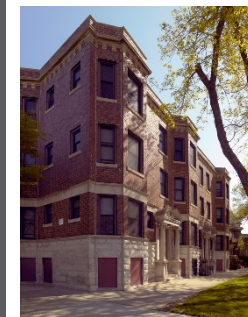




Oakwood Shores

Tenant Selection Plan
Public Hearing

December 2020



THE **COMMUNITY**
BUILDERS

Oakwood Shores Team

Development Team

THE **C**OMMUNITY
BUILDERS

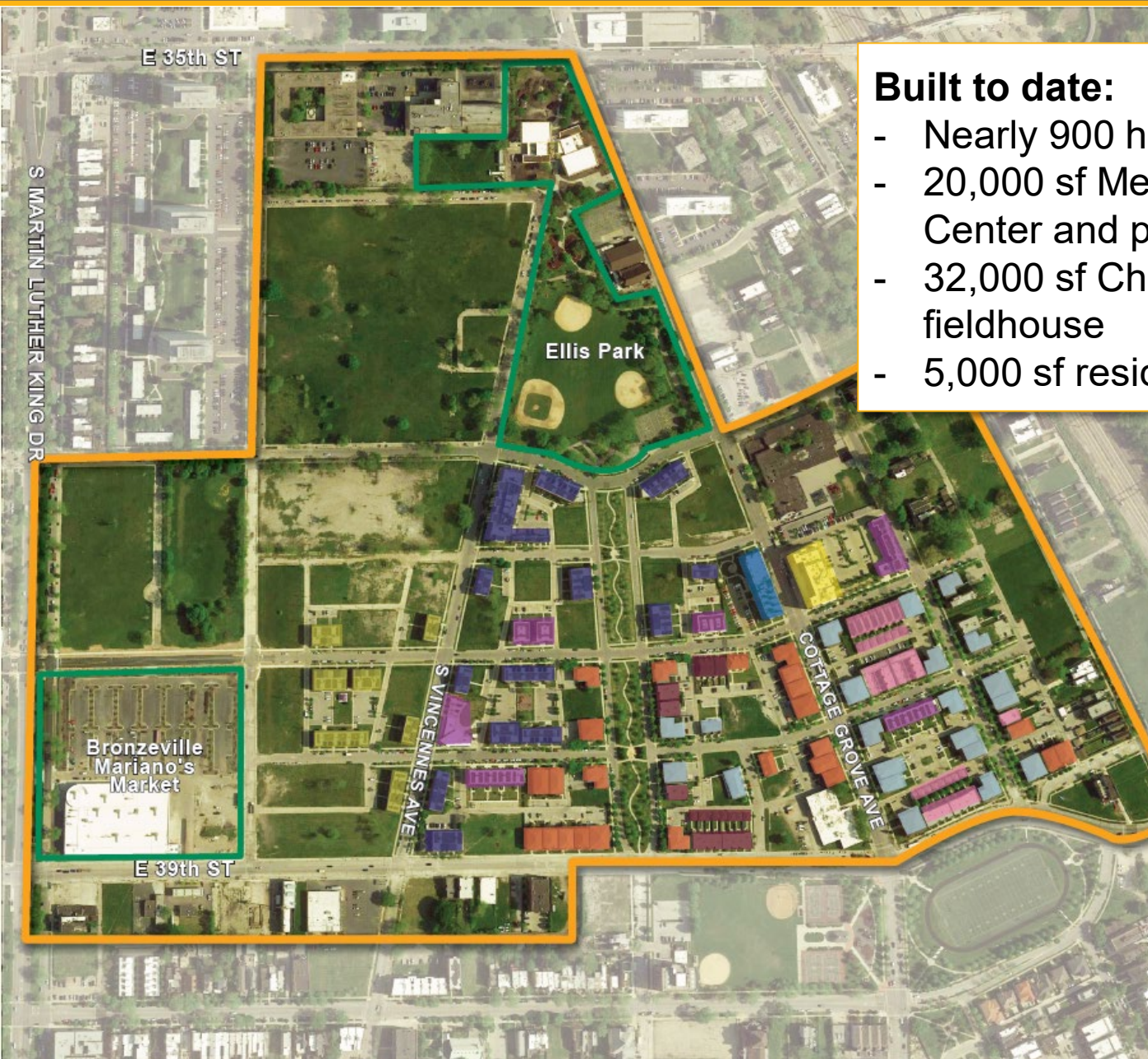
GRANITE



Property Management

THE **C**OMMUNITY
BUILDERS

Oakwood Shores Today



Built to date:

- Nearly 900 homes
- 20,000 sf Mercy Family Health Center and pharmacy
- 32,000 sf Chicago Park District fieldhouse
- 5,000 sf resident clubhouse

Completed

- 1A rental - 163 units
- 1A homeownership - 43 units
- 1B rental - 162 units
- 1B homeownerships - 31 units
- 2A - 199 rental units
- 2B(One) - 75 rental units
- 3750 - 76 rental units
- Residences and Family Health Center - 48 rental units and 28K sq. ft. of retail space
- 2D - 66 rental units

Oakwood Shores Today



Oakwood Shores Master Plan



Phase Under Construction: 508 Pershing



508 Pershing

- 53 units at the corner of Pershing and Rhodes Ave
- 3,500 square feet of retail
- Construction Start: Nov 2020
- Anticipated Construction Completion: Feb 2022

Future Phase: OWS 3-1

OWS 3-1

- 51 units on two scattered sites (19 CHA, 15 LIHTC, 17 Market)
- Estimated Construction Start: Q3 2021
- Estimated Construction Completion: Q4 2022



Tenant Selection Plan

OAKWOOD SHORES TSP UPDATE TENANT SELECTION PLAN COMPARISON CHART

Section	Previous Tenant Selection Plan	Updated Selection Plan
I Pg. 1	NA	This plan may be amended only with the prior written approval of the City of Chicago Department of Housing
III. A 1 Pg. 4		Added: sexual assault to VAWA list
III. A 2 i Pg. 4	Removed “During LIHTC Compliance Period”	Changed to: Meet the income eligibility requirements for admission to the LIHTC units as described in Section III(A)(3).
III. A 3 iii Pg. 5	NA	Added: Based on the requirements of each phase, LIHTC income eligibility may be subject to income averaging
III A 8 Pg. 8	Removed “Supervision of Children”	Changed to: “Supervision of Household Members”
III B 1 Pg. 8	Removed “Head of household” Removed “90 days old”	NA Change to 120 days old
