



DEPARTMENT OF HOUSING
CITY OF CHICAGO

FOR IMMEDIATE RELEASE

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Twin Deal Proposed for Affordable Housing Development LeClaire Courts

The Chicago Department of Housing is seeking approval from City Council to finance LeClaire Court North Apartments, which would include the construction of two buildings. In partnership with the Illinois Housing Development Authority (IDHA) and Chicago Housing Authority (CHA), the City of Chicago would provide \$9.5 million in multi-family funds, \$5.5 million in TIF, and \$1.3 million in Donation Tax Credits.

The project would provide 68 CHA units, 56 affordable units with rents ranging from 30% - 80% of the Area Median Income (AMI), and 12 market-rate units to create a mixed-income community.

In addition to the residential units, there would be commercial space in both buildings. The approximately 14,000 sq. feet in the north building is expected to be leased by Chicago Commons, a day care provider. The properties are located at 4809 W. 44th Street (North Building) and 4442 S. Cicero (South Building).

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Department of Housing Seeks Sale and Transfer of San Miguel Apartments, Debt Forgiveness

The Chicago Department of Housing (DOH) is seeking approval from City Council for an ordinance that would allow the sale and transfer of San Miguel Apartments located at 907 W Argyle. Additionally, they are seeking approval for debt forgiveness of \$1.75 million, and the change in income restriction of the units.

The sale of this multi-family building would preserve 53 units of affordable housing for a minimum of 15 more years with no additional funding from the City. By allowing the requested actions, the City would be able to help transfer the building from Heartland Housing to Chicago Metro Housing Development Corporation.

This property has served Chicago’s residents in need of affordable housing for the past 31 years.

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Proposal of Debt Forgiveness Introduced for Leland Apartments

Leland Apartments, a historic 137-unit, six-story building in Chicago’s Uptown neighborhood, will soon undergo transformation. The Chicago Department of Housing is petitioning City Council to forgive the existing debt and release the apartment complex from its Regulatory Agreement.

The proposed loan forgiveness would occur via the transfer of the property to Mercy Housing Lakefront through a three-step process:

- 1) Stop foreclosure/end Receivership
- 2) Donation Tax Credit allocations
- 3) Debt assumption and long-term financing

The current First Mortgage lender will take possession of the property through a Deed in Lieu of Foreclosure, agreed upon by Heartland Housing.

The property currently provides deeply affordable housing to individuals facing or at risk of homelessness, veterans and low-income residents with complex needs.

Fifty units are managed and operated by Trilogy under the Pathways Program to provide supportive services to formerly homeless residents. The 87 non-Pathways units house individuals that are at risk of homelessness.

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Chicago Department of Housing Proposes Land Sale for Affordable Housing

The Chicago City Council introduced an ordinance to allow for a City Lots for Working Families (CL4WF) land sale and redevelopment agreement with Claretian Associates Inc.

The project would allow new single-family or two-unit housing in South Chicago and return the properties to the tax rolls. The 13 lots requested in this agreement were listed for sale in the ChiBlockBuilder round that began in November 2022.

PIN	Address	CBRE	SqFt	Width	Depth
26-05-102-029	8816 S Buffalo Ave	\$10,503	3,500	25	140

26-05-102-030	8818 S Buffalo Ave	\$10,521	3,500	25	140
26-05-102-032	8822 S Buffalo Ave	\$10,518	3,500	25	140
26-05-102-033	8824 S Buffalo Ave	\$10,518	3,500	25	140
26-05-102-034	8828 S Buffalo Ave	\$10,521	3,500	25	140
26-05-102-035	8830 S Buffalo Ave	\$10,515	3,500	25	140
26-05-102-037	8836 S Buffalo Ave	\$10,524	3,500	25	140
26-05-102-038	8838 S Buffalo Ave	\$10,521	3,500	25	140
26-05-102-039	8840 S Buffalo Ave	\$10,515	3,500	25	140
26-05-102-040	8842 S Buffalo Ave	\$10,515	3,500	25	140
26-05-105-018	8943 S Buffalo Ave	\$8,792	3,500	25	140
26-05-105-019	8945 S Buffalo Ave	\$8,792	3,500	25	140
26-05-112-019	9118 S Buffalo Ave	\$8,805	3,500	25	140

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Chicago Department of Housing Seeks Amendment for Land Redevelopment

The Chicago City Council has introduced an ordinance to amend an Agreement for the Redevelopment of Land with Habitat for Humanity Chicago.

DOH has an active agreement with Habitat for Humanity Chicago in Greater Grand Crossing, authorized in an ordinance approved by City Council on February 23, 2022. Under the amendment, the single lot at 7149 S Dobson Ave would be added to the agreement. The lot to the south – 7151 S Dobson Ave – is included in the existing agreement, and the intent of the developer is to combine the subject lot with the 7151 S Dobson lot so that the resulting lot is large enough to construct a home.

The lots in the existing agreement were acquired by Habitat for Humanity Chicago from Revere Community Housing Development LLC.

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Chicago Department of Housing Seeks Troubled Building Initiative Property Sale

The Chicago City Council has introduced an ordinance to allow for the sale of a 14-unit vacant property to Citizens Building a Better Community LLC (CBBC).

The property, located at 505-508 N Monticello Ave, was abandoned in 2014. In late 2018, Housing Court transferred the property to the City of Chicago under the guidelines of the City's Troubled Buildings Initiative. CBBC plans to restore the 14 affordable rental units.

On May 21, 2024, West Humboldt Development Council hosted a public meeting where neighborhood residents voiced their support for CBBC's plans.

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