

AGENDA



Meetings of the Real Estate Operations Development Committee

MARCH 17, 2026 AT 8:40 AM

*60 E Van Buren St
Chicago, IL 60605*



Chicago Housing Authority

Real Estate Operations Development Committee

Agenda

60 E Van Buren St
Chicago, IL 60605

Tuesday, March 17, 2026

8:40 AM

CHA Corporate Offices

- I. Roll Call**
- II. Approval of Minutes for the Real Estate Operations Development Committee Meeting of January 27, 2026.**
- III. Resolutions**
 - 1** Authorization to enter into professional service agreements for real estate services.
Presenter: Kemena Brooks, Chief of Staff
 - 2** Authorization to enter into license agreements at Legends South for a tenant garden at 31 W. 45th Street and an urban farm at 4412-4436 S. Dearborn Street, and to submit a Planned Development amendment to ensure zoning compliance.
Presenter: Kemena Brooks, Chief of Staff
 - 3** Authorization to provide a loan to C/S Loomis Courts Limited Partnership for operating expenses.
Presenter: Leonard Langston, Jr., Interim Chief Property Officer
 - 4** Authorization to execute a Housing Assistance Payments (HAP) Contract with a) 1434 W Fillmore LLC, b) The Rise on Halsted, c) Morgan Park Commons, d) 1 Fifteen Michigan Apartments, e) Joyce Chapman Apartments, and f) Sarah's on Sunnyside.
Presenter: Cheryl Burns, Chief Housing Choice Voucher Officer
- IV. Public Participation**
- V. Adjournment**



Board Letter

Agenda Date: March 17, 2026

Agenda #: 1

Authorization to enter into professional service agreements for real estate services.

Presenter: Kemena Brooks, Chief of Staff

Recommendation

The Operating Chairman (“OC”) of the Chicago Housing Authority (“CHA”) recommends that the CHA Board of Commissioners (“Board”) authorize the OC or his designee to: 1) enter into contracts to seven (7) firms to establish a pre-qualified pool of vendors to provide Real Estate Services in five service categories of (1) appraisal, (2) brokerage, (3) consulting and advisory, and (4) land surveying with an aggregate value not to exceed \$1,250,000 that comprises a three (3) year base term not to exceed \$750,000 and two one (1) year options not to exceed \$500,000; and 2) implement processes and procedures to manage the pre-qualified pool as well as to approve each request to exercise the options awarded under the contract.

Table 1: Recommended Vendors and Contract Amounts by Service Category

Category	Recommended Awardee	Base Term (Years)	Base Contract Maximum	Option Year 1	Option Year 2	Total Contract Maximum
1. Appraisal Services	Allstate Appraisal, LP	3	\$60,000	\$20,000	\$20,000	\$100,000
	Wildcat Valuation, LLC	3	\$60,000	\$20,000	\$20,000	\$100,000
	CBRE, Inc.	3	\$30,000	\$10,000	\$10,000	\$50,000
2. Brokerage Services	Steps Inc, Consulting	3	\$60,000	\$20,000	\$20,000	\$100,000
	Full Circle Realty & Property Management LLC	3	\$60,000	\$20,000	\$20,000	\$100,000
	CBRE, Inc.	3	\$30,000	\$10,000	\$10,000	\$50,000
3. Consulting Services	CSG Advisors Incorporated	3	\$90,000	\$30,000	\$30,000	\$150,000
	Steps Inc. Consulting	3	\$30,000	\$10,000	\$10,000	\$50,000
	Full Circle Realty & Property Management LLC	3	\$30,000	\$10,000	\$10,000	\$50,000

4. Land Survey Services	Environmental Design International, Inc.	3	\$300,000	\$100,000	\$100,000	\$500,000
Aggregate Total:			\$750,000	\$250,000	\$250,000	\$1,250,000

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

Background

CHA's mission to create and sustain strong communities requires access to qualified professional firms that can provide a broad range of real estate service in these four essential categories:

1. Appraisal
2. Brokerage
3. Consulting and Advisory
4. Land Surveying

The services will support multiple CHA Departments to complete statutorily required and strategic activities to further CHA's mission. These Departments include but are not limited to Development, Property & Asset Management, and Legal. These services categories are essential to CHA's ongoing operational activities such as housing preservation, housing development, acquisitions, and dispositions.

CHA has previously procured these four service categories under separate solicitation processes in line with CHA's Procurement policies and procedures. By creating a vendor pool of services, CHA anticipates being able to access services more efficiently and in a more cost-effective way by issuing task orders for specific projects or activities.

