



3959 N. Lincoln Ave – Six Corners Development

Community Meeting

November 28, 2023

ABOUT THE DEVELOPER

- **Founded in 1994, based in Evanston, IL**
- **Completed 90+ projects nationwide; 9,000+ apartments and homes with more than \$1.6 Billion invested in communities**
- **Located in 18 states and D.C., Brinshore specializes in development of affordable and mixed-income housing**
- **Redeveloped some of the largest and most troubled public housing developments in the U.S.**

BRINSHORE



ABOUT THE SPONSOR

- Provides critical, comprehensive, and culturally competent services to survivors of domestic abuse
- Has operated for 30+ years; based in Chicago, and has serviced the North Center neighborhood and surrounding communities
- Each year, Apna Ghar provides services to 1,400+ services seekers; provides 600+ adults and children with comprehensive services; renders training and information to 10,000+ people
- Participants come from 65+ countries and staff provides services in 20+ languages



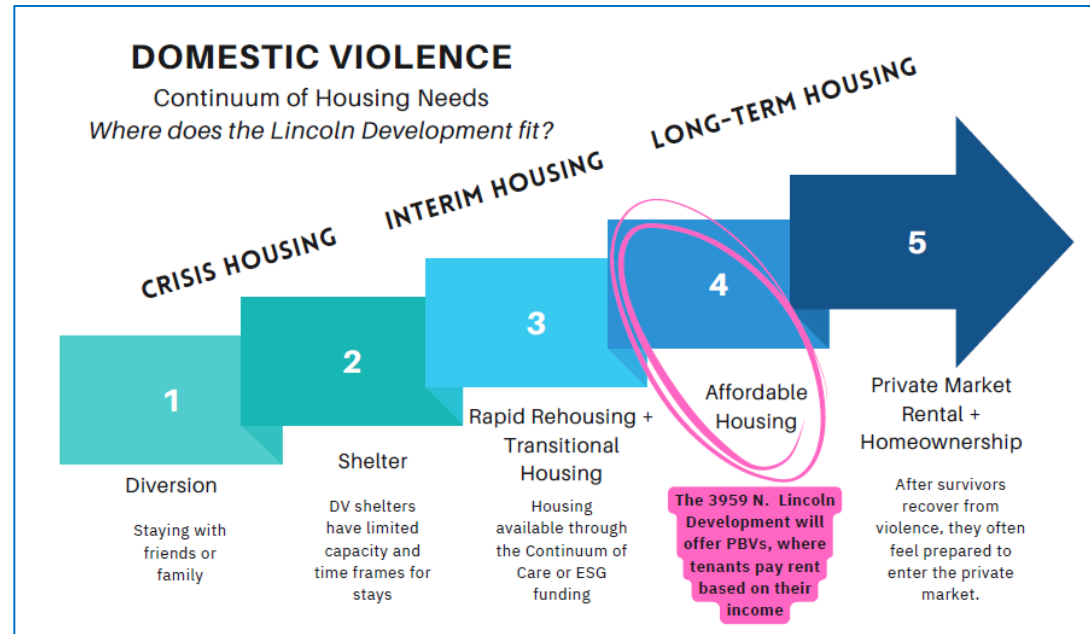
ABOUT THE PROJECT

- Partnership between Brinshore and Apna Ghar
- Creation of 64 Permanent Supportive Housing (PSH) units for survivors of gender-based violence
- 10,000 square feet of community & residential support spaces; 3,130 square feet of retail
- Unit mix includes 14 1BR units, 36 2BR units, and 14 3BR units
- Extreme demand for this demographic; decades-long waitlist
- Proposed financing: Low Income Housing Tax Credits (LIHTC), soft funding from IHDA, and a commercial loan



