

DUPAGE HOUSING AUTHORITY
RESOLUTION NO. 2021 - 21
APPROVAL OF ALLOCATION OF PROJECT-BASED VOUCHERS –
THE ALDEN FOUNDATION AND FULL CIRCLE COMMUNITIES, INC.

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE DUPAGE HOUSING AUTHORITY (DHA), as follows:

Section 1: **Whereas** the DuPage Housing Authority completed a competitive RFP process on September 3, 2021 through October 1, 2021 to approve the awarding of project based vouchers to increase the supply of affordable housing in DuPage County, and

Whereas The Alden Foundation proposal for housing development to be located in Addison, Illinois was selected for potential allocation, and

Whereas Full Circle Communities, Inc. proposal for housing development to be located in Glen Ellyn, Illinois was selected for potential allocation, and

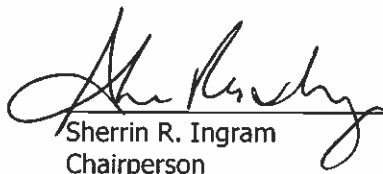
Be it resolved that the DuPage Housing Authority seeks to support these developments by confirming the allocation of up to **16** Project Based Vouchers to the Addison Project, and up to **14** Project Based Vouchers to the Glen Ellyn Project.


The allocation of Project Based Vouchers is contingent upon award winners satisfactorily completing the statutory requirements of the PBV program.

Section 2: Authorize the Executive Director to take all necessary steps to enter into contracts with the selected applicants to provide Project-Based Vouchers.

Section 3: That this Resolution is effective upon its adoption.

Approved by the DuPage Housing Authority Board of Commissioners, on this 21st day of October, 2021.


Sherrin R. Ingram
Chairperson


Kenneth E. Coles
Secretary

Ayes: 2
Nays: /
Abstain: /

<p>PROJECT</p>	<p>DECONCENTRATION Extent to which the project furthers DHA's goal of de-concentrating poverty and expanding affordable housing and economic opportunities with 25% or less of project units designated for PBV's.</p>	<p>MIX OF INCOMES The proposed development includes units accessible to low income and moderate income families along with market rate units in the same financing or complex. Particular consideration will be given to applications that include market rate units as well as those for low and moderate income families. If low and moderate income housing is documented by the developer as being sufficiently scarce in the surrounding community, the DHA selection panel will evaluate how the addition of a development containing predominantly low and moderate income units would create a mix of incomes in the neighborhood.</p>	<p>LOCAL/REGIONAL PLAN IMPLEMENTATION The application advances the implementation of a plan. For the purposes of scoring, plan is broadly defined, including but not limited to comprehensive plans, transit-oriented development plans, interjurisdictional reports, neighborhood plans, capital improvement programs, and zoning ordinances. Scoring should focus not only on the presence of a plan, but also indications that the plan helps ensure the development is well sited and integrated into the community (e.g. is located within close proximity to key commercial or civic destinations, is designed in a fashion respectful of its surroundings, and includes non-auto infrastructure that connects the proposed development to these destinations). In general, the more explicit the connection between the proposal and the plan, the more comprehensive the plan, and the more the plan has been implemented, the better a development will score under this metric.</p>
<p>Maximum Points Available The Alden Foundation POINTS AWARDED Full Circle Communities POINTS AWARDED</p>	<p>20 18 20</p>	<p>20 20 20</p>	<p>15 13 13</p>
<p>PROJECT</p>	<p>SERVICES & AMENITIES The proposed development includes a mixture of services, amenities, and project management, appropriate to the population served, that helps foster a sense of community with the development and integration into the neighborhood. A particular focus is placed upon developments that provide needed services of a longer duration and help residents thrive in their new home.</p>	<p>FINANCIAL PLAN The reasonableness of the applicant's proposed plan to finance the development, taking into consideration the developer's experience accessing the proposed sources, the amounts to be requested, and the timeframe for the requests. If the proposal includes relocation, the budget includes sufficient money to pay for relocation costs.</p>	<p>MANAGEMENT Previous experience of the developer/owner and/or management agent in developing, leasing, and managing properties such as the property proposed, including a track record in project based or tenant based Section 8, and low income housing tax credit programs. In cases for which assisted rental units are proposed in conjunction with for-sale units, previous experience in selling and managing housing in a similar context will also be considered. Developer/owners setting aside for-sale homes for purchasers assisted by vouchers will receive particular consideration.</p>
<p>Maximum Points Available The Alden Foundation POINTS AWARDED Full Circle Communities POINTS AWARDED</p>	<p>15 15 15</p>	<p>15 15 15</p>	<p>10 10 10</p>
<p>PROJECT</p>	<p>ACCESS TO TRANSIT The project site is conducive and convenient to multiple transit components including: Weekly frequency of transit service. Activities that can be reached via a single direct transit route. Proximity to a transit stop or station measured over the network, and Pedestrian friendliness of the surrounding area</p>	<p>TOTAL POINT RANK</p>	<p>ATTENTION: By my dated signature below, I affirm that these scores reflect the average of the evaluation reviews of the proposals submitted.</p>
<p>Maximum Points Available The Alden Foundation POINTS AWARDED Full Circle Communities POINTS AWARDED</p>	<p>5 4 4</p>	<p>94 97</p>	<p><i>Thomas Cole - 10/12/21</i></p>



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RFP SUBMISSION OVERVIEW

No: PBVA3Sept2021

Submitter: The Alden Foundation

Project: Addison Horizon Senior Living Community

Project Unit Total: Sixty-two (62)

PBVs Requested: Sixteen (16)

Aggregate Review Score (avg): 94/100

Addison Horizon will offer sixty-one apartments for seniors ages 62+. The proposed three-story brick masonry building will be constructed on a vacant 2.48-acre site located behind the Green Meadows Shopping Center in Addison, IL on the northwest corner of Green Meadow Drive and Denise Court. The affordable independent senior living community will offer many common area amenities for the residents, including a community room, library with internet access, exercise room, wellness center, media/theater room, and a billiards and game room.

RECOMMENDATION: That the DHA Board APPROVE award of PBV at fifteen (15) units which equals 24.1% of the total project units and meets PBV program requirements. The project has 62 units and 16 PBV puts the percentage just over the 25% cap (25.8%).

Submitter: Full Circle Communities

Project: Exmoor Integrated PSH

Project Unit Total: Fifty-six (56)

PBVs Requested: Fourteen (14)

Aggregate Review Score (avg): 97/100

Exmoor Integrated PSH will offer fifty-six apartments for both working families and permanent supportive housing for persons with disabilities. Supportive services will be provided onsite and available to all residents. That mission is met by deploying at least seventy-five percent (75%) of economics from the project to the provision of resident services. Building amenities will include a community lounge, business center, library or fitness room and laundry.

RECOMMENDATION: That the DHA Board APPROVE award of PBV at fourteen (14) units which equals 25% of the total project units and meets PBV program requirements. The project must identify other unit types to substitute for the studio units proposed.