

# 18<sup>th</sup> & Peoria Development Framework Plan

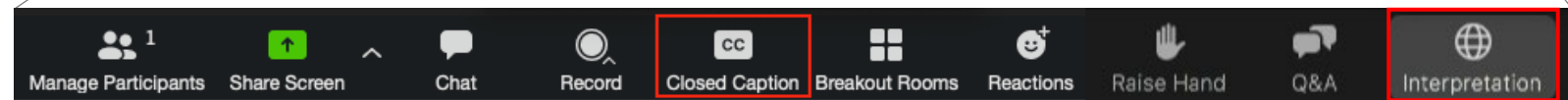
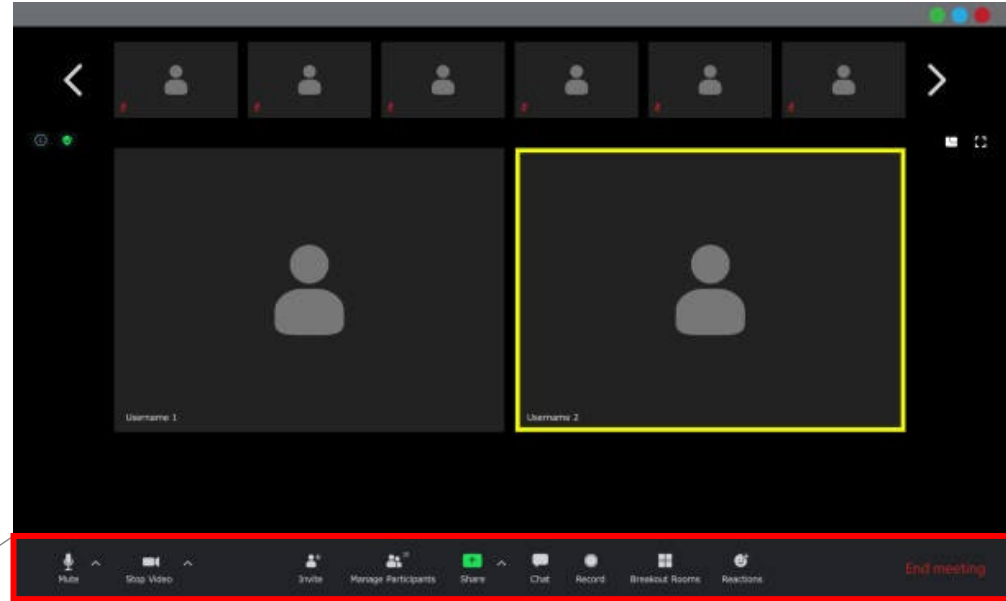
18<sup>th</sup> & Peoria

*Plan de Marco del Desarrollo*

Zoom Meeting Instructions:  
Instrucciones de la reunión de Zoom:

**AECOM**

UrbanWorks



Closed Caption in English available  
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Interpretación en español disponible  
Haga clic aquí

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## Ground Rules - Reglas de base

- **Be Respectful** - *Sea Respetuoso*
- **Stay focused on the topic** - *Manténgase concentrado en el tema*
- **Wait to be called on to speak** - *Esperar a ser llamado para hablar*
- **Ask only one question so that others get a chance to ask their questions as well** -  
*Haga solo una pregunta para que otros tengan la oportunidad de hacer sus preguntas también*
- **Write your questions down so we can still answer them, even if it can't be during the meeting** -  
*Escriba sus preguntas para que podamos responderlas, incluso si no puede ser durante la reunión*



# 18<sup>th</sup> & Peoria Development Framework Plan

18<sup>th</sup> & Peoria

*Plan de Marco del Desarrollo*

Public Meeting #4

*Reunión Pública #4*

Pilsen (830-902 W 18<sup>th</sup> Street)

January 26, 2023

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# 18<sup>th</sup> & Peoria Development Framework Plan

## Agenda

**Development Process** - *Proceso de desarrollo*

**Community Engagement Process** - *Historia del proyecto*

**Scenario Presentation** - *Presentación de escenario*

**Q&A** - *PyR*

**Open House** - *Casa abierta*



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## 18<sup>th</sup> & Peoria Development Framework Plan

What is a Framework Plan?

- *Tool to create a comprehensive vision of future development. It outlines specific short and long terms goals and how to achieve them and serves as a guide to evaluate future proposals or ideas.*
- *Herramienta para crear una visión integral del desarrollo futuro. Describe objetivos específicos a corto y largo plazo y cómo lograrlos y sirve como guía para evaluar futuras propuestas o ideas.*

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# 18<sup>th</sup> & Peoria Development Framework Plan

## Development Process

### *Proceso de desarrollo*

- What is the Qualified Allocation Plan (QAP)? *¿Qué es el plan de asignación calificada (QAP)?*
- How does the QAP apply to the 18<sup>th</sup> & Peoria site? *¿Como se utilizará el QAP en 18th y Peoria?*
- Tentative Dates *Fechas tentativas*
  - **January 24: Draft QAP published for public (open 30-day public comment period) - 24 de enero: Se publicó el borrador inicial del QAP (comenzó periodo de comentario público de 30 días)**
  - **February 14: QAP Public Hearing - 14 de febrero: Audiencia pública para el QAP**
  - **April 2023: QAP Published - abril 2023: Se publica el QAP final**
  - **June 2023: Open application period for 30-days - junio 2023: Abre periodo de 30 días para aplicaciones**
  - **July 2023: Application period closes - julio 2023: cierra periodo de aplicaciones**
  - **Late Fall 2023: Announce selected awardees (tentative) - Otoño 2023: se anuncian las propuestas seleccionadas (tentativo)**

*Draft QAP is available for review and public comment at [chicago.gov/QAP](https://chicago.gov/QAP) - El borrador inicial de QAP está disponible para revisión y comentario público en [chicago.gov/QAP](https://chicago.gov/QAP)*

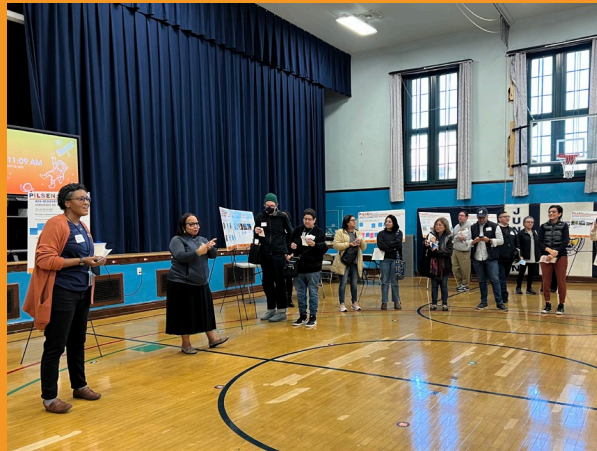
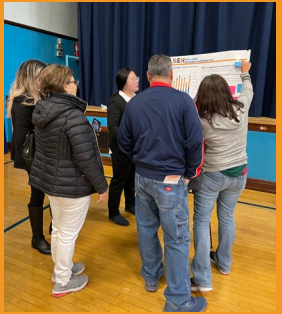
# Community Engagement Process



