearly identifying all of the following:

- The exact location(s) of the Project Site(s)
- The exact location(s) of any public services and community amenities identified in the PPA Form
- The exact location(s) of any incompatible uses identified in the PPA Form

4 Color Photographs of all of the following:

- The Project Site(s)
- The properties adjacent to the Project Site(s)

5 Site Plan(s) for the Project Site(s) including all of the following:

- Site boundaries
- Building footprint(s)
- The location of current and proposed roadways

6 1% Year Floodplain or Floodway

For all projects:

- Provide, if any, additional costs associated with site characteristics if located in a Floodplain or Floodway.

7 Building Elevations or Photos as follows:

- For new construction buildings: Color rendering(s) of the front elevation of each building type
- For existing buildings: Color photo(s) of the front of each building (additional photos submitted should be taken from multiple directions)

8 Evidence of Preliminary Site Control for the Project Site(s) meeting A) -or- B) below as follows:

A) Projects rehabilitating Abandoned and Foreclosed Single Family Housing within a general area:

One or more of the following, dated within six (6) months of the PPA due date, for the Project Site(s):

- MLS Listings
- REO Listings

B) All other Projects:

One or more of the following, dated within six (6) months of the PPA due date, for the Project Site(s):

- Executed purchase agreement(s),
- Evidence of fee simple Site ownership,

X

Written correspondence with the Site owner indicating a willingness to sell or lease the Site.

Optional Preliminary Project Assessment Materials

Review of Local Planning Documents

Indicate inclusion in the submission through the drop down boxes below.

Local Planning Documents

Projects wanting to clarify or elaborate on market conditions or concerns within the Project's area should provide the following for review:

Any official or unofficial planning document(s) that demonstrate local planning activity, economic development, and/or community development efforts taking place within and impacting the direct Project area. Documentation/activities should be current or recent, preferably occurring within the past 5 years.

A cover letter and/or summary that addresses:

- The reason for submittal of local planning documentation; and
- A description of all documentation submitted and its demonstration of community and/or economic developmental impact on the direct Project area.

thresholds or scoring. Local planning documents submitted at PPA may be resubmitted as a full or part of a full Community Revitalization Strategy at time of application.

Review of a Proposed Project in Proximity to an Opportunity Area(s)

Indicate inclusion in the submission through the drop down boxes below.

Proximate Opportunity Area Consideration. Projects providing the following may be considered for inclusion in an Opportunity Area:

A formal letter to the Authority that summarizes and addresses the following criteria, as applicable:

- Actual proximity to the identified Opportunity Area (accounting for natural barriers and market area characteristics);
- Demonstrated access to obtainable employment;
- Neighborhood look and feel as it may demonstrate connectivity to the Opportunity Area;
- Density analysis and/or gravity modelling that shows settlement patterns that suggest connection to the Opportunity Area;
- The population to be served by the proposed development as it relates to the needs and demands of the Opportunity Area; and
- Additional supporting documentation that can make a reasonable case for the inclusion of the proposed project in an Opportunity Area by proximity.

Multifamily Preliminary Project Assessment Form

Project Name: Taft Homes

PPA Submission Date: 12/4/2019

Tenant Population: Non-Elderly
Project Type: New Construction

PPA Type: 2020 LIHTC Round
4% Waiver Request*?: Yes

**only applicable to 9% LIHTC*

IHDA Resources Requested	IHDA Debt Products		Construction	Permanent
4% LIHTC		IHDA Market Debt		
9% LIHTC	X	IHDA Soft Debt		
IAHTC				
Tax Exempt Bonds				

Applicable to 4% transactions only
Structuring

Basic terms:	
Issuance Term	
Placement	
Credit Enhancement?	

Financing Narrative - Applicable to 4% transactions only

Provide a description of the intended structure of the financing and bond issuance.

4% Feasibility Waiver Request (for 9% LIHTC Transactions only)

Provide a narrative on why this proposal cannot be structured as a 4% transaction.

In order to structure Taft Homes in a way that maximizes the efficiency of IHDA's resources and allows for high cost of new construction of obselecent public housing, Peoria Housing Authority and Bear Development are proposing a combination 4% and 9% transaction. We believe that new construction is the optimal path for Taft Homes, as the current configuration of small, barracks style buildings are no longer functional. The property was originally construction 1952 as temporary housing for Korean War Veterans. In 1996 the buildings were updated with new siding, flooring and plumbing, but 23 years later the properties are in disrepair. The cost of demolition and new construction requires 9% credits to make the redevelopment feasible.

Project Description

Provide a description of the proposed development.

The proposed project includes the demolition of all residential and community spaces on site, and the new construction of 132 total units, with a mix of one, two, three, four and five bedroom units. 82 units will be completed via the 9% transaction. The development will be made up of townhome buildings, duplexes, a community building, resident resource center, playground, and tot lot. Taft Homes is currently a public housing development that will be redeveloped via the HUDA RAD program. All current tenants will have the right to return to a new unit post-construction. The development includes 1:1 replacement in unit count and type for all units that are currently occupied.

For Existing Properties:

First Constructed:	1952
Date of last recapitalization:	1996

Construction Scope:

Provide a general overview of the Project's construction scope of work - Include construction type and interior, exterior and Site improvements.

The 27 residential buildings and one management building will be demolished and replaced with a mix of residential buildings made up of townhomes and duplexes as well as a new playground, tot lot, community building and resident resource center. The buildings are proposed to be wood framed construction on a concrete foundation - slab on grade. Roofs are proposed to be pitched on wood trusses. with architectural asphalt shingles. Building exteriors are proposed to be a combination of stone and/or brick and composite siding. Windows are proposed to be operatble vinyl units. Site improvements are to include new utilities as needed, repaved driveways and parking areas, sidewalks and landscaping. Existing sidewalks and drives will be replaced or repaired as applicable. The interior walls will be painted drywall over 2 x 4 studs. Flooring in the units will be a mix of carpet in the bedrooms and vinyl plank in the living room, kitchen and bath. HVAC will be provided by individual gas-fired furnaces with central air.

Historic Preservation Narrative

Projects considering the use of state and/or federal historic tax credits: please include a narrative that outlines the status of the historic designation, including the process and timeline for securing designation

N/A

Site

For scattered Site projects complete the Site information for **each** Site separately using the additional Site pages below.

Site:	1	New Construction	District	Mayor	Elected Official	Jim Ardis
Set Aside:	Other Metro		Chief Municipal Official:	1		Denise Moore
Address:	245 Green St		Alderman:	46		David Koehler
City:	Peoria		State Senator:	92		Jehan A. Gordon-Booth
ZIP:	61603		State Representative:	17		Cheri Bustos
County:	Peoria		US Representative:			
PIN:	18-03-361-001					
Latitude:	40.695353	(Example: 41.889556)	Census Tract Number:	12	IHDA Opportunity Area:	Proximate
Longitude:	-89.582989	(Example: -87.623861)	QCT?:	Yes		
			Chicago Community Area:	N/A		

Public Services and Community Amenities

Indicate the distance, to the nearest hundredth mile, of each of the following from the project site:

Distance	Facility Name	Facility Address	
0.69	Full Service Grocery Store	Walmart Supercenter	401 River Road, East Peoria, IL 61611
0.05	Fixed-Route Public Transportation	Bus 12	Adams and Spalding
0.10	Retail Store	Family Dollar	820 NE Jefferson St, Peoria, IL 61603
0.30	Government Services	Peoria County Administrator	324 Main St #502, Peoria, IL 61602
0.07	Recreational Facilities / Public Parks	RiverPlex Recreation and Wellness Center	600 Northeast Water Street, Peoria, IL 61603
0.69	Pharmacy	Walmart Pharmacy	401 River Road, East Peoria, IL 61611
0.80	School	Lincoln K-8 School	700 Mary St, Peoria, IL 61603
0.16	Restaurant	Two25	225 NE Adams St, Peoria, IL 61602
0.56	Hospital / Health Clinic	OSF Saint Francis Medical Center	530 NE Glen Oak Ave, Peoria, IL 61637
0.30	Religious Institution	Epiphany Church	416 Hamilton Blvd, Peoria, IL 61602
0.43	Library	Peoria Public Library Main Library	107 NE Monroe St, Peoria, IL 61602
0.87	Post Office	United States Postal Service	95 State St, Peoria, IL 61601
0.28	Banking Institution	Chase Bank	125 NE Jefferson St, Peoria, IL 61602
0.52	Day Care Facility	Methodist Family Child Care Center	415 NE St Mark Ct, Peoria, IL 61603

Provide a general description of the public services and community amenities in the vicinity of the Project Site. Limit response to 1,500 characters.

This site shows extremely strong linkages. It is immediately surrounded by parks, bus stops, retail stores, schools, and government buildings. It allows for easy access to a library, a full service grocery store, a hospital, and multiple day care facilities.

Characters remaining: 1242

Incompatible Uses

Indicate if any of the following are located on or immediately adjacent to the Project Site:

No	Existing flood plain, wetlands, streams, ravines, drainage
No	Excessively steep slopes
No	High tension power lines
No	Sources of excessive lighting

Indicate if any of the following are located within 1/4 mile of the Project Site:

No	Landfills, salvage yards, trash heap, dump pile, etc.
No	Hazardous chemical or heavy manufacturing
Yes	Railroad tracks
No	Runway or runway clear zone or military airfield
No	Treatment, storage, or disposal facility for hazardous, solid, or sewage waste
Yes	Sources of noise that may exceed 70 decibels
No	Prison or correctional facilities
No	Sources of noxious odor

Facility Name	Facility Address
Tazewell & Peoria Railroad (TZPR)	runs along Illinois River, around 250 ft. from s
Tazewell & Peoria Railroad (TZPR)	runs along Illinois River, around 250 ft. from s

If any incompatible uses are identified above, provide a general description of the incompatible use, its potential to impact the Project, and any efforts that will be undertaken to mitigate the impact. Limit response to 1,500 characters.

