



Chicago Housing Authority

60 E Van Buren St
Chicago, IL 60605

Board Letter

Agenda Date: March 24, 2025

Agenda #: 3

Authorization for actions necessary for the closing of Southbridge 1C.

Development Address	Community Area	Target Population
2311-2315 South State Street	Near South Side	Family

Presenter: Lee Pratter, Deputy Chief Development Officer

Recommendation

The Interim Chief Executive Officer ("CEO") of the Chicago Housing Authority ("CHA") recommends that the CHA Board of Commissioners ("Board") authorize the Interim CEO or her designee to: 1) loan CHA funds in an amount not to exceed \$10,000,000; 2) submit a Rental Assistance Demonstration ("RAD") application and financing plan to the United States Department of Housing and Urban Development ("HUD"); 3) submit evidentiary documents to HUD; and 4) execute such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

Property Summary and Estimated Contract

CHA Loan Source	Type of Loan	Not to Exceed Amount
CHA Funds	Construction/Permanent	\$10,000,000

Contract Term	Total Units	RAD PBV Units	Initial Estimated Contract – 1 st Year	Total Estimated Contract – 20 Years
RAD HAP 20 years (with automatic renewal)	80	29	\$73,596	\$1,471,920

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.

Funding

MTW Funds

Compliance

Subject to compliance with M/W/DBE & Section 3 Participation.

Developer

The Developer for Southbridge 1C is Ickes Master Developer JV LLC. Ickes Master Developer JV LLC is comprised of The Community Builders, Inc. ("TCB") and McCaffrey Interests, Inc. ("MI"). TCB, head quartered in Boston, has experience creating mixed-income communities in Chicago and nationally. TCB is led by Bart Mitchell, President and CEO.

MI has experience leasing retail and commercial space with both national and local operators. Recent examples of MI's mixed-use projects include Roosevelt Collection and Harper Court Redevelopment. McCaffrey, led by Dan McCaffrey, has offices in Chicago, Pittsburgh, Greater District of Columbia, and Denver.

Background and Approach

The former Harold Ickes Homes consisted of approximately 1,000 family units on approximately 11 acres. The units were demolished in 2010 to redevelop the site into a mixed-income mixed-use community.

On June 20, 2015, the CHA Board approved the selection of the Ickes Master Developer JV LLC, comprised of The Community Builders, Inc. and McCaffrey Interests, Inc. to lead the redevelopment of the Harold Ickes site.

To date the development team has delivered two residential phases comprised of 206 total units including 68 CHA units and 15,150 square-foot (SF) of commercial space.

Southbridge 1C is the third phase of the development. Southbridge 1C will consist of a 12-story, new-construction, mixed-income, mixed-use, transit-oriented building. The apartments will be studio, one and two-bedroom units.

The proposed Southbridge 1C bedroom and income mix will consist of the following.

Unit Type	CHA	Affordable	Market	Total
Studio	0	6	14	20
One-Bedroom	26	5	19	50
Two-Bedroom	3	4	3	10
Total	29	15	36	80

The 29 CHA units will be subsidized using RAD project-based vouchers.

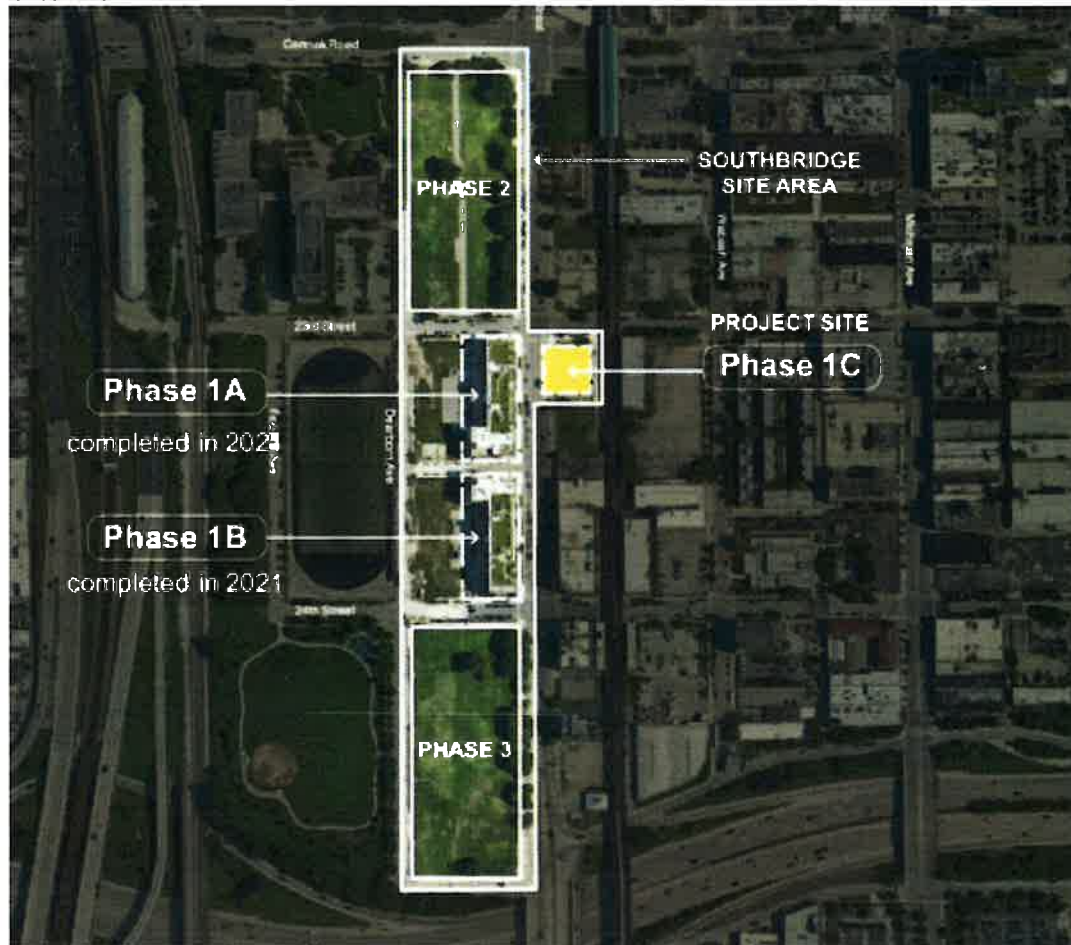
The first floor of Southbridge 1C will contain approximately 1,470 SF of commercial space and 2,505 SF of community space.

Property Profile

Rendering:



Site Plan:



Tenant Selection Plan

The Tenant Selection Plan will be consistent with the existing management documents approved for Southbridge 1A and 1B.

Respectfully Submitted:

Angela Hurlock
Interim Chief Executive Officer



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RESOLUTION NO. 2025-CHA-8

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated March 24, 2025, entitled "Authorization for actions necessary for the closing of Southbridge 1C".

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

THAT, the Interim Chief Executive Officer, or her designee may loan Chicago Housing Authority funds in an amount not to exceed \$10,000,000 for the redevelopment of Southbridge 1C; and

THAT, the Interim Chief Executive Officer, or her designee may submit a Rental Assistance Demonstration ("RAD") application, financing plan and any other RAD certification required; and

THAT, the Interim Chief Executive Officer, or her designee may submit evidentiary documents to United States Department of Housing and Urban Development ("HUD"); and

THAT, the Interim Chief Executive Officer, or her designee, may execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

This resolution is subject to the Owner/Developer's compliance with the CHA's Diversity Contract Compliance and insurance requirements.





Mathew Brewer
Interim Chairperson
Chicago Housing Authority