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## Community Engagement Photos

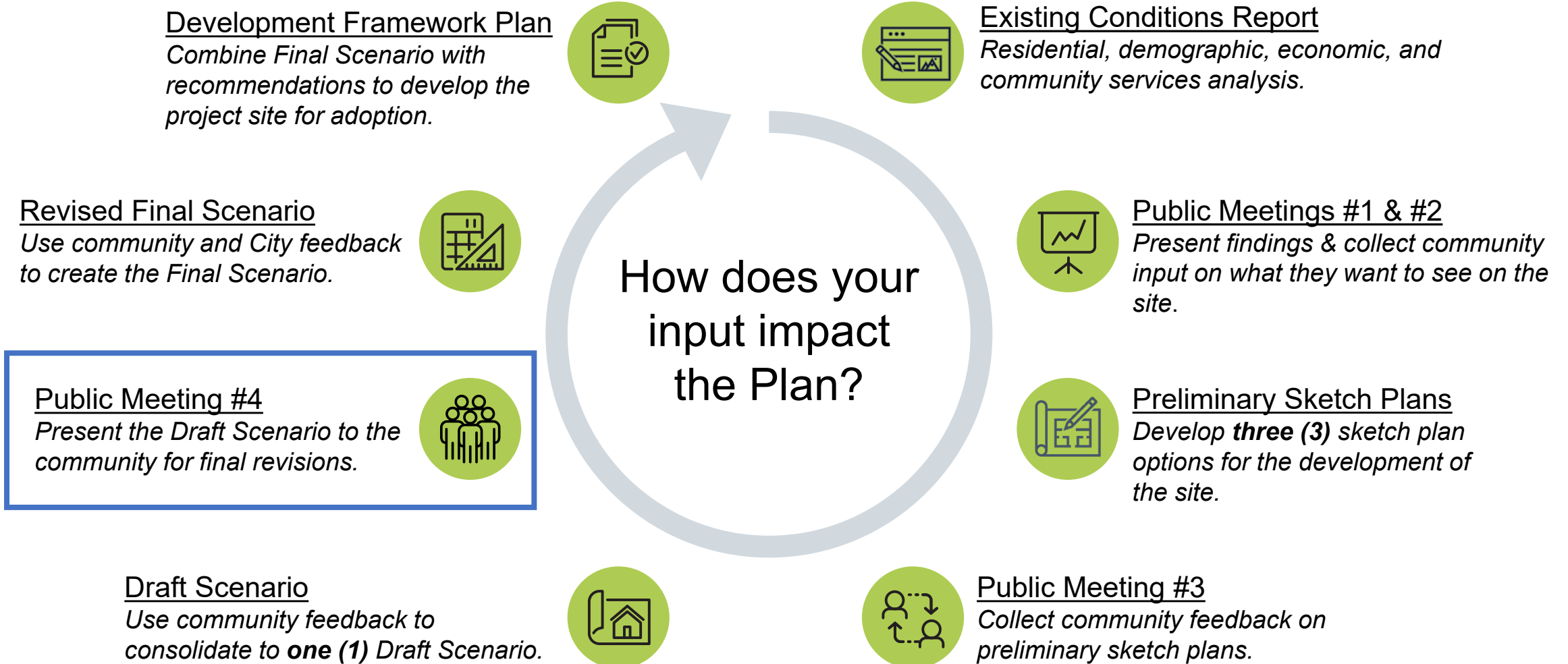
*Fotos de participación comunitaria*





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## Community Engagement Process - *Proceso de participación comunitaria*



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**What do you like about this scenario option? Be as specific as possible.**

*¿Qué te gusta de esta opción de escenario? Sea lo más específico posible.*

	Trailhead	Linear	Pocket
Overall Design/Layout	11	7	11
Open/Green Space	4	2	6
Density	-	5	3
<b>Total comments received</b>	<b>19</b>	<b>25</b>	<b>28</b>
<b>Likes:</b>	<ul style="list-style-type: none"> <li>Overall layout</li> <li>Big open space</li> </ul>	<ul style="list-style-type: none"> <li>Maximize use of everything</li> </ul>	<ul style="list-style-type: none"> <li>Overall layout</li> <li>Open space</li> <li>Traffic flow</li> </ul>
<b>Dislikes:</b>	<ul style="list-style-type: none"> <li>Low Density</li> </ul>	<ul style="list-style-type: none"> <li>New street</li> <li>Too crowded</li> </ul>	<ul style="list-style-type: none"> <li>New street, more space for car</li> <li>Too crowded</li> </ul>
<b>Suggestions:</b>		<ul style="list-style-type: none"> <li>Enrich community culture</li> </ul>	<ul style="list-style-type: none"> <li>More houses or walk path</li> </ul>

## Comments summary

*Resumen de comentarios*

- The pocket plan receives most overall likes from both in-person and virtual participants.

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What do you like about the mixture of housing types?

*¿Qué le gusta de la mezcla de tipos de vivienda?*

Would you like to see more or less of a specific housing type overall? If so, which?

*¿Le gustaría ver más o menos de un tipo de vivienda específico en general? Si es así, ¿cuál?*



	Trailhead
Townhomes	4
Flats	4
Mid-rise	3
High-rise	5
<b>Total comments received</b>	<b>48</b>
<b>Likes:</b>	<ul style="list-style-type: none"> <li>The mixture of housing type</li> </ul>
<b>Dislikes:</b>	<ul style="list-style-type: none"> <li>6 people dislike flats</li> <li>3 people dislike high-rise</li> </ul>
<b>Suggestions:</b>	<ul style="list-style-type: none"> <li>Accessible for disability</li> <li>More appealing style</li> <li>Increase average unit size for family</li> </ul>

## Comments summary

*Resumen de comentarios*

- 5 participants expressed their interest to see lower density in this design, 3 want to see higher density in this design.
- There are no townhomes in the Trailhead scenario, but some participants still have expressed that they don't want to see any townhomes in this project.

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What do you like about the mixture of housing types?

*¿Qué le gusta de la mezcla de tipos de vivienda?*

Would you like to see more or less of a specific housing type overall? If so, which?

*¿Le gustaría ver más o menos de un tipo de vivienda específico en general? Si es así, ¿cuál?*



	Linear
Townhomes	7
Flats	10
Mid-rise	9
High-rise	4
<b>Total comments received</b>	<b>66</b>

**Likes:**

- The mix of housing type
- High density if design

**Dislikes:**

- 12 people dislike townhomes
- 5 people dislike high-rise
- 3 people dislike mid-rise

**Suggestions:**

- Need to balance the density
- The design should be blend in the current neighborhood
- Denser buildings along 16<sup>th</sup> & 18<sup>th</sup> St.

**Comments summary**

*Resumen de comentarios*

- 6 participants expressed their interest to see lower density in this design, 5 want to see higher density in this design.
- Participants want mid-rise and high-rise buildings along 16<sup>th</sup> and 18<sup>th</sup> Streets, while having low density buildings near the central portion of the site.



