



MISSING MIDDLE INFILL HOUSING INITIATIVE

INFORMATIONAL WEBINAR

DEPARTMENT OF PLANNING AND DEVELOPMENT
COMMISSIONER CIERE BOATRIGHT

April 2025



Agenda

Introductions and Welcome	Commissioner Boatright 6th Ward Alderman Hall 7th Ward Alderman Mitchell 21st Ward Alderman Mosley
Define the “Missing Middle”	
Program overview & Geographies	
Application process and requirements	
Evaluation and selection process	
Additional program details	
Question and answer	

What is the Missing Middle?

“Missing Middle” refers to gaps in the fabric of urban neighborhoods due to vacant lots that were formerly occupied by middle-density housing. It can also refer to the middle-class families that occupied this housing and built generational wealth through home ownership.

Middle density housing includes townhouses, two- through six-flats, and courtyard buildings that can be found in most Chicago neighborhoods. However, these housing types have been lost in many communities on the South and West sides due to disinvestment and depopulation.

As of spring 2025, the City of Chicago owns more than 7,000 residential parcels, many of them clustered in neighborhoods with populations that are substantially less than 50% of their 1960 levels.



LOW-DENSITY
Tiny Homes and
Single-Family Homes

MIDDLE-DENSITY
Single-Family w/ ADUs, Two- and
Three-Flats, Rowhouses, Six-Flats

HIGH-DENSITY
Large Courtyard Buildings, Multi-Family Mid-Rise Buildings,
High-rise Apartment/Condo Towers

Program Overview

- Multi-year program to offer **vacant City-owned parcels** for redevelopment as “missing middle” infill housing on the South and West sides where the market does not currently support it
- **Financial assistance** for the Missing Middle initiative allocated from the 2024-2028 Housing and Economic Development Bond in the form of:
 - Land write-down for \$1/parcel
 - Up to \$50k-\$150k per unit subsidy
- Anticipated to result in the construction of **250 to 400 new buildings** containing up to 750 residential units through 2028
- The creation of **affordable home-ownership opportunities** will encourage wealth building, stabilize blocks with high vacancy, and repopulate disinvested communities



