



CITY OF CHICAGO • OFFICE OF THE MAYOR



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**MAYOR LIGHTFOOT AND THE CHICAGO DEPARTMENT OF HOUSING
ANNOUNCE LARGEST INVESTMENT IN AFFORDABLE HOUSING IN CHICAGO
HISTORY**

Twenty-four new developments will create or preserve over 2,400 affordable rental units across the City

CHICAGO – Today, Mayor Lori E. Lightfoot and Chicago Department of Housing (DOH) Commissioner Marisa Novara joined City and community leaders to announce more than \$1 billion in affordable housing. In 2021, the City of Chicago made unprecedented investments for affordable housing creation and preservation through the Chicago Recovery Plan and Mayor Lightfoot's 2022 budget. As a result, DOH is more than doubling developments awarded and units built over the 2019 Low-Income Housing Tax Credit (LIHTC) round: 11 developments, 1,083 units and \$398 million in 2019 vs. 24 developments, 2,428 units and \$1 billion in 2021.

"Investing in affordable housing is a critical component to creating an equitable, strong city," said Mayor Lightfoot. "I am thrilled that we've been able to expand our investments in affordable housing to move us closer towards that vision for our city. I look forward to seeing these developments come to life and provide more affordable, safe housing options on our South and West Sides."

Mayor Lightfoot also announced today that the City is acquiring more than six acres of vacant land at 18th and Peoria that will be used for the creation of affordable housing in Pilsen. This is the single largest parcel of vacant developable property in Pilsen and, thanks to the leadership of Mayor Lightfoot, it will be used for affordable housing. Acquisition of this site, which is expected to be developed with a minimum of 280 affordable units and over \$100 million in development activity, follows two anti-displacement measures passed by City Council earlier this year to ensure that long-time residents in areas experiencing displacement can remain in their homes and share in transformative improvements occurring in their communities.

"Today's announcement has been more than six years in the making with the people of Pilsen standing shoulder-to-shoulder, demanding affordable housing, and that collective fight was for the social fabric of an entire community that stretches



beyond this intersection," Ald. Byron Sigcho-Lopez (25th) said. "Thanks to our city and to our community, this is how we stop displacement together."

The 24 selected LIHTC developments reflect DOH's commitment to conduct the Department's work through a racial equity lens. Over the course of 2020, staff conducted the country's first Racial Equity Impact Assessment of the LIHTC program through a process that examines data by race and centers on the experiences of impacted populations. Staff then converted learnings from that process into new expectations in the 2021 Qualified Allocation Plan (QAP), including for the first time ensuring that BIPOC (Black, Indigenous People of Color) developers benefit from LIHTC, a focus on access to housing for particularly marginalized groups, accessibility to transit and developments that improve outcomes and wealth-building opportunities for residents.

To address Chicago's longstanding racial and economic segregation, DOH established tracts to ensure affordable housing options across neighborhoods and market types along with the Department's vision of an equitable distribution of resources across all 77 community areas. DOH received 51 total applications and the selected projects are an innovative mix of new construction, preservation, and rehabilitation including Chicago's first development in partnership with and for indigenous populations, and an adaptive reuse of a former Chicago Public School for re-entry housing.

Other highlights of the 24 selected proposals include:

- 18 of 24 (75%) projects are Equitable Transit Oriented Developments (eTOD)
 - 12 of 18 are located on the South and West Sides (67%)
- 10 of 24 developments are BIPOC-led. All 24 will have BIPOC (Black, Indigenous People of Color) participation
- Five Chicago Housing Authority (CHA) developments, with 566 total units of which 426 are affordable
- Eight of 24 developments are located within INVEST South/West neighborhoods
- A total of 684 units will be family-sized units with 2-, 3-, and 4-bedroom units
- 394 units will be affordable to households earning 30% of the area median income (AMI)

"Low-Income Housing Tax Credits are the largest funding source we have for the creation of affordable rental housing, a process we have made more equitable through our Racial Equity Impact Assessment," said Commissioner Marisa Novara. "This year, made possible in part by the Chicago Recovery Plan, we also have the



opportunity to more than double our impact with the largest tax credit investment in this City’s history.”

