



Board Letter

Agenda Date: March 17, 2026

Agenda #: 4

Authorization to execute a Housing Assistance Payments (HAP) Contract with a) The Rise on Halsted, b) Morgan Park Commons, c) 1 Fifteen Michigan Apartments, d) Joyce Chapman Apartments, and e) Sarah’s on Sunnyside.

Development Address	Community Area	Target Population
The Rise on Halsted 11300-11318 S Halsted Street	Morgan Park	Family
Morgan Park Commons 11400-11485 S Halsted Street	Morgan Park	Family
1 Fifteen Michigan Apartments 11500 S Michigan Avenue	West Pullman	Family
Joyce Chapman Apartments 505 W 119th Street	West Pullman	Supportive
Sarah’s on Sunnyside 4458 N Clarendon Avenue	Uptown	Supportive

Presenter: Cheryl Burns, Chief Housing Choice Voucher Officer

Recommendation

It is recommended that the Board of Commissioners (“Board”) of the Chicago Housing Authority (“CHA”) authorize the CHA’s Operating Chairman, or his designee, to execute an Agreement to enter into a Housing Assistance Payments (“AHAP”) contract, a corresponding Housing Assistance Payments (“HAP”) contract, and all other documents required to implement such items for a) The Rise on Halsted, b) Morgan Park Commons, c) 1 Fifteen Michigan Apartments, d) Joyce Chapman Apartments, and e) Sarah’s on Sunnyside. Should a project not secure required financing approvals, CHA’s commitments will expire December 31, 2027.

The requested action complies in all material respects with all applicable federal, state, and local laws, and CHA policies. CHA staff has completed all necessary due diligence to support the submission of this initiative.

Property Summary and Estimated Contract

A HAP contract shall be issued for the following Developments utilizing funding from the Housing Choice Voucher (HCV) program:

Development Name Owner Entity	Contract Type & Term	Total # Units	PBV Units	Initial Estimated Contract	Total Estimated Contract
The Rise on Halsted Far South Community	AHAP/HAP 30 years	42	10	\$ 163,800.00	\$ 8,221,032.00
Morgan Park Commons MPC Phase I 4%, LLC MPC Phase I 9%, LLC	AHAP/HAP 30 years	70	17	\$ 245,556.00	\$ 12,410,333.00
1 Fifteen Michigan Apartments Far South Community	AHAP/HAP 15 years	52	13	\$ 206,700.00	\$ 4,062,003.00
Joyce Chapman Apartments Interfaith Housing Development Corporation	AHAP/HAP 30 years	36	30	\$ 541,680.00	\$ 27,055,187.00
Sarah's on Sunnyside Sarah's Circle	AHAP/HAP 30 years	54	54	\$ 988,200.00	\$ 47,014,026.00

Initial contract rents will be determined by market comparables and fair market rents applicable at the time the HAP contract is executed. All rent determinations will comply with federal regulations and CHA policy.

The Rise on Halsted is a proposed new construction, forty-two (42) unit, 4-story elevator served residential property located in Chicago's Morgan Park community.



Project Based Vouchers will assist ten (10) units, four (4) 1-bedroom, five (5) 2-bedroom and one (1) 3-bedroom. Applicants will come from CHA's waitlist, crossed matched with the Continuum of Care database.

Units will contain an electric range and refrigerator. Tenants will be responsible for electricity. Owners will be responsible for all other electric utilities, including heating, water heating and cooking.

Property Owner: **The Rise On Halsted LLC** will be owned by managing member The Rise on Halsted General Partner, LLC, whose members are **Far South Community Development Corporation** (Far South CDC) and **Sheldon Heights Church of Christ (SHCC)**, an Illinois not-for-profit corporation. The Rise on Halsted LLC will have an additional non-managing member that will be decided on a future date.

Far South CDC, a 501(c)(3) nonprofit organization was founded in 1980 and aims to alleviate low-income communities of poverty, blight, and economic distress through effective economic and community development. To accomplish this, they provide business support, residential

support, administer community grants and co-develop properties such as the Maple Park Marketplace-Retail Center, iKohn Campus-Main Building and Annex Building.

SHCC is a continually evolving ministry that includes missionary work and community outreach for all ages from after school programs to programs designed for senior citizens.

Property Manager: **Ludwig and Company** was established in 1989. Of the 68 affordable properties Ludwig manages, 31 properties are located in Illinois. These properties work with various programs – Section 8, HOME, LIHTC, Section 811 and market units.