The Tazewell & Peoria Railroad runs along the Illinois River to the south and down grade of the site. As a part of the environmental review conducted for the project, a noise study will be completed to confirm that our building materials adequately mitigate noise sources in exceedance of standards.

Development Team

Complete the following development team information. Please carefully review the QAP definition of a Sponsor. If a Sponsor is a HUD designated CHDO, please indicate using the drop down boxes to the right of the Sponsor below. Please use the Notes section below to indicate any Development Team member's previous affiliation to be reviewed (i.e. change of name, previous experience, etc.). The Authority will perform a review of your prospective development team and will notify individual team members of IHDA concerns (if any) related to past performance.

General Contractor:	Construction Management Associates, Inc.
Contact Person:	Jonah Hetland
Address:	4015 80th Street, Suite F
City, State, Zip:	Kenosha, WI, 53142
Phone:	262-942-3500
Email:	jonah@cmaofwi.com

Owner:	TBD, LLC
Contact Person:	Adam Templer
Address:	4011 80th Street
City, State, Zip:	Kenosha, WI, 53142
Phone:	312-405-3277
Email:	adam@beardevelopment.com

CHDO

Property Manager:	Peoria Housing Authority
Contact Person:	Jackie Newman
Address:	100 S Richard Pryor Place
City, State, Zip:	Peoria, IL 61605
Phone:	309-676-8736 ext. 14002
Email:	jnewman@pha.peoria.il.us

Primary Sponsor:	Bear Development, LLC
Contact Person:	Adam Templer
Address:	4011 80th Street
City, State, Zip:	Kenosha, WI, 53142
Phone:	312-405-3277
Email:	adam@beardevelopment.com

Architect:	Hooker DeJong, Inc.
Contact Person:	Joshua Hahn
Address:	Terrace Plaza, 316 Morris Ave #410,
City, State, Zip:	Muskegon, MI 49440
Phone:	312.492.4247
Email:	joshuah@hdjinc.com

Sponsor 2:	Peoria Housing Authority
Contact Person:	Jackie Newman
Address:	100 S Richard Pryor Place
City, State, Zip:	Peoria, IL 61605
Phone:	309-676-8736 ext. 14002
Email:	jnewman@pha.peoria.il.us

Dev. Consultant:	
Contact Person:	
Address:	
City, State, Zip:	
Phone:	
Email:	

Sponsor 3:	
Contact Person:	
Address:	
City, State, Zip:	
Phone:	
Email:	

LIHTC Syndicator:	
Contact Person:	
Address:	
City, State, Zip:	
Phone:	
Email:	

Sponsor 4:	
Contact Person:	
Address:	
City, State, Zip:	
Phone:	
Email:	

IAHTC Syndicator:	
Contact Person:	
Address:	
City, State, Zip:	
Phone:	
Email:	

Sponsor 5:	
Contact Person:	
Address:	
City, State, Zip:	
Phone:	
Email:	

For projects that involve the issuance of tax exempt bonds, please complete the following:

Proposed Issuer:	
Contact Person:	
Address:	
City, State, Zip:	
Phone:	
Email:	

Proposed Underwriter:	
Contact Person:	
Address:	
City, State, Zip:	
Phone:	
Email:	

Notes

Please note that it is the intent of the Peoria Housing Authority (PHA) to continue managing Taft Homes. However, this is subject to the review of IHDA, investor, and lender requirements. If the PHA fails to meet the standards of these parties, an approved third party project manager will be selected.

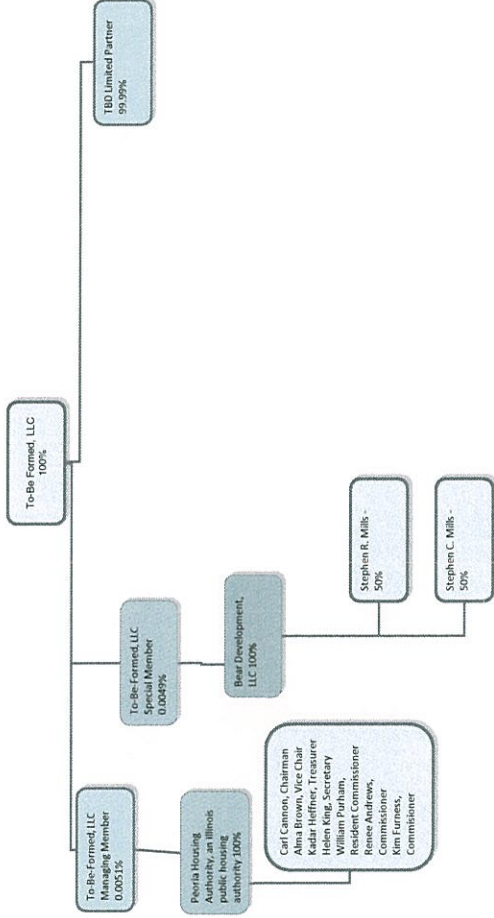
Organizational Chart



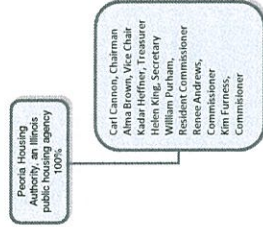
Instructions:

1. Please complete the **TWO** organizational charts on this tab. If the proposed project is new construction, leave the "Current Organizational Chart" blank.
2. Include ALL entities within the proposed single purpose entity Owner, adding and deleting boxes as needed. See example below and change as needed.
3. Indicate proposed ownership percentages for ALL entities in the chart.
4. LLCs must indicate ALL members and identify the managing member.
5. Use the Notes section to provide any additional information not adequately captured here.

Proposed Project Name: Tall Homes



Existing Project Name:



Notes:
 Existing
 Project
 Name: Tall
 Homes

Applicant Uses

Check (X) here if 4% determination request:

Check (X) here if Identify of Interest:

Buyer and Seller:

Owner and General Contractor:

Owner and Property Manager:

Please note that an identify of interest will result in a reduction to the base developer fee. Please see page 62 of the 2020-2021 QAP for more information.

Type	Description	% TDC	Cost	Per unit	Comments
Acquisition	Land	2.0%	\$410,000	5,000	
Acquisition	Building				
Acquisition	Holding Costs				
Acquisition	Other				
Subtotal	Acquisition	2%	\$410,000	5,000	
Hard Costs	Residential: New Construction	70.1%	\$14,438,682	176,081	
Hard Costs	Residential: Rehabilitation				
Hard Costs	Other: Commercial, Service, Offsite				
Other Costs	Other GC Costs				
Subtotal	Grand Total Construction Costs	70.1%	\$14,438,682	176,081	
Contingency	Construction Contingency	3.5%	\$721,934	8,804	
Subtotal	Soft Costs	4.9%	\$1,010,349	12,321	
Subtotal	Financing	2.0%	\$407,250	4,966	
Subtotal	Interim	6.2%	\$1,281,681	15,630	
Subtotal	Syndication	0.3%	\$55,000	671	
Subtotal	Reserves	2.2%	\$449,213	5,478	
Developer Fee	Total Developer Fee	8.8%	\$1,810,000	22,073	
Total	Grand Total		\$20,584,109	251,026	

Construction Cost Limits	Set Aside:	Other Metro
Grand Total Construction Costs		\$14,438,682
Construction Cost Limit		\$16,050,000
Construction Limit Test		Within Limit
Total Immediate and Critical Repairs (if rehabilitation):		

Construction Cost Overage Narrative

Please describe in detail the construction cost overage.

Acquisition Information

Total Acquisition Price:	\$410,000	Based on Appraised Value
- Existing Mortgage Debt:		
- Seller Financing:	\$410,000	
= Cash to Seller		

Flow of Funds

If transaction involves related parties, please provide details of distribution of cash proceeds.

The Peoria Housing Authority (PHA) will donate Taft Homes 9% real estate to CDA Housing, Inc. (CDA), the non-profit recipient. The Taft Homes 9% real estate has an estimated value of \$410,000. CDA will sell the the real estate to the To-Be-Formed, LLC for \$410,000, and is taking a seller note back for \$410,000, which will be repaid via cash flow.

Applicant Sources

Construction Period Sources

Construction Period debt, including equity bridge loans	Lien Position	Amount	Interest Rate	Construction Term (Years)	Construction Debt Service	Comments
Construction Loan - TBD	1	\$15,500,000	6.41%	2.00	\$1,190,000	
Peoria Housing Authority RHF	2	\$1,465,000		2.00		
Seller Note	3	\$410,000	2.76%	2.00		
Total		\$17,375,000			\$1,190,000	

Construction Period Grants	Amount	Comments
Total		

Construction Period Equity	Type	Amount	Comments
LIHTC Equity- TBD	LIHTC	\$2,714,728	
MM Equity	MM	\$100	
Total		\$2,714,828	

Total Construction Period Sources* **\$20,089,828** *It is not a requirement for Total Construction Period Sources to equal Total Permanent Sources

Items to be paid outside of the Construction Escrow	Amount	Comments
	\$410,467	

Permanent Sources

Debt	Lien Position	Amount	Term (Years)	Amort (Years)	Rate	Annual D/S
Permanent Mortgage- TBD	1	\$4,725,000	40	40	5.89%	\$307,634
Peoria Housing Authority RHF	2	\$1,465,000	40	40		
Seller Note	3	\$410,000	50	50	2.76%	
Total		\$6,600,000				307,634

Grants	Amount	Comments
Total		

Equity	Type	Amount	Allocation	Raise Rate	Comments
LIHTC Equity- TBD	LIHTC	\$13,573,642	1,500,000	\$0.90500	
MM Equity	MM	\$100			
Total		\$13,573,742			

	Amount
Deferred Developer Fee	\$410,467
Financial Gap (if applying for IHDA soft funds to fill the financial gap, check cell D61)	
Total Permanent Sources	\$20,584,209

Deferred Fee as a % of Total Dev Fee	25% of Total Developer Fee
23%	\$ 452,500.00

IHDA Soft Fund Limits	Please insert request below:		
Set Aside	IHDA Soft Fund Request	% of TDC	Result
Other Metro			Within Limits

Peoria Housing Authority

Moving Families Forward

November 25, 2019

Illinois Housing Development Authority
111 E. Wacker Drive
Chicago, IL 60601

To Whom It May Concern:

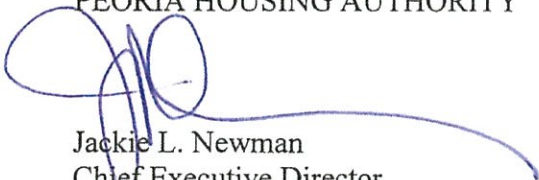
The Peoria Housing Authority (PHA) is the current owner of Taft Homes which currently consists of 184 multi-family units located at 245 Green Street, Peoria, Illinois 61603.

