

**Community Meeting on Proposal at 2801 W. Montrose  
Monday, December 16, 2019 @ Horner Park Field House**

**Summary of meeting**

- 33rd Ward Alderman Rodriguez clarified that the developer MVAH Partners has not submitted a zoning change request to the 33rd Ward office, so this is a preliminary meeting for community input. Various community groups co-hosted the meeting so that MVAH Partners can solicit community input for considerations and adjustments prior to submitting their zoning request to the ward.
- Attorney Alexander Domanskis introduced himself as the attorney for both the property owners and MVAH Partners and confirmed that they had not yet filed a request for zoning change. He gave an overview of the project. MVAH Partners is both the developer and will be the property manager.
- Jae Choi Kim, the current owner described her family's history and connection to the dry cleaner business. She stated that they have worked on remediation of chemical contamination of the ground, and that the State of Illinois will soon issue her a NFR/No further remediation letter. The Illinois Dry Cleaners Trust Fund has assisted with costs of remediation.
- Hume An from MVAH Partners described the proposal. Building staff will be one part-time property manager and one part-time service technician. He described the nearby community amenities, local institutions and diverse transit options.

Proposal has 47 units with at the rear of the building along the alley, with entrance to the alley from Montrose, 28 parking spaces.

- 47 units: 41 affordable, 6 market
  - 7 studios
  - 34 1-bedroom
  - 6 2-bedroom
- 5 units will be reserved for veterans who will be served by the nonprofit social service agency, Thresholds.
- Income qualifications for the affordable units:
  - 7 studios: rent = \$882, max household income of \$37,400
  - 11 1-bedroom: rent paid is 30% of household income, which must be less than \$21,390, also residents will come from CHA waitlist
  - 23 1-bedroom: rent = \$935, max household income of \$42,780
  - 6 2-bedrooms at market rate; no income limits
- Tenants must pass background checks, landlord references, employment verifications. All residents sign 1-year leases. Key fobs will be used for added building security.
- The need study showed 4200 area residents that would qualify for this building.
- Developer said they could be "flexible" in shifting 2-bedroom units from market-rate to affordable rents, and shift some studios and 1-bedrooms to market-rate.
- No commercial space is proposed for the 1st floor.
- Timeline:
  - Proposal was submitted to Chicago Department of Housing for Low Income Housing Tax Credits (LIHTC) in October.

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- Notice of LIHTC awards is expected in February 2020. At that point the developer would pursue a zoning change through the 33rd Ward Community Driven Zoning Process.
- Close on financing in December 2020
- Construction would begin in Q1 of 2021 with one year of construction.
- Developer and owner open to providing reports on the environmental remediation among other reports and LIHTC application to the city, many of which are public and published online.

**Community Comments and Concerns**

- Lack of family-sized units at 3 or 4 bedroom
- Perception of already high density of affordable units in the area
- Concerns that the building would lower property values
- Integrity of the developer MVAH was questioned:
  - due to a lawsuit with the Justice Department which includes some buildings in MVAH Partners portfolio.
  - Some felt that they are a big developer and not local; website stated looking to grow units to 13,000 across 19 states by 2023. Concerned if they would be a good local partner
  - Question of how long MVAH Partners own buildings before they sell.
- 28 parking spots seemed high to some. A traffic study was asked for. Request for bike parking and paying for monthly CTA passes since the building is TOD (transit oriented development) benefit eligible. However, with this TOD bonus, developer can go to the lot line thus reduce parking and potentially add more units/make larger. Also many businesses use the alley where the parking would be, so the question was raised around business usability of the alley.
- Square footage of units is unknown
- Some felt the development was too big, too dense for the corner, and others noted that more density gives the community more services and supports local businesses. Some felt crime would increase.
- Strong urging for 1st floor retail at the corner, even if its is small.
- Tenants will pay for electric heating and cooling.
- Construction will use union labor and do their best to mitigate construction noise and effects.