Morgan Park Commons is a proposed new construction residential property located in Chicago's Morgan Park neighborhood. The property will have seventy (70) units across two (2) low-rise buildings. Each building will have thirty-five (35) units served by elevator in the following configuration: six (6) studios, twelve (12) 1-bedroom, and seventeen (17) 2-bedroom units.

Of the seventy (70) units, Project Based Vouchers (PBV) will assist seventeen (17) units: nine (9) 1-bedroom, eight (8) 2-bedroom units. Applicants will come from CHA's

waitlist. Units will contain an electric range and refrigerator. Tenants will be responsible for all electric utilities, including heating, water heating and cooking.

Property Owner: Morgan Park Commons will have two ownership entities within the one property utilizing a twin finance structure of 4% and 9% Low-Income Housing Tax Credits (LIHTC). Each ownership entity will have a managing member, and a non-managing member that will be a tax credit investor. The managing member in each ownership entity will have two members: **Preservation of Affordable Housing (POAH) and Far South Community Development Corporation.**

POAH's primary mission is to preserve, create and sustain affordable, healthy homes that support economic security and access to opportunity for all. Since 2001, POAH has built or preserved 140 housing communities across 13 states, serving more than 22,000 residents.

Far South Community Development Corporation (Far South CDC) was founded in 1980 and aims to alleviate low-income communities of poverty, blight, and economic distress through effective economic and community development. Projects include Emergency Grant Programs for residents such as Foreclosure Prevention Assistance, Rental Counseling, and (home) Pre-Purchase Education and Grants.

Property Manager:

Preservation of Affordable Housing (POAH) Communities has specialized in the management of affordable multifamily housing for nearly thirty years. POAH manages more than 145 communities in thirteen (13) states and Washington, D.C. through a variety of affordable housing programs including low-income housing tax credits, bonds, conventional financing, and multiple HUD programs. POAH currently manages 187 units through seven (7) PBV contracts with CHA.



1 Fifteen Michigan Apartments is a proposed new construction, fifty-two (52) unit, 4-story elevator served residential property. Located in Chicago's West Pullman community it will be part of the red-line expansion transportation hub. There will be seventeen (17) 1-bedroom, twenty-nine (29) 2-bedroom and six (6) 3-bedroom units in the building.

Of the fifty-two (52) units, thirteen (13) will be assisted with Project-Based Vouchers (PBV) in the following proposed configuration: two (2) 1-bedroom, nine (9) 2-bedroom and two (2) 3-bedrooms. Applicants will come from CHA's waitlist. Units will contain an electric range and refrigerator. Tenants will be responsible for electricity. Owners will be responsible for all other electric utilities, including heating, water heating and cooking.

Property Owner: The ownership entity will be 1 Fifteen Michigan Apartments, which will consist of a managing entity, and a non-managing LIHTC investor that is yet to be formed. The managing entity, 1 Fifteen Michigan Apartments General Partner LLC, will consist of **Far South Community (Far South CDC)**, and **Chicago Neighborhood Initiatives (CNI)**, both Illinois non-profit organizations.

Far South CDC, in addition to Emergency Grant Programs for Residents, has completed nearly 20 home redevelopments and active parks such as POP! Heights Park completed in 2022 and the Major Taylor Trail, with planned completion in 2026, and Morgan Park Commons-Performing Arts & Public Park for completion in 2027.

CNI works to revitalize neighborhoods and create jobs through high-impact initiatives. In the past 16 years, CNI has completed 40 home redevelopment and sales and opened multiple commercial centers with anchors including Walmart, Mariano's, and Whole Foods.

Property Manager: **Ludwig and Company** is headquartered in Illinois and manages sixty-eight (68) apartment communities containing affordable and market rates units in 7 states. CHA partners with Ludwig and Company at Wrightwood Senior Apartments (17 PBV units) and Pullman Artspace (7 PBV units).



Joyce Chapman Apartments is a proposed new construction, thirty-six (36) unit, permanent supportive housing (PSH) property located in the Pullman neighborhood. Applicants will come from CHA's waitlist cross matched with the Continuum of Care database.

Project Based Vouchers will assist thirty (30) units, twelve (12) 1-bedroom, seven (7) 2-bedroom, and eleven (11) 3-bedroom units. The units will contain an electric range and refrigerator. Owners will be responsible for all electric utilities, including heating, water heating and cooking.

