

RESOLUTION NO. 1, SERIES 2021

A RESOLUTION GRANTING PREFERRED DEVELOPER STATUS TO QUINN CHAPEL AFRICAN METHODIST EPISCOPAL CHURCH, INC. FOR THE CONSTRUCTION OF A MIXED-USE DEVELOPMENT ON 1911 WEST MUHAMMAD ALI BOULEVARD (002L-0258-0000).

WHEREAS, the Urban Renewal and Community Development Agency of Louisville (“Agency”) desires to redevelop the vacant parcel of real property which the Agency owns identified on Exhibit A attached hereto as provided in the Russell Neighborhood Urban renewal Plan; and

WHEREAS, Quinn Chapel African Methodist Episcopal Church, Inc., a Kentucky non-profit corporation (“Quinn Chapel”), has presented a letter of intent to the Agency to redevelop the Agency’s lot as identified in Exhibit B attached hereto; and

WHEREAS, the Agency is interested in pursuing said proposal;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE URBAN RENEWAL AND COMMUNITY DEVELOPMENT AGENCY OF LOUISVILLE,

SECTION 1. That the Commissioners of the Urban Renewal and Community Development Agency of Louisville hereby designate Quinn Chapel, a Kentucky non-profit corporation, as the preferred developer of one parcel of real property identified on Exhibit A attached hereto. Quinn Chapel must submit a formal redevelopment proposal for said parcel no later than six (6) months from the approval date of the resolution to retain this status. Formal authorization to convey said parcel must be obtained under a separate resolution subject to recommendations from the Office of Community Development.

SECTION 2. That is Resolution shall become effective upon its passage and approval.

APPROVED BY: _____ **DATE APPROVED:** _____

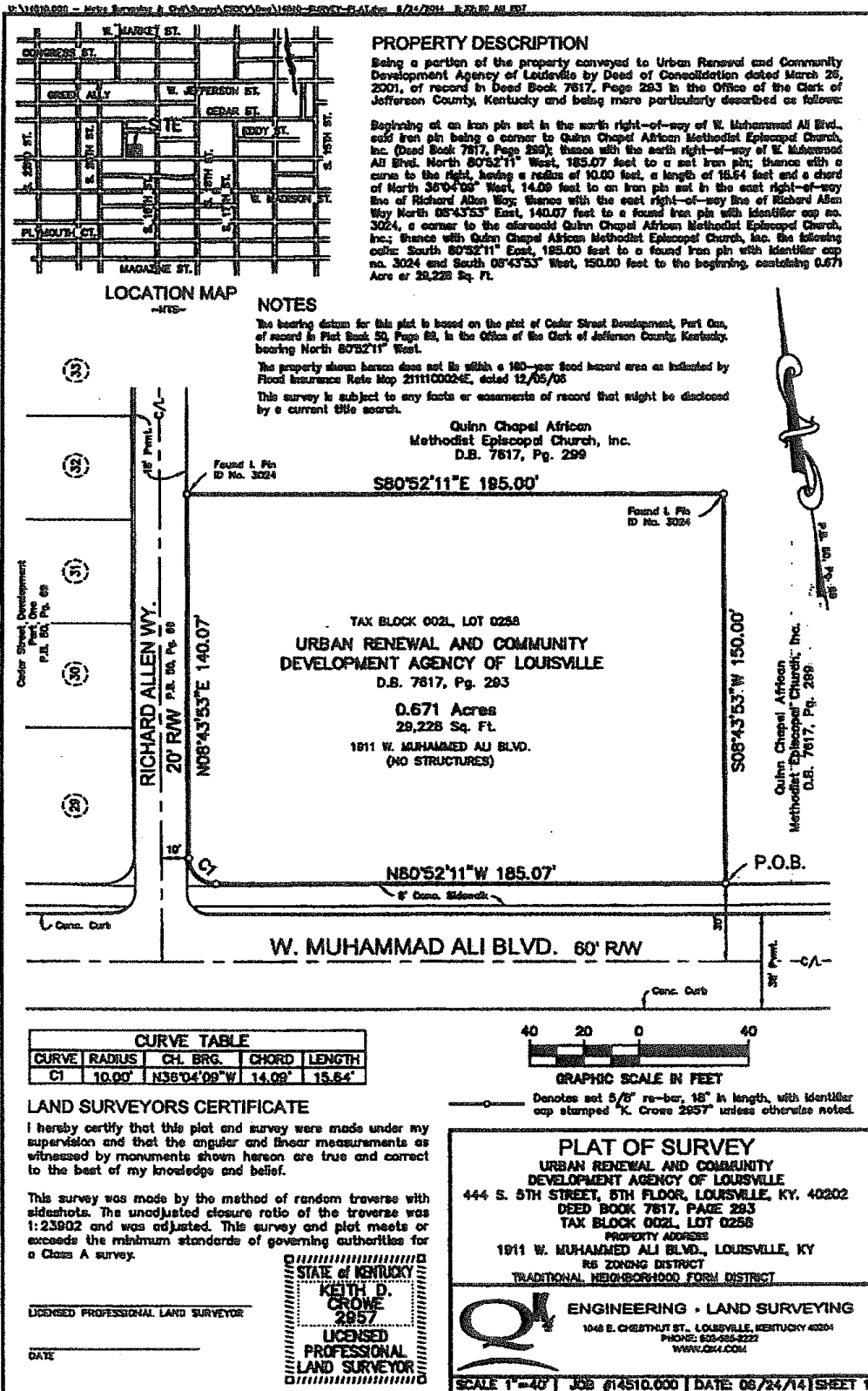
**Michael Hicks
Chairman, Urban Renewal and Community
Development Agency of Louisville**

