

ORDINANCE

WHEREAS, the City of Chicago (the "**City**"), a home rule unit of government under Section 6(a), Article VII of the 1970 Constitution of the State of Illinois, has heretofore found and does hereby find that there exists within the City a serious shortage of decent, safe and sanitary rental housing available to persons of low and moderate income; and

WHEREAS, the City has determined that the continuance of a shortage of affordable rental housing is harmful to the health, prosperity, economic stability and general welfare of the City; and

WHEREAS, to address the issue of a shortage of affordable housing in an area on and near real property (the "**Property**") commonly known as 9633 South Cottage Grove Avenue in Chicago, Illinois, an ordinance (the "**Original Ordinance**") was adopted by the City Council (the "**City Council**") on November 16, 2022 and published at pages 55857--55940 of the Journal of the Proceedings of the City Council (the "**Journal**") of such date; and

WHEREAS, pursuant to the Original Ordinance, the City authorized: (i) the loan of multi-program funds, (ii) tax increment financing and (iii) execution of a redevelopment agreement with Imani Senior Village Phase 1 LLC, an Illinois limited liability company (the "**Borrower**") for development of 70 affordable housing units as more fully described in the Original Ordinance to be commonly known as Imani Senior Village on the Property; and

WHEREAS, in order to correct certain omissions and mistakes in **Exhibit A** to the Original Ordinance, such omissions and mistakes were addressed in a revised **Exhibit A** to an ordinance (the "**1st Amended Ordinance**") revising the Original Ordinance which was adopted by the City Council on June 21, 2023 and published at pages 755-760 of the Journal of such date; and

WHEREAS, in order to acknowledge certain matters including: (a) updating the common address of the Property to 9621 South Cottage Grove; (b) extending the date for the performance of certain obligations by the Borrower in the Redevelopment Agreement (as defined in the Original Ordinance and updated in the 2nd Amended Ordinance defined below); (c) making other changes to the financial provisions set forth in the Redevelopment Agreement; and (d) correcting certain omissions and mistakes in the Redevelopment Agreement attached to the Original Ordinance as **Exhibit C**, a revised Redevelopment Agreement was attached as **Exhibit C** to an ordinance (the "**2nd Amended Ordinance**") revising the Original Ordinance which was adopted by the City Council on September 13, 2023; and

WHEREAS, due to changing market conditions, updated amounts of City assistance to be provided to the Borrower and updated terms for certain additional financing previously set forth in **Exhibit A**, certain updates and corrections must be made to **Exhibit A** to the Original Ordinance which was previously revised in the 1st Amended Ordinance, and will be addressed in a revised **Exhibit A** hereto; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. The above recitals are expressly incorporated in and made a part of this ordinance as though fully set forth herein.

SECTION 2. Exhibit A to the 1st Amended Ordinance is hereby amended and replaced with Exhibit A attached hereto.

SECTION 3. Except as specifically amended and modified by this ordinance, the Original Ordinance as amended by the 1st Amended Ordinance and the 2nd Amended Ordinance shall remain in full force and effect.

SECTION 4. To the extent that any ordinance, resolution, rule, order or provision of the Municipal Code of Chicago, or part thereof, is in conflict with the provisions of this ordinance, the provisions of this ordinance shall control. If any section, paragraph, clause or provision of this ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this ordinance.

SECTION 5. This ordinance shall be effective as of the date of its passage and approval.

EXHIBIT A

BORROWER: Imani Senior Village Phase I, LLC, an Illinois limited liability company whose manager is Imani Senior Village Phase I MM, LLC, an Illinois limited liability company, whose managing members are SPM Properties & Development, LLC, an Illinois limited liability company and NIA1 LLC, an Illinois limited liability company and others to be hereafter selected as additional members

PROJECT: Acquisition of land as lessee pursuant to a long term ground lease and construction of a building to be located at the Property and of approximately 70 independent living dwelling units for low- and moderate-income senior citizens and certain common areas and parking spaces.

LOAN:

Source:	Multi-Family Program Funds
Amount:	Not to exceed \$4,100,000
Term:	42 years, or another term acceptable to the Authorized Officer
Interest:	Zero (0%) percent per annum, or another interest rate acceptable to the Authorized Officer
Security:	Non-recourse mortgage on the Property (the "City Mortgage")

ADDITIONAL 1. FINANCING:

Amount:	\$4,000,000 (the "Construction and Permanent Senior Loan"), or another amount acceptable to the Authorized Officer
Term:	42 years, or another term acceptable to the Authorized Officer
Source:	A loan insured by the United States Department of Housing and Urban Development ("HUD"), or another source acceptable to the Authorized Officer
Interest:	Nine percent per annum, or another interest rate acceptable to the Authorized Officer
Security:	Mortgage on the Property senior to the lien of the City Mortgage