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What do you like about the mixture of housing types?

*¿Qué le gusta de la mezcla de tipos de vivienda?*

Would you like to see more or less of a specific housing type overall? If so, which?

*¿Le gustaría ver más o menos de un tipo de vivienda específico en general? Si es así, ¿cuál?*



## Comments summary

*Resumen de comentarios*

- 5 participants expressed their interest to see lower density in this project, 3 want to see a high-density project. Flats, mid-rises, and high-rises are preferred.

	Pocket
Townhomes	5
Flats	7
Mid-rise	7
High-rise	6
<b>Total comments received</b>	<b>59</b>
<b>Likes:</b>	<ul style="list-style-type: none"> <li>Love the layout in general</li> <li>High flats with elevator</li> <li>Flats with more units</li> </ul>
<b>Dislikes:</b>	<ul style="list-style-type: none"> <li>21 people dislike townhomes</li> <li>2 people dislike flats.</li> </ul>
<b>Suggestions:</b>	<ul style="list-style-type: none"> <li>Mid-rise on 16<sup>th</sup> &amp; 18<sup>th</sup> St.</li> </ul>

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**What is your preferred mixture of units by number of bedrooms.**

*¿Cuál es su combinación preferida de unidades por número de dormitorios.*

	Trailhead	Linear	Pocket
1-Bedroom	15%	15%	15%
2-Bedroom	28%	30%	30%
3-Bedroom	30%	30%	33%
4-Bedroom	27%	26%	22%
<b>Total comments received</b>	<b>28</b>	<b>28</b>	<b>30</b>
<b>Likes:</b>	<ul style="list-style-type: none"> <li>• More 2-3 bedroom units</li> <li>• More 3-4 bedroom units</li> </ul>	<ul style="list-style-type: none"> <li>• More 2-3 bedroom units</li> <li>• Family size units</li> </ul>	<ul style="list-style-type: none"> <li>• More 2-3 bedroom units</li> <li>• More 3-4 bedroom units</li> </ul>
<b>Dislikes:</b>	<ul style="list-style-type: none"> <li>• 1 bedroom units</li> <li>• 4 bedroom units</li> </ul>	<ul style="list-style-type: none"> <li>• 3 &amp; 4 bedroom units</li> </ul>	
<b>Suggestions:</b>		<ul style="list-style-type: none"> <li>• Smaller units in mid-rise.</li> <li>• Bigger units in townhomes and flats.</li> </ul>	<ul style="list-style-type: none"> <li>• 80% family housing</li> <li>• 20% senior housing</li> </ul>

## Comments summary

*Resumen de comentarios*

- In all the designs, people express their interest of seeing more family size units (2-3 bedrooms).
- In general, participants wanted fewer 1 & 4 bedrooms

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**What do you like about the open/green space in this scenario? Be specific.**

*¿Qué le gusta del espacio abierto/verde en este escenario? Sea específico.*

**What do you like about the types of open/green space in this scenario?**

*¿Qué le gusta de los tipos de espacios abiertos/verdes en este escenario?*



	Trailhead
<b>Likes:</b>	<ul style="list-style-type: none"> <li>• Large open space</li> <li>• Dog park</li> <li>• Playground</li> <li>• Green roof</li> <li>• Cook-out space</li> <li>• Park in the middle of the project</li> </ul>
<b>Dislikes:</b>	<ul style="list-style-type: none"> <li>• Too many open space</li> <li>• Open space is too far on the west</li> </ul>
<b>Suggestions:</b>	<ul style="list-style-type: none"> <li>• Park can be divided into small lots</li> <li>• Dog park need to be fenced</li> </ul>
<b>Concern:</b>	<ul style="list-style-type: none"> <li>• Who is responsible for open space maintenance?</li> </ul>

## Comments summary

*Resumen de comentarios*

- A lot of participants like the idea of having a dog park and playground, however someone think that the project needs to have an open space celebrating the Latino culture.
- The participant's main concern is identifying who will be responsible for the maintenance of the large open space.

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**What do you like about the open/green space in this scenario? Be specific.**

*¿Qué le gusta del espacio abierto/verde en este escenario? Sea específico.*

**What do you like about the types of open/green space in this scenario?**

*¿Qué le gusta de los tipos de espacios abiertos/verdes en este escenario?*



	Linear
<b>Likes:</b>	<ul style="list-style-type: none"> <li>• Dog park</li> <li>• Open space for family</li> </ul>
<b>Dislikes:</b>	<ul style="list-style-type: none"> <li>• Not enough green space</li> </ul>
<b>Suggestions:</b>	<ul style="list-style-type: none"> <li>• Remove the street, more walking space</li> <li>• Add theater area, need more open space</li> <li>• Use open space to divide the existing houses with the future project</li> </ul>
<b>Concern:</b>	<ul style="list-style-type: none"> <li>• Who is responsible for maintenance?</li> </ul>

## Comments summary

*Resumen de comentarios*

- Majority of the participants like the open space layout of this scenario and think the dog park is a good fit for this plan.
- Some participants mentioned concern about children's safety if the parks/open spaces are along the street.

# 18<sup>th</sup> & Peoria Development Framework Plan

**What do you like about the open/green space in this scenario? Be specific.**

*¿Qué le gusta del espacio abierto/verde en este escenario? Sea específico.*

**What do you like about the types of open/green space in this scenario?**

*¿Qué le gusta de los tipos de espacios abiertos/verdes en este escenario?*



	Pocket
<b>Likes:</b>	<ul style="list-style-type: none"> <li>• Dog park</li> <li>• Playground</li> <li>• Open space for family</li> <li>• Green roof</li> <li>• Wide sidewalk</li> </ul>
<b>Dislikes:</b>	<ul style="list-style-type: none"> <li>• Street takes up land for green space</li> <li>• Not enough green space</li> <li>• Don't like the trail park</li> </ul>
<b>Suggestions:</b>	<ul style="list-style-type: none"> <li>• More small parks instead of three big ones</li> <li>• Green space buffer between the existing houses and the future project</li> </ul>
<b>Concern:</b>	<ul style="list-style-type: none"> <li>• Who will have access to the roof top?</li> </ul>

## Comments summary

*Resumen de comentarios*

- Some participants like the idea of separate parks. However, they would like to see different types of parks, with a priority for children.
- Some participants don't like the design of trail park in this scenario. They would prefer flexible open space.



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What do you like the about the roadway/circulation connections? Be specific.