PHA hereby expresses its willingness and ability to sell the property in an effort to redevelop the site with new construction affordable housing. The PHA intends to sell the property to a to-be-formed LLC of which the Peoria Housing Authority will be the managing member, Bear Development, LLC will be a special member, and a to-be-determined investor will be the investor member. The PHA looks forward to formalizing a purchase and sale agreement in conjunction with Bear Development in the coming weeks.

If you have any questions, please feel free to contact me at 309-676-8736, ext. 14002.

Sincerely,

PEORIA HOUSING AUTHORITY



Jackie L. Newman
Chief Executive Director

CC: FILE





December 3, 2019

Christine Moran – Multifamily Director
Illinois Housing Development Authority
111 E. Wacker Drive, Suite 1000
Chicago, IL 60601

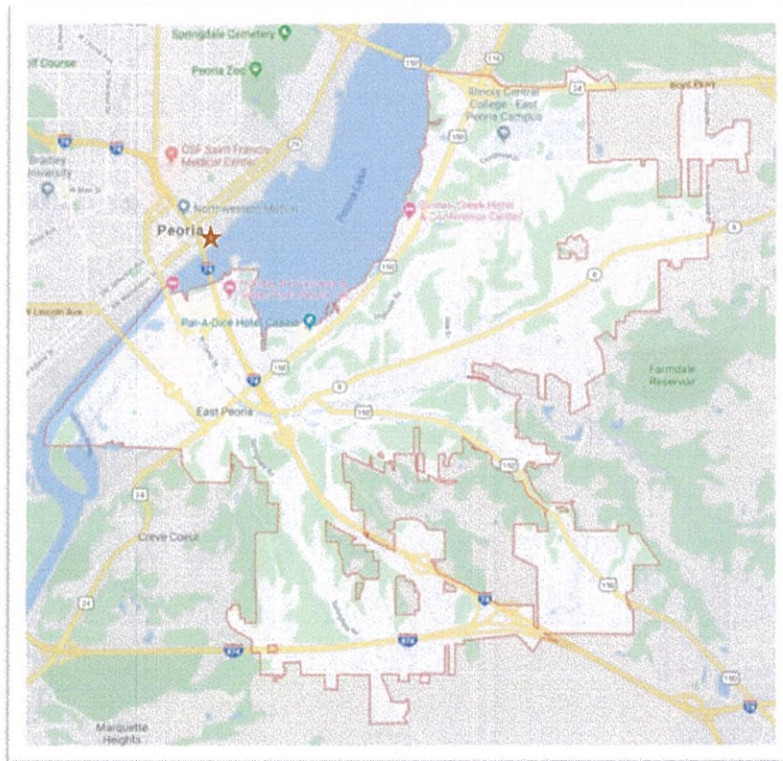
Re: Taft Homes- Approximate Opportunity Area Consideration

Dear Ms. Moran,

We are writing to request that Taft Homes be included in the East Peoria Opportunity Area by proximity. We believe that the development meets the criteria as outlined in the PPA Form, as Taft Homes is on the banks of the Illinois River, adjacent to East Peoria. While the river may be a boundary in other locations in Peoria, Taft Homes is 500 feet from the I-74 Murray Baker Bridge connecting to East Peoria. Below please find a summary of each of the criteria for evaluation.

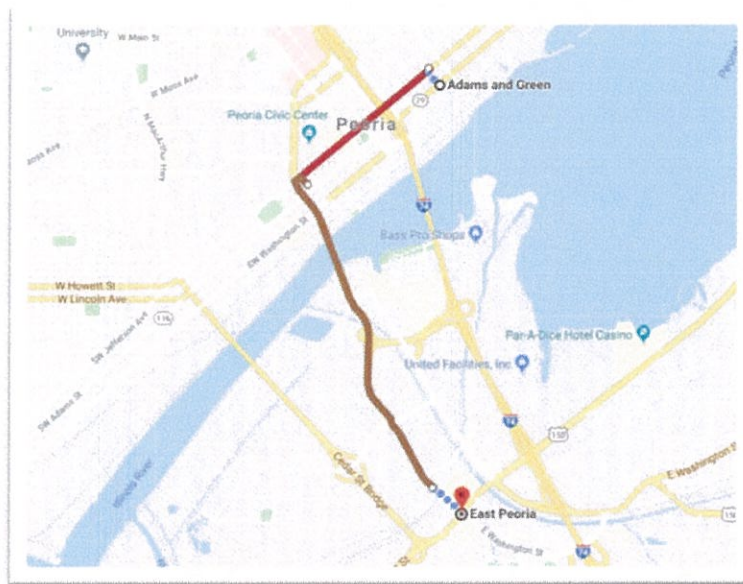
Actual Proximity to the identified Opportunity Area

Below is a map of East Peoria outlined in red, and the orange star marks the location of Taft Homes. As Taft Homes is adjacent to Highway 74, the drive to East Peoria is estimated by Google Maps to take one minute, and the distance is approximately 0.4 miles as the crow flies, with the only separation between the two being the Illinois River.





In addition to being easily accessible by car, there are several bus routes connecting the Taft Homes site to downtown East Peoria, including the #9 East Peoria/EastSide bus that connects downtown Peoria to the East Peoria Walmart, CAT building, downtown employment node at Main and Washington, and East Side Center. The #8 East Peoria/Sunnyland bus that connects to Washington Plaza and the downtown employment node at Main and Washington. The #20 ICC Express Bus connects Taft Homes to the Illinois Central College – East Peoria Campus. Below is a route from Taft Homes to downtown East Peoria, a 20-minute bus ride.



Demonstrated Access to Obtainable Employment

There is significant employment accessible to tenants of Taft Apartments, both in Peoria and East Peoria. A list of some of Peoria and East Peoria's largest employers are accessible by both car and public transportation. Caterpillar (East Peoria) is located 2.3 miles from the site making the drive 9 minutes by car and 35 minutes by bus. OSF Saint Francis Medical Center (Peoria) is located .8 miles away making it a 4 minute drive and 27 minute bus ride. UnityPoint Health (East Peoria and Peoria) is 1.4 miles away which is a 5 minute car ride and 28 minute commute by bus. Northwoods Mall (Peoria) is located 5.5 miles away which is 9 minutes by car and 32 minutes by bus. Bradley University (Peoria) is 2.2 miles away which is 7 minutes by car and 26 minutes by bus. Illinois Central College (East Peoria) is 4.9 miles away which is 7 minutes by car and 37 minutes by bus. Peoria High School (Peoria) is 1.8 miles away making the drive 7 minutes and 33 minutes by bus.

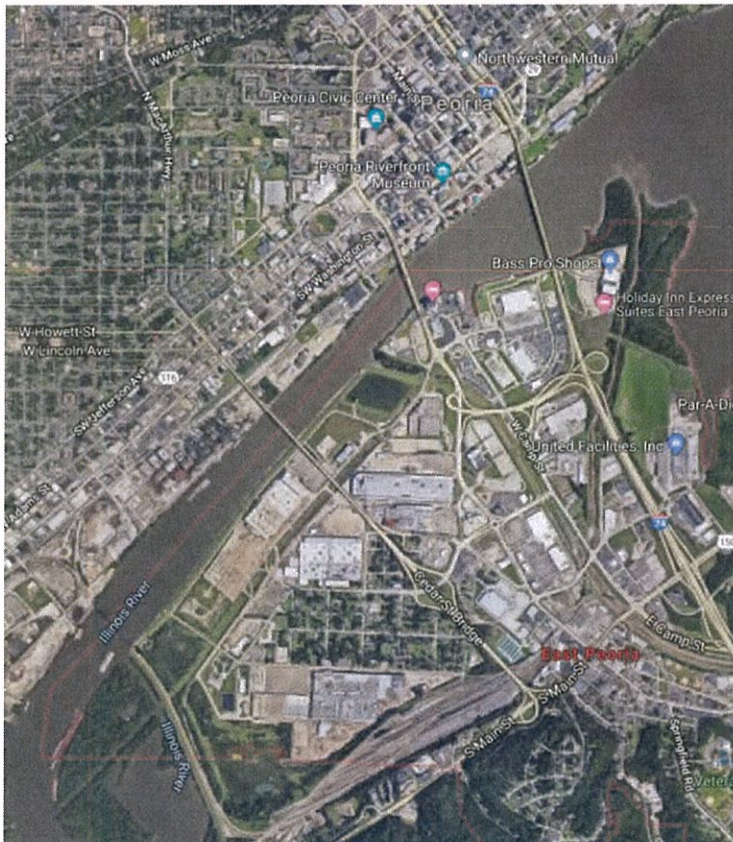
The site is immediately adjacent to the Adams and Green Stop of the #12 Heights bus, which connects to the downtown transit center in 7 minutes. From the transit center, which connects to all major bus routes to Peoria and East Peoria. The #12 bus also connects to the all businesses on the north riverfront of downtown Peoria, Komatsu America Corporation, Woodruff Career and Technical Center, restaurants on North Prospect Road, Peoria Heights Grade School and High school, UnityPoint Hospital, the retail node at N University St and W Glen Ave, Illinois Central College – Peoria Campus, and the Northwoods Mall. Please see the Transit Map in Attachment A.



