



**June 19, 2018**

**Item No. 9**

**RECOMMENDATION TO APPROVE FOUR (4) DEVELOPMENT TEAMS FOR MIXED-INCOME HOUSING AND MIXED-USE DEVELOPMENT DELIVERY THROUGH THE PRE-QUALIFIED DEVELOPMENT TEAM APPROACH**

Presenters: Ann McKenzie, Chief Development Officer  
Tracy Sanchez, Deputy Chief Development Officer

**Recommendation**

It is recommended that the Chicago Housing Authority (CHA) Board of Commissioners (BOC) authorize the Chief Executive Officer or his designee to approve four (4) development teams for mixed-income housing and mixed-use development delivery through the Pre-Qualified Development Team (PDT) approach.

The following teams are recommended to be approved for mixed-income and mixed use developments:

- Three Corners Development
- McLaurin Development Partners LLC
- MVAH Partners LLC
- The Michaels Development Company – DL3 Realty

The requested action in this item complies in all material respects with all applicable federal, state and local laws and CHA BOC policies. Staff have completed all necessary due diligence to support the submission of this BOC item.

**Funding**

Not Applicable

**Background**

As part of CHA's unit delivery strategy, the Request for Qualifications (RFQ) for PDTs was created to help accomplish its commitment to deliver 25,000 units. The unit delivery strategy builds on CHA's experience working with private development teams and owners to supply quality housing that enables low-income families to maximize their potential for long-term economic success.

CHA refined the scope for PDT's to engage development partners for the acquisition, development and management of both mixed-income housing and mixed-use developments. The RFQ provides a method to pre-qualify developers and creates opportunities for CHA to provide capital loans and operating funds for new construction and rehabilitation of multi-family, mixed-income and mixed-use projects that directly benefit CHA residents.

The selected respondents will be issued a “Letter of Qualification” and have two (2) years from the date of that letter to submit proposals to CHA. CHA may provide financial investment or enter-into-long term leases for the units, subject to Board, HUD and other approvals, if necessary.

### **Procurement Process**

- CHA released RFQ Event No. 2445 for Mixed-Finance Pre-Qualification for Development Teams on March 8, 2018.
- CHA solicited 1,086 vendors through advertisements posted in the Chicago Sun-Times, Chicago Defender, the Lawndale News, and posted on the CHA Web-site and in the Procurement Infor Rich Client Administration using the Supplier Commodity Codes listed below:
  - 150-10 Construction Materials
  - 208-76 Real Estate/Property Management
  - 209-77 Real Estate/Property Management
  - 578-63 Real Estate Land Improvements
  - 914 Construction Services, Trade (New Construction)
  - 918-31 Construction Consulting
  - 918-89 Real Estate/Land Consulting
  - 958-26 Construction Management Services
  - 958-83 Real Estate management
  - 998-84 Real Estate (incl. buildings, houses, land, etc.)
- Proposals were evaluated and scored based on the evaluation criteria below:
  - Professional Qualifications and Experience of Development Team Personnel: 30 Points
  - Technical Competence: 25 Points
  - Past Performance: 30 Points
  - Capacity to obtain/implement financing and financial capacity: 15 Points
- The Evaluation Committee was comprised of three (3) CHA employees with an additional four (4) CHA team members assisting as technical advisors, including staff from Development, Capital Construction, and Property.
- A total of five (5) responses were received before the due date of April 6, 2018. Based on the technical scores and to ensure full and open competition, four (4) firms met or exceeded the acceptable minimum threshold established by the Contracting Officer.
- Four (4) Teams are recommended for approval.

Respectfully Submitted:

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Ann McKenzie  
Chief Development Officer

**RESOLUTION NO. 2018-CHA-**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated June 19, 2018 entitled “Recommendation to approve Four (4) development teams for mixed-income housing and mixed-use development delivery through the Pre-Qualified Development Team approach.”

**THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY:**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to approve the following four (4) Development Teams for mixed-income housing and mixed-use development delivery through the Pre-Qualified Development Team (PDT) approach:

The following teams are recommended to be approved for mixed-income and mixed-use developments:

- Three Corners Development
- McLaurin Development Partners LLC
- MVAH Partners LLC
- The Michaels Development Company – DL3 Realty

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Eugene E. Jones, Jr.  
Chief Executive Officer  
Chicago Housing Authority