

RESOLUTION NO. 2019-30

**A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF HOBART, INDIANA,
DESIGNATING A CERTAIN AREA WITHIN THE CITY AS AN
ECONOMIC REVITALIZATION AREA FOR PURPOSES OF REAL PROPERTY TAX ABATEMENT**

WHEREAS, a petition for real property tax abatement has been filed with the City of Hobart for consideration by the Common Council of the City of Hobart, said petition requesting that the area commonly described as 7930 Iowa Street, which is more particularly described in Exhibit "A" attached, be designated as an Economic Revitalization Area under the provisions of Indiana Code 6-1.1-12.1-1 et seq.; and

WHEREAS, the Act provides that such Economic Revitalization Areas are areas within the City which have:

"become undesirable for, or impossible of, normal development and occupancy because of lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property," I.C. 6-1.1-12.1-1(a), and

WHEREAS, A Safe Haven Veteran's Apartments, LP, has a vested property interest in the real estate

commonly known as 7930 Iowa Street, and

WHEREAS, A Safe Haven Veteran's Apartments, LP, has requested that the real estate be designated as an Economic Revitalization Area for the purpose of achieving real property tax abatement in connection with the following project on the real estate:

PROJECT: One 3-story building approximately 65,000 sq ft with 75 parking spaces. The building includes 75 one-bedroom apartments, 6 offices for support staff, a workout facility, laundry facilities, community rooms for resident and support service meetings.

WHEREAS, the Common Council of the City of Hobart has concluded an investigation and has prepared a report with information sufficient for the Common Council to determine that the area qualifies as an Economic Revitalization Area under Indiana Code 6-1.1-12.1-1 et seq. Further, the Common Council has access to maps and plats showing the boundaries and such other information regarding the area in question as required by law.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Hobart, as follows:

Section 1: The Common Council of the City of Hobart hereby determines and finds that the petition for real property tax abatement and the Statement of Benefits Form (see Exhibit "B" attached hereto) completed by the petitioner meets the requirements of Indiana Code 6-1.1-12.1-1 et seq. and qualifies for tax abatement.

Section 2: The Common Council of the City of Hobart hereby determines and finds the following:

- a. That the estimate of the value of the development is reasonable for projects of this nature.
- b. That the estimate of the number of individuals who will be employed or whose employment will be retained can reasonably be expected to result from the proposed described redevelopment or rehabilitation.
- c. That the estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be expected to result from the proposed described redevelopment or rehabilitation.
- d. That the other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed described redevelopment or rehabilitation.
- e. That the totality of benefits is sufficient to justify the deduction, all of which satisfy the requirements of Indiana Code 6-1.1-12.1-3 and can be reasonably expected to result from the rehabilitation or redevelopment.

Section 3: The Common Council of the City of Hobart hereby determines and finds that the proposed development can be reasonably expected to yield the benefits identified in the Statement of Benefits, "Exhibit B" attached, such form prescribed by the State Board of Tax Commissioners, and is sufficient to justify the deduction granted under IC 6-1.1-12.1-4 and/or IC 6-1.1-12.1-4.5 of the Indiana Code.

Section 4: The Common Council of the City of Hobart hereby designates the area herein described as an Economic Revitalization Area for the purpose of real property tax abatement.

Section 5: The Common Council of the City of Hobart determines that such designation is for real property tax abatement for projects to be initiated within twelve (12) months from the date of the adoption of a resolution confirming this resolution, by the Common Council and completed within twenty-four (24) months from the date of this adoption.

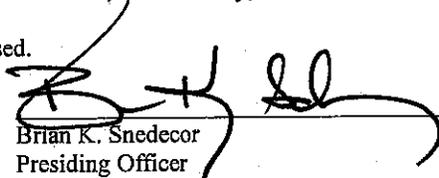
Section 6: The Common Council of the City of Hobart hereby determines that the property owner is qualified for and is granted property tax deduction for a period of three (3) years for the real property. Such deductions shall be as follows:
Year 1: 100%, Year 2: 100%, Year 3: 100%

Section 7: The Common Council of the City of Hobart directs the Clerk to cause notice of the adoption and substance of this Resolution for real property tax abatement to be published in accordance with IC 5-3-1, as amended, said publication providing notice of the public hearing before the Common Council on the proposed confirmation of said declaration and to file a copy of this resolution with the County Assessor, and to file the information required by Indiana Code 6-1.1-12.1-2.5(c) with the officers of each taxing unit that has authority to levy property taxes in the geographic area where the Economic Revitalization Area is located.