APPROVED AS TO FORM:

**MICHAEL J. O'CONNELL
JEFFERSON COUNTY ATTORNEY**

**Travis J. Fiechter
Assistant County Attorney
Counsel for Urban Renewal and Community
Development Agency of Louisville
200 S. Fifth Street, Suite 300N
Louisville, KY 40202
(502) 574-1037**

EXHIBIT A





Quinn Chapel African Methodist Episcopal Church

Rev. Troy I. Thomas - Senior Pastor and Rev. Dr. Maxine L. Thomas - Assistant Pastor
1901 W. Muhammad Ali Blvd., Louisville, KY 40203
Tel.: 502-583-0324, Fax: 502-583-6223 / Pastor's Email: Thomasrevtroy@aol.com

April 30, 2021

Office of Community Property & Leasing Supervisor
Department of Develop Louisville
Louisville Forward/Urban Renew Commission
444 South Fifth Street, Suite 500
Louisville, KY 40202

RE: SOI 1911 W Muhammad Ali Blvd Property Proposal

Dear Office of Community Property & Leasing Supervisor,
We would like to confirm Quinn Chapel's continued, long-standing commitment and interest in the vacant parcel located at 1911 W. Muhammad Ali Blvd and ask that the Urban Renewal Commission consider our response to the Solicitation of Interest issued for this property. Since Quinn's relocation to 1901 W. Muhammad Ali Blvd, we have always visioned an opportunity to acquire and develop the 1911 parcel of land. As such, for over 20 years our church has covered the expenses of maintaining the grass cutting and trimming of a good portion of 1911 W Muhammad Ali Blvd up to the line of trees, although it was not owned by the church as a good neighbor.


Since the original award of an option, Quinn Chapel has been exploring various opportunities to develop affordable, multifamily housing on this parcel for Seniors and other low-income residents in the Russell Neighborhood. Quinn Chapel has been working with Allied Affordable Housing, an affordable housing developer that completed the redevelopment of Henry Greene Apartments in 2020, in the City of Louisville, to identify financing options to bring this project to fruition.

In this proposal you will find a budget, preliminary site plan and renderings, project description with a timeline, information about the project, and the development team demonstrating the capacity to develop this project.

Thank you for your consideration and support, we look forward to working with the City, our Russell Neighbors and partners to enhance the mission of Quinn through this development.

Should you have any questions, you can contact me at (502) 583 0324 or by cell at 859-608-2089.

I Remain,
In His Service,


Rev. Troy I. Thomas, Pastor
Email: Thomasrevtroy@aol.com / cell 859-608-2089

QUINN APARTMENTS PROJECT DESCRIPTION

Quinn Apartments will provide 70 units of affordable housing targeted toward seniors (55+) and special needs populations. The project will be located at 1901 West Muhammad Ali Blvd (inclusive of 1911 West Muhammad Ali Blvd) in the City of Louisville, adjacent to Quinn Chapel in the Russell Neighborhood in Jefferson County, KY.