*¿Qué le gusta de las conexiones viales/de circulación? Se específico.*

	Trailhead	Linear	Pocket
<b>Likes:</b>	<ul style="list-style-type: none"> <li>The fewest roads</li> <li>The alley</li> </ul>	<ul style="list-style-type: none"> <li>More houses than road</li> </ul>	<ul style="list-style-type: none"> <li>Good grid in general</li> <li>Alley &amp; Street with underground parking</li> <li>The 17<sup>th</sup> St. with parking will help with the traffic</li> </ul>
<b>Dislikes:</b>		<ul style="list-style-type: none"> <li>Too many units</li> <li>No Alley</li> <li>Not enough street, which will cause traffic.</li> </ul>	<ul style="list-style-type: none"> <li>No need for a new road</li> </ul>
<b>Suggestions:</b>	<ul style="list-style-type: none"> <li>Streets need to be lit at night</li> <li>No paid parking</li> </ul>	<ul style="list-style-type: none"> <li>Would like to see more housing than roads.</li> <li>Connect the project with University Village</li> <li>Provide parking spaces</li> <li>Streets need to be lit at night</li> </ul>	<ul style="list-style-type: none"> <li>Streets need to be lit at night</li> </ul>
<b>Concern:</b>	<ul style="list-style-type: none"> <li>Not enough street will make the traffic worse</li> <li>Speed limit</li> </ul>	<ul style="list-style-type: none"> <li>Trash and recycling</li> <li>Traffic</li> <li>Speed limit</li> </ul>	<ul style="list-style-type: none"> <li>The new road will bring more traffic</li> </ul>

## Comments summary

*Resumen de comentarios*

- Some people like the idea of adding a new street, however other people are concerned that adding more streets will bring traffic and safety issues to the community. Participants suggested that streets be replaced by housing or additional green space.

# 18<sup>th</sup> & Peoria Development Framework Plan

What do you like about the nonresidential development? Be specific.

*¿Qué le gusta del desarrollo no residencial? Se específico.*

	Trailhead	Linear	Pocket
Likes:	<ul style="list-style-type: none"> <li>The layout</li> <li>Commercial on 18<sup>th</sup> Street</li> </ul>	<ul style="list-style-type: none"> <li>The layout</li> <li>Commercial throughout the whole project</li> <li>Art gallery space</li> </ul>	<ul style="list-style-type: none"> <li>The location of commercial space</li> </ul>
Dislikes:			
Suggestions:	<ul style="list-style-type: none"> <li>Need a grocery</li> </ul>	<ul style="list-style-type: none"> <li>Need a grocery</li> <li>Need commercial use to help the local tenants</li> <li>Need to offer no paid parking</li> <li>Need more nonresidential development</li> </ul>	<ul style="list-style-type: none"> <li>Need commercial space only to support community resources</li> </ul>
Concern:			

## Comments summary

*Resumen de comentarios*

- The participants like the idea of commercial space along 18<sup>th</sup> Street. They would love to see more businesses that can serve the local community. The major concerns are related with traffic and parking.

## **SHARED DESIGN PRINCIPLES - PRINCIPIOS DE DISEÑO COMPARTIDOS**

**By listening to and working with the Pilsen community, we are dedicated to achieving the following objectives on the 18th and Peoria site:**

- A development framework that adheres to principles of good urban design and placemaking
- Affordable housing options for a wide range of income levels
- Dedicated community spaces and public art rooted in and celebrating Pilsen's rich cultural diversity.
- Public realm improvements
- Shared open space for the residents and the neighboring community
- Dedicated spaces for local business ownership, with an emphasis on reflecting the diversity of the Pilsen neighborhood
- High-quality and sustainable design
- Connectivity of the site to the surrounding neighborhood to improve accessibility and walkability

**Al escuchar y trabajar con la comunidad de Pilsen, estamos dedicados a lograr los siguientes objetivos en el sitio 18th y Peoria:**

- Un marco de desarrollo que se adhiere a los principios de buen diseño urbano y creación de espacios.
- Opciones de vivienda asequible para una amplia variedad de niveles de ingresos.
- Espacios comunitarios dedicados y arte público arraigado y que celebra la rica diversidad cultural de Pilsen.
- Mejoras en el ámbito público.
- Espacio abierto compartido para los residentes y la comunidad vecina.
- Espacios dedicados para la propiedad de negocios locales, con énfasis en reflejar la diversidad del vecindario de Pilsen.
- Diseño sostenible y de alta calidad.
- Conectividad del sitio con el vecindario para mejorar la accesibilidad y la caminabilidad.



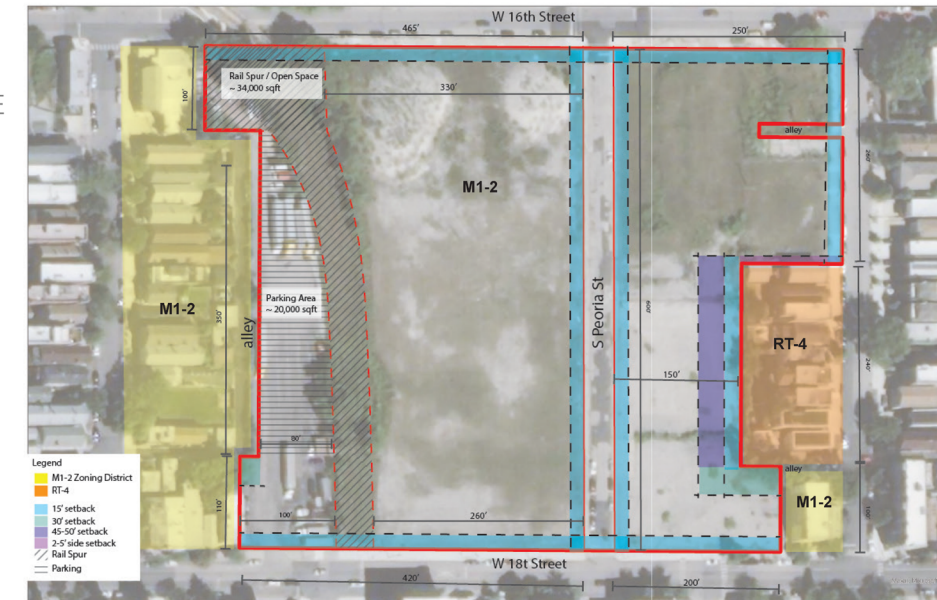
## HOLDING CAPACITY ANALYSIS - ANÁLISIS DE CAPACIDAD DE RETENCIÓN

- Reference typologies were established to ensure building recommendations aligned with existing community character
- They provide context for the density and scale of the different types of buildings presented in the scenarios
- Each typology is from the Pilsen neighborhood or near the project site
- The Site Area Setback map shows the current zoning designations surrounding the project site
- Se establecieron tipologías de referencia para garantizar que las recomendaciones de construcción estén alineadas con el carácter de la comunidad existente
- Proveen contexto para la densidad y la escala de los diferentes tipos de edificios presentados en los escenarios
- Cada tipología es del barrio de Pilsen o cerca del sitio del proyecto
- El mapa de retroceso del área del sitio muestra las designaciones de zonificación actuales que rodean el sitio del proyecto

### Reference Typologies - Tipologías de referencia



### Site Area Setback Study - Estudio de retroceso del sitio del



# SCENARIO DEVELOPMENT ASSUMPTIONS - DESARROLLO DE ESCENARIOS SUPUESTOS

The following assumptions form the foundation for each scenario.  
Las siguientes suposiciones forman la base para cada escenario.