The recommended contract awards and contract amounts do not represent a firm commitment to spend the allocated amount with each vendor. Services will only be requested based on operational needs. By creating a vendor pool and putting these contracts in place, CHA will ensure that these services are readily available to meet ongoing operational requirements. The recommended aggregate contract amounts are based on historical expenditure levels for these services, anticipated service need, and information provided by the recommended vendors through their RFP submissions.

Overview of Service Categories

Category 1: Appraisal Services

These firms are recommended to deliver comprehensive property valuations and market analyses that comply with the Uniform Standards of Professional Appraisal Practice (USPAP). These services will include appraisals of single-family homes, multi-family buildings, commercial properties, mixed-use developments, and land, as well as market studies and comparable property reports. Appraisal reports will support CHA's decision-making processes by providing

accurate, timely, and well-supported valuation data, including cost, income, and sales comparison approaches, along with feasibility and affordability analyses where applicable. Appraisals are a frequently required service to both meet HUD and other regulatory requirements for CHA's real estate activities, as well as to inform strategy and decision making on real estate matters.

Category 2: Brokerage Services

These firms are recommended to act as broker in a variety of transaction types including, but not limited to: the sale of CHA property or acquisition of property on behalf of the CHA; leasing and purchasing of new space or locations; relocation or expansion into new space; and the consolidation, termination, subleasing, reconfiguration or restructuring of existing lease agreements. Service needs may also include support leasing property to other entities including renewals or extensions of existing leases, expansions of existing tenants and leasing any vacant space.

Category 3: Consulting and Advisory Services

These firms are recommended to provide various real estate consulting services to supplement CHA's internal resources and assist CHA in making real estate decisions based on current and anticipated future public policy objectives, regulatory requirements and market conditions. This category includes real estate development financial feasibility and proforma analysis services for CHA-owned sites being considered for redevelopment. These services are required to assess the development potential of CHA sites and provide advisory support for structuring complex, multi-source public housing development projects. Consultants will support CHA in evaluating development scenarios and project financing and structure terms that align with the agency's mission and strategic goals, including affordable mixed-income and mixed-use development.

Category 4: Land Surveying Services

This firm is recommended to perform a full spectrum of professional land surveys. These include, but are not limited to, boundary surveys, American Land Title Association (ALTA)/National Society of Professional Surveyors (NSPS) Land Title Surveys, topographic and as-built surveys, plats of subdivision, right-of-way and easement surveys, and construction staking. All surveying work must be performed by certified professional land surveyors licensed in the State of Illinois and conducted in accordance with applicable federal, state, and local regulations, including the 2021 ALTA/NSPS survey standards. Land surveys are a frequently required service to both meet HUD and other regulatory requirements for CHA's real estate activities, including when obtaining building permits, undertaking real estate development, and supporting a range of other real estate related legal documents,

Procurement Activities

Specifications prepared by CHA staff were publicly advertised as RFP Event 3282 Real Estate Services on Thursday, September 18, 2025. A Pre-Proposal Conference was held on Tuesday, September 30, 2025, and eleven (11) firms attended. Eleven (11) proposals were received on Wednesday, November 5, 2025. The responses to the RFP are depicted in the table below:

Responsive Proposal(s)
Allstate Appraisal, LP
BBG Real Estate Services, LLC
CBRE, Inc.
CJP Appraisal Services, LLC

CSG Advisors Incorporated
Environmental Design International, Inc.
Full Circle Realty & Property Management LLC
One Chicago Real Estate LLC
Steps Inc. Consulting
Ware Realty Group, LLC
Wildcat Valuation, LLC

After reviewing the submitted proposals, two proposals from BBG Real Estate Services, LLC and One Chicago Real Estate, LLC were deemed non-responsive due to their failure to provide required documents.

The recommended vendor(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 and Experience – 20 points
2. Past Performance – 20 points
3. Approach and Work Plan – 30 points
4. Organization Structure and Key Personnel – 10 points
5. Proposed Fees – 10 points
6. MBE/WBE Compliance – 10 points

Final scores received from the Evaluation Committee were used to determine the competitive range. Oral presentations were waived. Based on the overall scoring, CHA staff recommends CBRE, Inc., Allstate Appraisal, LP, CSG Advisors Incorporated, Environmental Design International, Inc., Steps Inc. Consulting, Wildcat Valuation & Full Circle Realty & Property Management LLC for award to provide Real State Services as needed by CHA.

