



CITY OF CHICAGO • OFFICE OF THE MAYOR



FOR IMMEDIATE RELEASE

March 20, 2024

CONTACT:

Mayor's Press Office

312.744.3334

press@cityofchicago.org

**CITY PASSES AMENDMENT TO CHANGE OWNERSHIP ENTITY FROM DUO
DEVELOPMENT TO HOMEKEEP LLC**

The Chicago Department of Housing (DOH) passed an amendment allowing Duo Development to change ownership to HomeKeep LLC. The transfer will aid in streamlining funding and allow HomeKeep to continue preserving affordability for its residents.

HomeKeep LLC owns three properties, each comprising eight units. The properties are located at 2537 N Lowell Ave, 2904 N Linder Ave, and 4510 N Central Park Ave. Each unit will be 100% affordable at 80% of the Area Median Income (AMI) or below.

The transfer of ownership does not affect the original structure of this project, which aims to maintain affordability for the current and future residents of the buildings over 30 years.

The 30-year plan allows residents of the buildings to become co-investors in the buildings and share in any potential returns. It also gives tenants the option to be treated as investors by incorporating part of their monthly rent as an equity contribution, to build wealth during the period of rent.

Illinois Facilities Fund (IFF) will be leading the financing of the project. The senior IFF loan will be reduced and resized through a proposed \$1,000,000 in PEAR loan assistance. HomeKeep LLC is also seeking funding from Elevate Energy, a Chicago-based nonprofit.

To maintain 100% affordability, HomeKeep is collaborating with Communities United, a community-led racial justice organization that advocates for affordable housing and the rights of immigrants and has a strong presence in Hermosa, Belmont Cragin, and Albany Park where the three properties are located.

###



CITY OF CHICAGO • OFFICE OF THE MAYOR



DOH ISSUES \$9 MILLION FOR NEW AFFORDABLE HOUSING IN DOUGLASS PARK

The developer will receive up to 23% of the total development cost from TIF funds.

The City of Chicago has passed an ordinance to issue up to \$9 million for the construction of a four-story mixed income building in Douglass Park. The building—developed by Ogden Washtenaw A2 Residential—will have 75 units with the lion’s share (57 units) for residents at or below 60% of the Area Median Income (AMI).

Of the 57 affordable units, 30 will receive rental assistance from the Rental Assistance Demonstration (RAD) program, and the building’s remaining 18 units will be market-rate.

The new construction offers landscaped outdoor areas, such as a patio and a children’s play area. The walkways will be shared throughout with Ogden Talman A1 Residential, which is currently under construction. Amenities include an entrance lobby, computer room, and a fitness center. Each unit also includes Energy Star-rated appliances.

In addition to the \$9 million TIF Grant, other sources of financing include a first mortgage and construction/equity bridge loan from the private sector, general partner equity, and a deferred developer fee. A \$10 million capital loan from the Chicago Housing Authority (CHA) is expected to generate approximately a half million of state tax credits for sale to a private taxpayer.

Lastly, the project will be financed with a 2021 reservation of 9% Low-Income Housing Tax Credits from the Illinois Housing Development Authority.

###

DOH ISSUES \$25 MILLION TO BUILD A MULTI-FAMILY HOUSING SITE IN HUMBOLDT PARK

Through financial measures passed by Mayor Brandon Johnson and the Chicago Department of Housing (DOH), the construction of a four-story, multi-family housing development in Chicago’s Humboldt Park neighborhood has been approved by Chicago’s City Council.

DOH will source funds for the project via a recently approved bond inducement ordinance for up to \$25,000,000 in tax-exempt bonds.



Involving the construction of two sites on City-owned land in Humboldt Park, the development will include 52 units, ranging from one to three bedrooms. 100% of the units are planned to be affordable, with the Area Median Income (AMI) ranging from 30 to 60%, and 11 will be accessible. Onsite parking is included, with 29 parking spaces in an enclosed garage with a loading area.

Also incorporated are common areas with free Wi-Fi, bike storage, a package room, and a laundry facility on each residential floor. Building security will be provided through a controlled buzzer entry system, with additional cameras at entrances. Neighborhood Housing Services (NHS) is set to operate the community space and offer homeownership programs and education.

###

DOH TO RESTRUCTURE \$4 MILLION FOR MIXED INCOME PROPERTY

The Department of Housing (DOH) will restructure an existing \$4,250,000 City HOME loan for Warren Ashland, LP, owner of Warren Apartments.

The proposed restructuring will remove Enterprise Community Partners, Inc. — which controls ownership in Warren Ashland LP—from that of 1527 W Warren Blvd and allow the Preservation of Affordable Housing (POAH) to take ownership of Warren Apartments.

It will not otherwise alter the principal, interest rate, lien position, or maturity date of the City HOME loan or any affordability restrictions at that location.

Warren Apartments is a mixed-income multi-family property at 1527 W Warren with 75 studio, one-bedroom, and two-bedroom units. 60 units are income-restricted at 30%, 50%, or 60% of the Area Median Income (AMI).

###