- **Context:** Respect existing residential, utilize appropriate building heights for new developments adjacent
- **Parking:** 50% parking spaces per housing unit
- **Peoria Street:** Widen to 66 ft Right-of-Way to meet CDOT standards
- **Housing units:** Minimum count 275
- **Housing Size:** Department of Housing affordable housing unit size minimums + 150 SF
- **Contexto:** Respetar las viviendas existentes, utilizar las alturas de construcción adecuadas para los nuevos desarrollos adyacentes
- **Estacionamiento:** 50% de estacionamientos por unidad de vivienda
- **Peoria Street:** ampliar el espacio de vía a 66 pies para cumplir con los estándares del CDOT
- **Unidades de vivienda:** Recuento mínimo 275
- **Tamaño de la vivienda:** Tamaño mínimo de unidad de vivienda asequible del Departamento de Vivienda + 150 pies cuadrados

UNIT SIZE ASSUMPTIONS - SUPOSICIONES DE TAMAÑO DE LA UNIDAD				
	1 BD/1 BA	2 BD/2 BA	3 BR/3 BA	4 BR/4 BA
DEPARTMENT OF HOUSING - DEPARTAMENTO DE VIVIENDA	600 SF	875 SF	1,100 SF	1,250 SF
SCENARIOS - ESCENARIOS	750 SF	1,025 SF	1,250 SF	1,400 SF