2. Low-Income Housing Tax Credit ("LIHTC")

Proceeds:	Approximately \$17,500,000, all or a portion of which may be paid in on a delayed basis, and all or a portion of which may be used to repay the Construction and Permanent Senior Loan
Source:	To be derived from the syndication of approximately \$1,940,000 LIHTC allocation by the City acting through DOH. The tax credit equity will be bridged by a loan of approximately \$17,500,000 from a source acceptable to the Authorized Officer that will

be secured by a mortgage on the Property senior to the lien of the City Mortgage

3. Tax Increment Financing
Amount: Not to exceed \$8,050,757 of TIF proceeds granted to Trinity, or another source acceptable to the Authorized Officer. Such funds to be loaned by Trinity to the Borrower or granted to Trinity and then contributed as capital to the Borrower.
4. Amount: Approximately \$1,000,000
Source: State of Illinois Grant, or another source acceptable to the Authorized Officer. Such funds to be loaned by Trinity to the Borrower or granted to Trinity and then contributed as capital to the Borrower.
Security: Mortgage on the Property junior to the lien of the City Mortgage, or such other security as may be acceptable to the Authorized Officer
5. Donation Tax Credit ("DTC")
Proceeds: Approximately \$685,850 to be derived from the syndication of approximately \$797,500 (based on a land value of \$1,595,000) in DTC allocated by the City
Source: Such proceeds to be contributed as capital to the Borrower or loaned to the Borrower by Imani Works, Inc., an Illinois not-for-profit corporation or another source acceptable to the Authorized Officer
6. ComEd EEP
Amount: Approximately \$230,000 from Commonwealth Edison Energy Efficiency Program proceeds granted to Trinity or another source acceptable to the Authorized Officer. Such funds to be loaned by Trinity to the Borrower or granted to Trinity and then contributed as capital to the Borrower.
7. Multi-year Affordability through Upfront Investment
Amount: Approximately \$1,000,000
Source: Chicago Low Income Housing Trust Fund, or another source acceptable to the Authorized Officer. Such funds to be loaned by Trinity to the Borrower or granted to Trinity and then contributed as capital to the Borrower.

Interest: Zero percent per annum (if applicable), or another rate or rates acceptable to the Authorized Officer
Security: Mortgage on the Property junior to the lien of the City Mortgage (if applicable), or such other security as may be acceptable to the Authorized Officer

8. Amount: Approximately \$350,000
Source: Deferred Developer Fee
9. Amount: Approximately \$100
Source: Developer Contribution



CITY OF CHICAGO
*
DEPARTMENT OF HOUSING

October 26, 2023

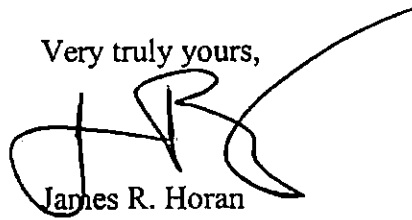
TO THE HONORABLE, THE CHAIRMAN AND
MEMBERS OF THE CITY COUNCIL COMMITTEE ON
FINANCE

Ladies and Gentlemen:

I transmit herewith an ordinance concerning an amendment for the Imani Village Senior Residences development located at 9621 S. Cottage Grove Avenue, that revises the HUD loan term and interest rate.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,



James R. Horan
Acting Commissioner

Chicago City Clerk-Council Div.
2023 OCT 26 PM 12:18

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CITY OF CHICAGO

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COMMITTEE ON FINANCE
CITY COUNCIL
CITY HALL - ROOM 302
121 NORTH LASALLE STREET
CHICAGO, ILLINOIS 60602

ALDERMAN PAT DOWELL
CHAIRMAN

PHONE: 312-744-3380

November 1, 2023
CHICAGO, ILLINOIS

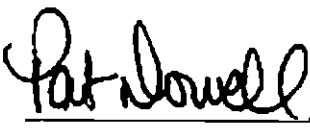
TO THE PRESIDENT AND MEMBERS OF THE CITY COUNCIL:

Your Committee on Finance which was referred an ordinance concerning an amendment for the Imani Village Senior Residences development located at **9621 S. Cottage Grove Avenue**, that revises the HUD loan term and interest rate.
8th Ward
(O2023-0005579)

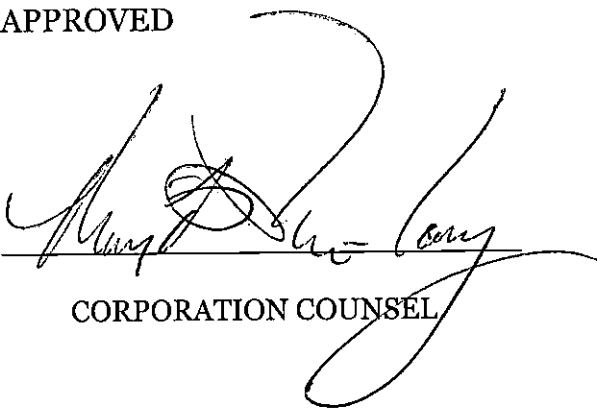
Having the same under advisement, begs leave to report and recommend that Your Honorable Body **Pass** the proposed ordinance transmitted herewith.

This recommendation was concurred in by a vote of the members of the committee present with no dissenting votes on October 31, 2023.

(signed)

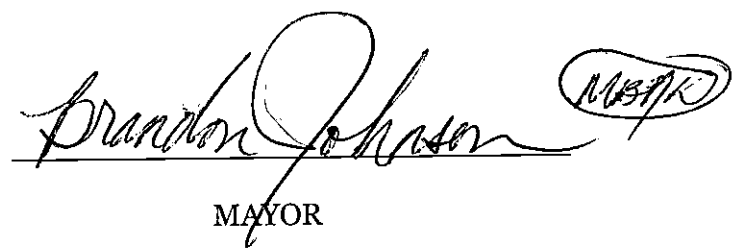

Pat Dowell, Chairman
Committee on Finance

APPROVED


CORPORATION COUNSEL

DATED: November 2, 2023

APPROVED


MAYOR

DATED: November 2, 2023