Unique unit types, variety of sizes
Rental and ownership at 30% - 80% AMI and market rate

Water recycling and stormwater mitigation
Passive and efficient design
Reduced energy demands

Service-enriched housing and on-site programs: aftercare & art
Active design promotes healthy lifestyles

Complete streets
Shared spaces create social seams
BiblioTech digital library

Catalyst for retail corridor and mixed-use development in River North
7 live/work units, grocer, and cafe

$16,808,039
EQUITY:
1% RENEW. TC
3% HOME SALES
48% LIHTC

$6,027,119
GAP FINANCING:
1% DEV FEE
2% COGS
2% CCRB
3% HOME
7% TIFZ

$12,668,746
HARD DEBT:
33% FHA 221(d)

$38,703,904
TOTAL SOURCES

2% RESERVES
5% INTERIM EXPENSES
8% SOFT COSTS
10% DEVELOPER FEE
75% CONSTRUCTION HARD COSTS

$38,703,904
TOTAL USES