



CITY OF CHICAGO • OFFICE OF THE MAYOR



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**THIRTEEN UNIT MULTI-FAMILY HIV SUPPORTIVE HOUSING DEVELOPMENT
PLANNED FOR ENGLEWOOD**

An ordinance to issue up to \$3,000,000 in Multifamily loan funds to rehab 13-unit multifamily supportive housing development for HIV-affected families was introduced to City Council today by Mayor Lori E. Lightfoot. All the units at Englewood Family Housing will be affordable to households earning 30% area median income (AMI) or less. The development will represent the first permanent supportive housing facility for families living with HIV/AIDS on Chicago's South Side.

The ordinance would also designate Englewood Family Homes LLC or one of its affiliates as a developer with Chicago House and Social Service Agency, the sole member of Englewood Family Homes LLC, an Illinois limited liability corporation, as owner. Chicago House will open a permanent supportive housing program for families living with HIV/AIDS onsite at Englewood Family Housing. It will be the first of its kind on Chicago's south side, and will replicate the success of Chicago House's Uptown- supportive housing facility, which was opened in 1995, and, at the time, was the first to serve families impacted by HIV/AIDS. The building consists of nine two-bedroom units and four three-bedroom units. Each unit will have a kitchen, bathroom, and living room/dining room area.

The Englewood community continues to see high rates of HIV infection, and HIV-impacted families who reside at the building will have a chance to achieve better health outcomes and provide a better future for their children through the Englewood Family Housing Program. Chicago House and Social Service Agency will redevelop the storefront fronting 63rd Street to activate the building's street presence and will use the 4,000 square-foot space to provide offices for approximately 20 staff, who will provide housing, employment, and health services directly to building residents as well as to community members (anticipate 15-20 clients per day). The basement will be used for community activities and the fenced-in backyard will feature playground equipment for small children.



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NEW 51-UNIT MULTIFAMILY DEVELOPMENT PLANNED FOR OAKWOOD SHORES IN THE DOUGLAS AND OAKLAND COMMUNITIES

A new 51-unit multifamily development, 34 of which will be reserved affordable, will be constructed in the Douglas and Oakland Communities through 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, will 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) will subsidize 19 of the affordable units and continue the City/CHA's efforts to redevelop the former Madden Wells public housing development.

FIFTH PHASE OF STATEWAY GARDENS REDEVELOPMENT WOULD CREATE 80 ADDITIONAL UNITS IN THE DOUGLAS COMMUNITY AREA

An ordinance introduced to City Council today by Mayor Lori E. Lightfoot would authorize the issuance of up to \$24 million in Tax-Exempt Bonds, negotiation of a Tax Increment Financing funded Redevelopment Agreement (TIF RDA) for \$6 million; the designation of Park Boulevard 3B, LLC, Stateway Associates, LLC, and its affiliates as developer at Park Boulevard 3B, to construct an additional 80 rental units in the Douglas Community.

Park Boulevard 3B will consist of two, new five-story buildings, each containing 40 rental units and is the fifth sub-phase of the redevelopment of the Chicago Housing Authority's (CHA) Stateway Gardens public housing development. Sixty-eight of the units will be affordable to households at or below 60% of area median income (AMI) and 12 of the units will be market-rate. Park Boulevard 3B will feature four studio units, 24 one-bedroom units, 50 two-bedroom units and two three-bedroom units. The CHA will enter into a Housing Assistance Payments (HAP) contract with the developer for the replacement of 36 CHA units where affordability will be maintained for at least 40 years. Total project costs are \$43,032,951.



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BOND INDUCEMENT WILL PRESERVE 30 AFFORDABLE UNITS IN LINCOLN PARK

An ordinance to issue up to \$12 million in Tax-exempt Housing Revenue Bonds to Covent Apartments, LLC for the preservation of 30 affordable units was introduced to City Council today by Mayor Lori E. Lightfoot. The Covent was one of the first projects preserved under the City's 2014 Single Room Occupancy (SRO) Preservation Ordinance, which was enacted to preserve SRO affordable housing within the city. The project will modernize and preserve 30 affordable units in the Lincoln Park neighborhood, where affordable housing is scarce. All 30 units will be targeted to very low-income individuals earning less than 50% of the Area Median Income (AMI), with 25 of the 30 units targeted to households earning no more than 30% of AMI. All units will receive rental subsidies from the Chicago Housing Authority (CHA).

Total project costs are roughly \$20,500,000. In addition to the use of tax-exempt bonds and the 4% tax credit equity generated from those bonds, other funding will consist of City of Chicago multifamily loan funds, a first mortgage, a sponsor loan, grants from the Federal Home Loan Bank and ComEd, and equity generated from historic tax credits.

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