Contracting Requirements

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

Allstate Appraisal, LP will satisfy the CHA 20% M/W/DBE goal through subcontracting 20% to Nova Stationers, Inc., a WBE business certified through the City of Chicago. The 3% Section 3 goal does not apply. Allstate Appraisal, LP does not have Prime or subcontracts directly with CHA.

Wildcat Valuation LLC will satisfy the CHA 20% M/W/DBE goal through self-performing as a MBE/WBE business certified through the City of Chicago. The 3% Section 3 goal is not applicable. Wildcat Valuation LLC does not have Prime or subcontracts directly with CHA.

CBRE, Inc. will satisfy the CHA 20% M/W/DBE goal through subcontracting 20% to Ware Realty Group, LLC, a MBE/WBE business certified through the City of Chicago. The 3% Section 3 goal does not apply. CBRE, Inc. has held a prime contract for brokerage services and lease consulting services since 2020.

Steps Inc. Consulting will satisfy the CHA 20% M/W/DBE goal through self-performing as a WBE business certified through Women's Business Enterprise National Counsel. The 3% Section 3 goal does not apply. Steps, Inc Consulting does not have Prime or subcontracts directly with CHA.

Full Circle Realty & Property Management LLC will satisfy the CHA 20% M/W/DBE goal through self-performing as a MBE/WBE business certified through the City of Chicago. Full Circle Realty & Property Management LLC will self-perform to satisfy their 3% Section 3 goal as a 51% tier Section 3 business. Full Circle Realty & Property Management LLC does not have Prime or subcontracts directly with CHA.

CSG Advisors Incorporated will satisfy the CHA 20% M/W/DBE goal through self-performing as a WBE business certified through Women's Business Enterprise National Counsel. CSG Advisors Incorporated is proposing an OEO to satisfy their 3% Section 3 goal through the CSG Advisors Housing & Real Estate Finance Internship valued at \$2,700.00. This program offers Internships, Mentorship, Hands-on Projects, and Professional Development. CSG Advisors Incorporated has held Prime contracts with CHA since 2020.

Environmental Design International, Inc. will satisfy the CHA 20% M/W/DBE goal through self-performing as a MBE/WBE certified through the City of Chicago. Environmental Design International, Inc. will subcontract 3% to JHF Consulting a 51% tier Section 3 business to satisfy their 3% Section 3 goal. Environmental Design International, Inc. has held Prime and subcontracts with CHA since 2000.

Vendor Background Information

CBRE, Inc.

Mike Nardini, Senior Vice President, 321 N. Clark Street, 34th Floor, Chicago, IL, 60654. CBRE, Inc. provides commercial real estate services and is partnering with Hayat Brown a minority, woman owned, diversely staffed national engineering, advisory and development firm, with qualified, experienced, and licensed professionals that provides real estate services. CBRE and Hayat Brown have a proven track record of providing solutions for state, regional, and local government entities. CBRE has the ability to invest, build and partner in programs and technology to support CHA deliverables, KPI's and service level requirements. CBRE has experience working with the Chicago Housing Authority, which dates back to at least 2020.

Allstate Appraisal, L.P.

Steven S. Albert, President, 320 W. 202nd Street, Chicago, IL, 60411. Allstate Appraisal, L.P. ("Allstate") is a limited partnership and is one of the nation's oldest and most respected appraisal and appraisal management companies, serving many of the country's largest lending institutions, insurance companies, law firms, and governmental entities since 1959. Allstate has experience working with the Chicago Housing Authority (CHA), which dates back to 2008. Allstate employs 60 full-time staff that made up of experienced and dedicated professionals, which includes a team of over 35 certified staff appraisers.

CSG Advisors Incorporated

Tanya Dempsey, CO-CEO and Nicole Graham, CO-CEO, 41 Perimeter Center East, Suite 615, Atlanta, GA, 30346. CSG Advisors Incorporated has a team that combines deep financial advisory experience, housing policy expertise, and practical implementation capacity that is line to support making informed, market-responsive, and community centered real estate decisions. CSG Advisors has delivered scopes of work for housing authorities across the country including portfolio management, site review, development advisory, and financial feasibility. CSG Advisors currently serves more than 50 public housing agencies nationwide. This ongoing engagement provides CSG Advisors with real-time insight into evolving HUD policy, best practices in portfolio repositioning, and innovative approaches to maximizing local impact. CSG

Advisors has experience working with the Chicago Housing Authority, which dates back to at least 2020.