Section 8: This resolution shall be in full force and effect from and after its adoption by the Common Council.

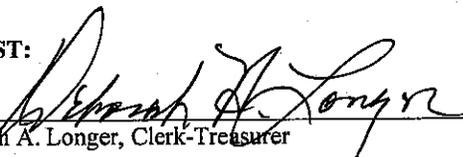
PASSED AND ADOPTED by the Common Council of the City of Hobart, Lake County, Indiana on the 6th day of

November, 2019, by a vote of 7 in favor and 0 opposed.



Brian K. Snedecor
Presiding Officer

ATTEST:



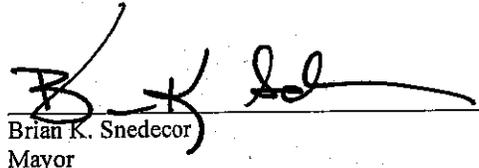
Deborah A. Longer, Clerk-Treasurer

PRESENTED by me to Mayor of the City of Hobart, Indiana, on the 6th day of November, 2019 at 7:15 ~~a.m.~~/p.m.



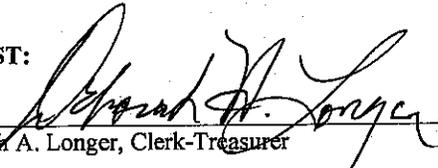
Deborah A. Longer, Clerk-Treasurer

APPROVED, SIGNED AND RETURNED by me to the Common Council of the City of Hobart, Lake County, Indiana this 6th day of November, 2019.



Brian K. Snedecor
Mayor

ATTEST:



Deborah A. Longer, Clerk-Treasurer

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, LAKE CROSSING - PHASE 1, AS SHOWN IN PLAT BOOK 103, PAGE 78 IN OFFICE OF THE RECORDER OF SAID COUNTY, SAID PARCEL BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF SAID SECTION 23; (THE NEXT FOUR COURSES ARE ALONG THE BOUNDARY OF SAID SILVERSTONE CROSSING - PHASE 1) THENCE SOUTH 00 DEGREES 10 MINUTES 31 SECONDS EAST (BASIS OF BEARINGS IS PER SAID RECORDED PLAT OF SILVERSTONE CROSSING - PHASE 1), 1320.03 FEET ALONG THE WEST LINE OF SAID NORTHEAST QUARTER TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 29 MINUTES 57 SECONDS EAST, 473.80 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 04 SECONDS EAST, 341.37 FEET; THENCE NORTH 88 DEGREES 46 MINUTES 51 SECONDS WEST, 513.97 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 31 SECONDS WEST, 80.00 FEET TO POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 185.00 FEET, SUBTENDED BY A CHORD CURVE 102.78 FEET TO POINT OF CURVE TO THE RIGHT, HAVING A RADIUS OF 285.00 FEET, SUBTENDED ALONG SAID CURVE 165.62 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 57 SECONDS EAST, 107.05 FEET TO THE POINT OF BEGINNING, CONTAINING 4.21 ACRES, MORE OR LESS, AND SUBJECT TO ANY EASEMENTS OR RIGHT-OF-WAYS OF RECORD.