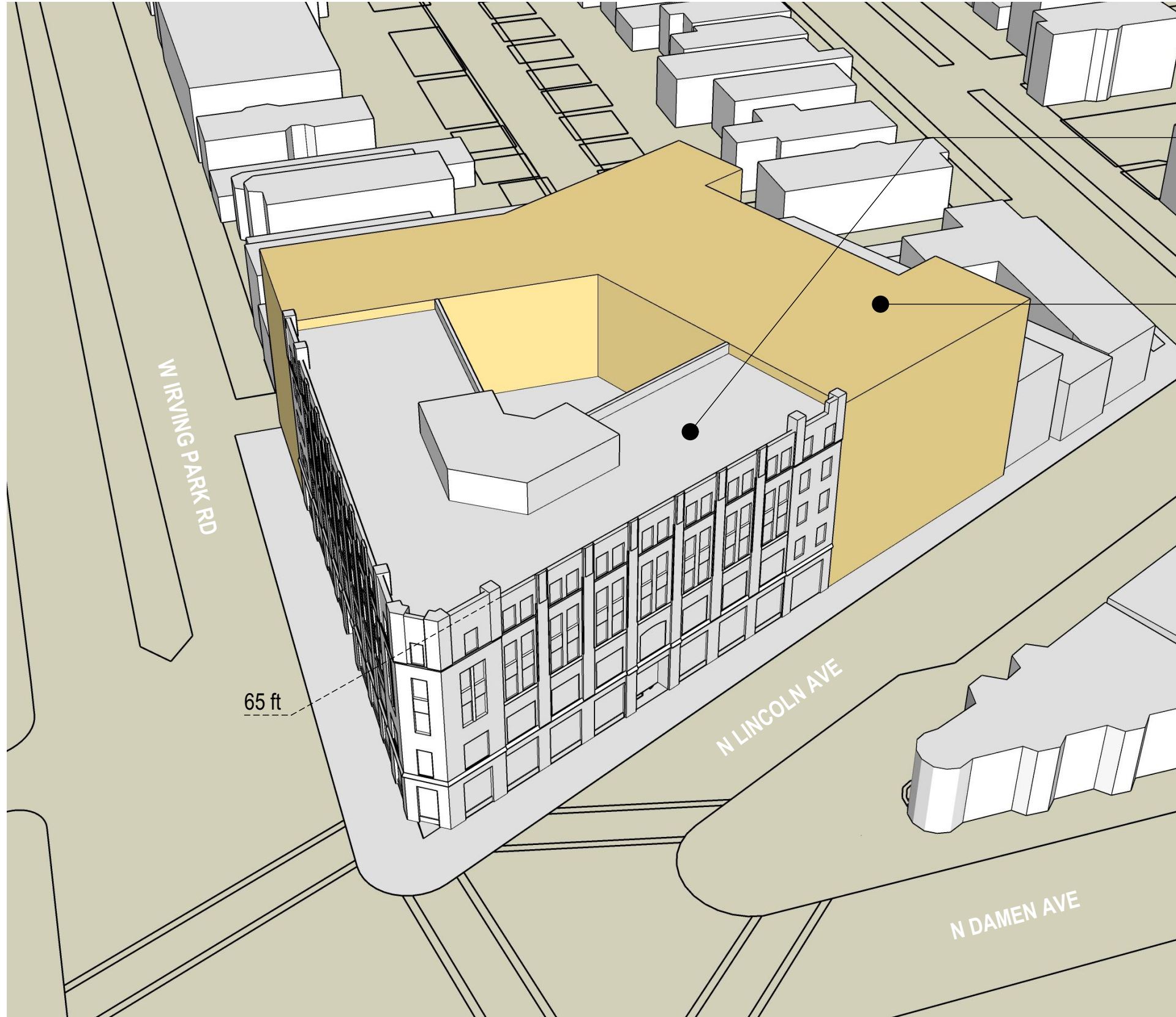
ABOUT THE SERVICES

- Goal is to create a home that is warm and welcoming, using principles of trauma-informed design
- Tenants selected will be survivors of domestic violence, who have been working with Apna Ghar, or other domestic violence programs, prior to being able to apply for the development
- Apna Ghar staff will be on-site
- Tenants will have benefit of all Apna Ghar services, including job skills development, educational goal planning, group and individual counseling, financial empowerment, and children's programs
- Member of The Network: Advocating Against Domestic Violence, which is assisting in supporting the project with creating survivor-centered policies and procedures



Continuum of Housing Needs

3959 N LINCOLN



Proposed: 64 units, 18 parking spots.