Environmental Design International, Inc.

Leslie Sawyer, President and CEO, 33 W. Monroe St. Ste. 1825, Chicago, IL, 60603. Environmental Design International, Inc. (EDI) has over 30 years of continuous experience providing professional land surveying services of comparable complexity for public agencies, housing authorities, and private sector clients. EDI is a licensed, professional engineering firm offering a variety of environmental engineering, industrial hygiene, surveying, civil engineering, and construction engineering services.

Steps Inc. Consulting

Nicole Wheatly, President, 4517 S. State Street, Chicago, IL, 60609. Steps Inc. Consulting is a Chicago-based, women-led real estate and community development firm with over three decades of experience advancing housing equity, economic inclusion, and neighborhood revitalization. Steps Inc Consulting brings local expertise and commitment to transforming disinvested communities into sustainable neighborhoods.

WildCat Valuation, LLC

Clinton J. Wallace, Co-Founder and Managing Partner, 2914 North Seminary, Chicago, IL, 60657. WildCat Valuation, LLC is. WildCat Valuation, LLC appraisers are all State Licensed Certified General or State Licensed Certified Residential Real Estate Appraisers throughout the State of Illinois. WildCat Valuation, LLC has experience with clients such as the State of Illinois, Cook County Forest Preserve District, the Chicago Board of Education, and the Village of Cicero.

Full Circle Realty Property Management LLC

Deanna Hodges, President & Managing Broker, 422 ½ E. 87th St. Chicago, IL, 60619.

Full Circle Realty Property Management LLC has more than 21 years of experience managing complex real estate portfolios, executing property transactions, and delivering compliance-based consulting services for public agencies, nonprofit organizations, and private developers. Since 2010, FCRPM has managed and stabilized over 1,500 residential and commercial units valued over \$100 million across Illinois, Indiana, and Iowa.

Based on the foregoing, it is in the best interest of the CHA for the Board to authorize the Operating Chairman or his designee, to enter into contract(s) with CBRE, Inc., Allstate Appraisal, LP, CSG Advisors Incorporated, Environmental Design International Inc., Steps Inc. Consulting, Wildcat Valuation and Full Circle Realty & Property Management LLC to provide Real Estate Services in the aggregate amount of \$1,250,000.

Respectfully Submitted:

Matthew Brewer
Operating Chairman



Agenda #: 1

RESOLUTION NO. 2026-CHA-

WHEREAS, the Board of Commissioners of the Chicago Housing Authority ("CHA") has reviewed the Board Letter entitled "Authorization to enter into professional service agreements for real estate services.

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

THAT, the Operating Chairman or his designee enter into contracts with seven (7) firms to establish a pre-qualified pool of vendors to provide Real Estate Services in four service categories of (1) appraisal, (2) brokerage, (3) consulting and advisory, and (4) land surveying, with an aggregate value not to exceed \$1,250,000 that comprises a three (3) year base term not to exceed \$750,000 and two one (1) year options not to exceed \$500,000;

THAT, the Operating Chairman or his designee implement processes and procedures to manage the pre-qualified pool as well as to approve each request to exercise the options awarded under the contract.

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

James Matanky
Vice Chairman
Chicago Housing Authority



Board Letter

Agenda Date: March 17, 2026

Agenda #: 2

Authorization to enter into license agreements at Legends South for a tenant garden at 31 W. 45th Street and an urban farm at 4412-4436 S. Dearborn Street, and to submit a Planned Development amendment to ensure zoning compliance.

Presenter: Kemena Brooks, Chief of Staff

Recommendation

The Operating Chairman ("OC") of the Chicago Housing Authority ("CHA") recommends that the CHA Board of Commissioners ("Board") authorize the OC or his designee to: 1) negotiate and execute license agreements for a tenant garden at 31 W. 45th Street and an urban farm at 4412-4436 S. Dearborn Street; 2) submit an application for a minor change to Planned Development 1135 (PD 1135) to the City of Chicago to ensure the tenant garden and urban farm conform with City of Chicago zoning ordinance; 3) and execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

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

License Agreement Summary

Land Use	Location	Area	Initial Term	Option	Amount
Tenant Garden	31 W. 45th St.	Approx. 7,500 square-feet	5 years	5 years	\$0.00
Urban Farm	4412-4436 S. Dearborn St.	Approx. 80,000 SF	5 years	5 years	\$0.00

Funding

Not Applicable

Background Approach

The Legends South Urban Farm and the tenant garden were established in 2012 on vacant land within the former Robert Taylor Homes by the CHA-selected development team of Brinshore Development, LLC, and The Michaels Development Company, Inc. ("BMT-I, LLC) in partnership with the Chicago Botanic Garden (CBG).