IV Pg. 10	NA	Added the Cook County “Just Housing Ordinance” screening criteria that Applicants’ criminal conviction history from the previous three (3) years will be evaluated to determine eligibility.
IV A 2 Pg. 10	Removed: “applicants for market units. TCB will add to the site-based waiting list potential applicants for public housing units that are referred by CHA from CHA’s Waitlists. TCB and CHA will work together to determine the priority ranking of individuals on the site-based waiting list for the public housing units.”	NA

Tenant Selection Plan

OAKWOOD SHORES TSP UPDATE TENANT SELECTION PLAN COMPARISON CHART

Section	Previous Tenant Selection Plan	Updated Selection Plan
IV B 1 Pg. 10	Removed “ For initial lease up” Removed contact 90 days prior to unit availability	Change to 120 days prior to unit availability
IV B 3 Pg. 11	Removed requesting landlord information on pre-application	NA
IV D Pg. 11	Removed section title “ Application and Screening Procedures for Security, Safety and Criminal Credit History”	Changed to “Application and Screening Procedures for Credit History”
IV D 1 Pg. 11	NA	Added <ul style="list-style-type: none"> • General Procedures • TCB does not consider medical bills, medical expenses, student loans or foreclosures when reviewing credit history. TCB will not consider a discharged bankruptcy (Chapter 7 or 13) that has been dismissed more than six (6) months prior to the date of application for housing. A lack of credit history alone will not cause an application to be rejected.
IV E 1 Pg. 13	NA	Added Once an applicant household has been determined to be pre-qualified and a pre-qualification notice has been sent to the applicant household, a criminal background check will be obtained. Applicants’ criminal conviction history from the previous three (3) years will be evaluated to determine whether their conviction history poses a demonstratable risk to personal safety or property.
IV E 1 Pg. 13	Removed <ul style="list-style-type: none"> • Landlord references • Applicants’ and families past • Behavior 	Changed to: <ul style="list-style-type: none"> • applicant household member’s • convictions

