



CITY OF CHICAGO • OFFICE OF THE MAYOR



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NEW ORDINANCE WOULD CREATE EIGHT NEW SINGLE-FAMILY HOMES UNDER THE CITY LOTS FOR WORKING FAMILY PROGRAM IN EAST GARFIELD PARK

Eight new single-family below-market-rate homes would be built through the City Lots for Working Family (CL4WF) program through a new ordinance introduced to City Council today by Mayor Lori E. Lightfoot. 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 would authorize 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.

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

Up to 11 two-unit homes would be constructed in the Homan Square neighborhood under the City Lots for Working Family (CL4WF) program introduced to City Council today by Mayor Lori E. Lightfoot. 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 would authorize the sale of ten parcels to GMP Development, LLC to facilitate the construction of up to eleven (11) two-unit homes in Homan Square, a Building Neighborhoods and Affordable Homes Program (BNAH) area. The Building Neighborhoods and Affordable Homes Program (BNAH) 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.

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NEW ORDINANCE WOULD CREATE NEW 51-UNIT MULTIFAMILY DEVELOPMENT AT OAKWOOD SHORES IN THE DOUGLAS AND OAKLAND COMMUNITIES

A new 51-unit multifamily development with 34 affordable units would be constructed through the approval of an ordinance introduced to City Council today by Mayor Lori E. Lightfoot. The new construction development, Oakwood Shores, formerly the Madden Wells public housing development, would include 34 affordable units for households earning 60% of the area median income (AMI) or below. Seventy-five percent of the units will be either two or three bedrooms providing 39 new family-sized units for households at 30% of AMI and potentially 15% AMI. The Chicago Housing Authority (CHA) would subsidize 19 of the affordable units and continue the City/CHA's efforts to redevelop the former Madden Wells public housing development.

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NEW DEVELOPMENT WOULD CREATE 56 NEW RENTAL UNITS IN ENGLEWOOD

A new five-story, elevator building with 56 rental apartments would be created in the Englewood community and made possible by a measure introduced to City Council today by Mayor Lori E. Lightfoot. The multi-family agreement would authorize 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 that may be used for small commercial or tenant space. There will be a total of 33 one- 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 consist of tenant storage, laundry, bicycle racks, landscaping around the building 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 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.

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LAKE PARK CRESCENT IN THE OAKLAND COMMUNITY WOULD HAVE NEW OWNERSHIP

The authorization to issue up to \$32 million in Tax-Exempt Housing Revenue Bonds to continue the rehabilitation work under a new owner at Lake Park Crescent was introduced by Mayor Lori E. Lightfoot today to City Council. Today's measure would allow the current owner, Draper & Kramer, to sell the existing structures to Standard LPC Venture LP and exit the partnership. Standard LPC would then purchase the buildings, assume the existing debt and complete rehabilitation work which will consist of improved HVAC systems, utility systems, building facades and interior unit upgrades.

Lake Park Crescent is a 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 would also include approval of 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 designate Standard LPV Venture LP as a developer. The City's HOME loan will run coterminous with the Chicago Housing Authority (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.

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43 GREEN – TAX INCREMENT FUND/MULTI-FAMILY LOAN/LOW INCOME HOUSING TAX CREDITS

The Department of Housing supports an ordinance that would authorize the allocation of up to \$3,000,000 in Multifamily loan funds, \$5,000,000 in TIF funds



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(47th/King), an allocation of up to \$1,950,000 in Low Income Housing Tax Credits, an allocation of Illinois Affordable Housing Tax Credits of \$350,000 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 funding provided by the City of Chicago, the project 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.

43 Green is a \$100 million investment in a transit-oriented, mixed-use development program that will add new mixed-income residential units, new retail and commercial space to the historic Bronzeville community. The project will be built around the 43rd Street 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 enhance 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.

Housing at 43 Green will be designed to serve young professionals and working families in Bronzeville, with a mix of affordable and market-rate units. Building and unit amenities will include exercise space, community room, dishwashers, laundry, and central air. Retail services will be focused on convenience and dining. The office building will target businesses that are based in 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 5000 square feet of ground-floor retail space will allow for a local coffee shop, laundromat, and a recognized fast-food chain.

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INVEST SW - 1000 HOMES (RECLAIMING CHICAGO INITIATIVE - EZEKIEL HOMES

An ordinance to authorize the Commissioner of Housing to enter into an agreement with the Lawndale Christian Development Corporation-Chicago Neighborhood Initiatives, Inc., Joint Venture (LCDC-CNI JV), for the sale of two hundred and fifty (250) city-owned parcels (for \$1, per buildable lot) in the North Lawndale target area, for the construction of new single-family affordable "for-sale" housing development; under the Invest South West/Reclaiming Chicago Initiative-Ezekiel Homes and pursuant to a Redevelopment Agreement (RDA) with DOH.

The project is aimed at creating "communities of opportunity" to replace vacancy, violence, and decades of disinvestment; with new single-family affordable "for-sale"



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homes and opportunities for families to build generational wealth and equity in the North Lawndale community. Additionally, this project will expand the tax base by returning tax-exempt properties to the tax rolls.

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