The urban farm is located at 4412-4436 S. Dearborn Street and comprises approximately 80,000 square feet in area. The tenant garden is currently located at 43-49 W. 44th Street and will be relocated to 31 W. 45th Street. This 7,500-square-foot area features 22 raised beds and is maintained by residents with the assistance of CBG.

In May 2022, the CHA Board approved land disposition of vacant land at the former Robert Taylor site to Brinshore-Michaels to bring forth the first phases of for-sale homes to the Legends South community. The upcoming phase of for-sale development approved in May 2022 will occur at the current site of the tenant garden and, as such, the garden must be relocated to facilitate redevelopment of the next phase of the for-sale homes.

The agreements needed to operate both the urban farm and the tenant garden have expired. This Board action will enable CHA to reactivate the necessary agreements for both facilities alongside the required relocation of the tenant garden.

In order to continue operating the urban farm, the City of Chicago Department of Planning and Development also requires a minor amendment to the PD 1135 to allow for a farming use in this location. The amendment is expected to constitute a minor amendment or minor change and should not require the approval of City Council.

The terms of the Urban Farm and Tenant Garden license agreements will be five (5) years each with the option to renew, for an additional 5 years, subject to HUD approval. Additional terms will include programs for CHA residents including monthly no-cost food distribution, designated spaces for CHA residents to participate in the on-site workforce development program, along with opportunities for CHA youth to participate at their young urban farmers program through After School Matters

The Legends South urban farm is home to the CBG Windy City Harvest certificate program and a farm incubator program. These initiatives provide important community benefits, including supporting efforts to reduce food insecurity by providing monthly food distribution to Legends South residents. Most urban farming trainees at the Legends South Urban Farm and Community Garden are Chicagoans from the south and west sides who have been previously involved in the justice system. Resident gardeners using the tenant garden also received support from CBG through its Windy City Harvest program which provides residents with training and materials to harvest sustainable agricultural produce.

The locations of the urban farm and the resident garden are not proposed for redevelopment in the near-term. These urban agriculture activities, which also support residents with food security and other community benefits, are recommended as a valuable interim-use while development efforts for the site advance over time.

Respectfully Submitted:

Matthew Brewer
Operating Chairman



Agenda #: 2

RESOLUTION NO. 2026-CHA-XX

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated March 17, 2026, entitled "Authorization to enter into license agreements at Legends South for a tenant garden at 31 W. 45th Street and an urban farm at 4412-4436 S. Dearborn Street, and to submit a Planned Development amendment to ensure zoning compliance."

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

THAT, the Operating Chairman, or his designee, negotiate and execute license agreements for a tenant garden at 31 W. 45th Street and an urban farm at 4412-4436 S. Dearborn Street

THAT, the Operating Chairman, or his designee, submit a Planned Development amendment application to the City of Chicago to ensure the tenant garden and urban farm conforms with City of Chicago zoning;

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

James Matanky
Vice Chairman
Chicago Housing Authority



Board Letter

Agenda Date: March 17, 2026

Agenda #: 3

Authorization to provide a loan to C/S Loomis Courts Limited Partnership for operating expenses.

Presenter: Leonard Langston, Jr., Interim Chief Property Officer

Recommendation

The Operating Chairman (“OC”) recommends that the Board of Commissioners of the Chicago Housing Authority (“CHA”) authorize the making of a loan to C/S Loomis Courts in an amount not to exceed \$1,849,042 for 2026 and 2027 to cover anticipated operating expenses until rehabilitation of the site commences.

Funding

The loan shall not exceed a total of \$1,849,042.00 from CHA non-federal funds. The loan covers anticipated operating expenses such as the PNC mortgage, reducing oversight of the existing management firm, and reducing administrative and maintenance costs. The loan will be disbursed in two draws to cover expenses through December 2026 and through December 2027;

- \$945,740.00- Covers expenses through December 2026
- \$903,302.00- Covers expenses through December 2027

Background

Loomis Courts is a 126-unit property located at 1314 and 1342 W. 15th Street owned by C/S Loomis Courts Limited Partnership (the “Partnership”). The Partnership was established as a single purpose entity by CHA to be the owner of the property and CHA has one-hundred percent (100%) ownership of the Partnership. The property is subsidized by Project Based Rental Assistance (“PBRA”) vouchers through the U.S. Department of Housing and Urban Development (“HUD”), which is set to expire September 30, 2026.

