



Board Letter

Agenda Date: January 27, 2026

Agenda #: 5

Authorization to select Preservation of Affordable Housing (POAH) as the co-development partner for the Loomis Courts Redevelopment.

Presenter: Kemena Brooks, Chief of Staff

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) Provide authorization to select Preservation of Affordable Housing (POAH) as CHA's co-development partner for the Loomis Courts Redevelopment; 2) Enter into a Development Agreement for a mixed-finance development with POAH as partner for the Loomis Courts Redevelopment; 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 co-development 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 the Loomis Courts redevelopment. Those terms, including details of the proposed renovations and financing, will be brought to the Board of Commissioners for a separate action.

Background

CHA developed Loomis Courts Apartments in 1951, and the property features two seven-story multi-family buildings located at 1314 & 1342 West 15th Street in Chicago's Near West Side community area. Each building originally featured 42 one-bedroom and 21 two-bedroom units for a total of 126 units.

The units are currently under a Project-Based Rental Assistance contract and are not included in CHA's public housing portfolio, which limits CHA's ability to access federal funding for major repairs. The units and the major building systems require significant capital repairs and improvements to be brought back online.

To perform the necessary substantial improvements and move the project forward most effectively, the Chicago Housing Authority (CHA) issued a Request for Proposals (RFP) seeking qualified development team(s) for the planning, design, financing, development, and management of the Loomis Courts Redevelopment.

Goals for the RFP, and the future redevelopment on the site include a substantial renovation of all units, replacement of the major systems to ensure the buildings' operating longevity, and the provision of newly constructed property management offices and resident amenity spaces.

Site Map



Procurement Activities

CHA staff publicly advertised RFP Event #3300 for Loomis Courts redevelopment on August 29, 2025. A Pre-Proposal Conference was held on September 18, 2025, and a site visit featuring a tour of the existing buildings was held on September 19, 2025. Three proposals were received on October 24, 2025. The following respondents submitted proposals:

Responsive Proposal(s)
Evergreen Real Estate Group
LR Development LLC dba Related Midwest
Preservation of Affordable Housing

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. Specialized Experience and Past Performance -- 30 points
2. Approach and Work Plan -- 30 points
3. Ability to Obtain/Implement Financing and Financial Capacity -- 30 points
4. Contract Requirements -- 10 points

Final scores provided by the Evaluation Committee were used to determine the competitive range. Oral presentations were held on November 20, 2025.

Based on the overall scoring, CHA staff recommends Preservation of Affordable Housing (POAH) to act in coordination as co-development partners with CHA to redevelop and operate Loomis Courts.

Contracting Requirements

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

Preservation of Affordable Housing stated in their commitment that "POAH/Leopardo/Apex team commit to pursuing the CHA's contracting and participation goals, subject to applicable law. The team will work closely with the CHA, its existing subcontractor network, and community employment centers to implement a comprehensive strategy that maximizes community-based hiring and career opportunities.

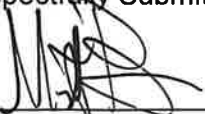
Vendor Background Information

Aaron Gornstein, President and CEO, 2 Oliver Street, Suite 500, Boston, MA 02109. Preservation of Affordable Housing is a nationally recognized non-profit developer with extensive experience in the renovation, redevelopment, and new construction of affordable housing. POAH has completed over 100 projects using Low-Income Housing Tax Credits across the country and has secured over \$750 million of private investment into affordable housing.

In Chicago, POAH has completed 16 LIHTC-financed projects totaling 1,382 affordable apartments and currently has three additional projects under construction comprising 395 units. POAH is also partnering with CHA to preserve and renovate Levy House, a 57-unit senior residence in East Rogers Park. They manage project-based voucher contracts at other CHA-affiliated properties, including the renovated Mattie Butler Apartments (2020) and the ongoing Historic Uptown Apartments project, which encompasses Sunnyside Kenmore Apartments.

Based on the foregoing, it is in the best interest of the CHA for the Board to authorize the Operating Chairman or her/his designee to enter into contract with Preservation of Affordable Housing Inc as a co-developer for Loomis Courts Apartments.

Respectfully Submitted:



Matthew Brewer
Operating Chairman
Chicago Housing Authority



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RESOLUTION NO. 2026-CHA-5

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated January 27, 2026 entitled "Authorization to select Preservation of Affordable Housing (POAH) as the co-development partner for the Loomis Courts Redevelopment".

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

THAT, the Operating Chairman or his designee provide authorization to select Preservation of Affordable Housing (POAH) as the co-development partner for the Loomis Courts Redevelopment.

THAT, the Operating Chairman or his designee enter into a Development Agreement for a mixed-finance development with POAH as partner for the Loomis Courts Redevelopment.

THAT, the Operating Chairman or his designee executes 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 Contract and insurance requirements.




James Matanky
Vice Chairman
Chicago Housing Authority