

– The development will contain multi-family housing and commercial uses, which may include retail, healthcare, restaurants, office, banking, grocery, daycare, community center, and job training center, and will provide significant community services and local jobs. It is anticipated to exceed \$350 million in total development and construction costs.

– The development is anticipated to contain approximately 650-700 new multi-family housing units ranging in size from studio, 1 BR, 2BR, 3 BR and limited 4BR and 5BR units. Included in the 650-700 total units expected to be built, 100 units are anticipated to be Age-Restricted (55 & Older) independent living units.

– It is anticipated the first phase will contain approximately 220 multi-family residential units, in addition to a healthcare facility, a grocery store, and other retail or restaurant outparcels fronting Cicero Avenue. The first phase of residential units will contain two mid-rise buildings that may start construction at different times.

– Current job creation projections include approximately 675 permanent jobs and 775 construction jobs.

LeClaire Partners was recently selected through a Request for Proposal (RFP) process with the Chicago Housing Authority (CHA) to redevelop the former LeClaire Courts site. LeClaire Partners is currently in the planning stages involving community meetings and input, design, and governmental approvals. A multi-phase development over several years is expected. Our goal is to receive necessary governmental approvals throughout the second half of 2021, and to start construction in late 2021,

using a recognized housing affordability index. In Chicago, both the City of Chicago and the CHA work to provide rental housing priced below market rental rates by utilizing housing subsidies. Both entities use a mix of subsidized developments and voucher programs that households can then use in the private market.

This planned development will be constructed on land owned by the CHA. Affordable housing is mandated by federal law and the CHA mission. This development is very different from traditional public housing developments of the past. It will be a mixed-income community that will reflect _____, not a separate housing enclave. It will be designed so that CHA and affordable units will be indistinguishable from market rental rate units. This community will serve residents who formerly lived at this site and have a right to return, new families, and any other households looking for a place to call home. LeClaire Partners' aim is to provide quality housing options on this site, as well as to develop a community that has robust economic opportunities.

The anticipated allocation of units is: 35%-40% CHA, 30%-35% affordable, and 20%-30% market rate units.

The Academy for Global Citizenship owns a parcel of land adjacent to this site and plans on building its new charter school there. Another school in our immediate area is Hearst Elementary

unable to disclose the grocer as a result of confidentiality agreements. We will disclose the grocer upon successful completion of the negotiations.

The CHA is required to provide a minimum of 186 replacement units on site. It is anticipated that CHA units will not exceed 250 units. The remaining units are

Another top priority for the developer is to secure a healthcare provider for the development site. The developer recognizes the need for quality community accessible healthcare and is in negotiations with a Federally Qualified Health Care center to operate a full-service clinic providing pharmacy, urgent care, pre-natal to elderly care, dental, and general medical needs. At this time, we are unable to name the FQHC as a result of a confidentiality agreement. We will disclose the healthcare provider upon successful completion of the negotiations.

The developer is a joint venture comprised of the CHA, Cabrera Capital Partners, and The Habitat Company.

The development site will be designed with security for all residents and the greater community in mind. Security can take many forms; however, access control and video surveillance are 5J4p .e desiu

determine the intersections and traffic control improvements needed to accommodate additional traffic generated by the development site. The study will contain solutions and recommendations throughout the report and will be submitted to CDOT/IDOT for response and approval. Providing safe and efficient traffic operations for vehicles, pedestrians and bicycles is of great importance to us.

The developer fully understands the role of a supported Park District, and the level of services that a vibrant park can provide in improving our community's health. A vibrant and relevant park protects the environment, employs many, and brings diverse communities together in unity through the common joy of play. Although the park is not part of the development plan per se, we anticipate and look forward to working with the park to enhance its offerings to the community.

The development will add a significant number of new community residents, including families, creating demand for goods and services, and providing jobs and supporting a variety of commercial services both onsite and in the greater community.

We will seek a day care provider with a price point that appeals to the mixed-income nature of the community.

At this point in the planning stage there are no definitive plans for “for sale” housing. Later development phases will evaluate the viability of creating “for sale” housing opportunities.

Background checks, credit checks, and income verifications are a standard part of the qualifications potential residents will submit in the application process.

The first phases of residential units fronting Cicero Avenue are anticipated to range between \$860 and \$1,050 per month depending on unit sizes and income level. (This range excludes the rent-

Project amenities will be Air