Taft Homes is located in an ideal location in downtown Peoria, across the river from East Peoria, with abundant access to continuing education, job training, and employment via car or public transit.

Neighborhood Look and Feel to Demonstrate Connectivity

Separated by only the river, the look and feel of downtown Peoria, where Taft Homes is located, and downtown East Peoria, is similar. From the overhead image below, manufacturing areas interspersed within residential and commercial areas along the river is evident in both Peoria and East Peoria.



Below are photos that illustrate this integration of commercial, manufacturing, and residential uses exist in both Peoria and East Peoria and that they share a similar development pattern. For example, the neighborhood of Taft Apartments and the neighborhood surrounding the Caterpillar manufacturing plants in East Peoria are very similar. Both neighborhoods have residential neighborhoods intermixed with manufacturing plants.



East Peoria, near Caterpillar



East Peoria, near Main Street



Taft Homes, along Adams Street

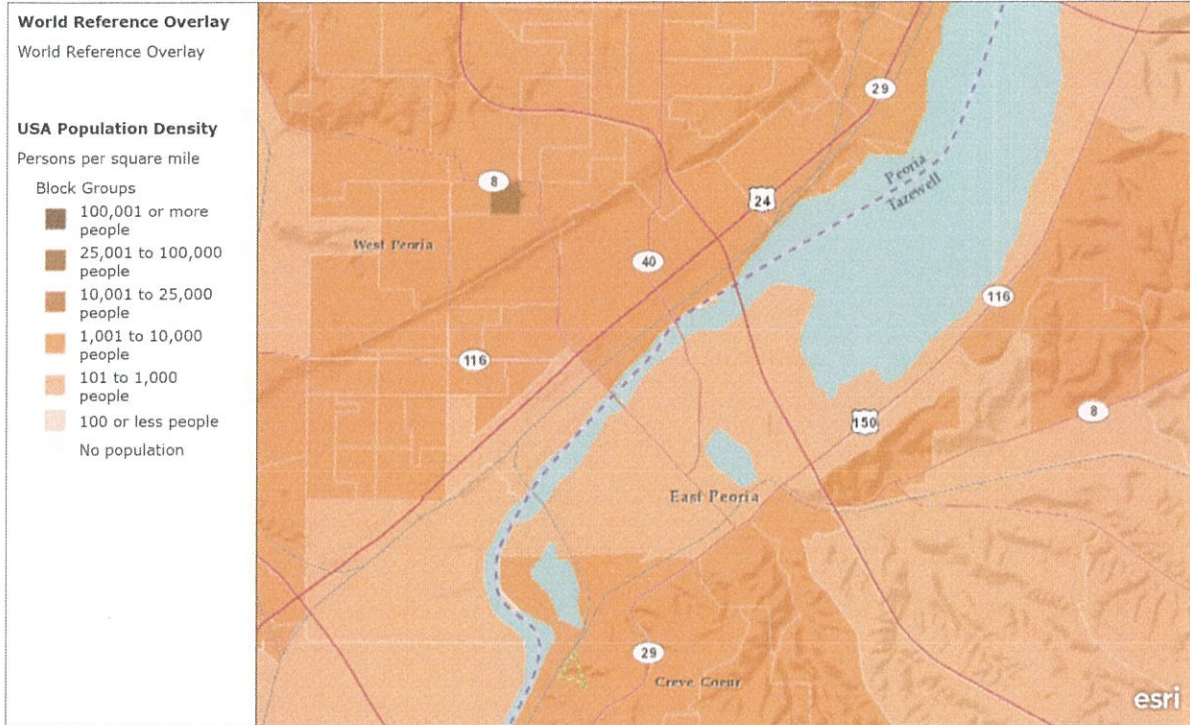


Taft Homes, at Wayne St and Bond St

Density Analysis /Gravity Modeling

From a population standpoint, the density of the area of Peoria where Taft Homes is located and East Peoria are quite similar. In the population density map below, see that the census block group where Taft Homes is located contains about one to ten thousand people per square mile, and East Peoria is a combination of slightly less dense and similar density block groups. There are no areas of low density separating East Peoria and Peoria.

USA Population Density



This web map combines the population density in the United States in 2010 with a reference overlay. The darker the color in the map, the more dense the population.

1mi

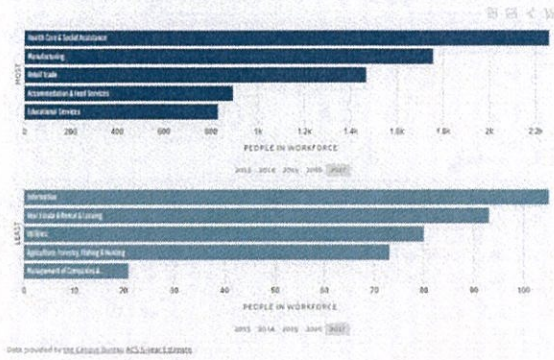
From an economic integration analysis perspective, the economies of Peoria and East Peoria are interconnected, depending on each other to sustain the manufacturing, education, and medical professions in both cities. The largest employers of both Peoria and East Peoria are Caterpillar (13,100 employees), OSF St. Francis Medical Center (6,000 employees), UnityPoint Health (3,283 employees), School District 150, Bradley University, and Illinois Central College. Many of these professions rely on employees from both sides of the river to commute back and forth to support the economy.

A study of the top industries that employees work in alludes to the movement between East Peoria and Peoria. According to US Census Bureau, the top five industries employing people in East Peoria and Peoria are the same - are healthcare, manufacturing, retail, accommodation/food services and education. Manufacturing is the second highest employer of Peoria yet Caterpillar, a large manufacturer, is located in East Peoria. Healthcare is one of the largest employers of East Peoria yet many of the largest hospitals like OSF and UnityPoint are in Peoria. Education is a large employer of both cities yet Bradley University is located in Peoria while Illinois Central College is located in East Peoria. People are flowing back and forth from Peoria and East Peoria to sustain these employers.



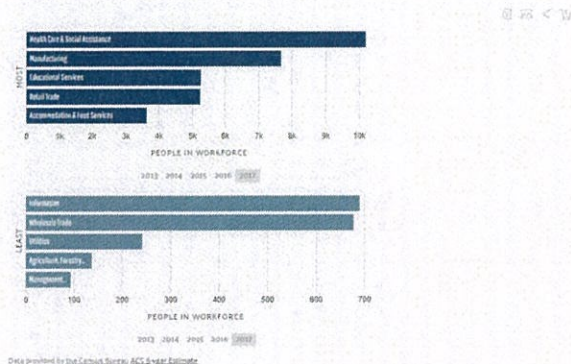
Most Common

The most common industries in East Peoria, IL, by number of employees, are Health Care & Social Assistance (2,256 people), Manufacturing (2,757 people), and Retail Trade (1,447 people).



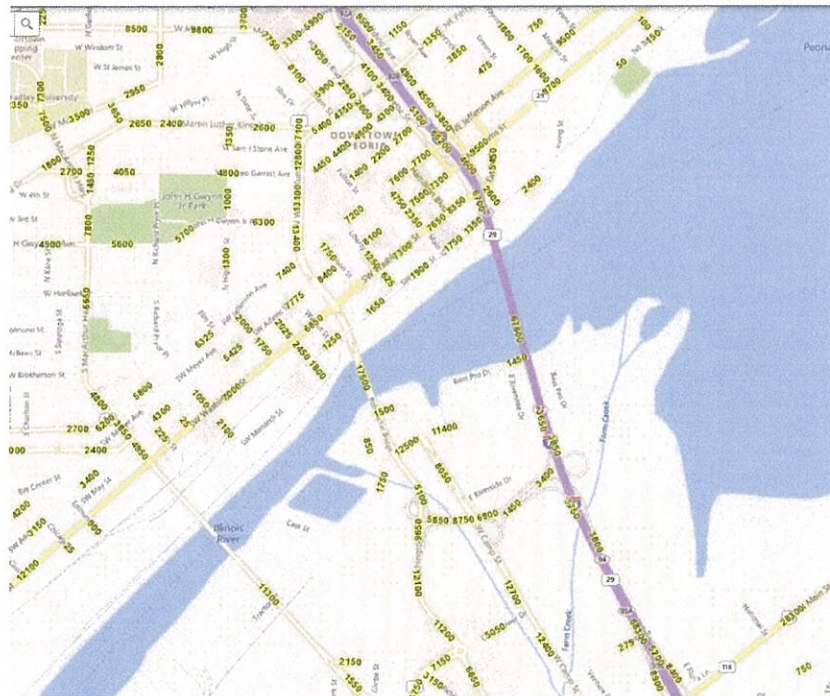
Most Common

The most common industries in Peoria, IL, by number of employees, are Health Care & Social Assistance (10,210 people), Manufacturing (6,552 people), and Educational Services (5,264 people).



This is flow between East Peoria and Peoria is further demonstrated in Attachment B “Work Area Profile Report” that indicated where the density of jobs is located by where workers work, and Attachment C “Home Area Profile Report” which shows where workers live. East Peoria is connected to downtown Peoria’s employment node (where workers work), and workers live in a density throughout East Peoria and Peoria, indicating that people from Peoria and East Peoria and commuting into the downtown Peoria and downtown East Peoria employment node for work.

The connectivity between East Peoria and Peoria is also seen in IDOT’s average daily traffic count data. Over 96,000 trips take place every day across the three bridges connecting Peoria to East Peoria.