EXISTING BUILDING

BUILDING ADDITION

	EXISTING BLDG	ADDITION	TOTAL
1 BR	8	6	14
2 BR	12	24	36
3 BR	6	8	14
	26	38	64

SF EXISTING	
3RD-5TH	8,626
2ND	8,827
1ST	12,088 *
BASEMENT	12,607
TOTAL	59,400

SF ADDITION	
3RD-5TH	10,371
2ND	10,371
1ST	4,580 *
BASEMENT	
TOTAL	46,064

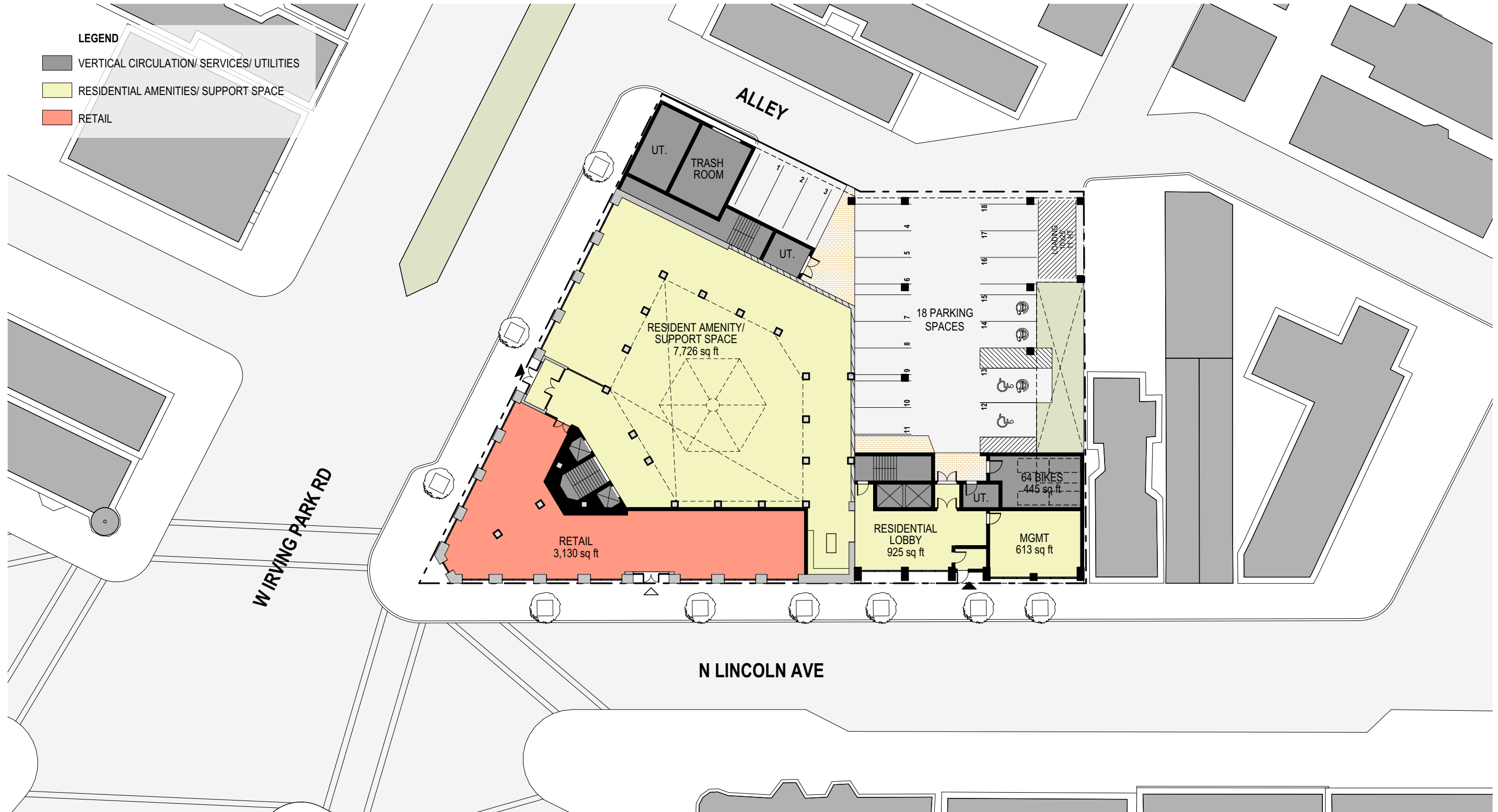
*DOES NOT INCLUDE PARKING

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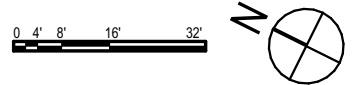
BRINSHORE DEVELOPMENT + APNA GHAR
3959 N LINCOLN AVE