Common address: 7930 Iowa Street, Hobart, IN



**STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

State Form 51767 (R6 / 10-14)
Prescribed by the Department of Local Government Finance



20 <u>19</u> PAY 20 <u>20</u>
FORM SB-1 / Real Property
PRIVACY NOTICE Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

- Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
- Residentially distressed area (IC 6-1.1-12.1-4.1)

INSTRUCTIONS:

- This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body **BEFORE** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
- The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
- To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between March 1 and May 10 of a subsequent year.
- A property owner who files for the deduction must provide the County Auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)
- For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-7

SECTION 1		TAXPAYER INFORMATION			
Name of taxpayer A Safe Haven Veterans Apartments LP					
Address of taxpayer (number and street, city, state, and ZIP code) 2750 W. Roosevelt Road, Chicago, IL 60608					
Name of contact person Neli Vazquez-Rowland		Telephone number (312) 372-6707		E-mail address browland@asafehaven.com	
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT			
Name of designating body City Council - City of Hobart				Resolution number	
Location of property 7930 Iowa Street		County Lake		DLGF taxing district number 46	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Approximately 3.68 acres currently vacant land. One 3 story building approximately 65,000 sq ft with 75 parking spaces. The building includes 75 one-bedroom apartments, 6 offices for support staff, a workout facilities, laundry facilities, community rooms for resident and support service meetings.				Estimated start date (month, day, year) December 15, 2019	
				Estimated completion date (month, day, year) March 31, 2021	
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT			
Current number 0.00	Salaries \$0.00	Number retained 75.00 <i>Temporary Construction</i>	Salaries \$4,000,000.00	Number additional 12.00 <i>OPTE</i>	Salaries \$500,000.00
SECTION 4		ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT			
		REAL ESTATE IMPROVEMENTS			
		COST		ASSESSED VALUE	
Current values		0.00		0.00	
Plus estimated values of proposed project		13,000,000.00		1,261,771.00	
Less values of any property being replaced		0.00		0.00	
Net estimated values upon completion of project		13,000,000.00		1,261,771.00	
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER			
Estimated solid waste converted (pounds) _____		Estimated hazardous waste converted (pounds) _____			
Other benefits The Project is targeted toward homeless and/or disabled veterans eligible for VA benefits, which will provide a clean, safe and rehabilitative environment for the veterans to regain their independence and become productive members of Society. The Project will also incur approximately \$250,000 in cost to extend Iowa Street the length of the property and provide street lighting, curbs, drainage and sidewalks.					
SECTION 6		TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.					
Signature of authorized representative <i>Neli Vazquez-Rowland</i>				Date signed (month, day, year) November 8, 2019	
Printed name of authorized representative Neli Vazquez-Rowland			Title President		

FOR USE OF THE DESIGNATING BODY

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations:

- A. The designated area has been limited to a period of time not to exceed N/A calendar years* (see below). The date this designation expires is N/A.
- B. The type of deduction that is allowed in the designated area is limited to:
 1. Redevelopment or rehabilitation of real estate improvements Yes No
 2. Residentially distressed areas Yes No
- C. The amount of the deduction applicable is limited to \$ _____.
- D. Other limitations or conditions (specify) 3 year deduction at 100% each of the 3 years.
- E. Number of years allowed: Year 1 Year 2 Year 3 Year 4 Year 5 (* see below)
 Year 6 Year 7 Year 8 Year 9 Year 10
- F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?
 Yes No See Section of Res. 2019-30 Year 1: 100%, Year 2: 100%, Year 3: 100%
 If yes, attach a copy of the abatement schedule to this form.
 If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved (signature and title of authorized member of designating body) <u>Matthew Clause</u>	Telephone number <u>(219) 942-1940</u>	Date signed (month, day, year) <u>12/4/19</u>
Printed name of authorized member of designating body <u>Matthew Clause</u>	Name of designating body <u>Common Council</u>	
Attested by (signature and title of attester) <u>Deborah A. Longer</u>	Printed name of attester <u>DEBORAH A. LONGER</u>	

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

- A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. The deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)
- B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)

IC 6-1.1-12.1-17

Abatement schedules

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
- (2) The number of new full-time equivalent jobs created.
- (3) The average wage of the new employees compared to the state minimum wage.
- (4) The infrastructure requirements for the taxpayer's investment.

(b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.

