



CITY OF CHICAGO • OFFICE OF THE MAYOR



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81 AFFORDABLE UNIT DEVELOPMENT APPROVED FOR SOUTH CHICAGO

Today, City Council passed a measure authorizing the issuance of up to \$23 million in Tax-Exempt housing revenue bonds for the acquisition and construction of the new SACRED Apartments, a five-story elevator building for the South Shore community.

Of the 81 units, 15 will be studios, 11 will be one-bedrooms, 21 will be two-bedrooms, 25 will be three-bedrooms, and 9 will be four-bedroom units. All the units will be tax credit eligible, with 20% targeted to households at or below 60% of the area median income (AMI), 60% targeted to households at or below 50% AMI, and 20% of the units set aside for households at or below 30% AMI.

In addition to containing several units, the first floor will feature a front desk, community room, property management, and social service offices, retail space on the 92nd Street frontage that will be funded separately, and a 44-space parking lot at the south end.

The development will be financed with various sources, in addition to the City of Chicago tax-exempt housing revenue bonds. The bonds will automatically generate 4% Low-Income Housing Tax Credits (LIHTC) and raise at least \$18.1 million in equity for the benefit of the transaction. The equity payments will be funded throughout construction to completion and finally occupancy. Other funding will consist of a private loan, TIF funds from the South Chicago area TIF and Illinois Housing Development Authority funding, grants from ComEd, GP Equity, and a deferred developer fee. The deal will involve the conveyance of both Cook County Land Bank and City-owned land. SACRED Apartments is a co-development between Interfaith Housing Development Corporation (60%) and Claretian Associates (40%), both nonprofits.

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FULL CIRCLE COMMUNITIES TO BECOME NEW OWNER OF SOUTH PARK PLAZA



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A measure passed today by City Council allows for the loan restructuring and property transfer of South Park Plaza in the South Loop to Full Circle Communities. The development includes 6 multifamily rental buildings and parking facilities at approximately 26th Street/Calumet Avenue/Prairie Avenue/ King Drive.

This transaction is a developer-bankruptcy-motivated transfer of ownership and management of South Park Plaza and rehabilitation of the property with the Illinois Housing Development Authority (IHDA) financing that will:

- Approve the transfer of project property to the Replacement Borrower and rehab of the project property by the Replacement Borrower
- Approve the assignment from the Original Borrower and the Replacement Borrower's assumption of City loan and regulatory documents
- Approve and accept partial payment of interest and/or principal due under terms of the existing City loan
- Restructure City loan documents and other project documents to provide for the subordination of the lien of the City loan to a new senior loan and as may be necessary or desirable to the authorized DOH officer

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NEW 64-UNIT AFFORDABLE DEVELOPMENT APPROVED FOR THE WEST SIDE

Today, City Council approved a measure allowing the issuance of up to \$6.9 million in Multi-Family Housing Loan Funds or Grant Funds to finance the construction of a new, mixed-use building at 1201 N California Ave project. The 9-story new building will include 64 units and over 3,000 square feet of retail space. All rented residential units will be for households at or below 60% of the area median income (AMI).

This deal is being awarded 4% tax credits to finance 32 units, and 9% tax credits will finance the remaining 32 units. In addition, the Chicago Housing Authority (CHA) has awarded 31 project-based vouchers. The development will provide affordable housing for Humboldt Park residents for a minimum of 30 years, produce approximately 75 temporary construction jobs and ten permanent jobs, and exceed the City energy code standards.

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NEW TOWN- AND SINGLE-FAMILY HOMES APPROVED FOR SOUTH SHORE THROUGH THE CITY LOTS FOR WORKING FAMILY (CL4WF) PROGRAM



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Today, City Council approved an ordinance authorizing the Department of Housing to negotiate and execute an agreement with R&D Builders LLC for the construction of new town- and single-family homes in South Shore through the City Lots for Working Family (CL4WF) program. The agreement allows R & D Builders LLC (Eric Dantzler) to purchase 7 city-owned lots for \$1 each to build 9 homes: 4 townhomes, 1 two-unit home, and 4 single-family homes. The ordinance would also allow the waiver or reduction of some permit fees, both of which are standard CL4WF features.

Since 2008, there have been 6 building permits for the new construction of either one- or two-unit homes in South Shore. Two were single-family, and 4 were two-units. Since 2008, there have been no building permits for the new construction of either one- or two-unit homes in Calumet Heights.

| PIN | Full Address | Community Area | Appraised Value |
|---------------|--------------------|-----------------|-----------------|
| 21-30-306-006 | 2719 E 75TH PL | SOUTH SHORE | \$ 11,000 |
| 21-30-306-016 | 2716 E 76TH ST | SOUTH SHORE | \$ 12,000 |
| 21-30-312-001 | 7607 S SAGINAW AVE | SOUTH SHORE | \$ 34,000 |
| 21-30-316-010 | 2733 E 76TH ST | SOUTH SHORE | \$ 4,500 |
| 21-30-316-009 | 2731 E 76TH ST | SOUTH SHORE | \$ 4,500 |
| 25-01-409-028 | 9230 S CLYDE AVE | CALUMET HEIGHTS | \$ 5,000 |
| 26-06-320-038 | 2727 E 93RD ST | CALUMET HEIGHTS | \$ 13,500 |
| | | | \$ 84,500 |