Population to be served by the Development as it related to the Demands of the Opportunity Area

The population served by Taft Homes is very low income, as all units in Taft Homes will have project based rental assistance. This population will be well served by the access to services in both Peoria and East Peoria, as well as educational opportunities and job training programs available on both sides of the river. Please see a list of Illinois Department of Human Services DHS Offices and Service Providers in Peoria and East Peoria in Attachment D. Additionally, Illinois Central College, a large community college, has its largest campus in East Peoria and a second campus in Peoria. Both campuses are accessible via transit. Taft homes is a mile away from the regional Career Link office, an Illinois workNet Center, where Taft residents can receive assistance in preparing resumes, job searches, career assessments, occupation training grants or scholarships, and on-the-job training experience. With all of these resources close by, residents of Taft Homes can get the services and training they need to meet the employment demands of East Peoria.

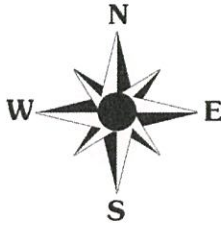
Thank you for your consideration of Taft Homes to be an Proximate Opportunity Area. Please feel free to contact me with any questions at 312-405-3277 or adam@beardevelopment.com.

Sincerely,

A handwritten signature in black ink, appearing to read "A-T", is written over a horizontal line.

Adam Templer
Vice President
Bear Development, LLC

GREATER PEORIA MASS TRANSIT DISTRICT CITYLINK ROUTE MAP

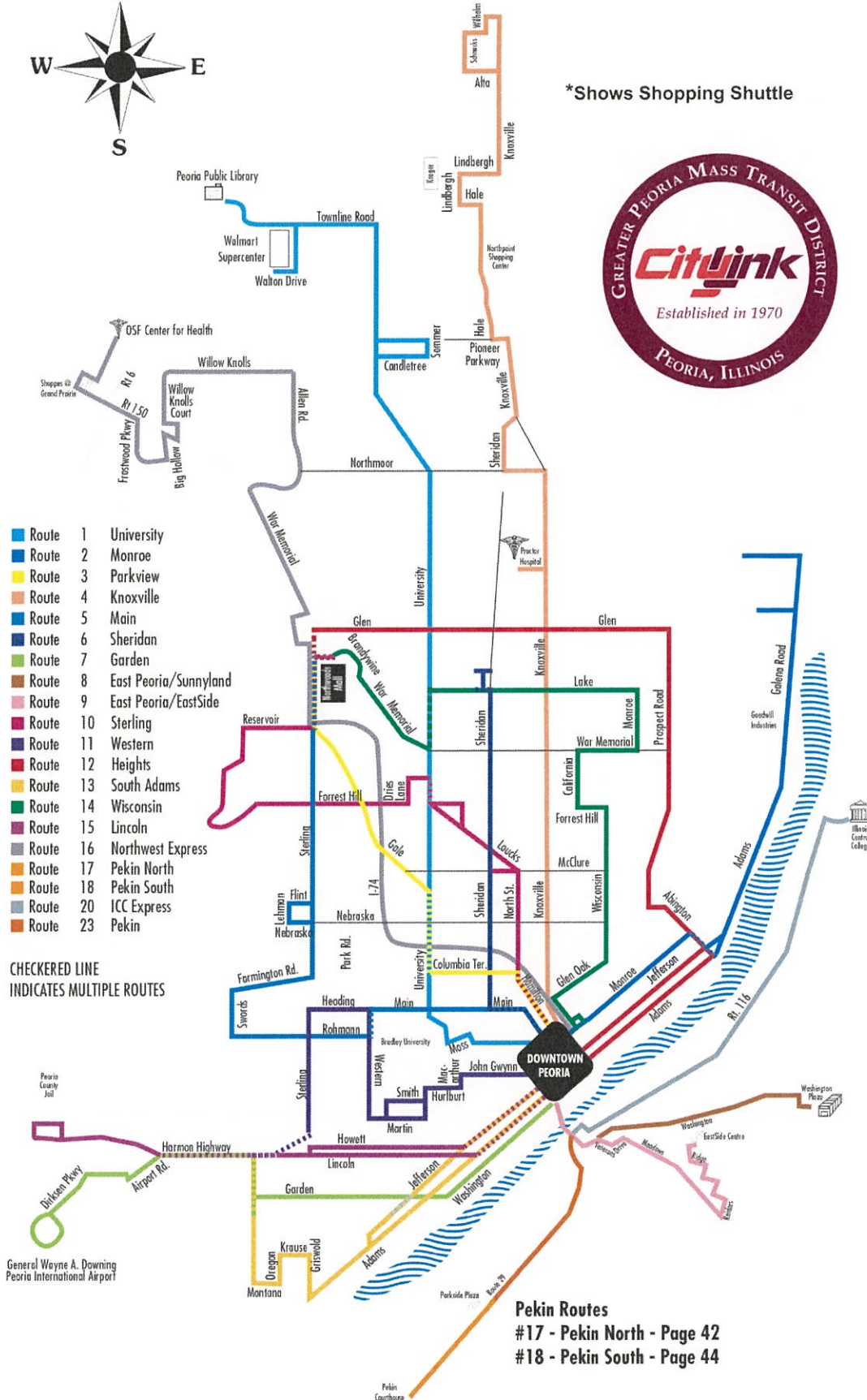


*Shows Shopping Shuttle



- Route 1 University
- Route 2 Monroe
- Route 3 Parkview
- Route 4 Knoxville
- Route 5 Main
- Route 6 Sheridan
- Route 7 Garden
- Route 8 East Peoria/Sunnyland
- Route 9 East Peoria/EastSide
- Route 10 Sterling
- Route 11 Western
- Route 12 Heights
- Route 13 South Adams
- Route 14 Wisconsin
- Route 15 Lincoln
- Route 16 Northwest Express
- Route 17 Pekin North
- Route 18 Pekin South
- Route 20 ICC Express
- Route 23 Pekin

CHECKERED LINE INDICATES MULTIPLE ROUTES



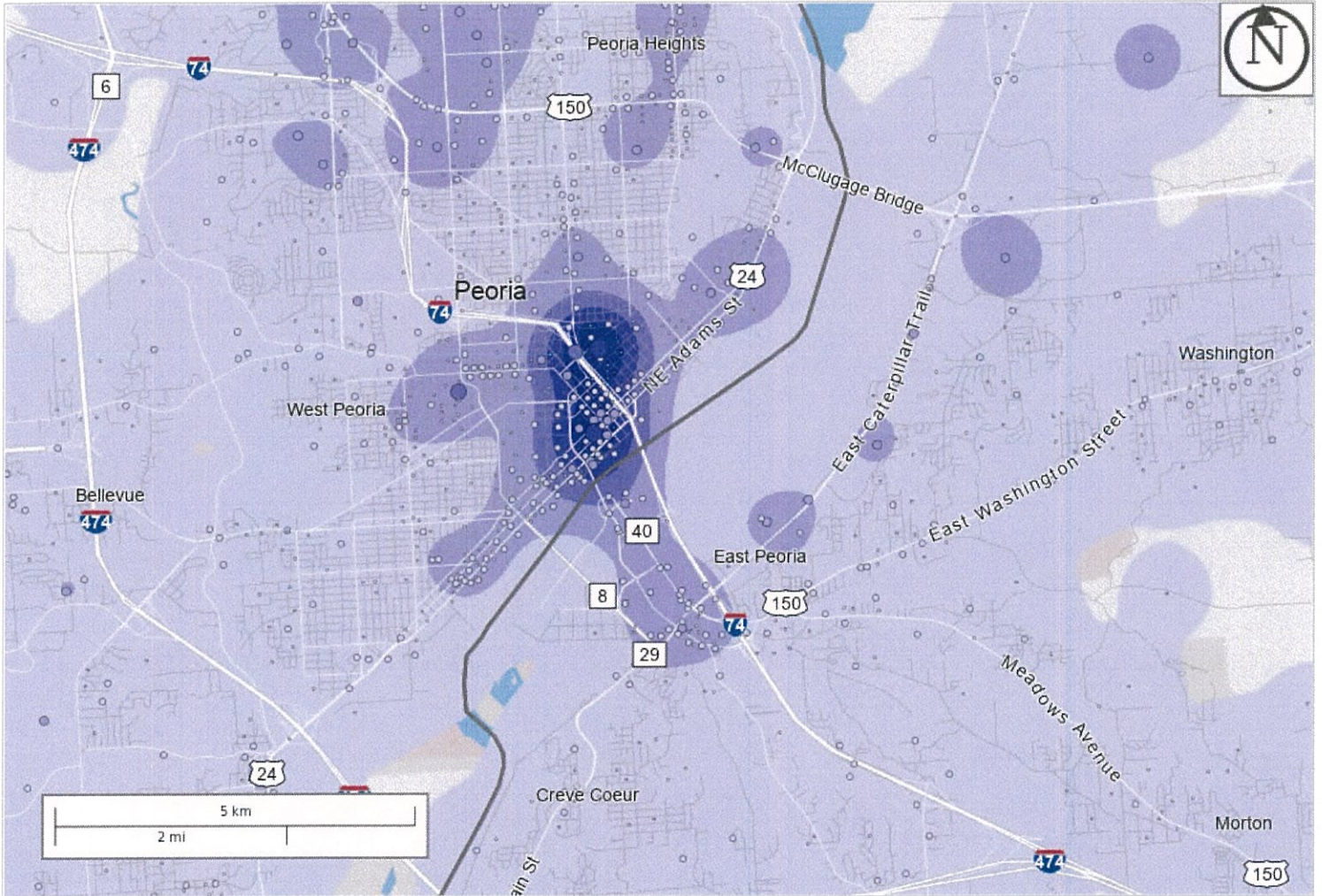
Pekin Routes
 #17 - Pekin North - Page 42
 #18 - Pekin South - Page 44

OnTheMap

Work Area Profile Report All Jobs for All Workers in 2017

Created by the U.S. Census Bureau's OnTheMap <https://onthemap.ces.census.gov> on 12/03/2019

Counts and Density of All Jobs in Work Selection Area in 2017 All Workers



Map Legend

Job Density [Jobs/Sq. Mile]

- 5 - 1,476
- 1,477 - 5,890
- 5,891 - 13,246
- 13,247 - 23,546
- 23,547 - 36,788

Job Count [Jobs/Census Block]