(c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

A Safe Haven Veterans Apartments
Estimated Property Value for Property Tax Assessment

November 1, 2019

An estimated assessed valuation of the proposed Veteran's facility is being provided using the required methodology of IC 6-1.1-4-41 and the pro forma gross rents (disclosed during today's conference call). The property's approximate address of 7930 Iowa Street, located in Hobart, Indiana is situated in the Hobart-Ross Tax District 046. A summary of the calculation using the 2019 payable 2020 tax rate from this district, which is the most current available, is provided as follows:

Pro Forma Projected Gross Rents	\$ 745,000.00
5% Multiplier	<u>5%</u>
Gross Tax Liability	\$ 37,250.00
Gross Tax Rate 2019 pay in 2020 - most current rate	<u>2.952200%</u>
Estimated Assessed Value 20xx	<u>\$ 1,261,771</u>

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Indiana Code Title 6. Taxation § 6-1.1-4-41

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[findType=L&originatingContext=document&transitionType=DocumentItem&pubNum=1000009&refType=IJ&originatingDoc=I20f32fa287dd11e79bdce7a8e17.1.1-4-41](https://1.next.westlaw.com/Link/Document/FullText?findType=L&originatingContext=document&transitionType=DocumentItem&pubNum=1000009&refType=IJ&originatingDoc=I20f32fa287dd11e79bdce7a8e17.1.1-4-41)). (a) For purposes of this section, "low income rental property" means real property used to provide low income housing eligible for federal income tax credits awarded under [Section 42 of the Internal Revenue Code \(https://1.next.westlaw.com/Link/Document/FullText?](https://1.next.westlaw.com/Link/Document/FullText?findType=L&originatingContext=document&transitionType=DocumentItem&pubNum=1012823&refType=LO&originatingDoc=I20f32fa087dd11e79bdce7a8e17)

[findType=L&originatingContext=document&transitionType=DocumentItem&pubNum=1012823&refType=LO&originatingDoc=I20f32fa087dd11e79bdce7a8e17](https://1.next.westlaw.com/Link/Document/FullText?findType=L&originatingContext=document&transitionType=DocumentItem&pubNum=1012823&refType=LO&originatingDoc=I20f32fa087dd11e79bdce7a8e17), including during the time period during which the property is subject to an extended low income housing commitment under [Section 42\(h\)\(5\)\(B\) of the Internal Revenue Code \(https://1.next.westlaw.com/Link/Document/FullText?](https://1.next.westlaw.com/Link/Document/FullText?findType=Y&originatingContext=document&transitionType=DocumentItem&pubNum=1012823&refType=RB&originatingDoc=I20f32fa187dd11e79bdce7a8e17)

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(b) For assessment dates after February 28, 2006, the true tax value of low income rental property is the greater of the true tax value:

- (1) determined using the income capitalization approach; or
- (2) that results in a gross annual tax liability equal to five percent (5%) of the total gross rent received from the rental of all units in the property for the most recent taxpayer fiscal year that ends before the assessment date.

(c) For assessment dates after December 31, 2017, the total true tax value of low income rental property that offers or is used to provide Medicaid assisted living services is equal to the total true tax value that results in a gross annual tax liability equal to five percent (5%) of the total gross rent received from the rental of all living units in the property for the most recent taxpayer fiscal year that ends before the assessment date. The total true tax value shall not include the gross receipts from, or value of, any assisted living services provided.

(d) The department of local government finance may adopt rules under IC 4-22-2 to implement this section.

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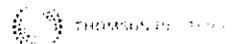
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MUNICIPAL ADVISORS

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8365 Keystone Crossing, Ste 300
Indianapolis, IN 46240
United States of America

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F: +1 (317) 465 1550
bakertilly.com

November 4, 2019

Ms. Denarie Kane, Director of Development
City of Hobart
414 Main Street
Hobart, Indiana 46342

Re: Proposed A Safe Haven Veterans Apartments Abatement

Dear Ms. Kane:

Per your request, we have prepared this illustrative analysis to assist you in the discussion of the proposed property tax abatement. The attached schedules (listed below) present unaudited and limited information. The use of these schedules should be restricted to this purpose, for internal use only, as the information is subject to future revision and final report.

