

Crescent Place

Proposed Family Apartment Development

310 Rand, Arlington Heights, IL

NEIGHBOR MEETING #2 SUMMARY NOTES

Meeting Date: July 22, 2021
Time: 7:30 – 9:00PM
Location: The Arboretum Club, 401 Half Day Road, Buffalo Grove, IL

<u>Presenters:</u>	<u>Mr. Jake Zunamon</u>	Housing Trust Group (HTG) Senior Vice President of Development
	<u>Mr. Quinn Gormley</u>	Housing Trust Group (HTG) Executive Vice President
	<u>Ms. Kate Cutler</u>	Housing Trust Group (HTG) Development Manager
	<u>Ms. Sue Wiemer</u>	Turnstone Development Chief Operating Officer
	<u>Mr. Larry Freedman</u>	Ash, Anos, Freedman & Logan, Atty
	<u>Mr. Luay Aboona</u>	KLOA, Traffic Consultant
	<u>Mr. John P Green</u>	Groundwork, LTD Architects/Planners/Engineers

Number of attendees: 82 Based on RSVPs & Head Count at meeting
(Excludes Project Development Team members)

Documents Utilized: HTG Power Point Presentation; Aerial Photo; Current Site Plan; Building Renderings; Building Overall Floor Plans; Site Survey

Presentations: **7:35 – 8:00PM**
Following introduction by Mr. Freedman, Mr. Zunamon provided a short bio of both HTG and Turnstone Development including experience in development of affordable housing as well as an overview of the public process to date and description of the project program (Power Point information attached). This was followed by a short overview of the plan and building proposal as well as the three(3) items for consideration requested of the Village.

Public Comments: **8:00 – 9:20PM**
Mr. Freedman entertained and fielded questions from attendees from Attendees. Approximately 30 individuals offered comments and/or questions. The vast majority of those present expressed concerns or dislike for the proposal relative to one or more general topic area including, but not specifically limited to: resident income requirements;

traffic/vehicle cut-through; property management; affordable housing-neighborhood impact; affordability need/demographics; population projections; ; security/screening/management enforcement; One individual spoke in favor of the proposed development. Questions and comments were directed for response by Mr. Freedman to the Project Team individual(s) based on their field of expertise

Topics:

A general outline of topics raised included:

(Ranked approximately by volume of questions/comments)

Concerns / issues regarding existing traffic along Rand Rd
Concerns / issues regarding vehicle wait times at Chestnut
Concerns / issues regarding cut-through traffic from and to Rand
Questions relative to management and operations of facility
Questions relative to tenant screening and eviction policies
Questions relative to Traffic Study methodology and conclusions
Questions relative to traffic signalization / IDOT warrants
Questions relative to facility population and demographic projections
Questions relative to school-age children numbers and impacts
Questions relative to interior/exterior security and facility monitoring
Clarification requests relative to low-income vs affordable housing
Clarifications relative to imposed impact fees and breakdowns
Concerns / questions regarding the Housing Trust Group organization
Questions / concerns about the amount of need for affordable housing
Questions relative to property management staffing/hours/residency
Concerns / issues relative to tax cost/impacts to existing homeowners
Questions about marketing/outreach relative to local vs non-local renters
Questions relative to funding sources and the IHDA tax credit program
Questions relative to the status and standing of the public process

Post Meeting:

Based upon neighbor feedback and an additional Village request:

- The developer (HTG) is willing to commit to having one unit exempted from the affordable housing count within the property to house either a property manager or maintenance supervisor (determination by HTG) in order to provide an extra layer of on-site security and contact for the residents
- At the Village's request, an additional traffic count will be undertaken by KLOA immediately and the resultant information provided to the Village staff.

At 9:20PM it was necessary to return the space to the facility and the meeting was ended.

Respectfully offered:

John P Green, Groundwork, LTD

(Copies of the documents utilized are attached)

Crescent Place



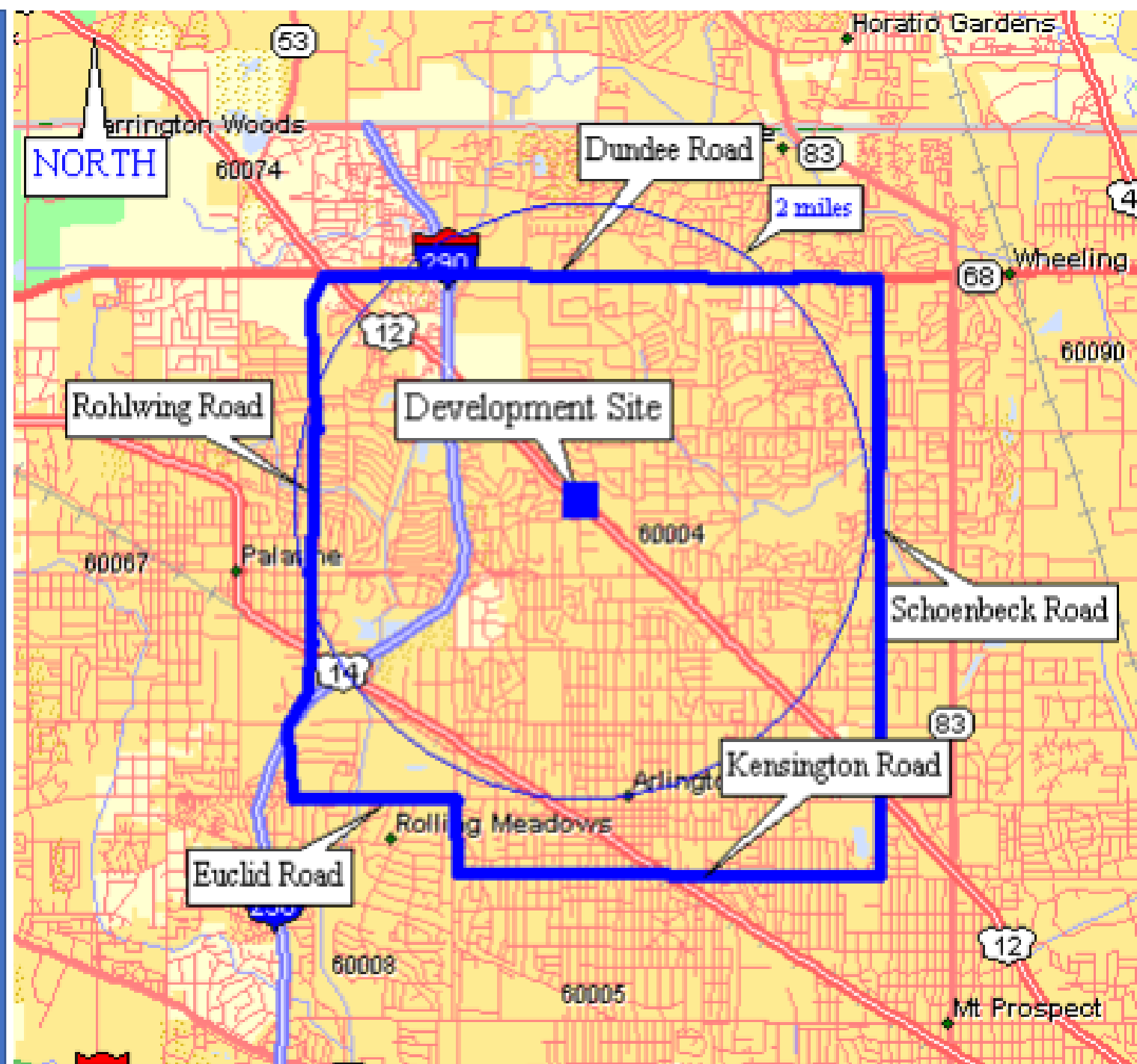
#19 Affordable
Housing Developer
in the Country

Over 1,800 Units
developed and
managed in Illinois

Who Are We?