Total development costs for the 24 LIHTC developments are estimated at \$952,775,414 and include all public and private resources: \$18.6M in 9% Low Income Housing Tax Credits and \$13.9M in 4% LIHTC to generate an estimated \$308.6M in private resources and equity; and an estimated \$208M from public loans, Tax Increment Financing and the Chicago Recovery Plan.

The 2021 LIHTC Awardees are:

Tract 1: Opportunity Area

- 2907 W. Irving Park Apartments, Irving Park
- 4715 N. Western Apartments, Lincoln Square
- Lathrop Homes Phase 1D, Lincoln Park
- Prairie District Apartments (New Construction), Near South Side

Tract 2: Redevelopment Area

- 43 Green Phase II, Grand Boulevard
- Austin United Alliance, Austin
- East Morgan Park Commons, Morgan Park
- Imani Village Senior Residences, Pullman
- LeClaire Courts A, North, Garfield Ridge
- SACRED Apartments, South Chicago
- The Regenerator, Englewood
- Thrive Englewood, Englewood

Tract 3: Transitioning Area

- 1237 N. California Apartments, West Town
- Boulevard Apartments, Humboldt Park
- Parkside 4 Phase 3, Near North Side
- Winthrop Argyle Apartments, Uptown

Tract 4: Preservation

- Albany-Gaines Redevelopment, South Lawndale & East Garfield Park
- Archer Avenue Senior, Bridgeport
- Churchview Supportive Living Facility, Chicago Lawn
- Island Terrace, Woodlawn
- North Town Village 1, Near North Side
- Prairie District Apartments, Near South Side

“I want to commend Mayor Lightfoot and Commissioner Novara for their commitment to preserving and creating affordable housing throughout Chicago. Under their leadership, the Department of Housing has made significant progress in protecting renters, sustaining homeowners and creating more housing opportunities for residents from every background and in all areas of the city,” said Alderman Harry Osterman (48th), Chair, Committee of Housing and Real Estate. “I look forward to continuing to work in partnership to provide a stable, quality home and opportunity to build wealth for every Chicagoan through these vital affordable housing investments.”



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The proposals will now move forward with project underwriting, design review, zoning approvals, and City Council approvals for any public subsidy. Closing on these projects is anticipated within the next eight to eighteen months. A complete list of the 51 proposals received for the 2021 funding round can be found at www.chicago.gov/qap.

Today's announcement is the largest affordable housing announcement in our city's history and is the first marker in the Chicago Recovery Plan's ambitious and transformational economic recovery efforts. The Chicago Recovery Plan, a \$1.2B once-in-a-lifetime series of investments, focuses on thriving and safe communities, equitable economic recovery, and essential city services. It outlines the strategy for how the City will employ resources in response to the negative impacts of COVID-19 while simultaneously driving economic recovery by making key investments in the hardest-hit neighborhoods and industries to begin to reverse the underlying disparities exacerbated by the COVID-19 pandemic.

In addition to unprecedented investments of over \$240 million to support safe and affordable housing, the Chicago Recovery Plan also makes investments in community-based violence prevention and reduction and adds another \$176M for small business and tourism and industry support and \$87M for one of the largest vacant lot assessment and clean-up programs in the country. Additionally, the plan includes planting tens of thousands of new trees and establishing and improving amenities such as grocery stores, community spaces, and parks.

Today, DOH also opened applications for its Emergency Rental Assistance Program (ERAP) for tenants and landlords financially impacted during the COVID-19 pandemic. This second ERAP application round, which will close at 11:59 PM on Saturday, December 18, 2021, includes \$102 million from the American Rescue Plan Act of 2021 and will offer up to 18 months of rental assistance and utility payment assistance for impacted renters. To date, the City of Chicago has provided over \$110 million in direct financial assistance and legal services to impacted Chicagoans since the onset of the pandemic.

The latest ERAP application period is part of the Lightfoot Administration's comprehensive response to the COVID-19 pandemic, which has included economic relief, free legal assistance, and policy changes to protect residents. Renters and landlords can apply online by visiting Chicago.gov/renthelp.

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