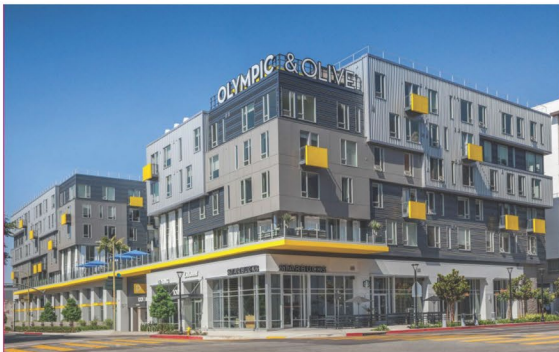


## INSPIRATION - INSPIRACIÓN

### Open Space - Espacio Abierto



### Development - Desarrollo



## DEVELOPMENT SCENARIOS - ESCENARIOS DE DESARROLLO



**TRAILHEAD -**  
COMIENZO DEL SENDERO



**LINEAR -**  
LINEAL



**POCKET -**  
PARQUECITOS

# DEVELOPMENT SCENARIOS - ESCENARIOS DE DESARROLLO



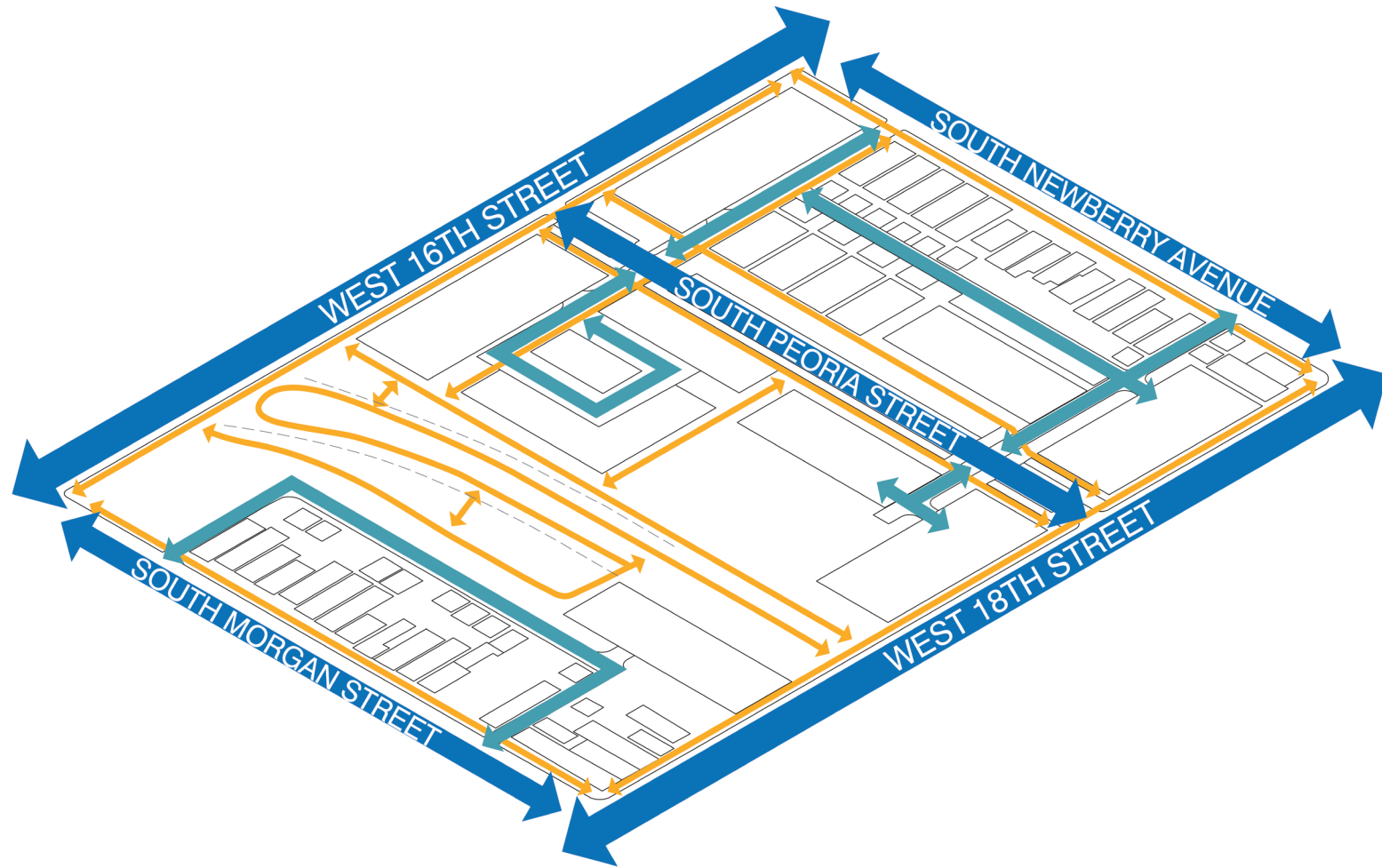


# PILSEN 18TH & PEORIA DEVELOPMENT FRAMEWORK PLAN

## MODEL - MODELO

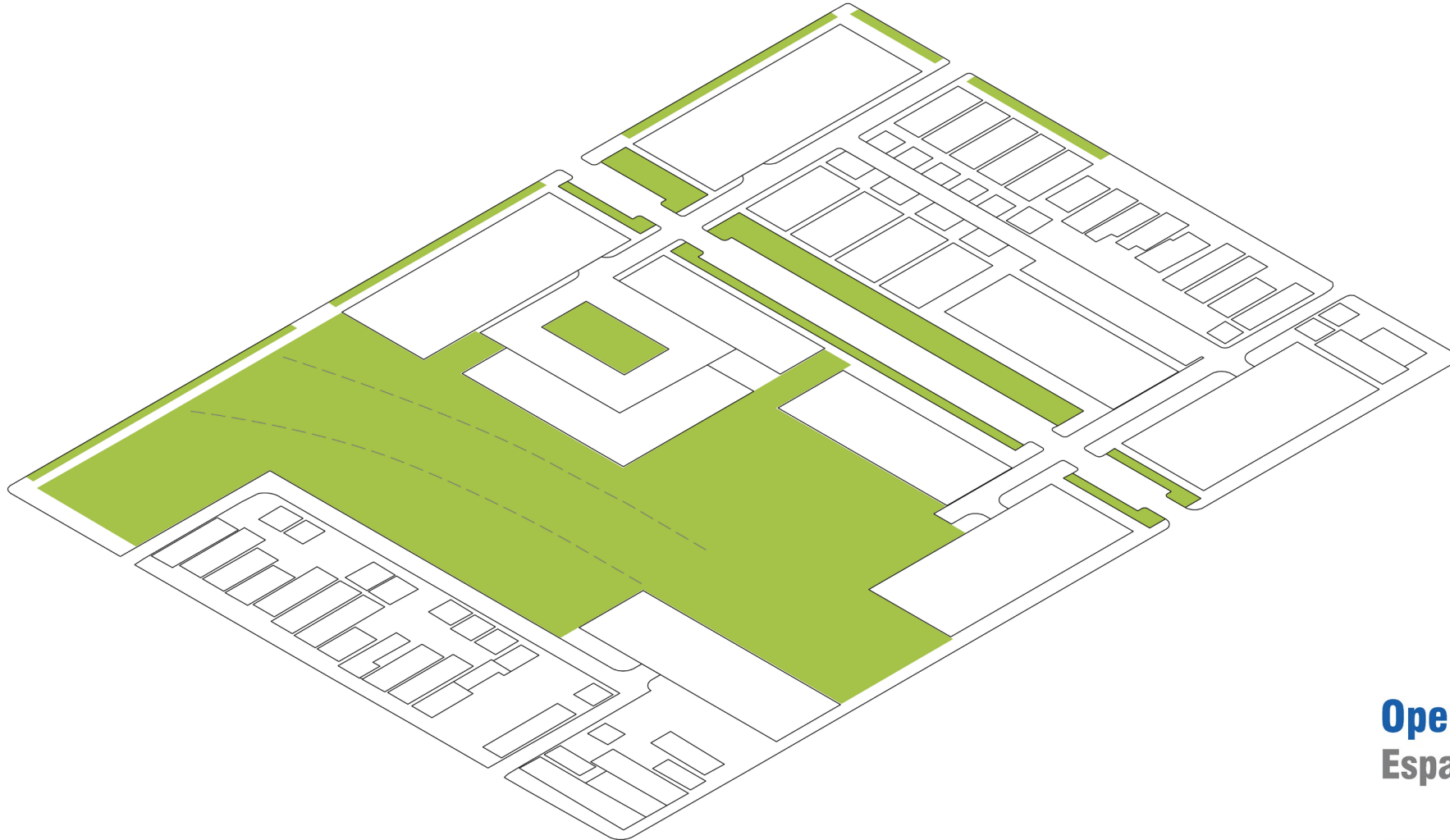


## DIAGRAMS - DIAGRAMAS



**Roadway/  
Circulation -  
Calzada/  
Circulación**

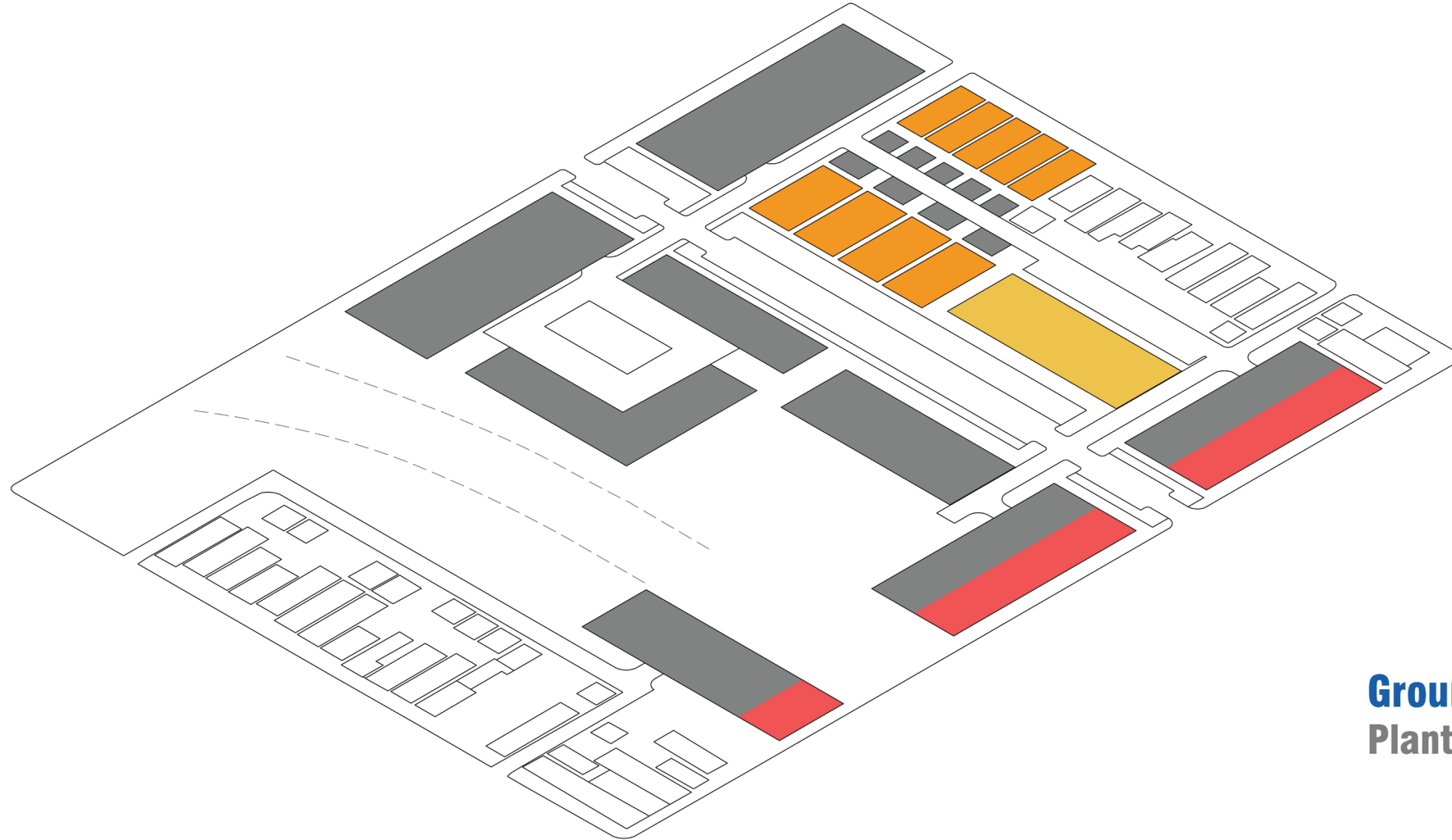
## DIAGRAMS - DIAGRAMAS



**Open Space -  
Espacio Abierto**

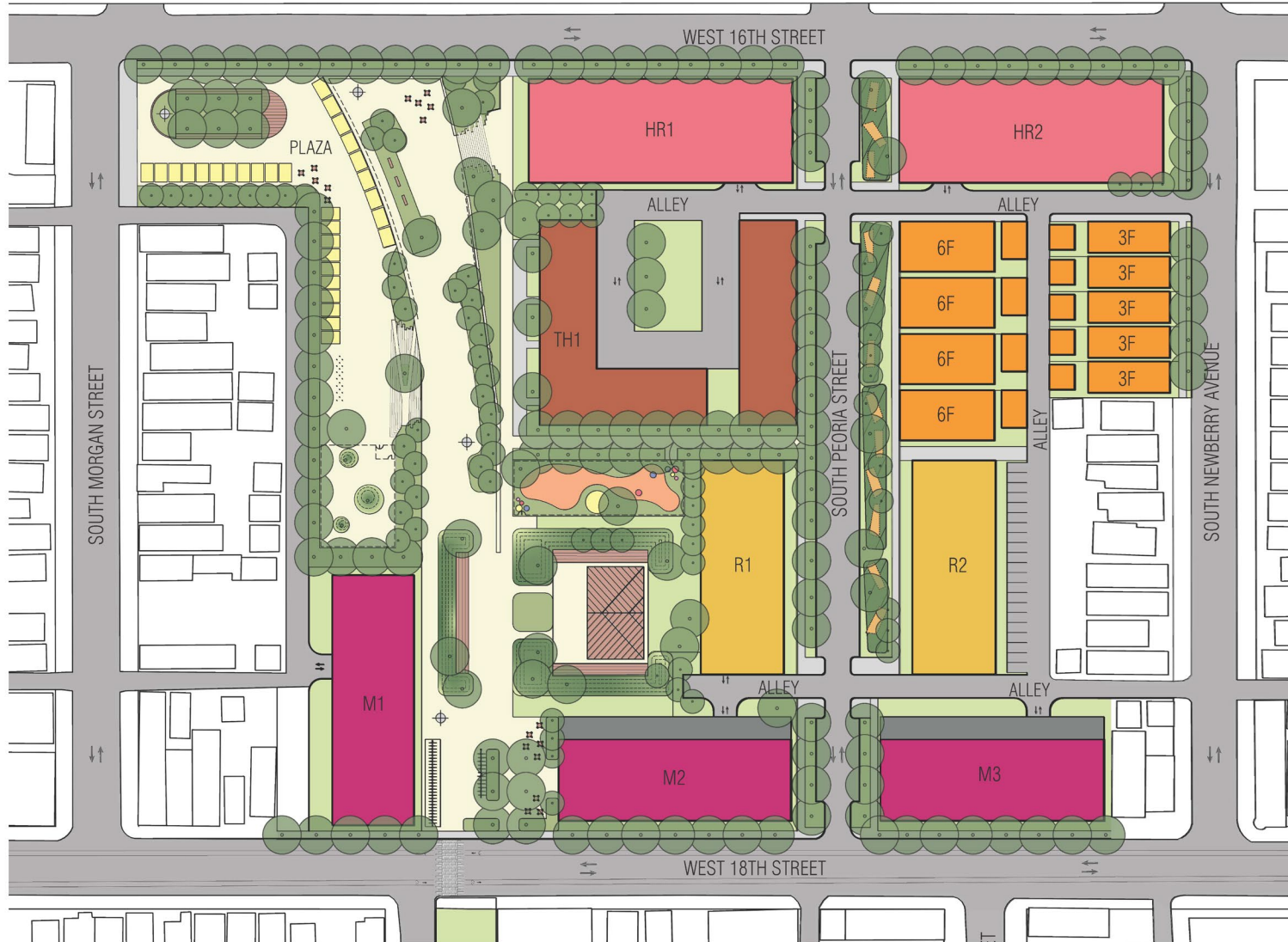


## DIAGRAMS - DIAGRAMAS



**Ground Floor -  
Planta Baja**

# PILSEN 18TH & PEORIA DEVELOPMENT FRAMEWORK PLAN



## Programming - Programación

	AREA SF
RESIDENTIAL - RESIDENCIALES	543,200
COMMERCIAL - COMERCIAL	10,700
PARKING - ESTACIONAMIENTO	122,800
OPEN SPACE - ESPACIO ABIERTO	150,000

**432** Housing Units  
Unidades habitacionales

**337** Parking Spaces  
Estacionamiento Espacios