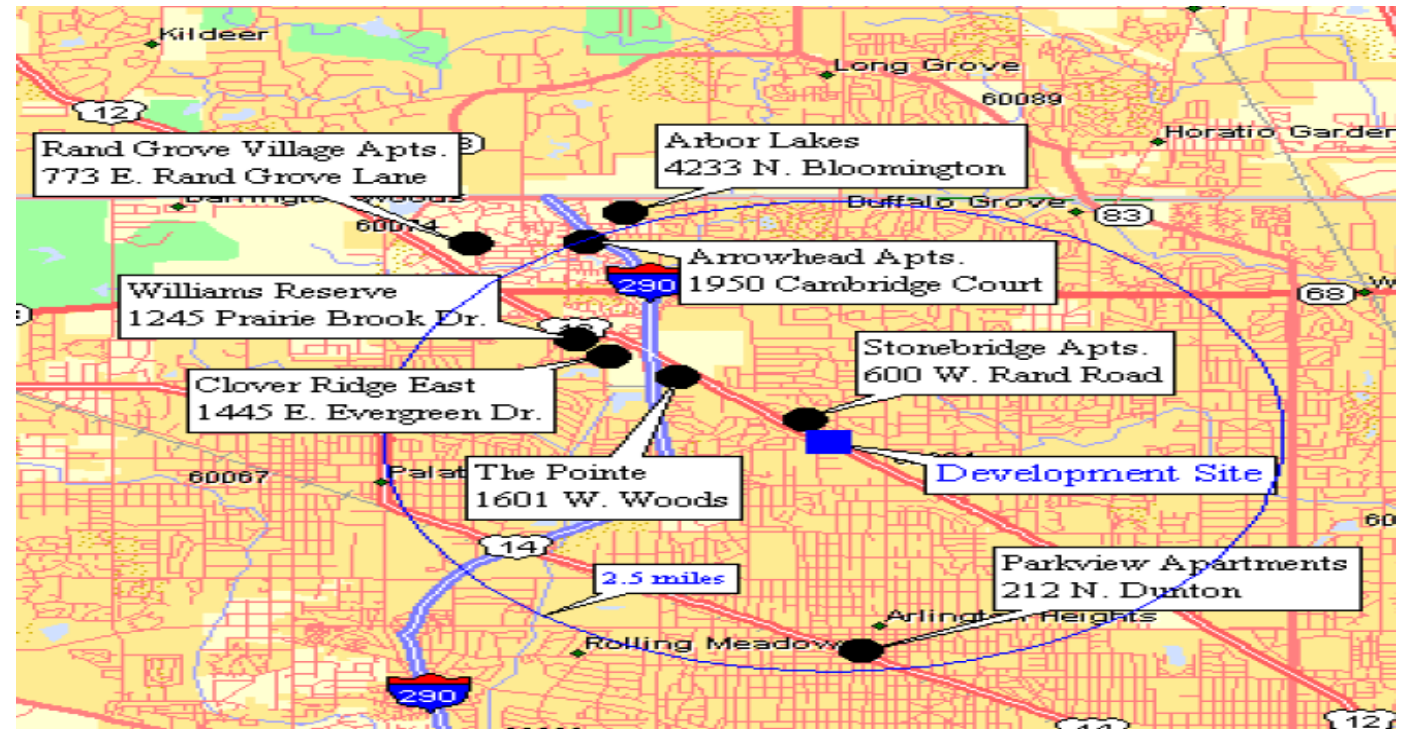
Why Arlington Heights?

- Primary Market Area Defined
- Central and Northern Arlington Heights
- Small Area of Palatine
- Total of 1,904 rental units in PMA
- Only 126 total Affordable family units in PMA



Market Study Meeting a Need

- Existing Affordable Properties – 100% Occupied
- 2,309 rent burdened households in PMA (30.2%)
- 2022 Demand outweigh supply by 2,082 units
- Capture and Penetration Rates: approx. 1%
- 25% of PMA make less than \$50K



	30% AMI	60% AMI
Proposed Units	8	32
Gross Potential Market (households)	668	3,727
Capture Rate	1.2%	0.9%

Existing Affordable Housing

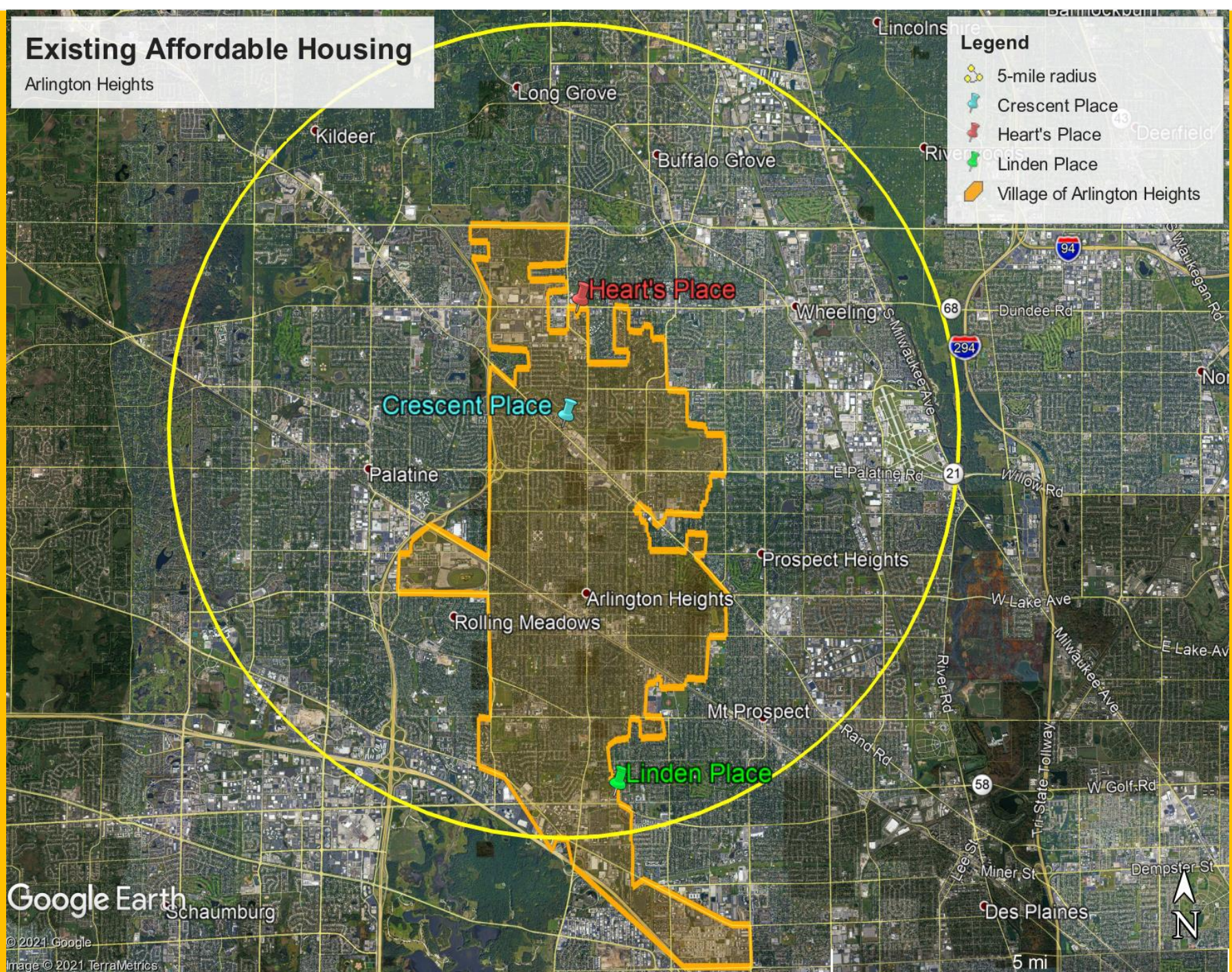
Arlington Heights

Legend

- 5-mile radius
- Crescent Place
- Heart's Place
- Linden Place
- Village of Arlington Heights