The development will offer several important benefits to the targeted populations and local community:

- Provide 70 units of affordable housing for low-income to extremely low-income seniors (55+) and adults with intellectual/developmental disabilities in Louisville, KY and the surrounding area;
- **Revitalize an underutilized, property in an area with significant blight with a new-construction infill housing project. The property is located within a neighborhood specifically targeted by the City of Louisville as part of their Vision Russell Neighborhood Revitalization project;**
- **Leverage surrounding property owned by Quinn Chapel to maximize the number of low-income residents that can be served;**
- **Integrate individuals with Special Needs with other Senior households;**
- Offer residents quality, energy (targeting LEED Silver equivalent) efficient 1- bedroom units with common area amenities and community space for all tenants to enjoy, and;
- Connect residents with local partners providing needed services and additional amenities.

Development and Unit Description

Quinn Apartments will be constructed on vacant property totaling approximately 70,686 square feet (1.62 acres) in Louisville, KY and will be comprised of one-bedroom units. By combining a smaller city parcel with the larger surrounding parcel owned by Quinn Chapel AME Church, many more low-income residents will be served. The larger site also allows for a full amenity package, which is expected to include free WiFi in common areas, office and community space (also for use by service providers), a fitness center, and laundry rooms on each level.

The unit mix is detailed below:

	# units	% units	Square Footage
1-bed/1 bath	70	100	624
TOTAL:	70	100%	43,680

Target Resident Population/Area Needs

All units will be restricted to households with seniors (55+) or special needs populations below the 60% Area Median Income threshold. The property management agent will work closely in conjunction with local service providers to connect tenant households with the supportive services that best address their respective needs.

Based on discussions with multiple local agencies the lack of affordable housing in the area, particularly for seniors and special needs groups, is significant and troubling and virtually all local senior housing

developments have very long waiting lists. **Quinn Apartments will help alleviate this unmet demand for low income residents while also contributing towards the revitalization of the Russell Neighborhood.**

Development Team

Allied Real Estate Partners, LLC: Developer

Allied Argenta, LLC and its affiliates (“Allied”) specialize in the acquisition, financing, development, construction and management of affordable multifamily properties – this is a pathway to creating authentic, balanced communities where individuals and families thrive. Allied Affordable Housing, LLC, one of the Allied companies, was originally formed in 2006. Allied Real Estate Partners, its development arm, works closely with clients, partners and service providers to develop value-add solutions that match the unique characteristics and intended housing goals of each project. Collectively, the Allied leadership team holds decades of national experience in the affordable housing industry. Building on this experience, they collaborate with public and private sector partners to enrich communities, provide residents with the high-quality homes, services, and amenities everyone deserves, and inspire neighbors to employ their own potential to effect change.

With a sharp focus on understanding the unique needs of every project undertaken, Allied implements a careful selection process ensuring acquisitions and partnerships allow them to further goals and deliver what is promised. This strategy includes the utilization of existing resources, identifying and fostering relationships with residents, businesses, and government agencies, extensive neighborhood research, and developing a resident services plan in tandem with local providers. Allied finances through the combination of tax-exempt bonds, FHA loan proceeds (under HUD’s 221(d)(4) and HUD 223(f) programs), as well as private placement and 4% low income housing tax credits. In addition, Allied is working on new construction projects tailored to our Special Needs initiative to develop housing for adults with developmental disabilities and Seniors.

Quinn Chapel Community Development Corporation: Owner

Quinn Chapel African Methodist Episcopal Church, a Kentucky nonprofit Corporation and the Quinn Chapel Community Development Corporation, a nonprofit 501c3, whose mission is to support the needs of the community will be the primary owners of this project.