- Mixed Use (M) - Uso mixto (M)
- Flats (F) - Pisos (F)
- Mid-Rise (R) - A medio levantar (R)
- High-Rise (HR) - Alto (HR)
- Townhomes (TH) - Casas adosadas (TH)
- Path/Plaza - Camino/Plaza
- Parking - Estacionamiento
- Garden - Jardín
- Lawn - Césped
- Active Open Space - Espacio abierto activo



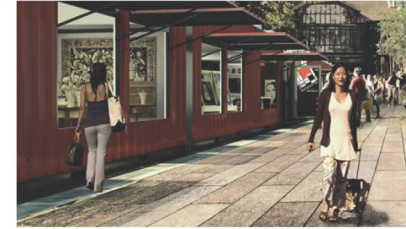
# PILSEN 18TH & PEORIA DEVELOPMENT FRAMEWORK PLAN

## Green Open Space - Verde Espacio Abierto



- Path/Plaza - Camino/Plaza
- Lawn - Césped
- Parking - Estacionamiento
- Active/Programmed Park - Parque Activo/Programado activo
- Garden - Jardín

① Market - Mercado



② Gathering Plaza - Plaza de reunión



③ Dog Park - Parque para perros



④ Playground - Patio de recreo



⑤ Green Roof - Techo verde



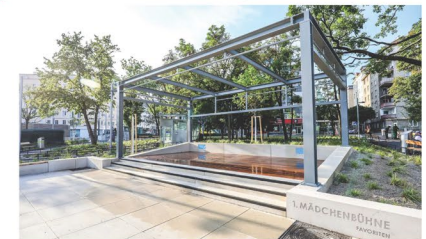
⑥ Public Art - Arte publico



⑦ Community Garden - Jardín comunitario



⑧ Performance - Asientos/Actuación





DRAFT – IN PROGRESS



Perspective view from 18<sup>th</sup> Street looking North towards the spur  
*Vista al norte desde la Calle 18, hacia la extensión del Paseo en el ramal ferroviario*