Google Earth

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Image © 2021 TerraMetrics

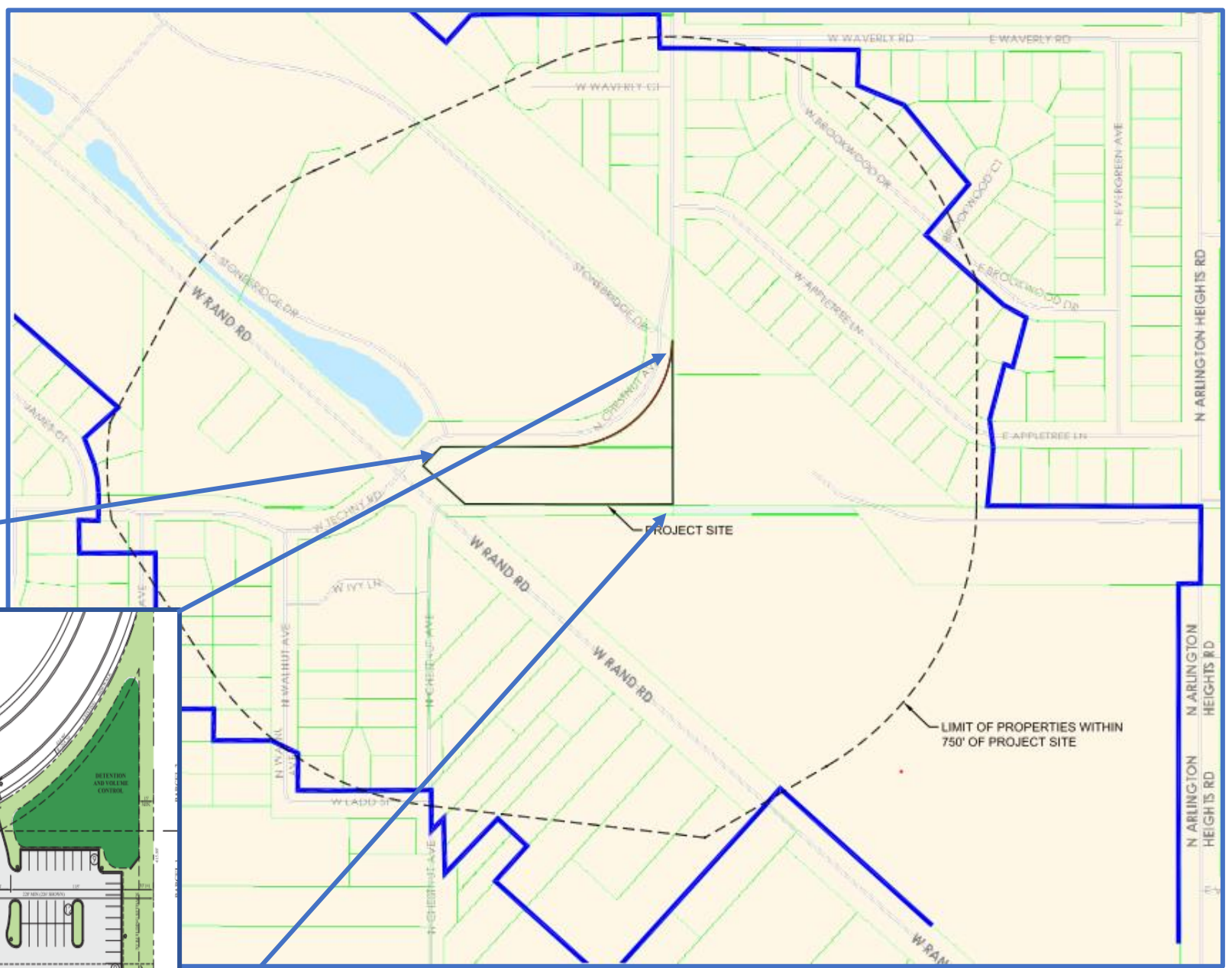
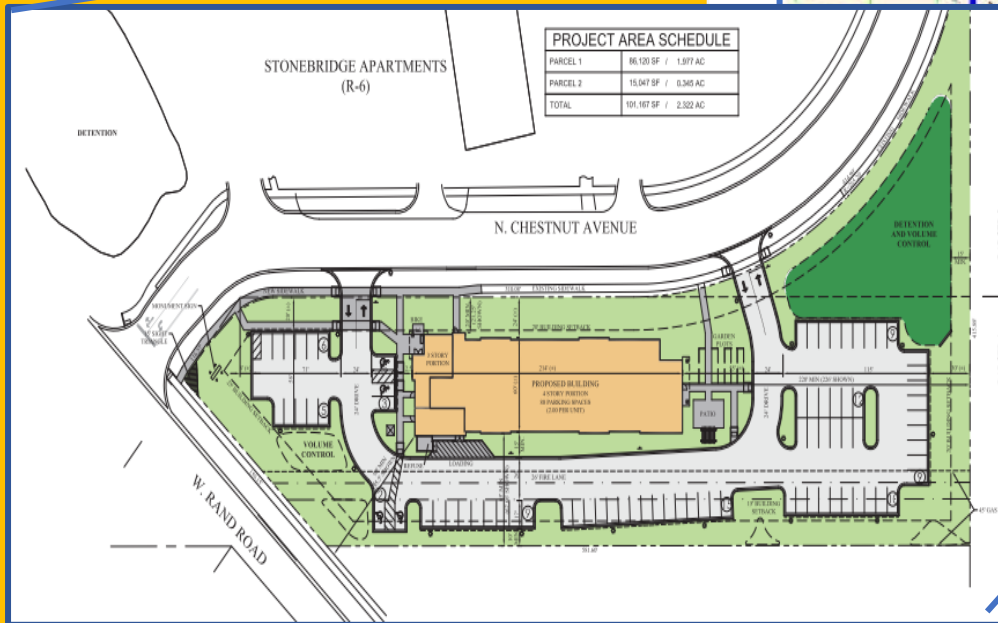


Timeline – 11 Months

- ① September 2020 – Contact Seller and City
- ② Oct 2020 – IHDA preliminary submission
- ③ January 2020 – Cook County \$1 MM
- ④ January 27, 2021 – Conceptual plan review
- ⑤ March 2, 2021 – Housing Commission
- ⑥ March 10, 2021 – Neighborhood meeting
- ⑦ May 11, 2021 – Design Commission
- ⑧ June 23, 2021 – Plan Commission



