

Kristen Faust
Executive Director
Illinois Housing Development Authority
111 East Wacker Drive Suite 100
Chicago, IL 60601

February 15, 2023

RE: Avon Street Property – Affordable Housing Development Support

Ms. Faust:

Please allow this letter to serve as support for the abovementioned development. I ask that you consider the mixed-use project, including affordable housing, in the context of the entire 14.4 acre master planned development.

I am the President of MC Products, a 50-year-old manufacturing facility located within blocks of the Rockford Housing Development Corporation (RHDC) and Gorman & Company project. For years, this site was a blighted brownfield location that since remediation has sat vacant. Its vacancy is too similar to the other vacancy created by the City of Rockford blight elimination efforts to the west of the property.

Our neighborhood has the need for this infill project, including the apartment project, to trigger additional investments. The location is adjacent to Downtown Rockford, where more than \$300M was just invested in the western downtown area. The adjacency allows development to begin to move into the previously disinvested area of the Ellis Heights community and build off other work completed in our community. As noted, because of the context and potential of the entire project, I am hopeful you will consider not just the value of the apartment project, but the entire PUD that includes a park/playground, new single family, duplex, and smaller scale multi-family units, the urban farm and community gardens, as well as the restoration of the historic building at the south of the site for an arts incubator.

Our community has waited for decades to see the type of reinvestment that is happening now. This project adds to that investment, improves living conditions and options for our neighbors, and aids in returning pride and hope into our community.

Thank you,



Colin Hurka
President
MC Products Corp.