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# 18<sup>th</sup> & Peoria Development Framework Plan

Financial Analysis - *Análisis financiero*

**Drafting two (2) models - *Desarrollo de dos (2) modelos***

1. 100% Affordable *y* 100% Asequible
2. Majority Affordable Mixed Income *y* *Renta Mixta Mayoritaria Asequible*

**Owner- and Renter-Occupied Housing Options - *Opciones de vivienda ocupada por propietarios e inquilinos***

**Creative Funding Sources *y* *Fuentes de financiamiento creativas***

# 18<sup>th</sup> & Peoria Development Framework Plan

## Financial Analysis - *Análisis financiero*

Strategies	Strategy Type	Applicable Element(s)	Applicable Housing Tenure
Private Market Rate Debt & Equity	Capital Source	Entire Project	Both
Tax Exempt Bonds	Capital Source	Affordable + PSH	Rental Only
Soft Financing	Capital Source	Affordable + PSH	Both
CLIHTF Multi-year Affordability through Upfront Investment (“MAUI”)	Capital Source	PSH	Rental Only
Low-Income Housing Tax Credit (“LIHTC”)	Capital Source	Affordable + PSH	Rental Only
Illinois Affordable Housing Tax Credit (“Donations” Credit)	Capital Source	Affordable + PSH	Both
Federal Home Loan Bank’s Affordable Housing Program (“AHP”)	Capital Source	Affordable + PSH	Both
Tax-Increment Financing (TIF)	Capital Source	Entire Project	Both
State of Illinois HB2621	Operating Subsidy	All Housing	Rental Only
Chicago Housing Authority Project Based Vouchers (“PBV”)	Operating Subsidy	Affordable + PSH	Rental Only
CLIHTF Rental Subsidy Program (“RSP”)	Operating Subsidy	PSH	Rental Only

## POTENTIAL FUNDING STRATEGIES – ESTRATEGIAS DE FINANCIAMIENTO POTENCIALES

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# 18<sup>th</sup> & Peoria Development Framework Plan

Plan Adoption - *Adopción de planes*

**Revise Draft Scenario to Final Scenario** - *Revisar el borrador del escenario al escenario final*

**Write recommendations for site development** - *Escribir recomendaciones para el desarrollo del sitio.*

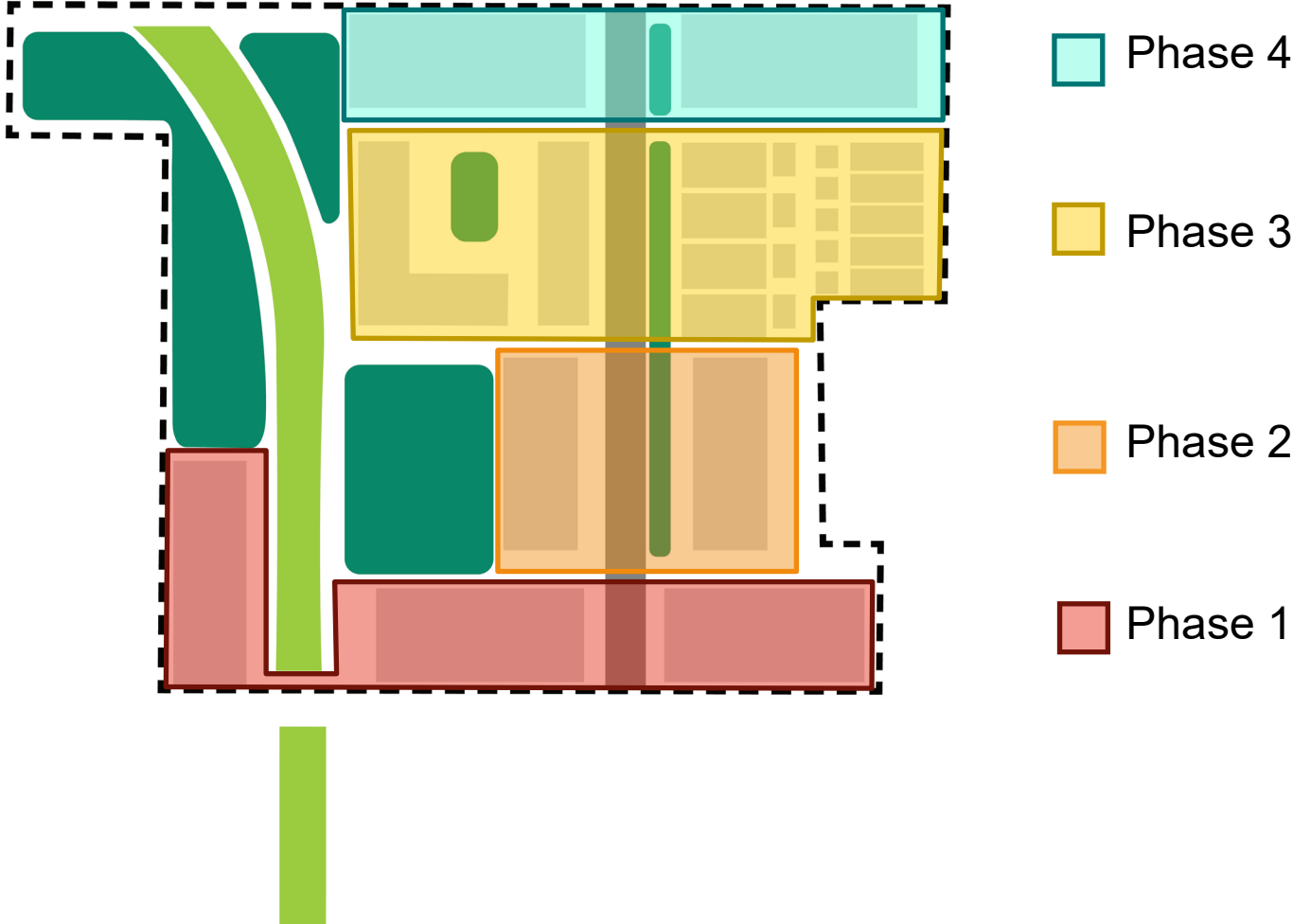
- Phasing *y ajuste de fases*
- Land Use *y uso del terreno*
- Mobility Connections *y conexiones de movilidad*

**Present to Plan Commission for Adoption (Spring 2023)** - *Presentar a la Comisión del Plan para la adopción*



# 18<sup>th</sup> & Peoria Development Framework Plan

Plan Adoption - *Adopción de planes*



**PHASING –**  
**AJUSTE DE FASE**



**THANK YOU**  
*GRACIAS*



**FOR MORE  
INFORMATION VISIT:  
*PARA MAS INFORMACIÓN  
VISITE:***

<https://www.25thward.org/community-meetings>

<https://www.chicago.gov/city/en/sites/18th-and-peoria-development-framework-plan/home.html>

DRAFT – IN PROGRESS



Perspective View from 18<sup>th</sup> Street Looking North Towards the Spur  
*Vista al norte desde la Calle 18, hacia la extensión del Paseo en el ramal ferroviario*