Public Notice



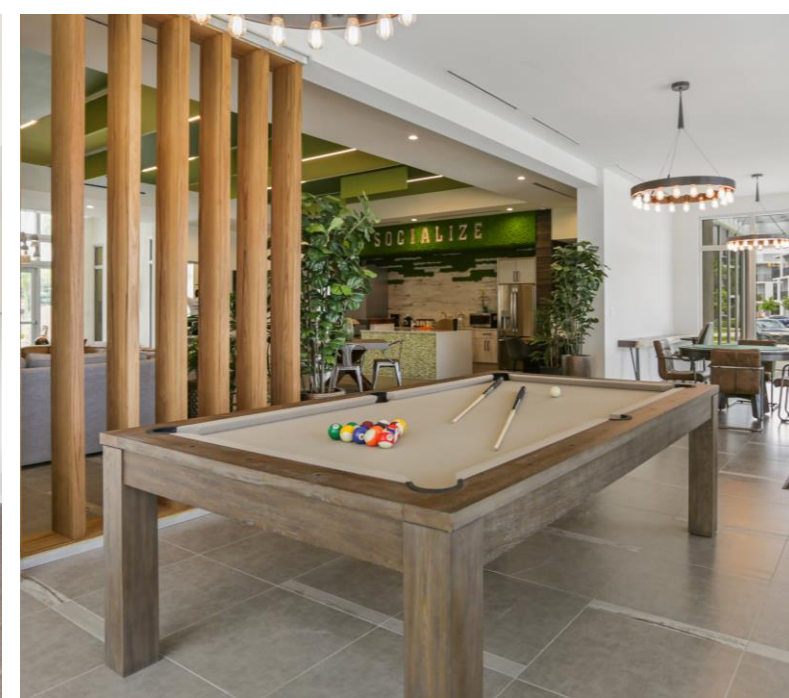
Crescent Place

- 40-units, 4-stories
- New construction
- Family residential
- (20) 1-Bedroom/1-Bathroom
- (20) 2-Bedroom/2-Bathroom
- (80) parking spaces



In-Unit & Community Amenities

- Community Room
- Library/Reading Room
- Computer/ Media Center
- Fitness Center
- Common Laundry
- Secure Bike Storage
- Game Room
- Garden Plot Area
- Amazon Package locker



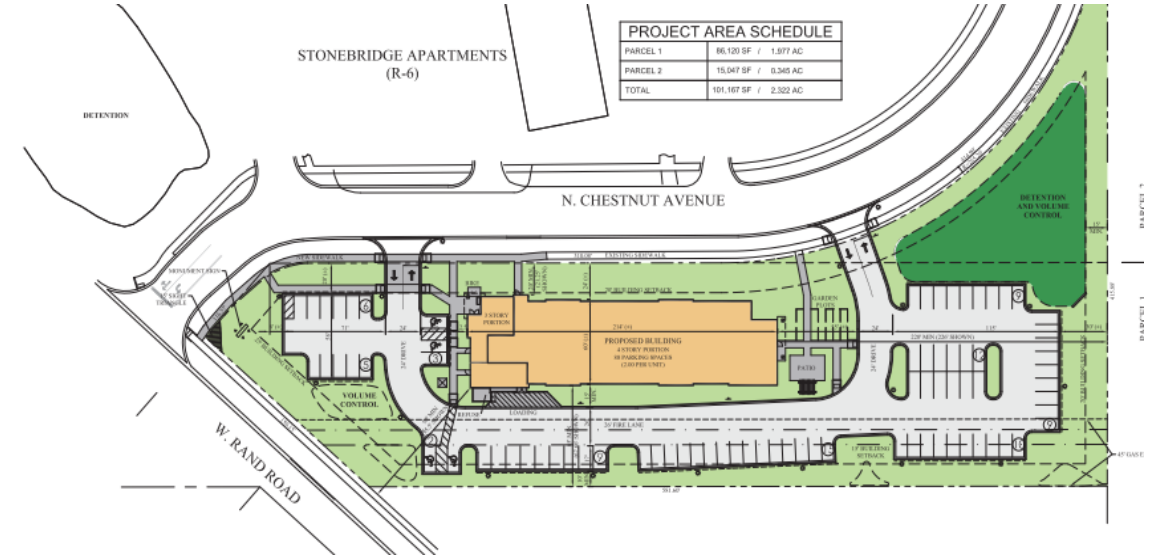
Property Management

- Headquarters Forest Park, IL
- Experience Managing over 2,500 Affordable Units
- Manages 800 Affordable Units in the Chicagoland area
- Experience in affordable, mixed use and market rate