- 1 - 18
- 19 - 285
- 286 - 1,439
- 1,440 - 4,548
- 4,549 - 11,103

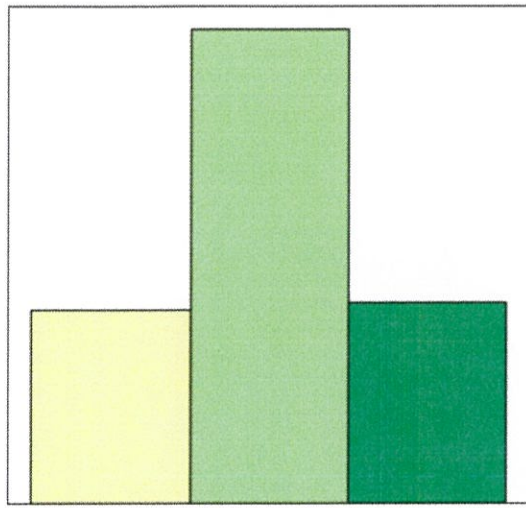
Selection Areas

- 📍 Analysis Selection

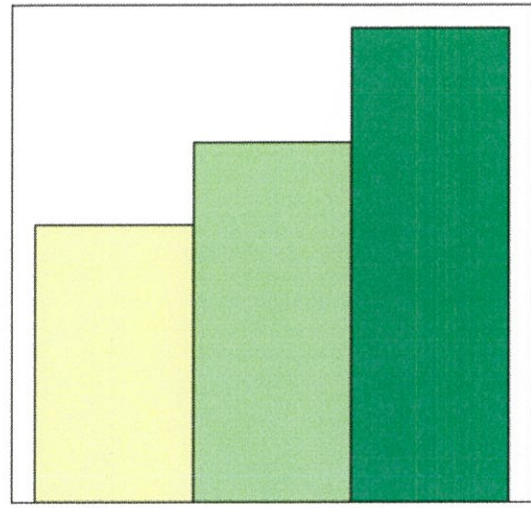


All Jobs for All Workers by Total in 2017

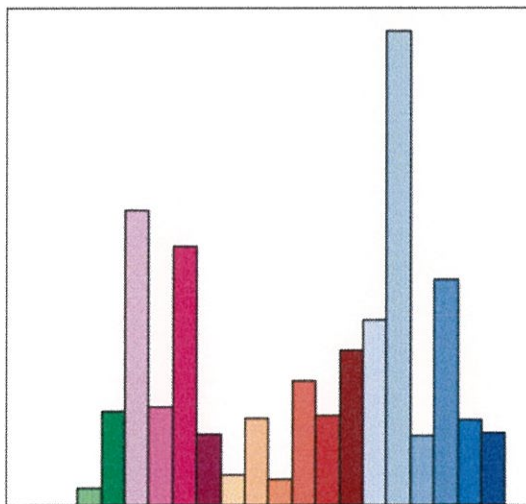
Employed in Selection Area



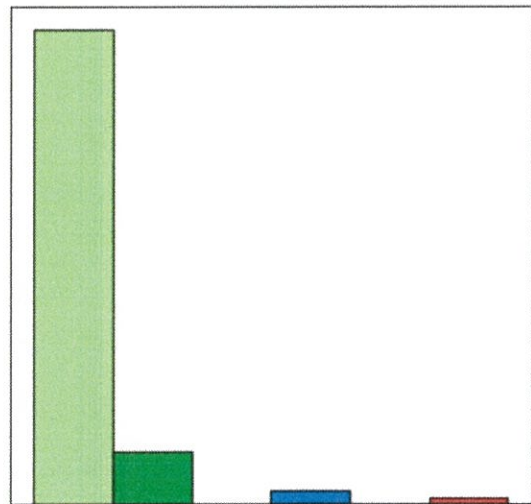
Age



Earnings



Industry Sector



Race

All Jobs for All Workers by Total in 2017

Employed in Selection Area

Total	2017	
	Count	Share
Total All Jobs	136,287	100.0

Total	2017	
	Count	Share
Total All Jobs	136,287	100.0

Additional Information

Analysis Settings

Analysis Type	Area Profile
Selection area as	Work
Year(s)	2017
Job Type	All Jobs
Labor Market Segment	All Workers
Selection Area	Selection Area Address buffered 10.00 miles
Selected Census Blocks	7,975
Analysis Generation Date	12/03/2019 14:37 - OnTheMap 6.6
Code Revision	d7f8a300c9f4e458f61bc73d3099ca2cb8f8feaa
LODES Data Version	20170818

Data Sources

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2017).

Notes

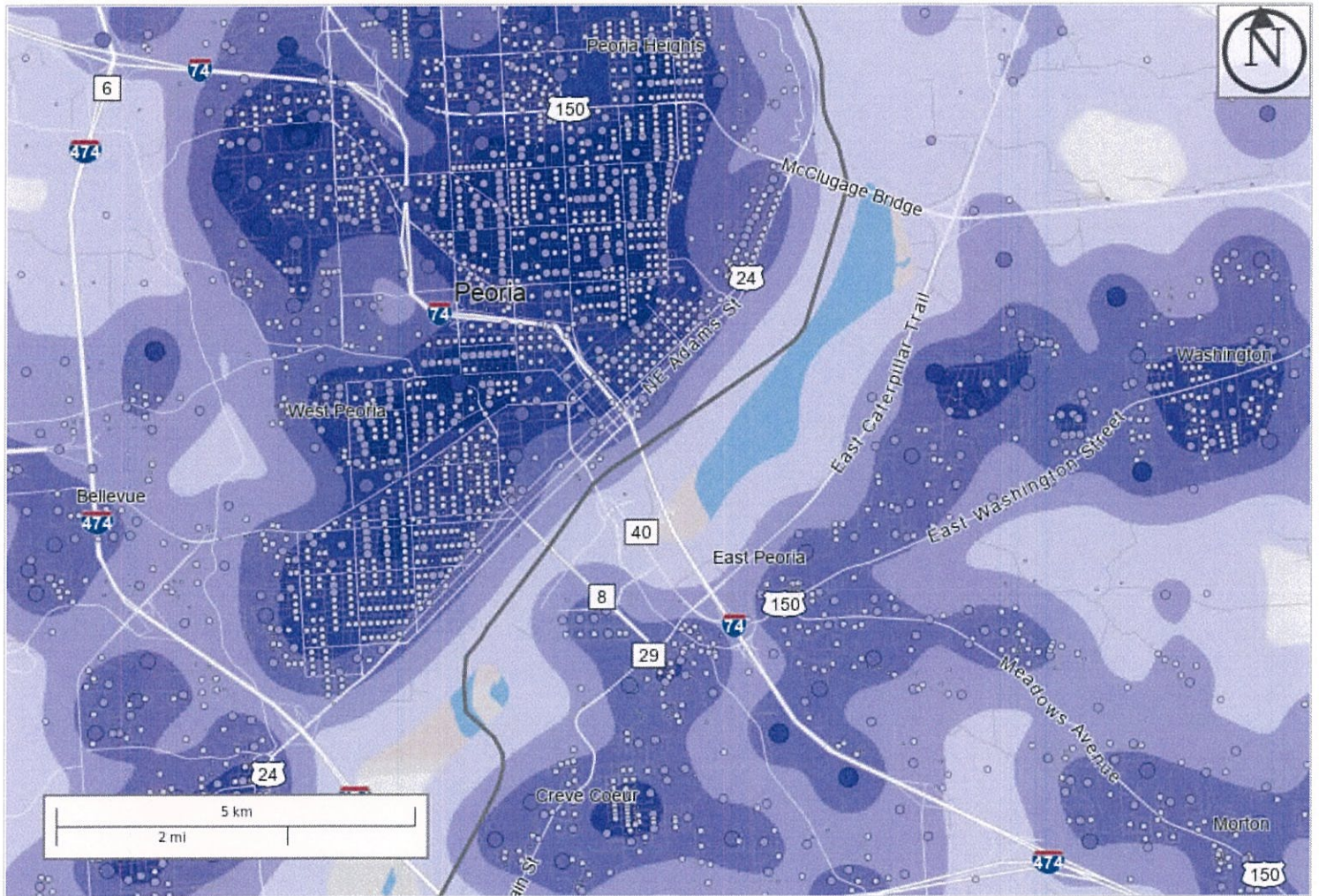
1. Race, Ethnicity, Educational Attainment, and Sex statistics are beta release results and are not available before 2009.
2. Educational Attainment is only produced for workers aged 30 and over.
3. Firm Age and Firm Size statistics are beta release results for All Private jobs and are not available before 2011.
4. Data on Federal employment are not available after 2015.