As of December 31, 2025, all residents have been relocated out of Loomis Courts into public housing or mixed-income developments, or to privately owned units with the use of a Housing Choice Voucher. The relocation of residents was required due to current building conditions that can only be addressed through substantial rehabilitation, which will take significant time to complete.

Although the buildings are vacant, there are costs associated with maintaining the property until rehabilitation begins, which is expected to commence in early 2028. The Partnership has insufficient revenue to cover these costs so a loan from CHA is needed to complete construction. The property is not eligible to receive public housing authority federal funds for rehabilitation so non-federal funds will be used as the source.

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

Respectfully Submitted:

Matthew Brewer
Operating Chairman



Agenda #: 3

RESOLUTION NO. 2026-CHA-X

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated March 17, 2026 entitled "Authorization to provide a loan to C/S Loomis Courts Limited Partnership" for operating expenses.

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

THAT, the Board of Commissioners hereby authorizes the making of a loan from the Chicago Housing Authority to C/S Loomis Courts Limited Partnership for operating expenses in an amount not to exceed \$1,849,042 for FY2026 and FY2027.

James Matanky
Vice Chairman
Chicago Housing Authority



Board Letter

Agenda Date: March 17, 2026

Agenda #: 4

Authorization to execute a Housing Assistance Payments (HAP) Contract with a) 1434 W Fillmore LLC, b) The Rise on Halsted, c) Morgan Park Commons, d) 1 Fifteen Michigan Apartments, e) Joyce Chapman Apartments, and f) Sarah's on Sunnyside.

Development Address	Community Area	Target Population
1434 W Fillmore LLC 1440 W Fillmore Street	Near West Side	Family
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) 1434 W Fillmore LLC, b) The Rise on Halsted, c) Morgan Park Commons, d) 1 Fifteen Michigan Apartments, e) Joyce Chapman Apartments, and f) 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
1434 W Fillmore LLC Base 3	AHAP/HAP 30 years	50	10	\$ 268,308.00	\$ 13,193,043.00
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.

1434 W Fillmore LLC

is an existing recently constructed, fifty (50) unit, 5-story elevator served residential property. Located in the Near West Side community, leasing of the market rate units has commenced. The building will contain twenty-five (25) 1-bedroom and twenty-five (25) 2-bedroom units.

Project Based Vouchers will assist ten (10) units: three (3) 1-bedroom and seven (7) 2-bedrooms. Applicants will come from CHA's waitlist. Units will contain a gas range and refrigerator. Tenants will be responsible for gas heating, cooking, water heating, and electricity. Owners will be responsible for trash disposal, water and sewer.



Property Owner: **1434 W Fillmore, LLC** is managed by **1434 W Fillmore GP, LLC**. **4Corners, LLC** and **Base Loft Holdings LLC**, have equal ownership of 1434 W Fillmore GP.

4Corners, LLC was founded by four business partners on the principles of accountability, stewardship, relationships, and entrepreneurship with the mission to design projects that stand the test of time, provide reliable returns for investors and Class A homes and

business space for the resident of the communities served. Their first project was done in Chicago in 2016 and they have since completed eight (8) projects in Chicago and Elmhurst, a full gut remodel of warehouse space in Michigan and have four (4) additional projects underway in addition to the Fillmore development.

Base Loft Holdings LLC is wholly owned and operated by **Base 3 Development Inc.**, which also serves as Property Manager for the development.

Property Manager: **Base 3 Development Inc.** was established by Gabriel Horstick, President and Secretary. Base 3 Development Inc. currently owns and manages over 650 multifamily units in Chicago and surrounding areas with the aim of creating best in class communities that are engaging, beautiful and sustainable.

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



Agenda #: 4

RESOLUTION NO. 2026-CHA-

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) 1434 W Fillmore LLC, b) The Rise on Halsted, c) Morgan Park Commons, d) 1 Fifteen Michigan Apartments, e) Joyce Chapman Apartments, and f) 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) 1434 W Fillmore LLC, b) The Rise on Halsted, c) Morgan Park Commons, d) 1 Fifteen Michigan Apartments, e) Joyce Chapman Apartments, and f) 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