



Board Letter

Agenda Date: September 19, 2025

Agenda #: 7

Authorization to select Cabrini New Vision, LLC as the developer partner for the Clybourn and Larrabee site.

Presenter: Rishab Mehan, Deputy Chief Development

Recommendation

The Operating Chairman recommends that the Board of Commissioners ("Board") of the Chicago Housing Authority authorize the Operating Chairman or his designee to: 1) Approve Cabrini New Vision, LLC as the developer partner for the Clybourn and Larrabee site; 2) Enter into a Development Agreement for a mixed-finance development on the site; and 3) Execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

The requested action in this item complies in all material respects with all applicable Chicago Housing Authority (CHA) Board policies and all applicable federal laws. Staff have completed all necessary due diligence to support the submission of this initiative.

Funding

This action does not commit CHA funds to the developer partner. Following a Board action on the recommended Developer Selection, CHA's Development Department will begin pre-development activities, including detailed financial underwriting to determine the type and extent of any CHA funding that may be required to facilitate redevelopment at this site. Those terms, including details of the proposed site plan, will be brought to the Board of Commissioners for a separate action.

Background

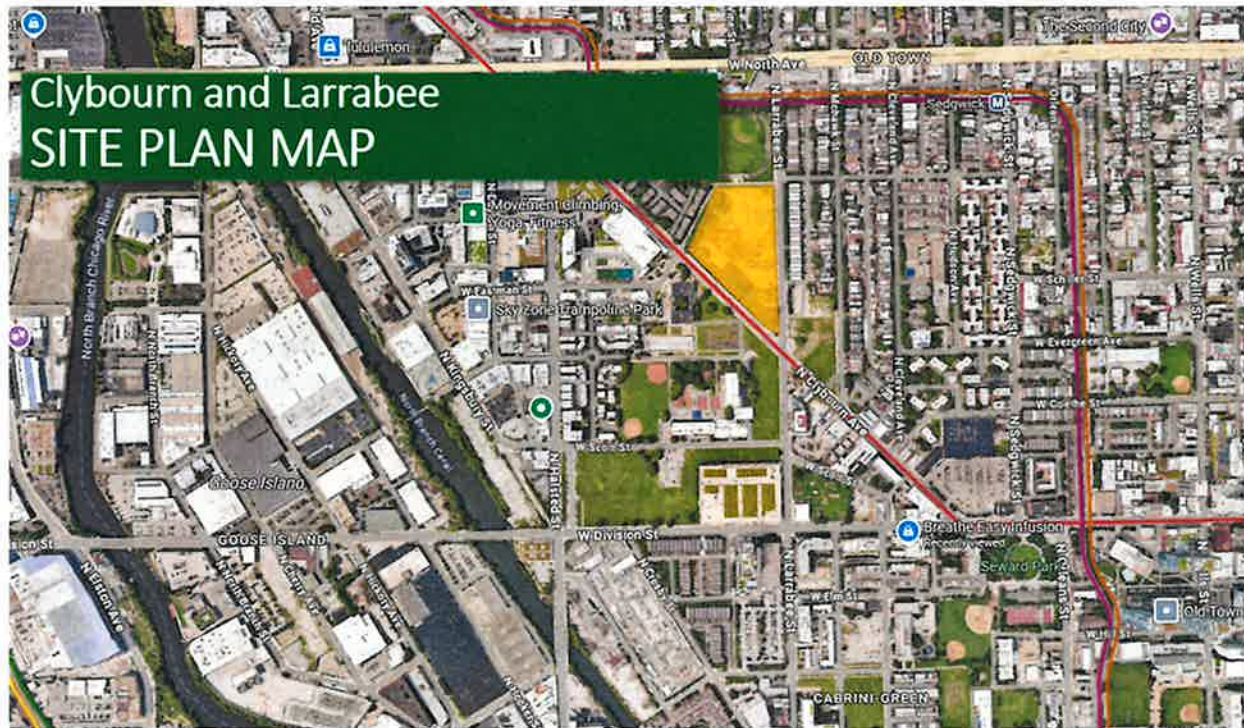
The Chicago Housing Authority (CHA) issued a Request for Proposals (RFP) on March 26, 2025, seeking qualified development team(s) for the planning, design, financing, development, and management of a new mixed-income residential community at the site located at Clybourn and Larrabee in the Cabrini-Green area. The RFP was issued under court-ordered requirements relating to the Cabrini Consent Decree.