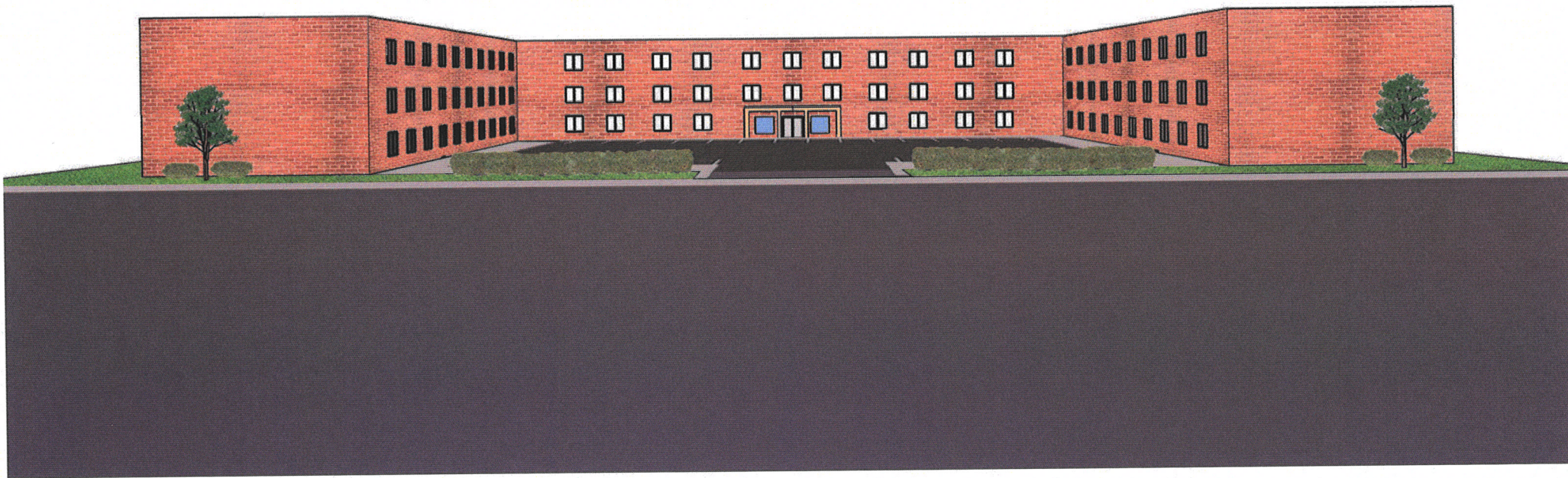
Members of Quinn Chapel AMEC, Quinn Chapel CDC and the AME Church have extensive experience in the area of affordable housing and have been collaborating with regional efforts to revitalize the Russell Neighborhood, including partnering with local community service providers and businesses to offer critical services to residents of the Neighborhood. As part of their community service, they were a critical partner in the Cedars Street Project which included working with the City to increase homeownership opportunities in the Neighborhood. In addition, the Church has hosted several One West group leadership trainings in collaboration with the City and Community-based organization.

