



CITY OF CHICAGO • OFFICE OF THE MAYOR



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NEW DEVELOPMENT WILL CREATE 56 NEW RENTAL UNITS AND COMMUNITY SPACE AND OTHER AMENITIES IN ENGLEWOOD

A new measure approved by City Council today will create a new five-story, elevator building with 56 rental apartments in the Englewood community. The multi-family agreement authorizes the sale of 35 City-owned lots for \$1.00 each to Englewood Phase One, LLC as the developer. The development will also include tenant community spaces and 1,000 square feet of flex space on the first floor for small commercial or tenant space. There will be 33 one-bedroom and 23 two-bedroom apartments. Of the 56 units, 40 will be affordable to households earning between 30% to 60% of the area median income (AMI) levels. Fourteen of the 40 affordable units will receive Section 8 rental assistance via the Chicago Housing Authority (CHA). The remaining 15 units will be available at market-rate rents.

Other building amenities will include tenant storage, laundry, bicycle racks, landscaping, and 22 off-street parking spaces. Total development costs are approximately \$21,322,811. In addition to the City's \$2,000,000 multi-family loan, the City will also issue 9% Low Income Housing Tax Credits (LIHTC) that will generate approximately \$13,950,000 of equity. Other funding will consist of a HUD 221(d)(4) loan of \$5,073,790 and a deferred developer fee of \$296,109. The City of Chicago will have a mortgage lien position on the property.

ELEVEN NEW TWO-UNIT HOMES PLANNED FOR NORTH LAWDALE UNDER THE CITY LOTS FOR WORKING FAMILY PROGRAM

Up to 11 new two-unit homes will be constructed through the City Lots for Working Families (C4LWF) Program in North Lawndale through an ordinance approved by City Council today. CL4WF was approved by City Council in November 2017 and provides vacant city-owned lots to developers of affordable single-family homes and two flats for \$1 each to build new below-market-rate housing. The homes are then made available to qualified buyers with incomes up to 140% of the area median income (AMI). The ordinance authorizes the sale of 10 parcels to GMP Development,



LLC which will construct the new homes Homan Square, a Building Neighborhoods and Affordable Homes (BNAH) Program area. The BNAH Program encourages homebuyers to move into five targeted neighborhood areas: Englewood Square, North Lawndale, South Lawndale, Humboldt Park/Garfield Park, and Woodlawn. The program provides up to \$60,000 in purchase assistance to buyers of single-family homes constructed under the City Lots for Working Families.

EIGHT NEW AFFORDABLE SINGLE-FAMILY HOMES UNDER THE CITY LOTS FOR WORKING FAMILY PROGRAM TO BE CONSTRUCTED IN EAST GARFIELD PARK

Eight new single-family below-market-rate homes will be built through the City Lots for Working Family (CL4WF) program in East Garfield Park through a new ordinance approved by City Council today. CL4WF was approved by City Council in November 2017 and provides vacant city-owned lots to developers of affordable single-family homes and two flats for \$1 each to build new below-market-rate housing made available to qualified buyers with incomes up to 140% of the area median income (AMI). The ordinance authorizes the sale of eight parcels to the Joint Venture (JV) between Joudeh Investments LLC & MKB Business Strategies LLC. The homes would be placed into the Chicago Community Land Trust to ensure affordability.

LAKE PARK CRESCENT IN THE OAKLAND COMMUNITY UNDER NEW OWNERSHIP

City Council today approved the issuance of up to \$32 million in Tax-Exempt Housing Revenue Bonds to continue the rehabilitation work under a new owner at Lake Park Crescent. The measure also authorizes Draper & Kramer to sell the existing structures to Standard LPC Venture LP and exit the partnership. Standard LPC will purchase the buildings, assume the existing debt and complete rehabilitation work including improving HVAC systems, utility systems, building facades, and interior unit upgrades.

Lake Park Crescent is a Chicago Housing Authority (CHA) transformation transaction that was completed in 2004 and consists of 148 mixed-income rental units in a combination of an eight-story elevator building and 12 six-flat walk-ups. Of the 148 units, 109 are affordable to households at the 60% AMI and below levels, three at 80% AMI, and the remaining 36 units are unrestricted market-rate



apartments. Unit sizes range from one- up to three bedrooms, with the development offering 35 one-bedroom, 76 two-bedroom, and 37 three-bedroom apartments. In addition to the units, the development contains laundry facilities, outdoor space, and 152 parking spaces.