Page

2

Estimated Property Tax Liability for the Proposed Investment in Real Property

In the preparation of these schedules, certain assumptions were made as noted regarding certain future events. As is the case with such assumptions regarding future events and transactions, some or all may not occur as expected and the resulting differences could be material. We have not examined the underlying assumptions nor have we audited or reviewed the historical data. Consequently, we express no opinion thereon nor do we have a responsibility to prepare subsequent reports.

We would appreciate your questions or comments on this information and would provide additional information upon request.

Very truly yours,

BAKER TILLY MUNICIPAL ADVISORS, LLC

Matthew R. Eckerle, Director

CITY OF HOBART, INDIANA

Proposed A Safe Haven Veterans Apartments Abatement

ESTIMATED PROPERTY TAX LIABILITY FOR THE PROPOSED INVESTMENT IN REAL PROPERTY

Taxes Payable Year	Illustrative Net Assessed Value of the Proposed Investment (1)			Illustrative Property Tax Liability						Illustrative Abatement Savings
	With Proposed Abatement (2)	Without Proposed Abatement	Net Tax Rate (3)	With Proposed Abatement			Without Proposed Abatement			
				Gross Taxes	Circuit Breaker Tax Credit (4)	Net Taxes	Gross Taxes	Circuit Breaker Tax Credit	Net Taxes	
2023	\$0	\$1,261,771	2.5382	\$0	\$0	\$0	\$32,030	(\$6,790)	\$25,240	\$25,240
2024	0	1,261,771	2.5382	0	0	0	32,030	(6,790)	25,240	25,240
2025	0	1,261,771	2.5382	0	0	0	32,030	(6,790)	25,240	25,240
Totals				\$0	\$0	\$0	\$96,090	(\$20,370)	\$75,720	\$75,720

- (1) Assumes a gross assessed value of \$1,261,771 per the Statement of Benefits. The actual assessed value will be determined by the Lake County Assessor and the taxpayer upon completion, and the actual value may vary materially from the value assumed in this illustration.
- (2) Assumes a 3-year 100% real property tax abatement.
- (3) Represents the certified pay 2019 tax rate for the Hobart Ross taxing district of \$2.9522. Accounts for the application of the pay 2019 LIT PTRC of 14.0238%.
- (4) Assumes the Circuit Breaker Tax Credit, which limits property tax liability to 2% of gross assessed value for a rental residential/long-term care parcel, is applied.

(Subject to the attached letter dated November 4, 2019)
(Preliminary - Subject to Change)
(For Internal Use Only)

APPLICATION FOR TAX ABATEMENT - COMMON COUNCIL

Form CCAP revised 7/21/16

PETITIONER'S NAME: A Safe Haven Veterans Apartments LP PHONE: 312-372-6707

ADDRESS: 2750 W. Roosevelt Road FAX: 773-435-8377

CITY, STATE, ZIP CODE: Chicago, IL 60608

COMMON LOCATION OF PROPERTY: 7930 Iowa Street, Hobart, IN

(Also attach 1. Legal description and 2. Project description for real property improvements proposed.) See Attached

IF ABATEMENT ON EQUIPMENT IS SOUGHT, ATTACH A LIST WITH DESCRIPTION, COST, AND DATE OF INSTALLATION FOR ALL EQUIPMENT.

ARE ANY PROPOSED BUILDINGS MANUFACTURED OFF SITE? No WHERE? NA

NUMBER OF UNITS: 75

PROPOSED STARTING DATE FOR BUILDING CONSTRUCTION: December 15, 2019
(Must be within 12 months of approval date of confirmatory resolution)

PROPOSED COMPLETION DATE OF FIRST BUILDING UNIT: March 30, 2021

WHAT HOBART BUSINESSES WILL BE INVOLVED IN THE PROJECT? Keystone Construction, the General Contractor,
were feasible, will use local business to construct the Project. Final Bids will be received by November, 30, 2019.