The site consists of approximately 7 acres of vacant, graded land, located in Chicago's Near North Community Area within the 27th Ward, with a general address of 1450 North Larrabee Street, Chicago, Illinois, 60610. This site was formerly the Near North Career Metropolitan High School (commonly known as Near North High School) and was subject to a prior redevelopment agreement, which ended in 2024 due to factors outside of CHA's control.

This site is subject to the Cabrini Consent Decree which has a range of requirements including a requirement for mixed-income redevelopment. The solicitation set a minimum requirement of 180 CHA units to be developed in a mixed-income setting. Further details on the development

plans will be included in a future board action for any funding or other CHA development resources to be committed to support redevelopment.

Site Map



Procurement Activities

Specifications prepared by the CHA staff were publicly advertised as RFP Event #3277 for Clybourn and Larrabee Redevelopment on March 26, 2025. A Pre-Proposal Conference was held on April 4, 2025, and twenty-two (22) firms attended. Two (2) proposals were received on May 27, 2025. The responses to the RFP are depicted in the table below:

Responsive Proposal(s)
Cabrini New Vision, LLC (Evergreen-KLEO team)
Celadon-Holston Joint Venture

The recommended respondent(s) were selected through a competitive procurement process in accordance with HUD regulation CFR 200.318 that evaluated responses in the following areas:

1. Work Plan Narrative and Conceptual Design -- 30 points
2. Development Budget -- 15 points
3. CHA Return on Investment -- 10 points
4. Property Management and Community & Supportive Services Experience -- 9 points
5. Team Qualification and Experience -- 18 points
6. Organization Structure and Key Personnel -- 4 points
7. MBE/WBE/DBE and Section 3 (Technical) -- 4 points
8. Consent Decree Resident Participation Requirement -- 10 points

Final scores received from the Evaluation Committee were used to determine the competitive range. Oral presentations were held on July 7, 2025. Based on the overall scoring, CHA staff recommends Cabrini New Vision, LLC (the team of Evergreen-KLEO), a joint venture between Evergreen Redevelopment LLC and KLEO Enterprises LLC, as the development team to provide the planning, financing, development, and management of a new mixed-income residential community at the site located at Clybourn and Larrabee.

Diversity Contracting Requirements

The CHA has reviewed the proposed vendors and has determined the vendors' utilization plans meet with the CHA's stated goals.

Cabrini New Vision, LLC (Evergreen-KLEO Team) will satisfy the CHA 30% M/W/DBE Goal through subcontracting to KLEO Enterprises LLC (MBE), Canopy Architecture & Design (MBE), Nia Architects (MBE), KOO Architecture (WBE) and GMA Construction Group (MBE). Additionally, they satisfy their 10% Section 3 goal by subcontract to Near West Side CDC who will provide community and supportive services through this contract.

Cabrini New Vision, LLC (Evergreen-KLEO Team) has not engaged in any projects with the CHA as a prime contractor.

Vendor Background Information

The Cabrini New Vision, LLC, will serve as the Master Developer for the redevelopment of the Clybourn and Larrabee site. This joint venture team is composed of two members: Evergreen Redevelopment LLC and KLEO Enterprises LLC.

Evergreen Redevelopment, LLC has been actively involved in Chicago's affordable housing sector for over a decade. Its previous experience with the CHA includes several notable projects: Encuentro Square (closed in 2023), Ravenswood Senior Living (2019), Oso Apartments (2018), Northtown Library & Apartments (2018), and Independence Library & Apartments (2018).

KLEO Enterprises, LLC is a minority-owned real estate development firm with local experience in mixed-finance housing. The firm has demonstrated particular expertise in resident engagement and community-driven development processes. Its work with the CHA includes Legends South A3, which closed in May 2025 and is currently under construction.

Respectfully Submitted:



Matthew Brewer
Operating Chairman



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RESOLUTION NO. 2025-CHA-40

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 19, 2025, entitled "Authorization to select Cabrini New Vision, LLC as the developer partner for the Clybourn and Larrabee site".

THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY:

THAT, the Operating Chairman or his designee award Cabrini New Vision, LLC as the developer partner for the Cabrini Clybourn and Larrabee site.

THAT, the Operating Chairman or his designee enter into a Development Agreement for a mixed-finance development with Cabrini New Vision, LLC on the site.

THAT, the Operating Chairman or his designee execute and deliver such other documents and performs such actions as may be necessary or appropriate to implement the foregoing.

This award is subject to the Contractor's compliance with CHA's Diversity Contract Compliance and insurance requirements.




James Matanky
Interim Vice Chairman
Chicago Housing Authority