

RESIDENT MEETING SUNRISE BERGEN

1314 Wentworth Avenue, Chicago Heights

October 23, 2025



Sunrise Apartments



Daniel P. Bergen Homes



AGENDA

1. Introductions
2. Plans for Sunrise and Bergen
 - Scope of Work
 - Funding Sources/Uses (*Updated*)
 - Unit Reconfiguration
 - Timing (*Updated*)
3. Resident Rights and Protections
4. Questions/Comments

PROPOSED SCOPE OF CONSTRUCTION

- **Environmental remediation:** Address all asbestos, lead, mold and radon issues
- **Code Compliance:** Bring the properties up to code
- **Major Systems:** Repair and update major systems including roof, HVAC and plumbing
- **Marketability:** Replace kitchens and bathrooms, put in new HVAC, flooring, and paint
- **New Amenities:** All units will have dishwashers
- **Landscaping:** Improve landscaping
- **New Construction:** Construct a new, two-story, elevator building.
- **Accessibility:** Increase the number of units that are wheelchair accessible and available for hearing and visually impaired

Many detailed aspects of construction still to be determined

NEW CONSTRUCTION RENDERING



FUNDING APPROACH

- Pursuing a RAD/Section 18 Construction Blend where rehab and construction costs will exceed 90% HCC
- Using the RAD program, these projects will be converted from mixed income with public housing and Low-Income Housing Tax Credit (LIHTC) units, to mixed income with project based operating subsidies and LIHTC restrictions
- The work will be financed with 9% LIHTC, Donation tax credits, a private loan from a bank, a HOME loan, and potentially other sources
- LIHTC imposes restrictions on the rent and income of the residents to 60% of Area Median Income

PROJECTED SOURCES AND USES OF FUNDS

Sources

First Loan	\$10.9 Million
County HOME	\$2 Million
Federal LIHTC Equity	\$15.5 Million
State of Illinois DCEO	\$5 Million
IAHTC Equity	\$452K
Deferred Developer Fee	\$625K
Seller's Note	\$6.3 Million
Income During Construction	\$878K
IHDA Subordinate Resources	\$7.3 Million
Total Sources	\$49.0 Million

Uses

Acquisition Costs	\$6.3 Million
Hard Costs	\$31.5 Million
Soft Costs and Financing Costs	\$6.1 Million
Developer Fee	\$2.5 Million
Reserves and Escrows	\$1.1 Million
Other Costs	\$1.5 Million
Total Development Budget	\$49.0 Million

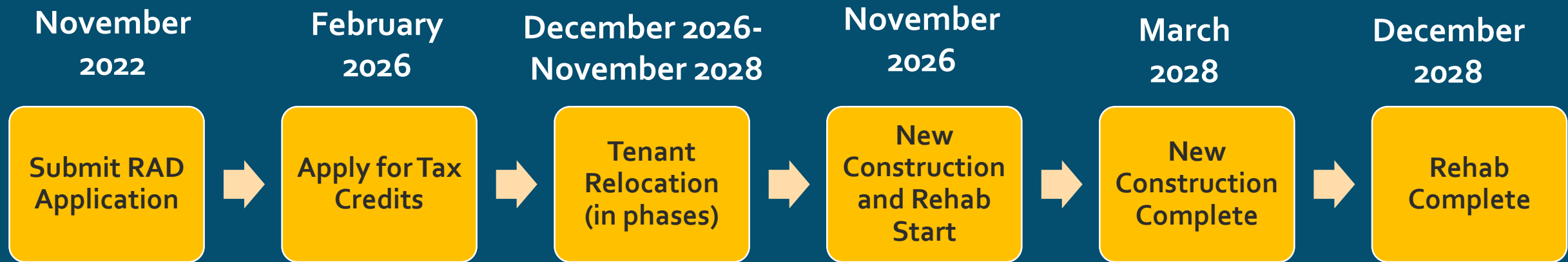
PROJECT UNIT CONFIGURATION - CURRENT STATE

Project Site	Bedroom Count			Total
	1	2	3	
Sunrise Apartments (East of Wentworth)	32	36	24	92
Daniel Bergen Homes	0	9	6	15
Total	32	45	30	107

PROJECT UNIT CONFIGURATION - FUTURE STATE

Project Site	Bedroom Count			Total	Total Change in Units
	1	2	3		
Sunrise Apartments (East of Wentworth)	22	24	19	65	-27
Daniel Bergen Homes	0	10	5	15	0
New Construction	18	6	3	27	+27
Total	40	40	27	107	0
Change in Units	+8	-5	-3		

PROJECT TIMELINE



RESIDENT PROTECTIONS

- **Consultation:** Required to hold meetings with residents before RAD application, following award and prior to financing plan submission
- **Rent:** No change in rent calculation (30% household income for public housing to RAD residents); some exceptions for those paying a flat rent which will have any increases phased in; LIHTC rents targeted at 60% AMI and below
- **Resident Right to Return/No Displacement:** Any resident temporarily relocated will have the right to return to a unit in the completed project; **No public housing resident may be permanently, involuntarily displaced**
- **Relocation Assistance:** Will be provided in accordance with federal requirements including payment of all relocation expenses
- **No re-screening:** Current public housing residents are not subject to rescreening or income eligibility after conversion

RESIDENT PROTECTIONS (CONTINUED)

- **PBV Lease Renewal:** A resident's lease must be renewed unless cause an eviction exists
- **Right to Organize:** Residents may continue to organize and operate a Resident Organization
- **Funding for Resident Participation:** Funding per occupied unit annually (\$25 per unit per year) for resident participation, of which a portion will go to the legitimate resident organization
- **Self Sufficiency Programs:** Residents can continue to participate in programs such as FSS, ROSS, and Jobs Plus; enrolled residents can continue to benefit from Earned Income Disregard (EID)
- **Grievance procedures** and eviction protections preserved and incorporated into lease
- Provided notice of **Section 3** hiring and contracting; given preference for hiring

RELOCATION

- Relocation assistance will include a provision of comparable housing and **payment of all moving expenses** including:
 - Turning utilities on and off
 - Boxes and materials for packing
 - Movers to transport belongings
 - Additional moving assistance if necessary
- We will attempt to **minimize displacement** as much as possible
- **Any resident temporarily relocated will have the right to return to a unit in the completed project**
- Residents will receive at least **90 days' notice** of any required move

ANY QUESTIONS OR COMMENTS?

All questions and comments will be recorded. HACC
will respond to each item and make those
responses available to residents.

You may email questions to
projectdevelopment@thehacc.org