NOW LEASING



CAREFREE MANAGEMENT, LLC

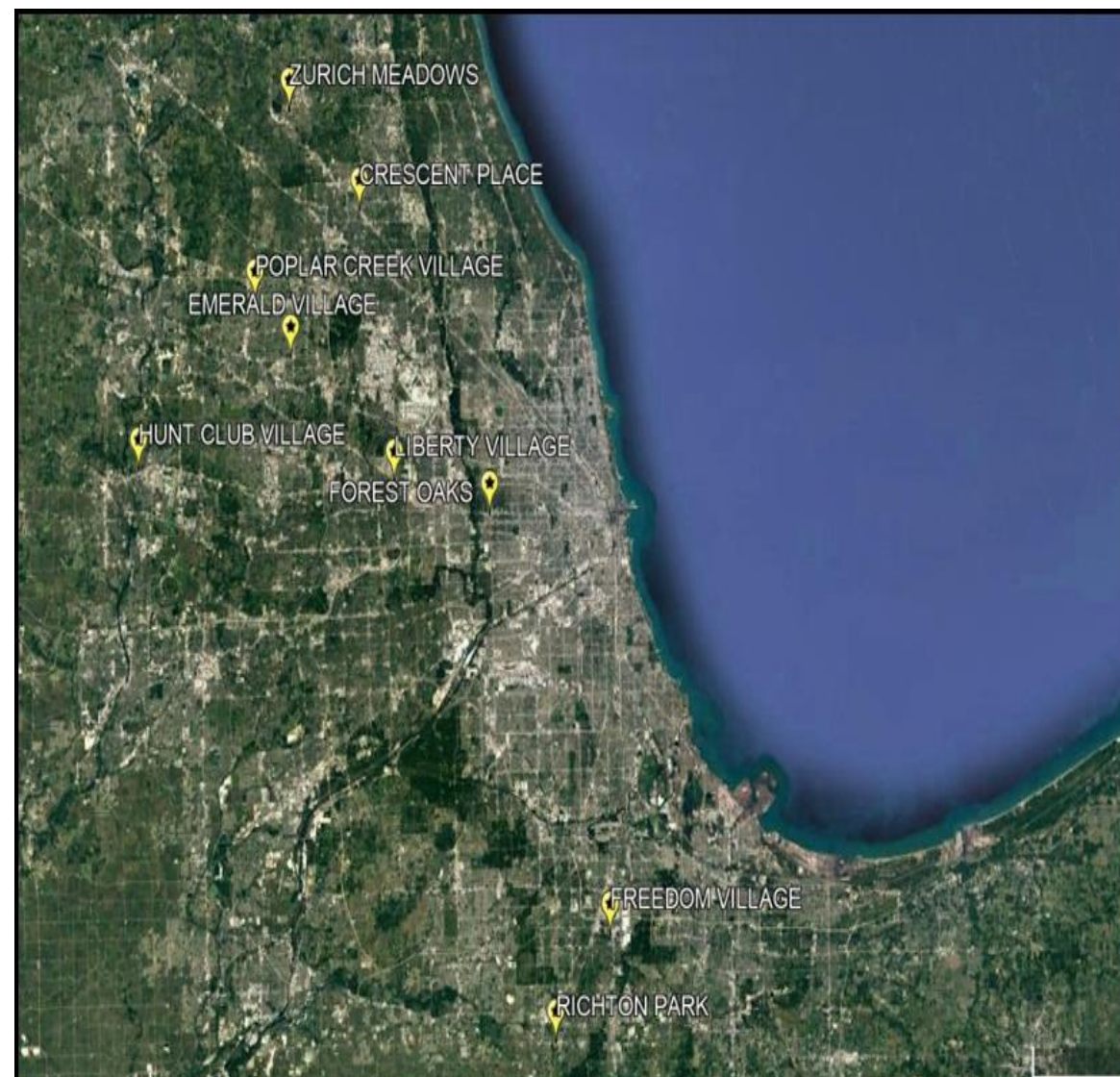


Properties Currently Managed

- FOREST OAKS – 25 Elgin Avenue, Forest Park
- ZURICH MEADOWS – 250 Mohawk Trail, Lake Zurich
- EMERALD VILLAGE – 150 West Wise Road, Schaumburg
- LIBERTY VILLAGE – 415 North York Street, Elmhurst
- HUNT CLUB VILLAGE – 200 Hunt Club Drive, St. Charles
- FREEDOM VILLAGE – 935 Maple Avenue, Homewood
- RICHTON PARK – 4121 Sauk Trail, Richton Park
- POPLAR CREEK VILLAGE – 2250 Golf Road, Hoffman Estates



CAREFREE MANAGEMENT, LLC



Application Process

- PRE-APPLICATION PROCESS
- INCOME VERIFICATION
- CRIMINAL BACKGROUND AND CREDIT
- VERIFICATION OF EMPLOYMENT AND ASSETS
- VERIFICATION OF PREVIOUS RENTAL HISTORY
- 3rd Party Compliance Review
- Financial Partner Compliance Review



CAREFREE MANAGEMENT, LLC

Cook		Regular	
	Studio	1 Bedroom	2 Bedrooms
120%	\$1,959	\$2,098	\$2,517
80%	\$1,305	\$1,398	\$1,677
70%	\$1,142	\$1,224	\$1,468
60%	\$979	\$1,049	\$1,258
50%	\$816	\$874	\$1,048
40%	\$653	\$699	\$839
30%	\$489	\$524	\$629

NOW LEASING

Standard Lease

- 12 month lease
- No more than 2 people per bedroom
- No subletting
- Security Deposit
- Termination of Lease – damage unit, illegal activities, non payment, etc



CAREFREE MANAGEMENT, LLC

NOW LEASING



Typical Tenants

	Cook		Regular	
	1 Person	2 People	3 People	4 People
120%	\$78,360	\$89,520	\$100,680	\$111,840
80%	\$52,200	\$59,650	\$67,100	\$74,550
70%	\$45,710	\$52,220	\$58,730	\$65,240
60%	\$39,180	\$44,760	\$50,340	\$55,920
50%	\$32,650	\$37,300	\$41,950	\$46,600
40%	\$26,120	\$29,840	\$33,560	\$37,280
30%	\$19,590	\$22,380	\$25,170	\$27,960

Top 5 industries -
retail, hospitality,
public service, medical
and education fields

ELI tenants – fixed
income senior, part
time student and
service industry

Average resident
Stay: 3-4 years

Senior tenants stay –
5-10 years

Annual turnover –
10% year over year

Security

- State-of-the-art key fob system
- Ample security cameras
- Eyes on the Street
- Experienced Property management team

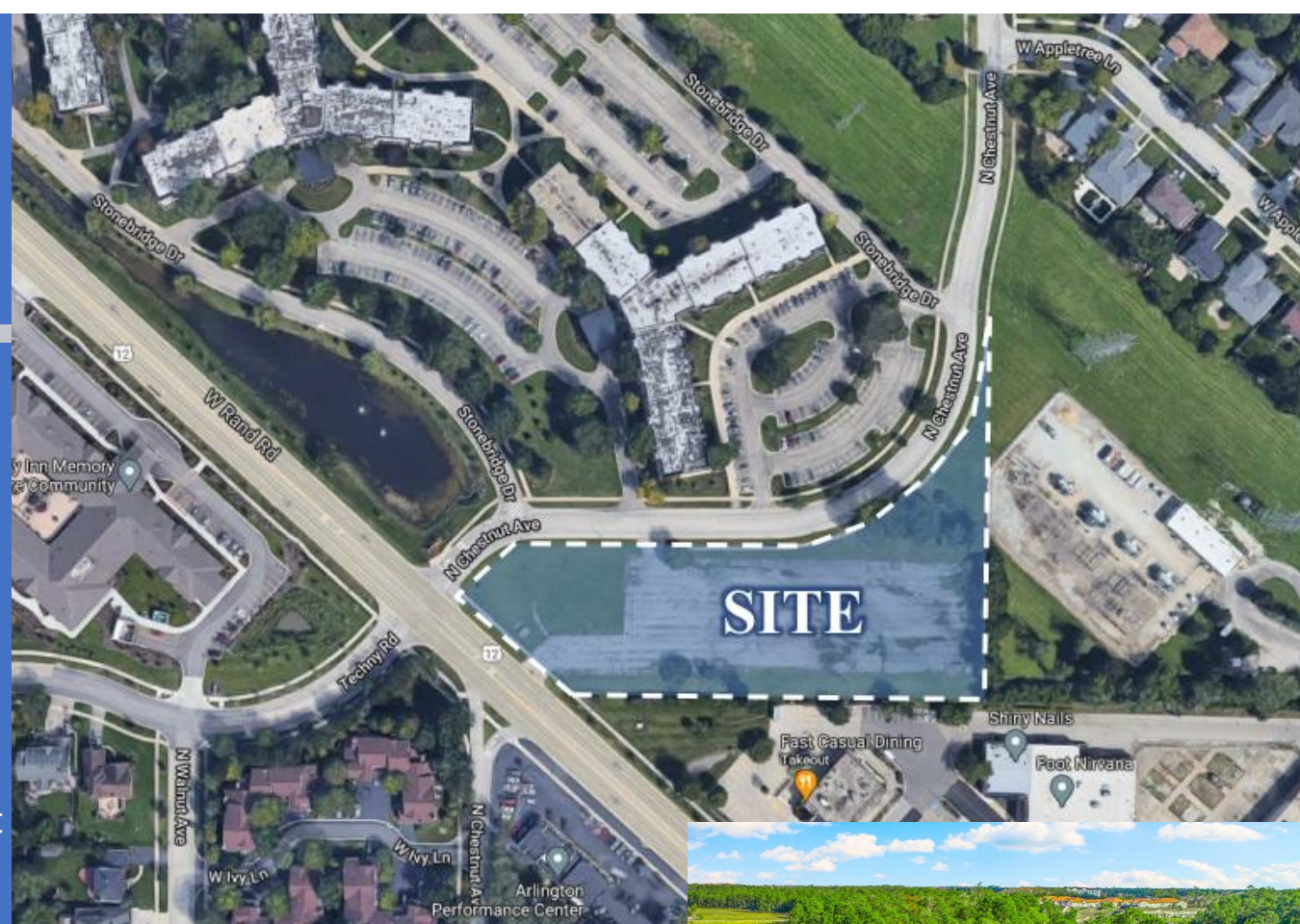


CAREFREE MANAGEMENT, LLC



Traffic

- KLOA – respected traffic engineer hired
- Restaurant more traffic than residential
- 80 Spaces for 60 cars
- IDOT contacted about potential streetlight, does not meet threshold
- If streetlight not warranted, we do not have ability to impose