OnTheMap

Home Area Profile Report All Jobs for All Workers in 2017

Created by the U.S. Census Bureau's OnTheMap <https://onthemap.ces.census.gov> on 12/03/2019

Counts and Density of All Jobs in Home Selection Area in 2017 All Workers



Map Legend

Job Density [Jobs/Sq. Mile]

- 5 - 130
- 131 - 506
- 507 - 1,133
- 1,134 - 2,011
- 2,012 - 3,140

Job Count [Jobs/Census Block]

- 1 - 4
- 5 - 27
- 28 - 91
- 92 - 214
- 215 - 418

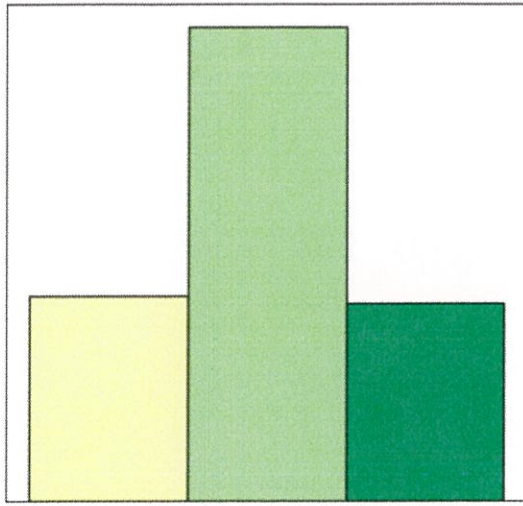
Selection Areas

- 📍 Analysis Selection

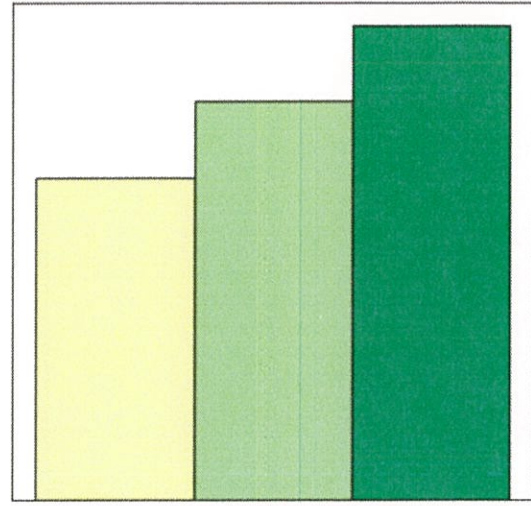


All Jobs for All Workers by Total in 2017

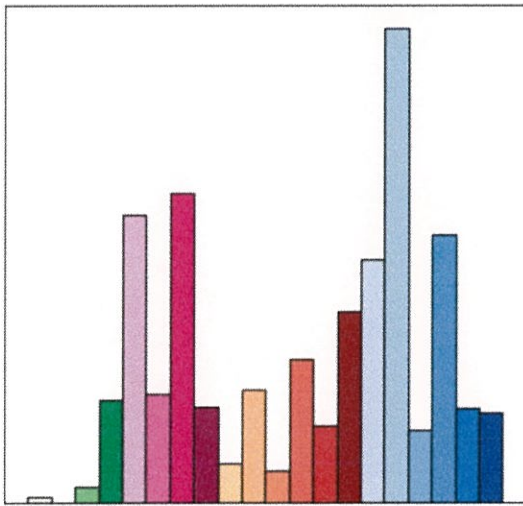
Living in Selection Area



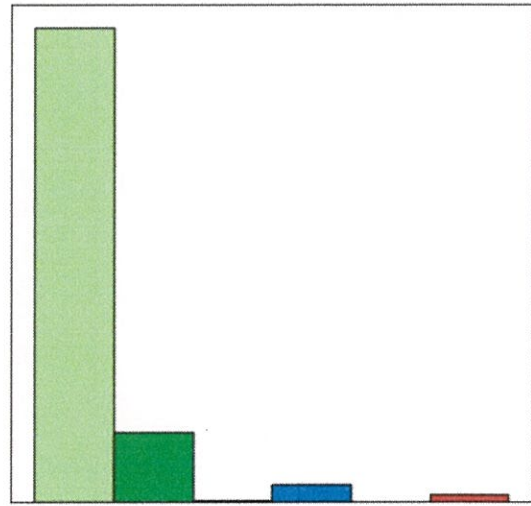
Age



Earnings



Industry Sector



Race

All Jobs for All Workers by Total in 2017

Living in Selection Area

Total	2017	
	Count	Share
Total All Jobs	113,859	100.0

Total	2017	
	Count	Share
Total All Jobs	113,859	100.0

Additional Information

Analysis Settings

Analysis Type	Area Profile
Selection area as	Home
Year(s)	2017
Job Type	All Jobs
Labor Market Segment	All Workers
Selection Area	Selection Area Address buffered 10.00 miles
Selected Census Blocks	7,975
Analysis Generation Date	12/03/2019 14:44 - OnTheMap 6.6
Code Revision	d7f8a300c9f4e458f61bc73d3099ca2cb8f8feaa
LODES Data Version	20170818

Data Sources

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2017).

Notes

1. Race, Ethnicity, Educational Attainment, and Sex statistics are beta release results and are not available before 2009.
2. Educational Attainment is only produced for workers aged 30 and over.
3. Firm Age and Firm Size statistics are beta release results for All Private jobs and are not available before 2011.
4. Data on Federal employment are not available after 2015.

Attachment D – IDHA Service Providers, Peoria & East Peoria

Tazewell County Health Department

Better Birth Outcomes

233 Leadley Ave
East Peoria, IL 61611

Phone: (309) 925-5511

TTY: None

Fax: (309) 925-3202

Website: www.tazewellhealth.org

Tazewell County Health Department - East Peoria

Family Case Management

233 Leadley Ave
East Peoria, IL 61611

Phone: (309) 925-5511

TTY: None

Fax: (309) 925-3202

Website: www.tazewellhealth.org

Family Case Management (Pregnant Women and Infants 0-1yr) High Risk Infant Follow-Up (Infants 0-2yrs) HealthWorks (DCFS Youth in Care 0-6yrs, Pregnant Youth in Care, Children of Parenting Youth in Care)

Tazewell County Health Department - East Peoria

Women, Infants, and Children

233 Leadley Ave
East Peoria, IL 61611

Phone: (309) 925-5511

TTY: None

Fax: (309) 925-4381

Hours: Thursday 8:30am - 4:00 pm

DHS Family Community Resource Center in Peoria County

Family Community Resource Center

211 Fulton Street, Suite 300
Peoria, IL 61602

Phone: (309) 671-8100

TTY: (866) 451-5763

Fax: (309) 671-8133

Hours: 8:30 a.m. - 5:00 p.m. Monday - Friday (except state holidays)

TASC, Inc. - Peoria

Better Birth Outcomes

108 SW Madison Ave
Peoria, IL 61602

Phone: (309) 673-3769
TTY: None
Fax: (309) 673-4076
Website: www.tasc.org

SAL Child Care Connection

Child Care Resource & Referral

3425 North Dries Lane
Peoria, IL 61604

Phone: (309) 690-7300
TTY: None
Toll Free: (800) 421-4371
Subsidy: (800) 301-3304, Local: (309) 690-7300

Children's Home Association of Illinois - Knoxville Campus

Comprehensive Community-Based Youth Services

2130 N Knoxville Ave
Peoria, IL 61603

Phone: (309) 685-1047
TTY: None
24 Hour Crisis No. 309-687-8787 Service Area: Peoria County

Center for Prevention of Abuse

Domestic Violence Victim Services

720 W Joan Ct
Peoria, IL 61614

Phone: (309) 691-0551
TTY: None
Fax: (309) 272-2918
Toll Free: (800) 559-7233
Website: www.centerforpreventionofabuse.org
24-hour hotline: (800) 559-7233

Planned Parenthood Peoria Site

Family Planning

2709 N Knoxville Ave
Peoria, IL 61604

Phone: (309) 681-0350
TTY: None

Clinic of PPIL
Clinic Hours:
M/Tu 9:30-5:30
W 10:00-6:00
Th 11:00-7:00
F 8:00-3:30

Childrens Home Association of Illinois

Mental Health

2130 N Knoxville Ave
Peoria, IL 61603
Phone: (309) 685-1047
TTY: None
Fax: (309) 687-7999

Website: [Childrens Home Association of Illinois](#)

This agency provides mental health services under '3' of Division of Mental Health, DHS, Illinois.

Community Workshop and Training Center

Mental Health

3215 N University St
Peoria, IL 61604
Phone: (309) 686-3300
TTY: None
Fax: (309) 686-0316

Website: [Community Workshop & Training Center](#)

This agency provides mental health services under '3' of Division of Mental Health, DHS, Illinois.

Human Service Center

Mental Health

600 Fayette St, PO Box 1346
Peoria, IL 61603
Phone: (800) 475-0257
TTY: None

Website: [Human Service Center](#)

Afterhour Crisis Number: (309) 671-8084

South Side office of Concern

Mental Health

202 NE Madison Ave
Peoria, IL 61602
Phone: (309) 674-7310
TTY: None
Fax: (309) 674-9652

Website: [South Side Office of Concern](#)

This agency provides mental health services under '3' of Division of Mental Health, DHS, Illinois.

The Center for Youth & Family Solutions

Mental Health

2610 W Richwoods Blvd
Peoria, IL 61604
Phone: (309) 323-6600
TTY: None

Website: [The Center for Youth & Family Solutions](#)

Additionally serves Bloomington County too. This agency provides mental health services under '3' of Division of Mental Health, DHS, Illinois.

Center for Prevention of Abuse

Partner Abuse Intervention Services

7800 N Sommer St #414
Peoria, IL 61615

Phone: (309) 698-2874
TTY: None
Fax: (309) 698-2875

Conducts Men's and Women's Partner Abuse Intervention assessments and groups in English.
Contact Terri Hamilton.

Center for Prevention of Abuse

Rape Crisis Center

P.O. Box 3855
Peoria, IL 61612

Phone: (309) 691-0551
TTY: None
Toll Free: (800) 599-7233

Rape Crisis Centers provide free and confidential crisis intervention services, counseling and advocacy for victims of sexual assault and their significant others. Serves Peoria, Tazewell, Woodford Counties.

Human Service Center of Peoria

Recovery Residence - Recovery Home

3500 W New Leaf Lane, Northwest Rm
Peoria, IL 61615

Phone: (309) 689-3078
TTY: None

Population: Adult Female
MAT Treatment: Methadone, Buprenorphine, Injectable Naltrexone
Funding: Funded

Human Service Center of Peoria

Recovery Residence - Recovery Home

2101 Willow Knolls Dr
Peoria, IL 61614

Phone: (309) 689-3074
TTY: None

Population: Adult Male
MAT Treatment: Methadone, Buprenorphine, Injectable Naltrexone
Funding: Funded

Human Service Center of Peoria

Recovery Residence - Recovery Home

130 N Richard Pryor Pl
Peoria, IL 61605

Phone: (309) 671-8960
TTY: None

Population: Adult Male and Female Crisis
MAT Treatment: Methadone, Buprenorphine, Injectable Naltrexone
Funding: Funded

Human Service Center of Peoria

Recovery Residence - Recovery Home
3500 W New Leaf Lane, Northeast Rm
Peoria, IL 61615

Phone: (309) 689-3078
TTY: None

Population: Unknown
MAT Treatment: Unknown
Funding: Funded

Peoria DRS Office

Rehabilitation Services
211 Fulton St, Suite 207
Peoria, IL 61602

Phone: (309) 671-8580
TTY: (888) 261-7918
Fax: (309) 671-7746

Home Services Cases for Marshall and Woodford Counties are now being served by LaSalle DRS office.