Property Owner: The owner is West Pullman Apartments LLC, an Illinois limited liability company, which is owned by The Interfaith Housing Development Corporation of Chicago, an Illinois not-for-profit corporation and the managing member, with Perry Vietti as Manager. A LIHTC investor, to be determined, will serve as non-managing member.

Interfaith Housing Development Corporation (IHDC) promotes and develops long term affordable housing for low-income, underserved populations in collaboration with local communities. IHDC has created 20 affordable housing developments since 1992. In total, IHDC has generated 1,103 affordable rental units throughout the metropolitan Chicago area, most units are set aside for special needs populations.

Property Manager: **Interfaith Management Services (IMS)** is IHDC's Affiliate organization. IMS manages the fourteen (14) properties for which IHDC holds ownership interest. IMS partners with CHA at Sankofa House, Lake Street Studios, Branch of Hope and Clara's Village for a total of 197 units across the four properties.

Supportive Services: **Southside Center of Hope (SSCH)** was founded in 1983 as St. Martin de Porres providing services such as weekly medical clinic, onsite pre-school and providing a GED program. In 2019, the St. Martin de Porres House of Hope became the Southside Center of Hope. SSCH will provide accessible and flexible supportive services, focused on maintaining housing stability and will be their second partnership with IHDC in this capacity.



Sarah's on Sunnyside, a proposed new construction development, will consist of fifty-four (54) permanent supportive housing (PSH) studio units in a 7-story elevator building. The PSH units will be leased to single, unaccompanied women over the age of 18 who have experienced homelessness. All units will be assisted with Project-Based Vouchers (PBV) and all tenants will come from the CHA's waitlist cross matched with the Continuum of Care database.

Sarah's on Sunnyside will provide fully furnished units, equipped with essential household items, dishes, linens, utensils, garbage bins, towels, and more. Items such as detergent and soap are available upon request. Amenities include a community room with kitchen, computer lab, laundry rooms, 24 hour/7 day a week front desk coverage, monitored internal and external security cameras and key fob entry. All utilities are provided by the building, including electricity.

Property Owner: **Sarah's on Sunnyside LLC** is wholly owned by Sarah's Circle, an Illinois not-for-profit corporation, which has been in Chicago's Uptown community since 1979. Sarah's Circle is dedicated to serving women experiencing homelessness. Over their 46-year history, Sarah's Circle has evolved from a volunteer-run drop-in center to a comprehensive social service provider. With a deep understanding of homelessness and the challenges facing women, Sarah's Circle works to end homelessness for the women they serve.

Sarah's Circle owns and operates Sarah's on Sheridan (38 CHA PBV units), Sarah's on Lakeside (28 CHA/PBV units), and The Judy Krueger Apartments (10 units).

Manager: **Sarah's Circle** - has been managing its owned and operated mixed use buildings since 2013. The Executive Director and the Senior Director of Finance and Properties each have over fourteen years' experience at Sarah's Circle. A Facilities Manager supervises two (2) Maintenance Technicians who are responsible for cleaning the facilities and assisting with minor repairs.

Supportive Services: Residents of Sarah's on Sunnyside will be part of the agency's Permanent Supportive Housing Program. Four case managers will provide support and assistance in on-site confidential meeting spaces. The main goal of the PSH program is housing stability. Services are focused on helping clients maintain their homes, maintain or increase their income, and address and manage any health issues. Groups, workshops, and activities will be provided in each of the agency's locations. All four buildings are located within a half-mile radius of each other.

Respectfully Submitted:



Matthew Brewer
Operating Chairman



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RESOLUTION NO. 2026-CHA-14

WHEREAS, The Board of Commissioners of the Chicago Housing Authority has reviewed the Board letter dated March 17, 2026, entitled "Authorization to execute a Housing Assistance Payments (HAP) Contract with a) The Rise on Halsted, b) Morgan Park Commons, c) 1 Fifteen Michigan Apartments, d) Joyce Chapman Apartments, and e) Sarah's on Sunnyside".

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

THAT, The Board of Commissioners authorizes the Operating Chairman, or his designee, to 1) execute a Housing Assistance Payments (HAP) contracts for a) The Rise on Halsted, b) Morgan Park Commons, c) 1 Fifteen Michigan Apartments, d) Joyce Chapman Apartments, and e) Sarah's on Sunnyside; and execute all other documents as may be necessary or appropriate to implement the foregoing.





James Matanky
Vice Chairman
Chicago Housing Authority