Economic Impact Study

- Taxes: \$65-80K
 - Existing roughly \$10K
- Permit and Utility Fees: \$150K +
- Impact Fees Schools, Library and Parks: \$125K



\$80,000



TAXES

\$275,000

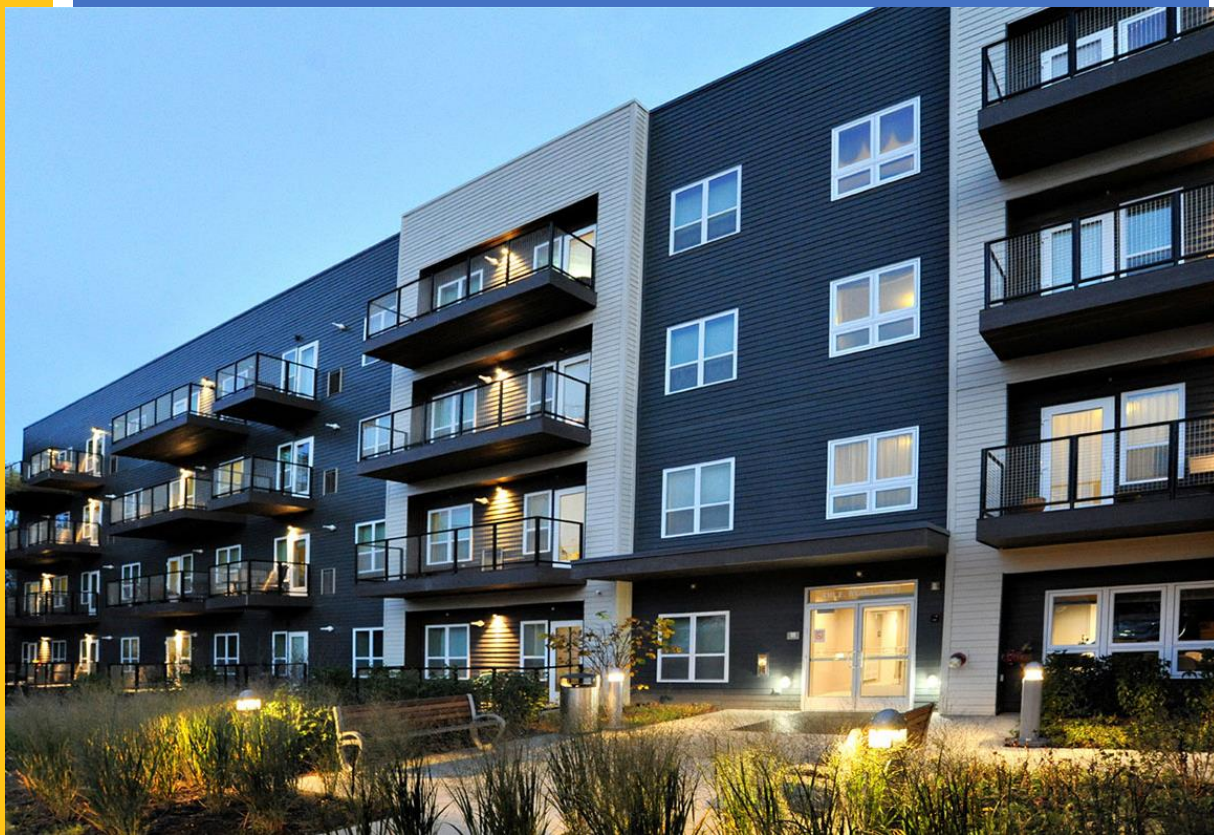


IN FEES PAID





What HTG brings to your
Neighborhood?



Affordable Housing

(Not Section 8)

In Illinois

What Turnstone brings to
your Neighborhood?



QUESTIONS?

[illegible]

LOCATION MAP 0 500' 1000'

PROJECT AREA SCHEDULE	
PARCEL 1	86,120 SF / 1.977 AC
PARCEL 2	15,047 SF / 0.345 AC
TOTAL	101,167 SF / 2.322 AC

DETENTION

N. CHESTNUT AVENUE

RCEL 2
(R-6) COMED
(R-1)

DETERMINANTS
AND VARIATION
COMPARISON

PARCEL 1
(B-2)

PARCEL
(B-2)

45' GAS EASEMENT

ARLINGTON PLAZA
(B-2)

RESTAURANT

RESTAURANT

TOWNHOME
(R-6)

Groundwork, Ltd.
Architects / Planners / Engineers
Ph. (847) 541-4151 © 2021
www.groundworkltd.com

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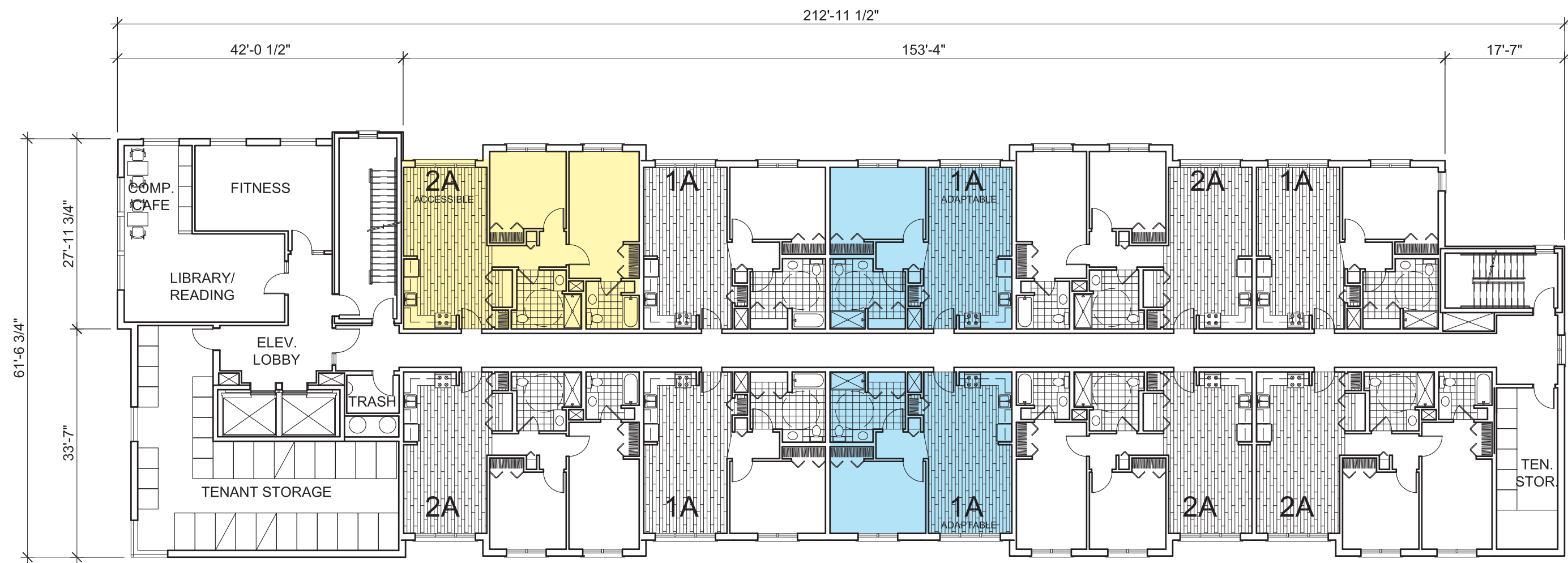
Preliminary Floor Plans