GROUND FLOOR - SITE PLAN

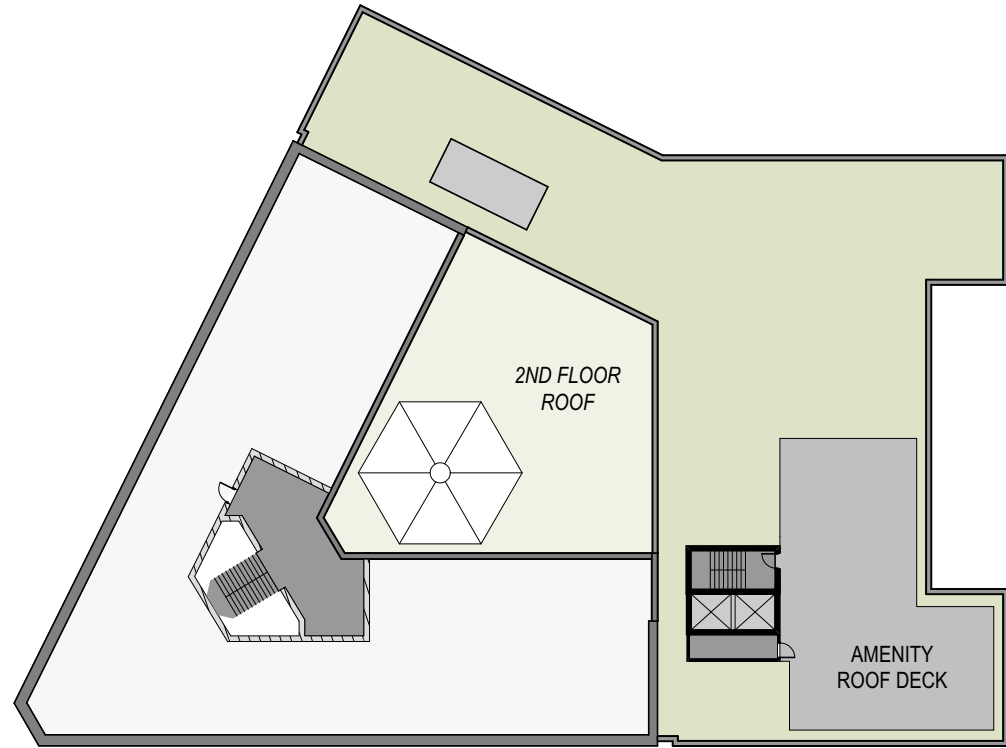


1ST FLOOR PLAN

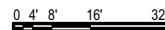
SCALE: 1/32" = 1'-0"