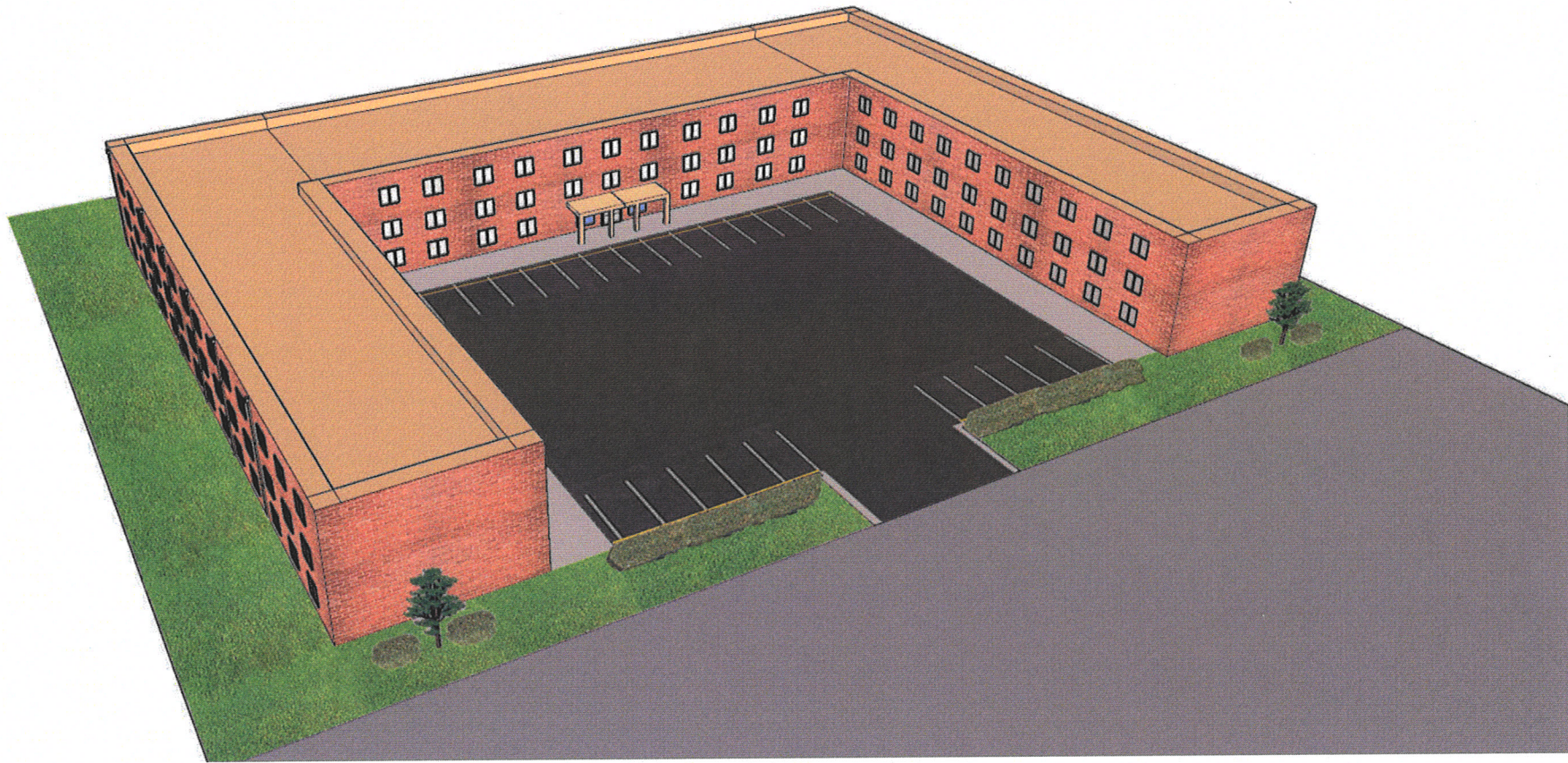
The 13th District of the AME Church were owners of Henry M. Greene Apartments, blocks away from the Church, before selling it to Allied Real Estate Partners to redevelop the property. In addition, members of Quinn Chapel and the AME Church were also board members of Greater Community Apartments in Louisville, KY, which is a 15-unit housing complex serving adults with disabilities.