Crescent Place

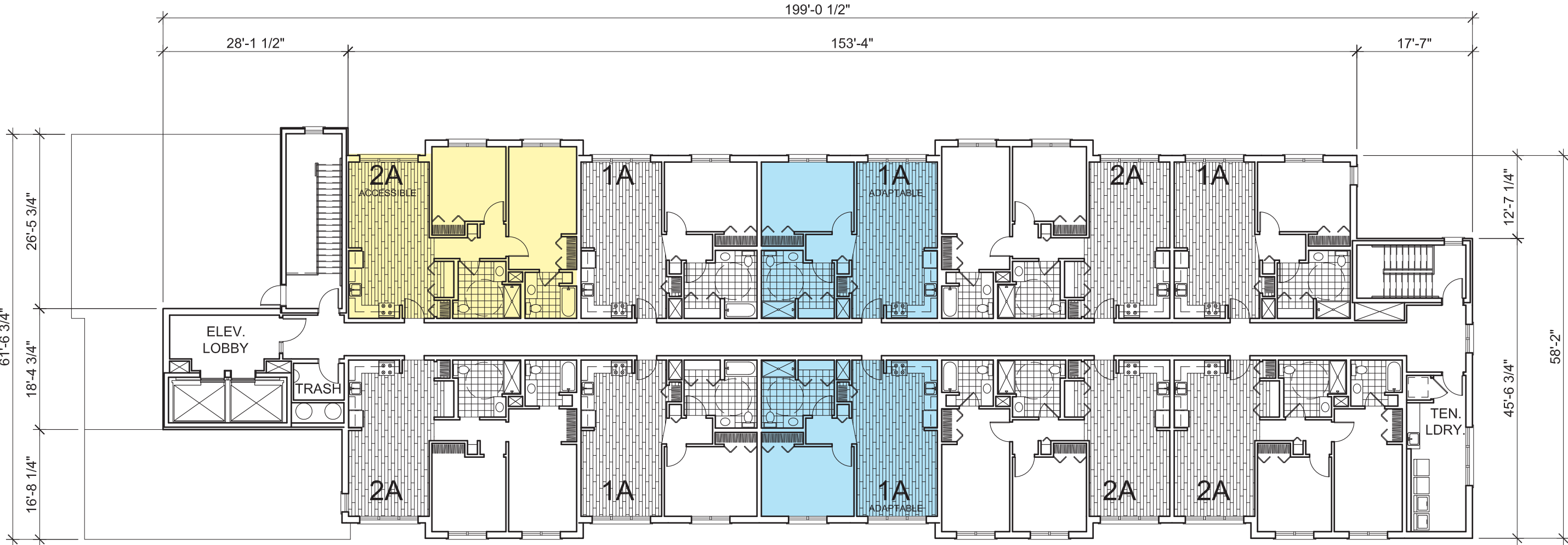
PROPOSED FAMILY APARTMENT
DEVELOPMENT
310 W. RAND ROAD
ARLINGTON HEIGHTS, IL
MAY 18, 2021

UNIT MIX
ONE BEDROOM - 20
TWO BEDROOM - 20
TOTAL UNITS - 40

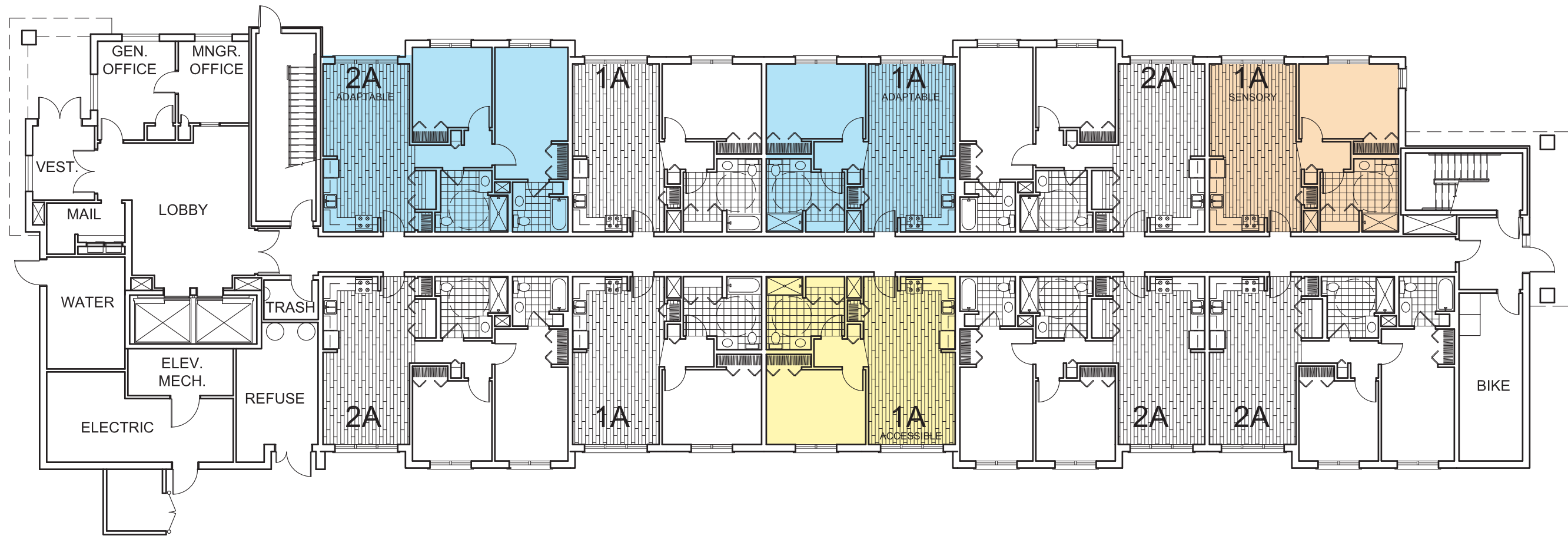
ACCESSIBLE 4 TOTAL
ADAPTIVE 8 TOTAL
SENSORY 1 TOTAL



SECOND FLOOR
12,155 SF



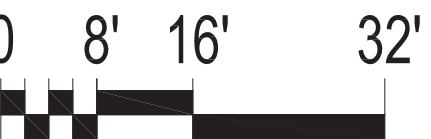
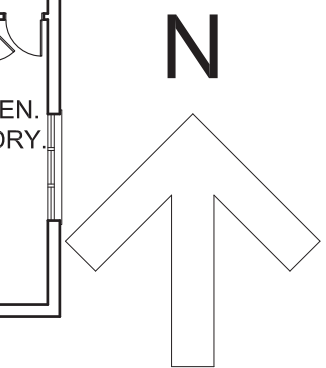
FOURTH FLOOR
10,435 SF