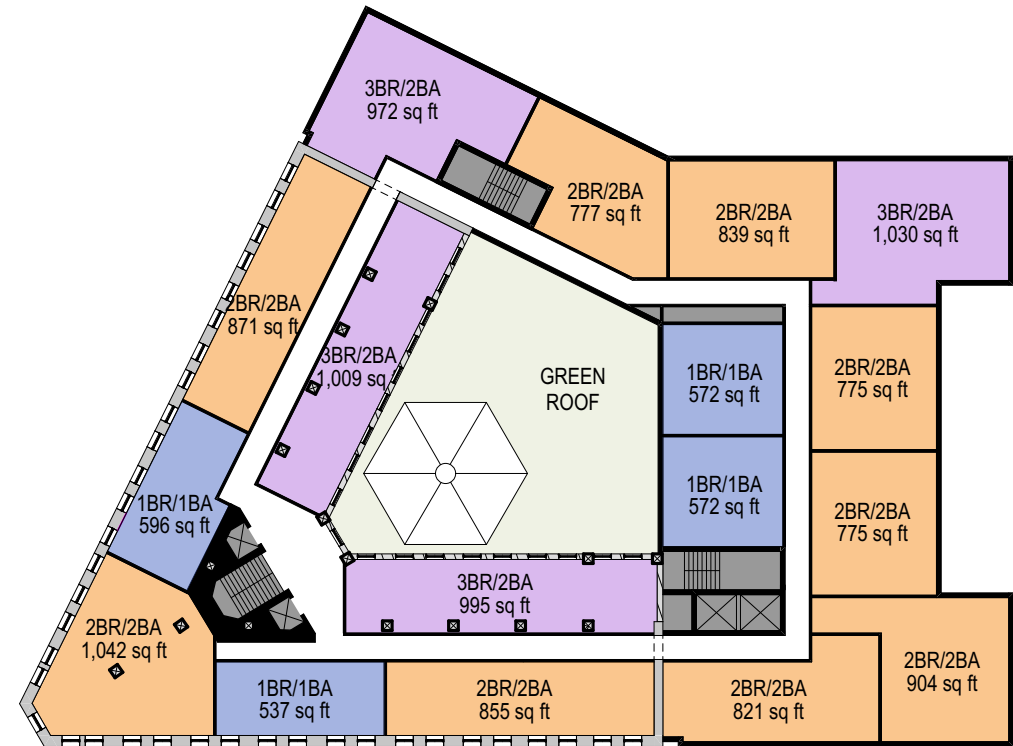
2ND-5TH FLOOR AND ROOF PLANS



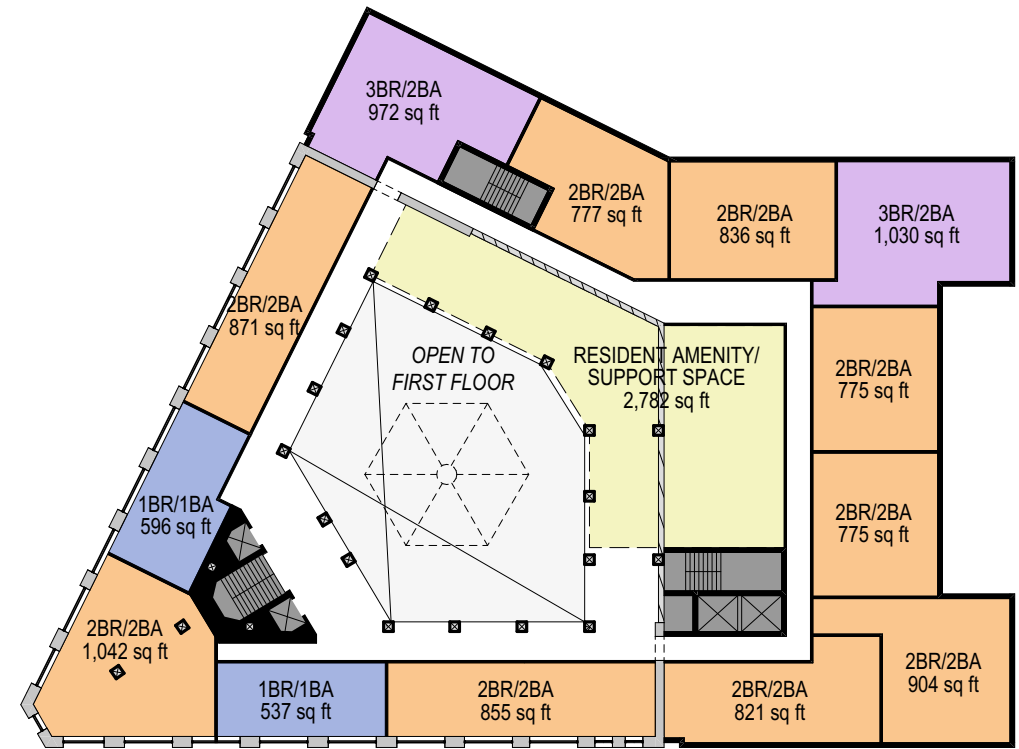
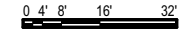
ROOF PLAN



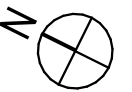
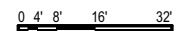
- LEGEND**
- 1 BR - 3 UNITS
 - 2 BR - 47 UNITS
 - 3 BR - 14 UNITS
 - VERTICAL CIRCULATION/ SERVICES/ UTILITIES
 - RESIDENTIAL AMENITIES/ SUPPORT SPACE