*NUMBER OF JOBS THE PROJECT WILL RETAIN AND THE PROJECTED PAYROLL FOR THE RETAINED JOBS:

(Show construction jobs separate from business jobs. Show as current & retained on SB-1)

CONSTRUCTION #: 75 \$ 4,000,000

BUSINESS #: _____ \$ _____

*NUMBER OF JOBS THE PROJECT WILL CREATE AND THE PROJECTED PAYROLL FOR THE JOBS CREATED:
(These jobs do not currently exist and are to be listed on SB-1 as additional)

BUSINESS #: 6 FTE and 6PTE totaling 12 \$ 500,000

WINDOW OF OPPORTUNITY PERIOD REQUESTED: March 2020 to March 2021

TAX ABATEMENT PERIOD OF DEDUCTION REQUESTED: 3 years 100% Abatement

ARE YOU SEEKING A LOCAL ECONOMIC INCENTIVE IN ANOTHER INDIANA COMMUNITY? \$350,000

If so, explain what incentive, value, term and status of approval: HOME Funds are being provided by the Lake County Community Economic Development Department in the amount of \$350,000.

I affirm that the information contained in this application is true to the best of my knowledge. I agree to update this information if changes occur. I understand that the intent is to encourage the use of Hobart businesses and residents in the project. I agree to adhere to the City's requirements for annual written reports (CF-1 Form) on the project. I agree to adhere to all City code requirements. I agree to adhere to the policies and regulations associated with the City's tax abatement program. I have paid the required application fee and public and posted notice fees.

SIGNATURE OF PETITIONER:  Neli Vazquez-Rowland DATE: 10/22/19

*Construction jobs and the wages paid during the construction of the project may be counted as retained jobs in addition to existing Hobart jobs and salaries retained by the business. Created jobs and salaries are those applicable to the business that are new and not relocated from another non-Hobart location. Relocated jobs are to be listed as retained jobs.

A SAFE HAVEN VETERANS APARTMENTS

Housing for Homeless Veterans

PROJECT DESCRIPTION

Concept

The proposed project will consist of 75 one bed-room supportive housing units for homeless veterans with physical or mental disabilities. The building size is estimated at approximately 65,000 square feet. The units, estimated at approximately 500 sqft, will be for single men or single women or couples. The project concept has been developed based on successful projects in Indiana, Illinois and Michigan, which include: Lincoln Apartments (75 units) located in Indianapolis, IN, Chambers Park Apartments located in Marion, IN (50 units), Silver Star Apartment (76 units) located on the VA Medical Center in Battle Creek, MI, Piquette Square Apartments (150 units) located in Detroit, MI, St. Leo Residences (141 units) located on the South side of the City of Chicago and Hope Manor Apartments (50 units) and Hope Manor II (73 units), both located on the west side of the City of Chicago and Hope Manor Joliet (67 units) located in Joliet, IL

Location

The proposed project will location is 7930 Iowa Street, Merrillville, IN located within 4.5 miles of the Adam Benjamin JR Veterans Administration Clinic, in Lake County, Indiana.

Target Market

The target market will be homeless and or disabled veterans. The project will consist of 75 one bedroom apartment plus flexible supportive service space. All tenants would have leases with rights of renewal and be required to pay up to 30% of their income for rent.

Supportive Services

Services will be coordinated by A Safe Haven Foundation, in collaboration with clinical and other homeless services provided by the VA. Supportive services will include voluntary case management at the VA or at a community service provider, intensive employment assistance, life skills training, job placement and job coaching, emergency assistance, crisis intervention, mentoring and peer support groups. A Safe Haven will supply a full-time supportive service coordinator to work with the residents to meet their needs.

Physical Design Elements

The common area amenities will include a multi-purpose room with a kitchen; refrigerator; stove and over, flexible meeting space, laundry facilities, bike racks and outdoor patio eating area as well as a gardening and recreational activity area. There will be office space for supportive service delivery, including one staffed by A Safe Haven Foundation and two from VA and/or other community partners.