Peoria City County Health Department

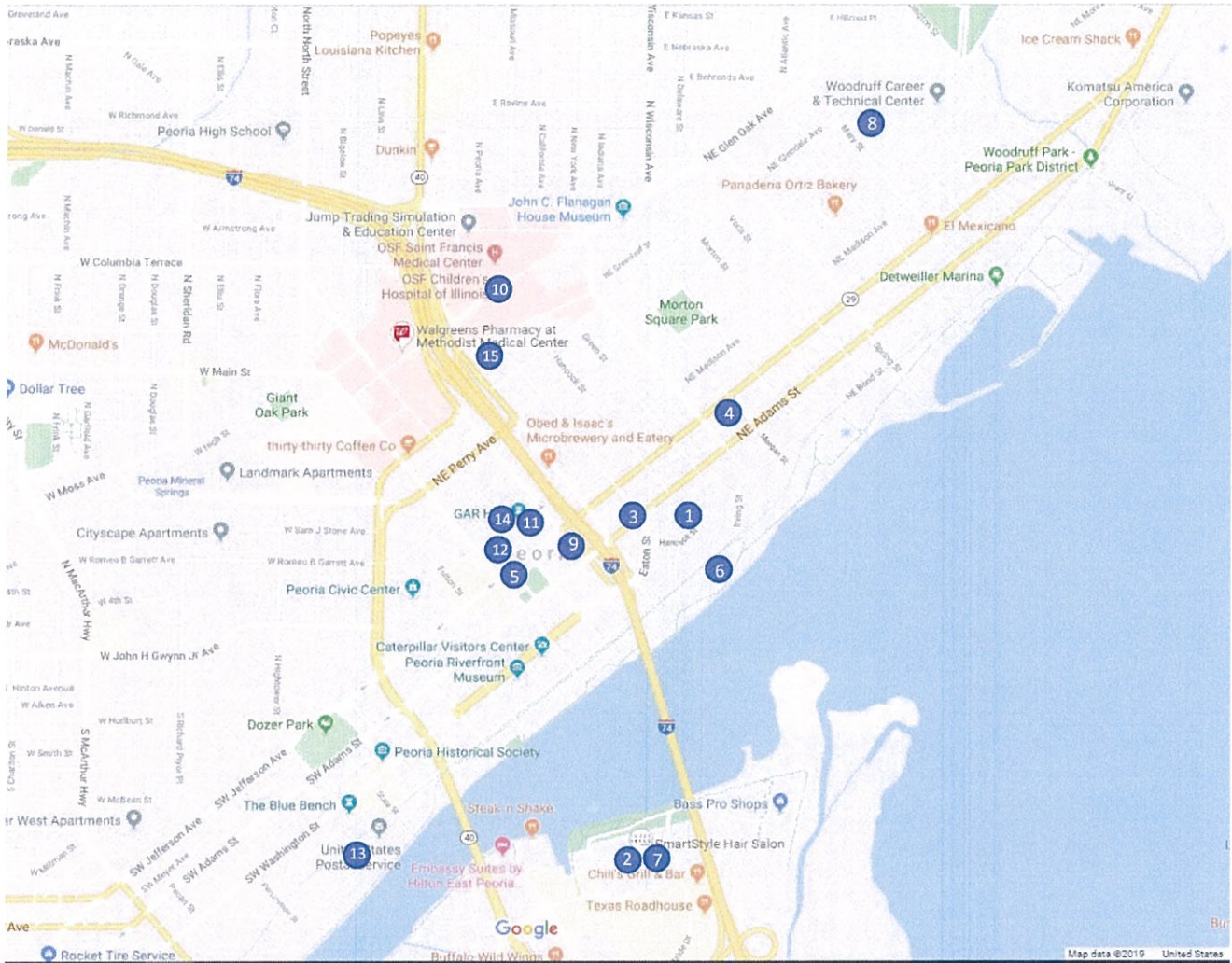
Women, Infants, and Children

2116 North Sheridan Road
Peoria, IL 61604

Phone: (309) 679-6076
TTY: None

Taft Homes
Color Location Maps





	Address	City	State	Zip Code	Name
1	NE Adams St. & Wayne St.	Peoria	Illinois	-	Subject Property
2	401 River Road	East Peoria	Illinois	61611	Walmart Supercenter
3	Bus 12	Peoria	Illinois	-	Adams and Spalding
4	820 NE Jefferson St.	Peoria	Illinois	61603	Family Dollar
5	324 Main St. #502	Peoria	Illinois	61602	Peoria County Administrator
6	600 NE Water St.	Peoria	Illinois	61603	RiverPlex Recreation and Wellness Center
7	401 River Road	East Peoria	Illinois	61611	Walmart Pharmacy
8	700 Mary St.	Peoria	Illinois	61603	Lincoln K-8 School
9	225 NE Adams St.	Peoria	Illinois	61602	Two25
10	530 NE Glen Oak Ave.	Peoria	Illinois	61637	OSF Saint Francis Medical Center
11	416 Hamilton Blvd.	Peoria	Illinois	61602	Epiphany Church
12	107 NE Monroe St.	Peoria	Illinois	61602	Peoria Public Library Main Library
13	95 State St.	Peoria	Illinois	61602	United States Postal Service
14	125 NE Jefferson St.	Peoria	Illinois	61602	Chase Bank
15	415 NE St. Mark Ct.	Peoria	Illinois	61603	Methodist Family Child Care Center

Incompatible Uses - Railroad



Taft Homes
Color Photographs



Bird's eye view of the project site.



Access to site off of Hancock St.



Access to site off of Green St.



Street view of project site from Eaton St.



United Refrigeration west of the project site



Peoria Executive Limousine Service north of the project site



Building north of the project site



Solazyme Inc. east of the project site



Parking lot and train tracks south of the project site



December 3, 2019

Christine Moran – Multifamily Director
Illinois Housing Development Authority
111 E. Wacker Drive, Suite 1000
Chicago, IL 60601

Re: Taft Homes Unit Mix

Dear Ms. Moran,

There are currently 226 units at the Taft Homes site and the density is being reduced through a variety of transactions. There are a total of 132 new construction units proposed as part of the 4% and 9% PPA transactions, and the unit mix aligns with the units that are currently occupied on the site. Temporary relocation will be provided on site for residents while the new units are being constructed. Taft Homes was originally built in 1952 as dense barracks style buildings to serve as temporary housing returning veterans of the Korean War. It quickly transitioned into public housing and has only seen one recapitalization in 1996. As the buildings and the site plan are no longer functional, we are partnering with the Peoria Housing Authority (PHA) to demolish and reconstruct Taft Homes through the HUD RAD program.

The PHA has long found the property to be overpopulated, and it is their desire to replace the 132 occupied units one for one to bring density to an acceptable level and to allow all tenants the right to return. Over the years, the PHA has been disposing of Taft's units as outlined in the chart below:

	Total	Community Space	Access Peoria RAD	East Bluff RAD	Taft Homes RAD	Vacant
1BR	52	4	2	0	30	16
2BR	110	6	14	8	60	22
3BR	52	0	0	8	30	14
4BR	8	0	0	0	8	0
5BR	4	0	0	0	4	0
Total	226	10	16	16	132	52

Of the total units, 10 have been converted to community space, RAD rental assistance for 32 units has been transferred to Access Peoria and East Bluff, and 132 units will be converted via this RAD transaction. The remaining 52 units are vacant and not being leased. The units currently be used as community space will be disposed of and replaced with a new community building. As noted in the Site Control letter, there are 184 units remaining, 132 occupied units that will be replaced via the RAD transaction and 52 that remain vacant.

This is an extremely important development to Period and we hope to have the opportunity to work with IHDA on redeveloping Taft Homes. Please feel free to contact me with any questions at 312-405-3277 or adam@beardevelopment.com.



Sincerely,

Adam Templer
Vice President
Bear Development, LLC



PROJECT INFORMATION:

SITE ADDRESS: 245 GREEN STREET
 SITE AREA: 18.8 ACRES / 118,926 SF
 CURRENT ZONING: R8
 DENSITY: ~43 UNITS PER ACRE
 (800 UNITS ALLOWED)
 FRONT YARD SETBACK: 15'
 SIDE YARD INTERIOR: 6' ONE SIDE / 15' TOTAL
 REAR YARD SETBACK: 30'
 MAXIMUM HEIGHT: 75'
 PARKING REQUIRED: 1.5 PER UNIT x 132 =
 198 SPACES NEEDED
 PARKING PROVIDED:
 DWELLING UNIT INFORMATION:
 (30) 1 BEDROOM / 1 BATH
 (60) 2 BEDROOM / 1.5 BATH
 (30) 3 BEDROOM / 2 BATH
 (8) 4 BEDROOM / 2 BATH
 (4) 5 BEDROOM / 3 BATH
 (132) UNITS TOTAL





FRONT ELEVATION - STACKED FLAT BUILDING



FRONT ELEVATION - DUPLEX BUILDING









EXTERIOR CONCEPTS
TAFT HOMES – PEORIA, IL



Hooker DeJong, Inc.
Architects | Engineers | Planners



EXTERIOR CONCEPTS
TAFT HOMES – PEORIA, IL







EXTERIOR CONCEPTS
TAFT HOMES – PEORIA, IL





FRONT PERSPECTIVE - 2 BEDROOM



FRONT PERSPECTIVE - 3 BEDROOM