FIRST FLOOR
12,045 SF



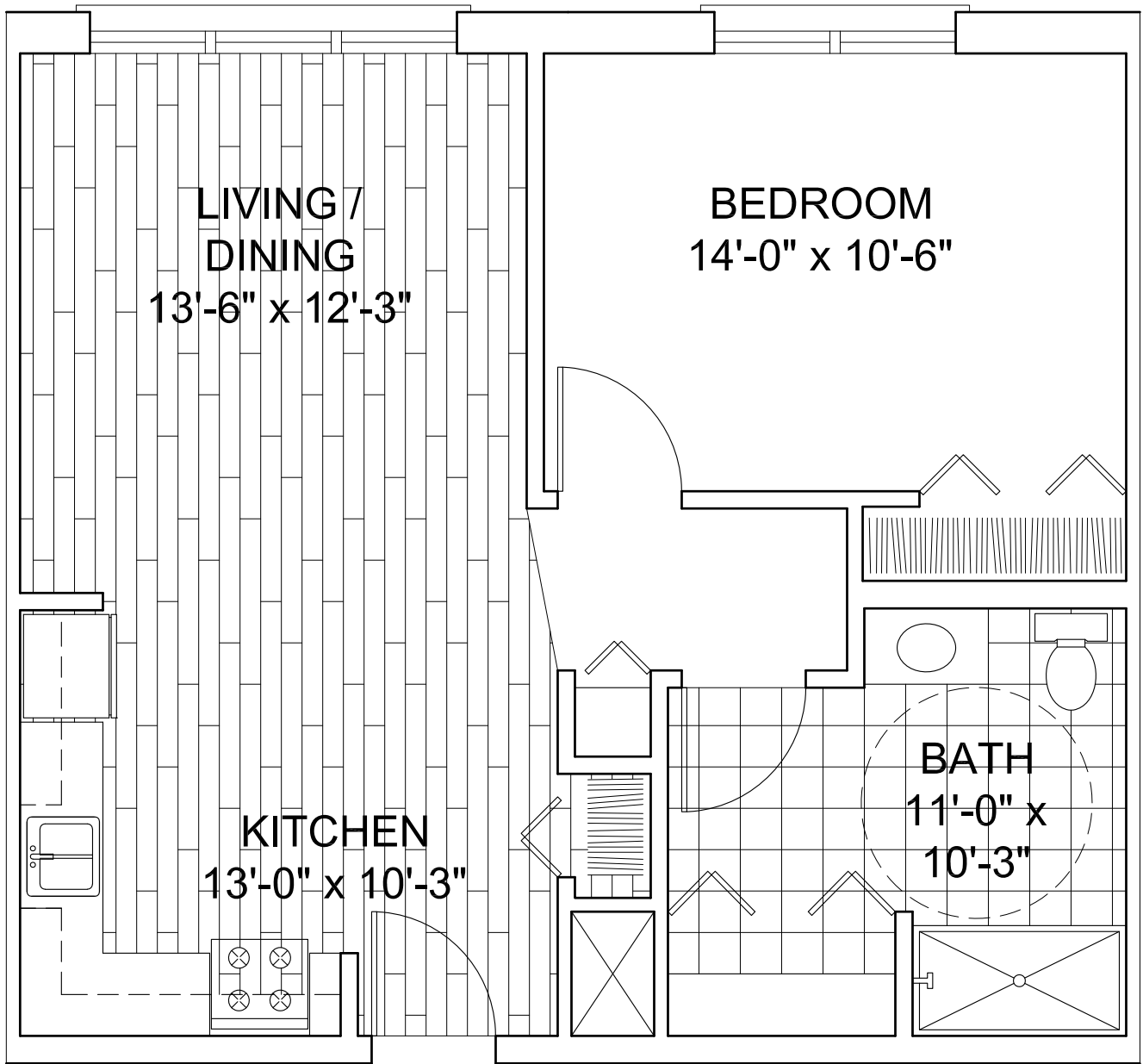
THIRD FLOOR
11,500 SF



Preliminary Unit Plans

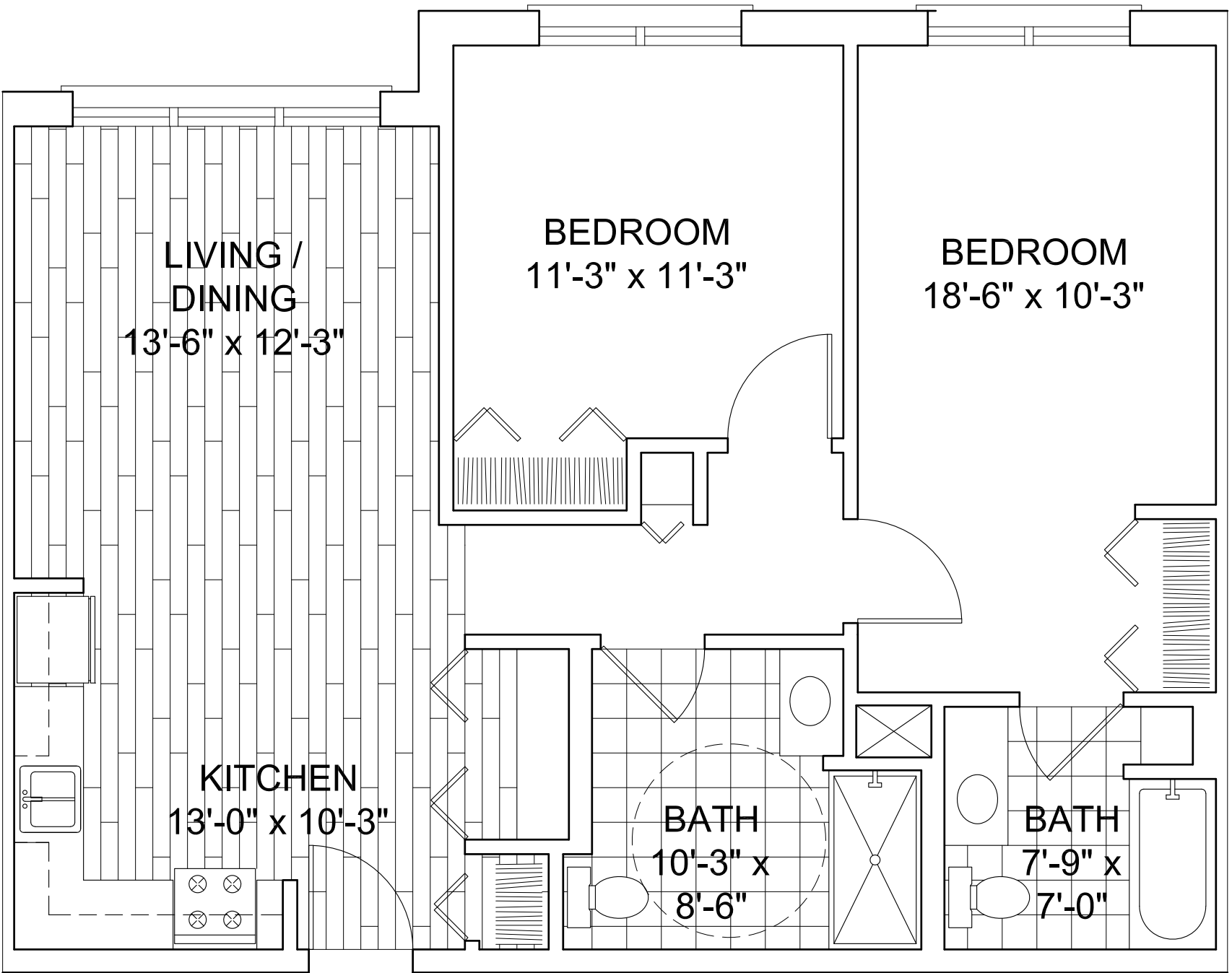
Crescent Place

PROPOSED FAMILY APARTMENT
DEVELOPMENT
310 W. RAND ROAD
ARLINGTON HEIGHTS, IL
MAY 18, 2021



ONE BEDROOM

690 SF GROSS
635 SF NET



TWO BEDROOM

940 SF GROSS
875 SF NET