In addition to the \$32 million in bonds, the measure also approves the assumption, partial paydown and re-subordination of the existing City of Chicago HOME loan, approval of the assumption of the existing Tax Increment Finance (TIF) note, execute a multi-family loan agreement with Standard LPB Venture LP, and designates Standard LPV Venture LP as the developer. The City's HOME loan will run coterminous with the CHA and the Illinois Housing Development Authority's (IHDA) existing loans. Standard will also assume the existing \$1.7M TIF note as well.

Total development costs are approximately \$51,305,848, and in addition to the use of tax-exempt bonds and 4% tax credit equity generated from the bonds (approximately \$13,847,000 million), additional funding will consist of a CHA loan of \$11.306 million, a deferred developer fee of \$2.773 million, and the assumption of the remaining City loan, IHDA loan of \$750k and existing reserves of \$1 million. The City will have a mortgage lien position on the properties.

NEW MIXED-INCOME, TRANSIT-ORIENTED DEVELOPMENT IN HISTORIC BRONZEVILLE COMMUNITY

An ordinance approved by City Council today will support the \$100 million transit-oriented, mixed-use development, 43 Green that will add new mixed-income residential units, new retail and commercial space to the historic Bronzeville, an INVEST South/West community area. The development will be built around the 43rd Street CTA Green Line station as part of a targeted economic development effort that leverages local investment in housing and commercial space with a larger scale commitment to enhancing the community. Leading the development is P3 Markets, a minority-owned real estate development firm that creates impactful public-private partnership opportunities across the country; and The Habitat Company, one of Chicago's leading residential developers and property managers

The ordinance authorizes the allocation of up to \$3,000,000 in Multifamily loan funds, \$5,000,000 in TIF funds (47th/King), allocation of up to \$1,950,000 in Low Income Housing Tax Credits (LIHTC), allocation of \$350,000 Illinois Affordable Housing Tax Credits, and the sale of four vacant lots located in the vicinity of East 43rd Street and South Calumet Avenue for the sum of \$4.00. In addition to the soft



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funding provided by the City of Chicago, the development will receive up to \$9,000,000 in private financing and a \$1,500,000 grant from the Illinois Department of Commerce and Economic Opportunity.

Housing at 43 Green is designed to serve young professionals and working families in Bronzeville, with a mix of affordable and market-rate units. Building and unit amenities include exercise space, community room, dishwashers, laundry, and central air. Retail services will focus on convenience and dining. The office building will target businesses that are based on the South Side. The first phase will consist of a 99-unit pre-cast structure including studio, one, and two-bedroom apartments for market-rate residents and those earning 60% of area median income (AMI). Approximately 5,000 square feet of ground-floor retail space will allow for a local coffee shop, laundromat, and a recognized fast-food chain.

INVEST South/West is an unprecedented community improvement initiative under Mayor Lori E. Lightfoot to marshal the resources of multiple City departments, community organizations, and corporate and philanthropic partners toward 10 communities on Chicago's South and West Sides.

RECLAIMING CHICAGO COMMUNITIES INITIATIVE TO BUILD 250 NEW AFFORDABLE SINGLE-FAMILY HOMES IN NORTH LAWDALE

Two hundred and fifty new single-family affordable homes will be constructed in North Lawndale through a measure approved by City Council today. The ordinance allows the Department of Housing (DOH) to enter into an agreement with the Lawndale Christian Development Corporation-Chicago Neighborhood Initiatives, Inc., Joint Venture (LCDC-CNI JV), for the sale of 250 City-owned parcels in North Lawndale for \$1 each, under the INVEST South/ West-Reclaiming Chicago Initiative-Ezekiel Homes and pursuant to a Redevelopment Agreement (RDA) with DOH. The Reclaiming Chicago Communities Initiative is aimed at creating “communities of opportunity” to replace vacancy, violence, and decades of disinvestment; with new single-family affordable “for-sale” homes and opportunities for families to build generational wealth and equity in the North Lawndale community. Additionally, this initiative will expand the tax base by returning tax-exempt properties to the tax rolls.

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