Financing

The project would be financed with the syndication proceeds from the sale of \$400,563 4% Low-income Housing Tax Credits, Lake County HOME \$350,000, HUD CDBG DR Funds \$7,900,000, other grants \$30,000 and a permanent mortgage from Cinnaire \$700,00 and deferred developer fees of \$467,500. We have already been awarded 75 units of projected based VASH, which require occupancy by a homeless disabled veterans, through a national completion in partnership with IHCDA. A Safe Haven Foundation is negotiating the purchase agreement on 3.68 acres of land for \$1.

Tentative Project Timeline

Site Control: June 2018

Zoning Approval: February 2019

Application for Tax Credits: November 2018

Tax Credit and Financing Awards: August 2019

Closing on Financing: 12-15-2019

Construction Start: 12-15-2019

Construction Completion: 3-30-2021

Lease-up: April 1, 2021

Lease-up Complete: September 30 2021

RE: Service Impact Statements for Safe Haven

Mike Hannigan

Sent: Wednesday, October 23, 2019 9:50 AM

To: Beth Jacobson

BETH,

I DO NOT SEE WHERE THERE WILL BE ANY PROBLEMS FOR THE BUILDING DEPARTMENT. I DO SEE FUTURE PROBLEMS FOR THE EMT DEPARTMENTS

MIKE HANNIGAN
BUILDING OFFICIAL/ADA COORDINATOR
CITY OF HOBART
414 MAIN STREET, HOBART, IN 46342
OFC PH: 219-947-3407 / FAX: 219-947-2314
CELL: 219-406-1960
www.cityofhobart.org

From: Beth Jacobson [mailto:bjacobson@cityofhobart.org]

Sent: Tuesday, October 22, 2019 2:26 PM

To: Rick Zormier <rzormier@cityofhobart.org>; rsmithhfd@yahoo.com; John Dubach <jdubach@cityofhobart.org>; Kelly Goodpaster <kgoodpaster@cityofhobart.org>; Phillip Gralik <pgralik@cityofhobart.org>; Phil Schoon <pschoon@cityofhobart.org>; Sergio Mendoza <smendoza@cityofhobart.org>; Mike Hannigan <mhannigan@cityofhobart.org>; Mayor Snedecor <mayorsnedecor@cityofhobart.org>; nick.brown@mvc.k12.in.us

Subject: Service Impact Statements for Safe Haven

Good Afternoon:

Safe Haven is applying for a 3 year, 100% tax abatement for their proposed veteran's housing development. The development will be located at 7930 Iowa Street. The proposal is for a 75 unit development to house homeless veterans. A project description and site plan are attached. Please reply by Monday, October 28th if you have any service impact comments regarding how the proposed development may impact your department/ organization.

Thank you,

Beth Jacobson, AICP

Assistant Director of Development

City of Hobart

414 Main Street

Hobart, IN 46342

219.942.5517

RE: Service Impact Statements for Safe Haven

Sergio Mendoza

Sent: Wednesday, October 23, 2019 3:17 PM

To: Beth Jacobson

No Impact.

Surety Bond in the amount of \$125,000.000 is secured with the Clerk-Treasurer for the public improvement and installation of Iowa Street.

Sergio

From: Beth Jacobson

Sent: Tuesday, October 22, 2019 2:25 PM

To: Rick Zormier; rsmithhfd@yahoo.com; John Dubach; Kelly Goodpaster; Phillip Gralik; Phil Schoon; Sergio Mendoza; Mike Hannigan; Mayor Snedecor; nick.brown@mvc.k12.in.us

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Beth Jacobson, AICP

Assistant Director of Development

City of Hobart

414 Main Street

Hobart, IN 46342

219.942.5517

RE: Service Impact Statements for Safe Haven

Phil Schoon

Sent: Thursday, October 24, 2019 12:03 PM

To: Beth Jacobson

This project should have no negative impact on the Lift Station Department. Phil Schoon

From: Beth Jacobson

Sent: Tuesday, October 22, 2019 2:25 PM

To: Rick Zormier; rsmithhfd@yahoo.com; John Dubach; Kelly Goodpaster; Phillip Gralik; Phil Schoon; Sergio Mendoza; Mike Hannigan; Mayor Snedecor; nick.brown@mvcs.k12.in.us

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