Tenant Selection Plan

OAKWOOD SHORES TSP UPDATE TENANT SELECTION PLAN COMPARISON CHART

Section	Previous Tenant Selection Plan	Updated Selection Plan
IV E 2 Pg. 13	<p>Removed Drug Test requirement</p> <p>Removed</p> <ul style="list-style-type: none"> i. five years ii. or for which TCB has reasonable cause to believe that a member's illegal use or pattern of illegal use of a drug may interfere with the health, safety, and right to peaceful enjoyment of the property by other residents. Current use will be indicated and investigated if there is a record conviction with the last three (3) years; iii. NA vi. not limited to: commission of any felony offense, disturbing the peace, drunk and disorderly conduct, threats or harassment;; violence, including actual or threatened violence toward members of an applicant household, assaults; destruction of property, vandalism, citations for health and sanitary code violation, possession of an unlawful weapon, criminal damage to property; home invasion and all other activities; adversely affect the health, safety or welfare of other tenants 	<p>Added:</p> <ul style="list-style-type: none"> i. Changed to three years ii. The household includes a member who is currently engaged in the illegal use of drugs or for which TCB has reasonable cause to believe that a member's illegal use or pattern of illegal use of a drug may interfere with the health, safety, and right to peaceful enjoyment of the property by other residents. Current use will be indicated and investigated if there is a record conviction with the last three (3) years iii. The screening standards are based on behavior, not the condition of alcoholism or alcohol abuse; iv. child sex offender registration program

Tenant Selection Plan

OAKWOOD SHORES TSP UPDATE TENANT SELECTION PLAN COMPARISON CHART

Section	Previous Tenant Selection Plan	Updated Selection Plan
IV E 2 vii Pg. 14-15		Added Cook County Just Housing Ordinance Language
IV H 2 Pg. 17	Removed 90 days for initial occupancy regarding pre-occupancy orientation	NA
VI A 1 Pg 20	Removed “In the event that no referrals are available, TCB’s site-based waiting list will also include applicants for the public housing units.”	
VI B Pg 20	Removed <i>TCB will use its best efforts to lease half of the non-public housing units to families that have at lease one household member working 30 hours per week... Admissions to the non-public housing units will be limited to households that meet the working family qualifications. TCB will use its best efforts to lease half of the non-public housing units to families that have at least one household member working 30 hours per week, including work through Earnfare, Work First, or any comparable program where the household member is paid wages for his or her work.</i>	NA
VII A 1 Pg. 21	Removed Mandatory drug screen requirement	NA
X A 4 Pg. 26	NA	Changed from five to three years Removed examples of criminal offenses

Tenant Selection Plan

OAKWOOD SHORES TSP UPDATE TENANT SELECTION PLAN COMPARISON CHART

Section	Previous Tenant Selection Plan	Updated Selection Plan
X C Pg. 27	Removed certified mail	Added <ul style="list-style-type: none">• email or other transmittal means• Notices will include notice of the applicants' right to request a Reasonable Accommodation, required Violence Against Women Act (VAWA) notifications and right to file a complaint with the Human Rights Commission of Cook County.
X. E Pg. 28		Added <ul style="list-style-type: none">• Gender to "Sex" on chart• Housing Status• Gender Identity
XI XII		Added <ul style="list-style-type: none">• Non Smoking Policy• Firearms

Questions

Thank You