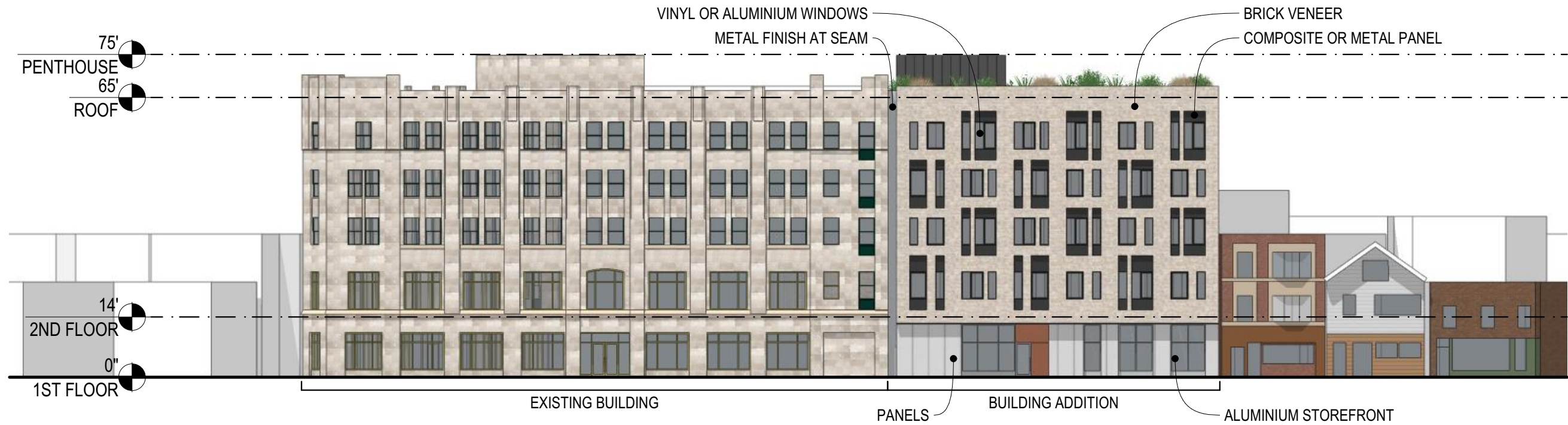
3RD-5TH FLOOR PLAN



2ND FLOOR PLAN

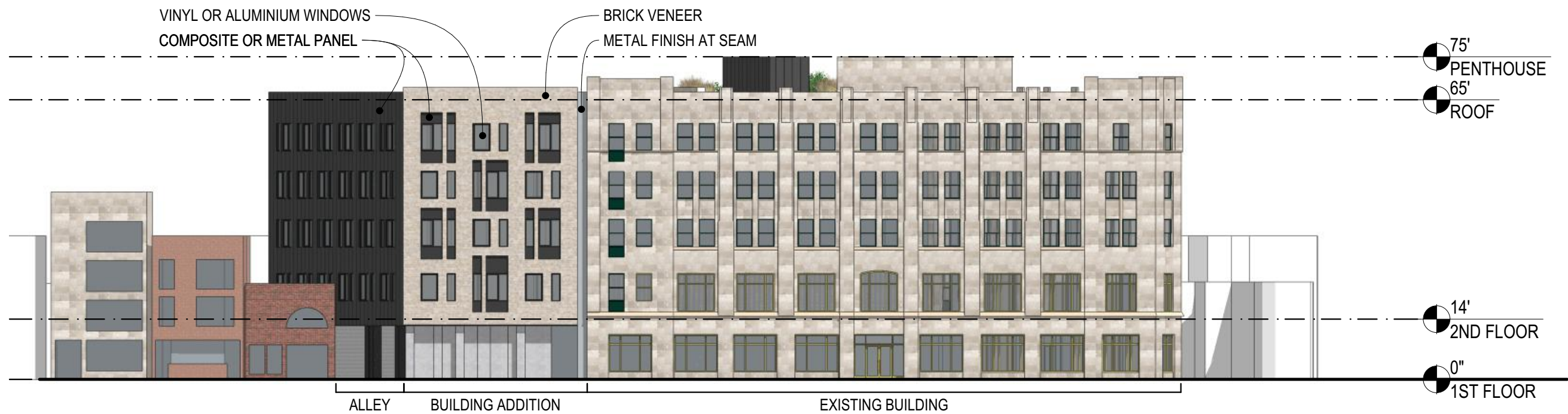
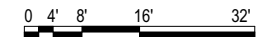


ELEVATIONS



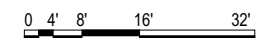
WEST ELEVATION

SCALE: 1:320



NORTH ELEVATION

SCALE: 1:320



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VIEW ALONG LINCOLN AVE - MATERIAL PALETTE



STREET VIEW LOOKING SOUTHEAST

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