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20 NEW SINGLE-FAMILY HOMES APPROVED FOR HUMBOLDT PARK THROUGH THE CITY LOTS FOR WORKING FAMILY (CL4WF) PROGRAM

Today, City Council approved an ordinance authorizing the Department of Housing to negotiate and execute an agreement with Inherent Invest Homes LLC (Tim Swanson & Harry Huzenis) through the City Lots for Working Families (CL4WF) program. The agreement allows Inherent Invest Homes to purchase twenty (20) city-owned lots for \$1 each for the construction of 21 single-family homes. The agreement also allows for the waiver or reduction of some permit fees, both of which are standard features of the CL4WF program. The CL4WF program ordinance (Journal Pages 59287 – 59295) states that only 20 homes are allowed in a single development. DOH and the applicant are seeking a waiver to this requirement to allow 21 homes to be built, as one of the lots at 554 N Monticello is a double lot (50 X 125), where 2 houses can be constructed.

Every Inherent Home will include five years of an industry-first collection of support services to protect the buyer, their family, and their home - all with the option to extend based on homebuyer needs. These support services include:



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- Express limited workmanship warranty
- Quarterly maintenance and support
- Term life insurance (subject to underwriting)
- Disability insurance (subject to underwriting)
- Monitored security system

Inherent recently completed the build-out of its modular home production facility at 4647 W. Polk St in the 24th Ward. Inherent is currently constructing 2 homes for lots purchased from the Cook County Land Bank at 639 N. Lawndale and 647 N. Lawndale.

This development would represent the City's first involvement with this type of modular housing, where the first and second floors will be constructed wholly in a factory-controlled setting, separately trucked to the permanent sites, and hoisted by crane onto foundations.

| PIN | ADDRESS | Appraised Value |
|---------------|----------------------|-----------------|
| 16-11-104-028 | 3740 W HURON ST | \$ 29,000 |
| 16-11-104-029 | 3738 W HURON ST | \$ 29,000 |
| 16-11-114-022 | 654 N RIDGEWAY AVE | \$ 21,000 |
| 16-11-114-023 | 652 N RIDGEWAY AVE | \$ 21,000 |
| 16-11-114-024 | 648 N RIDGEWAY AVE | \$ 21,000 |
| 16-11-114-025 | 646 N RIDGEWAY AVE | \$ 21,000 |
| 16-11-114-031 | 632 N RIDGEWAY AVE | \$ 21,000 |
| 16-11-114-032 | 628 N RIDGEWAY AVE | \$ 21,000 |
| 16-11-116-005 | 645 N LAWNSDALE AVE | \$ 21,000 |
| 16-11-116-006 | 643 N LAWNSDALE AVE | \$ 21,000 |
| 16-11-116-015 | 615 N LAWNSDALE AVE | \$ 26,000 |
| 16-11-116-016 | 613 N LAWNSDALE AVE | \$ 21,000 |
| 16-11-116-018 | 3658 W OHIO ST | \$ 14,000 |
| 16-11-116-020 | 3654 W OHIO ST | \$ 14,000 |
| 16-11-116-021 | 3652 W OHIO ST | \$ 14,000 |
| 16-11-116-022 | 3650 W OHIO ST | \$ 14,000 |
| 16-11-116-023 | 3648 W OHIO ST | \$ 14,000 |
| 16-11-123-004 | 3713 W OHIO ST | \$ 23,000 |
| 16-11-123-005 | 3711 W OHIO ST | \$ 23,000 |
| 16-11-124-027 | 554 N MONTICELLO AVE | \$ 40,000 |
| | | \$ 429,000 |

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MIXED-INCOME TRANSIT-ORIENTED DEVELOPMENT APPROVED FOR THE INVEST SOUTH/WEST ENGLEWOOD COMMUNITY

A measure passed today by City Council authorizes the issuance of up to \$5 million in TIF funds and up to \$13,245,473 in Multifamily loan funds for a term of 30 years for the construction of a new mixed-income, transit-oriented development in the Englewood community. Today's measure designates Thrive Englewood, LLC, or an entity acceptable to the DOH commissioner, as the developer.

Additionally, through today's measure, the Chicago Department of Housing (DOH) is authorized to issue up to \$1.5 million in the City of Chicago 9% Low-Income Housing Tax Credits for the benefit of the project. Thrive Englewood will also receive up to \$2.5 million in private financing.

Thrive Englewood is a \$36 million investment in a transit-oriented, mixed-use development near 63rd and Halsted Street. The development will add 61 new mixed-income residential units, including 2 live-work lofts for local entrepreneurs and new retail to the Englewood community area. The development will be constructed on vacant, unimproved city-owned land across from the 63rd/Halsted Green Line CTA station. Thrive Englewood will close out the final phase of Englewood Square Phase I, which began with the development of the Englewood Mall. This new building, along with a second 44-unit building in a separate and future phase, will bring the necessary density and commercial activation to transform 63rd Street into a pedestrian-friendly, walkable corridor.

Leading the development as the sole owner of the General Partner is DL3 Realty, a nationally recognized, minority-owned full-service real estate development firm formed over 30 years ago.

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