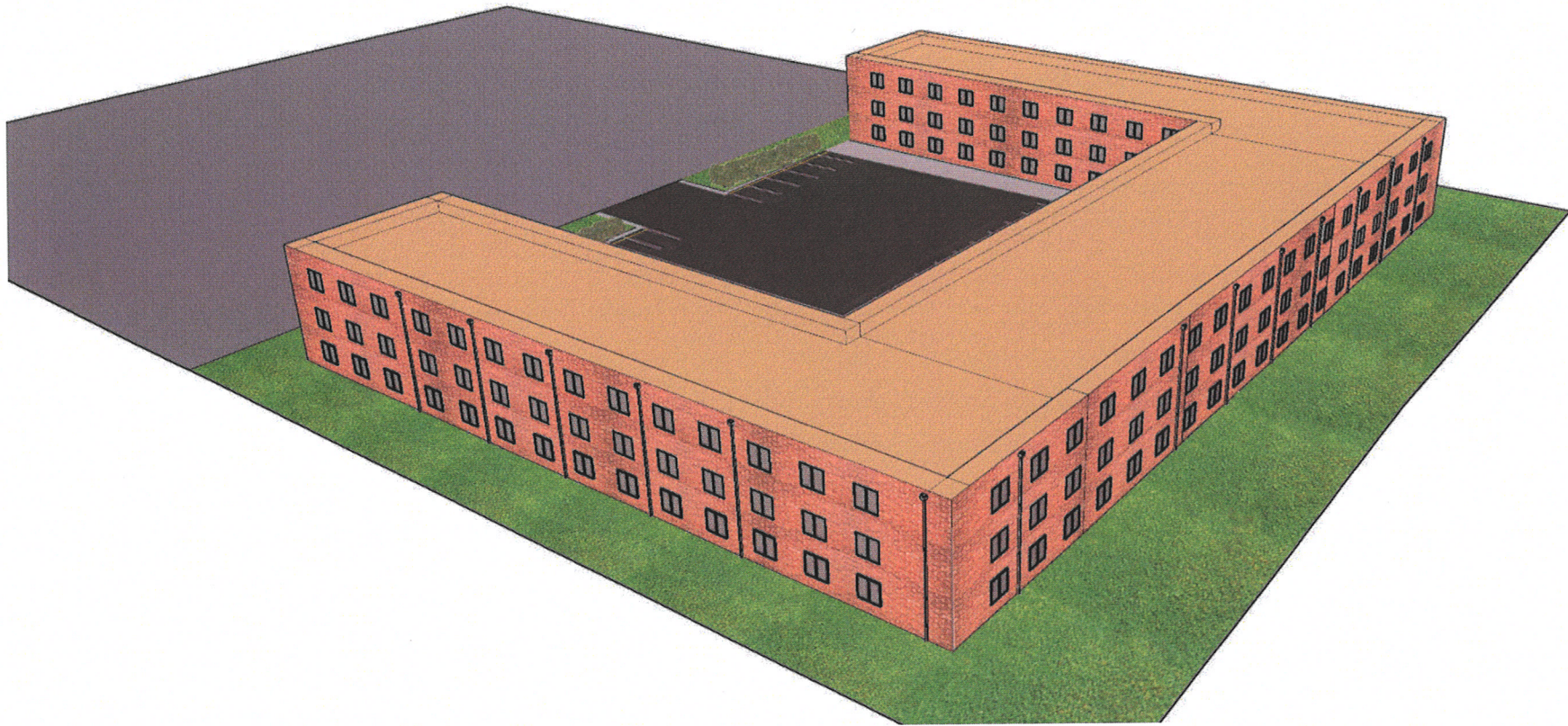
Allied and Quinn Chapel will be working with Hayes Gibson Property Services (HGPS) to manage the property and coordinate resident services provided by local partners and ensure that the property maintains the improvements made through this rehabilitation and expansion project. HGPS is currently managing properties totaling over 6,000 units across the Midwest, including local properties such as Henry Greene, Greater Community, Mt. Lebanon and Yorktown Senior Residences.

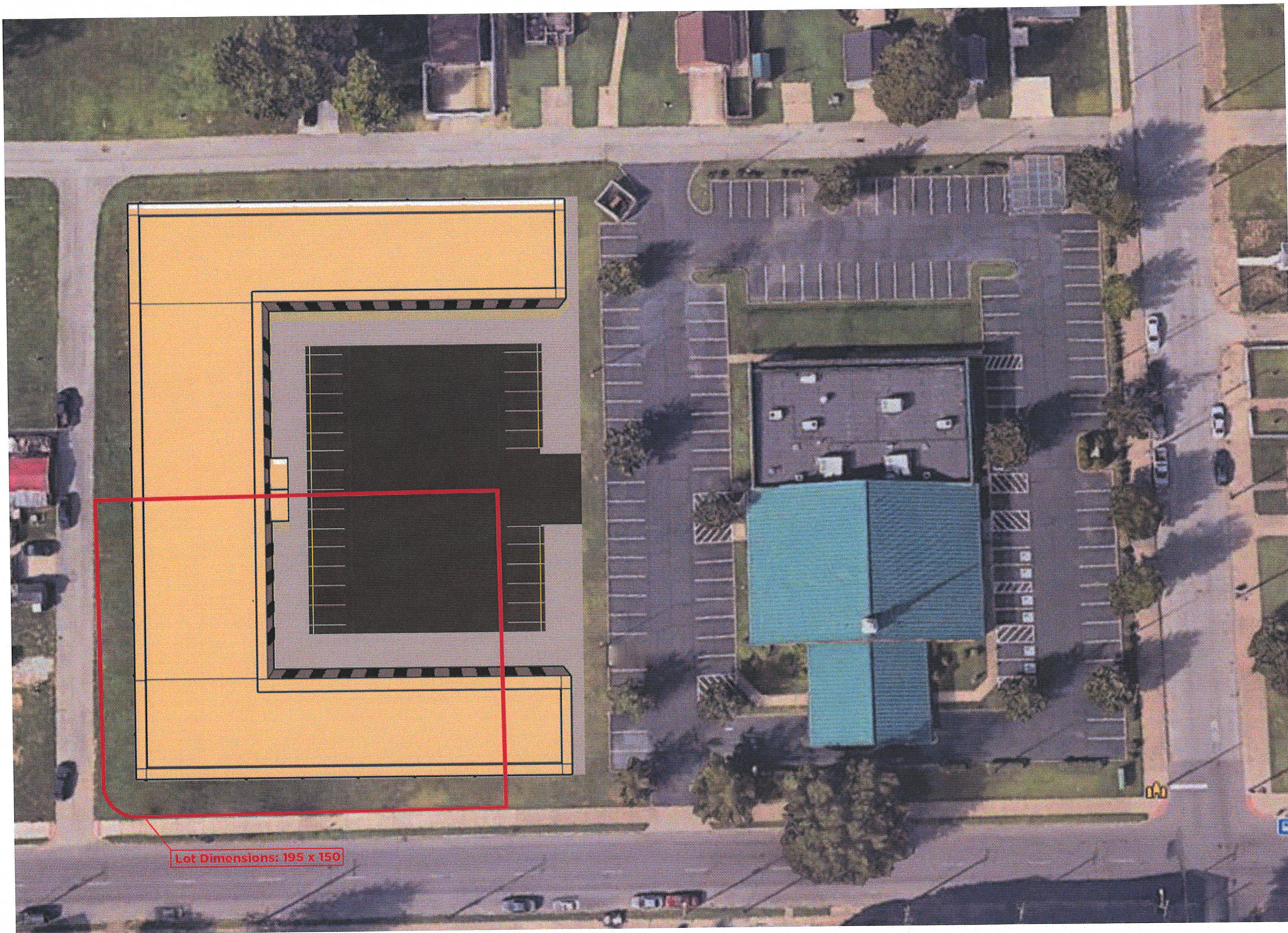
Effective Use of Resources

The development team will leverage a 9% LIHTC allocation with Tax Increment Financing abatement from the City of Louisville, and funding from the Louisville Affordable Housing Trust Fund. Considering the financing schedule, we anticipate submission of a 9% application through the Kentucky Housing Corporation in the Fall of 2021 with awards announced around Winter 2021, with construction completion expected around Summer 2023.









Lot Dimensions: 195 x 150

SOURCES & USES OF FUNDS
QUINN CHAPEL

	<u>PER UNIT</u>	<u>TOTAL</u>
SOURCES OF FUNDS		
Hard permanent financing	\$0	\$0
Louisville AHTF	2,857	200,000
Replacement Reserves	0	0
Seller Carryback	0	0
Tax credit equity	152,277	10,659,392
Resubordinated Loan(s)	0	0
Cash flow	0	0
Deferred developer fee	2,472	173,034
TOTAL SOURCES	\$157,606	\$11,032,426
USES OF FUNDS		
Acquisition costs	\$1,000	\$70,000
Construction costs and contingency	117,638	8,234,643
Plans, permits, and surveys	6,382	446,711
Third party reports	973	68,100
Borrower legal, recording, and title	2,043	143,000
Bond issuance costs	0	0
Bridge/construction loan fees	3,260	228,204
Permanent loan fees	0	0
Reserves and set-asides	4,070	284,917
Entity and syndication costs	2,797	195,825
Developer fee	17,143	1,200,000
TOTAL USES	\$157,606	\$11,032,426



04/27/2021

Rev Troy Thomas
Quinn Chapel AME Church
1901 W Muhammad Ali Blvd
Louisville Ky 40203

Dear Rev Troy Thomas

In response to your request that PNC Bank, National Association provide written verification concerning your Business Checking account(s), we are providing the following information:

<u>Account No.</u>	<u>Routing No.</u>	<u>Date Opened</u>	<u>Balance as of date of this letter</u>
xx3113525616	083000108	07/01/1962	\$20,000.00 <i>plus 2ac</i>

This information is subject to any outstanding items or charges.

Sincerely,

PNC Bank, National Association

Terry Cloutier
Branch Manager
502-212-6337

CUSTOMER AUTHORIZATION/ ACKNOWLEDGEMENT

I/we hereby acknowledge that I/we have requested and authorized PNC Bank, National Association to provide this written verification concerning my/our Business Checking account(s).

Dated this 27th day of APRIL, 2021.

Customer Signature: *Rev. Troy Thomas*

Customer Signature: _____