North Lawndale Selected Applicants



West Chatham

Healthy Lifestyle Hub
TPC = \$15M



Save-a-Lot
TPC = \$27M



Auburn Gresham Apartments
TPC = \$43M



METRA Auburn Park
TPC = \$35M



Blue Azul
TPC = \$8M



Missing Middle Area

Green Era Campus
TPC = \$35M



79th Street

CDOT Streetscape Plan

Halsted Street

79th Street Corridor Plan

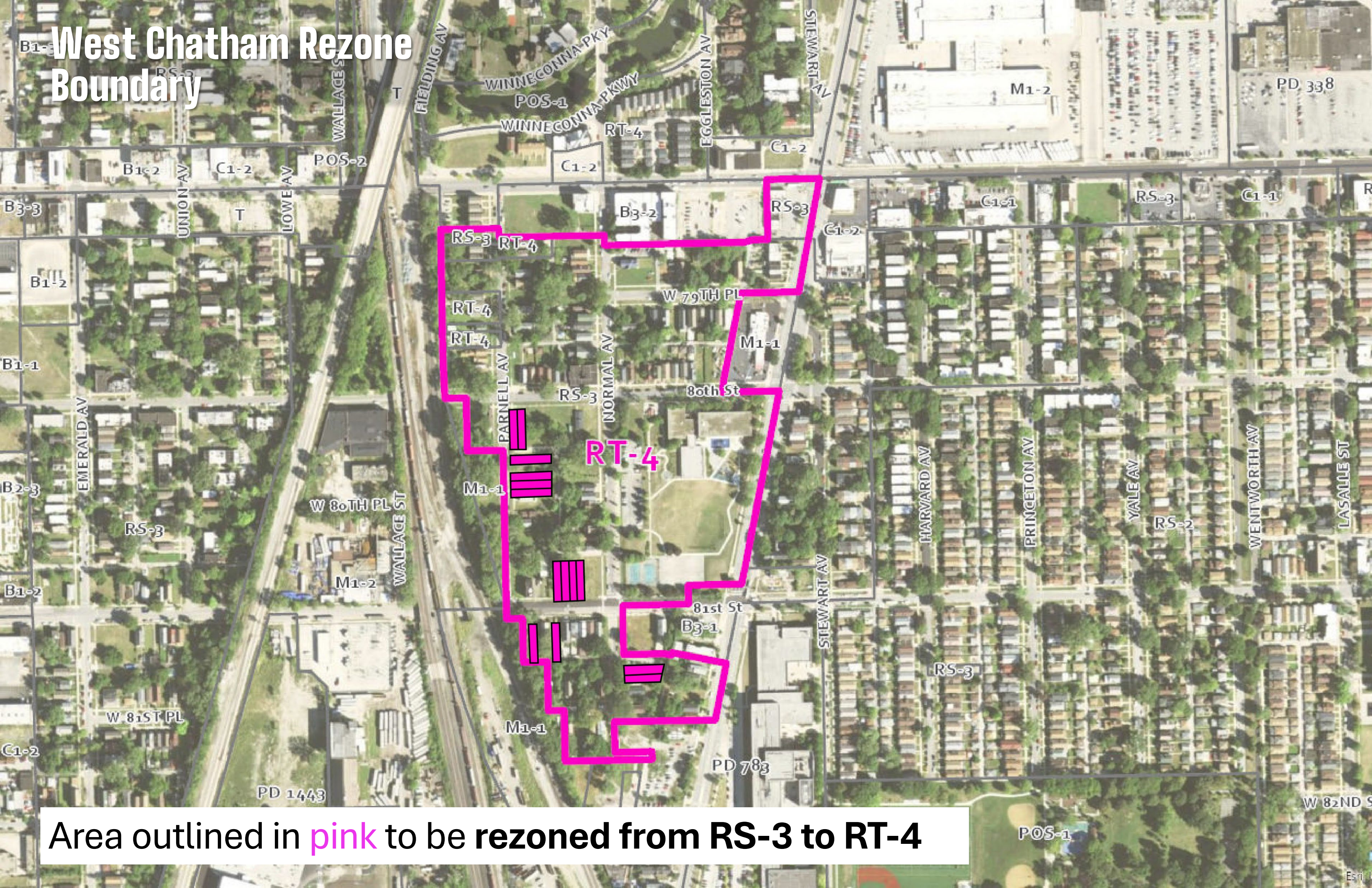
S Vincennes Ave



West Chatham | 6th Ward | 14 PINs in 3 Clusters



West Chatham Rezone Boundary



Area outlined in pink to be rezoned from RS-3 to RT-4

South Chicago

79th Street

83rd Street

Chicago Skyway



Thrive Exchange



Metra 79th Street Station

Metra 83rd Street Station



Advocate Trinity Hospital

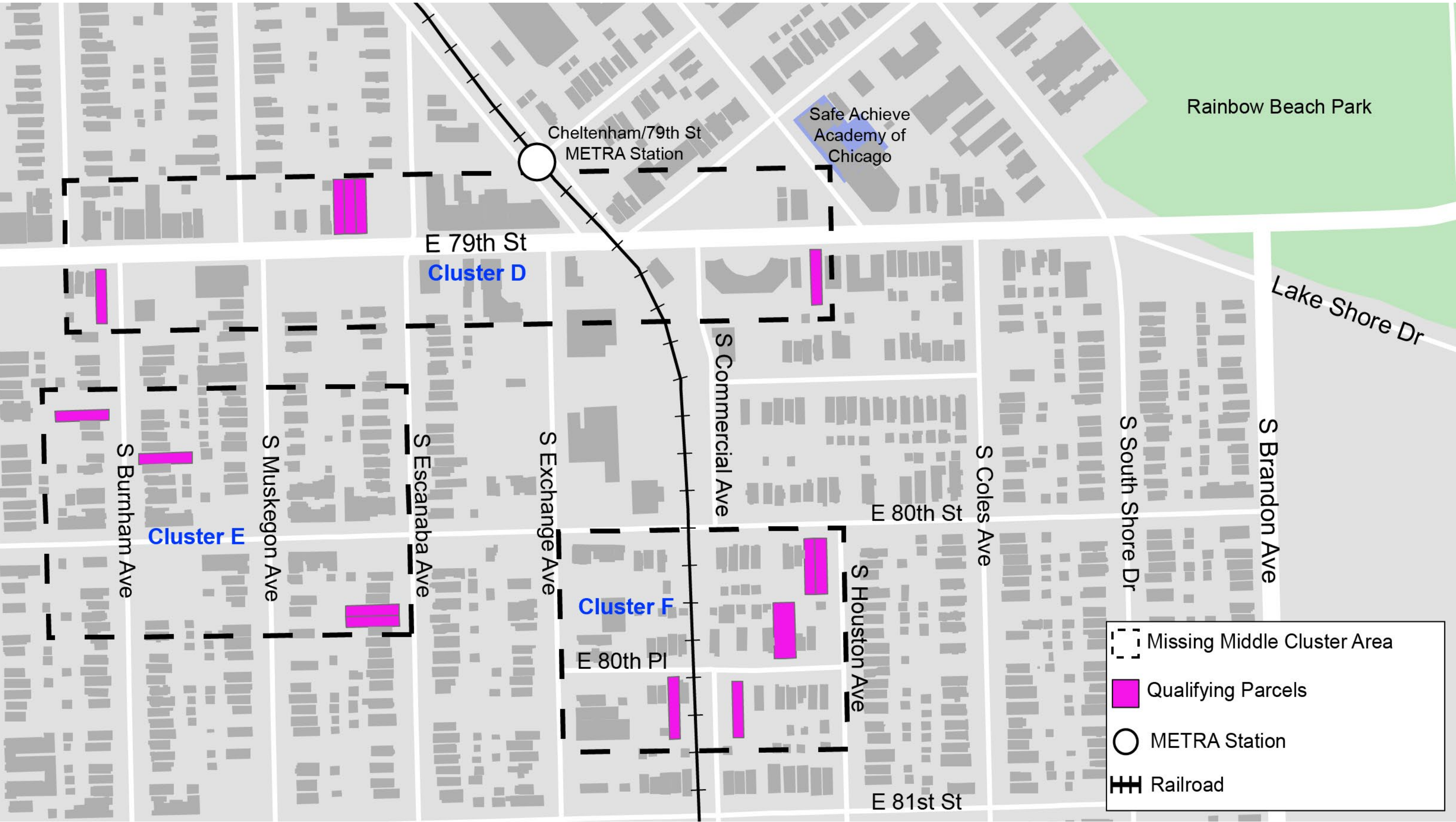
Rainbow Beach Park



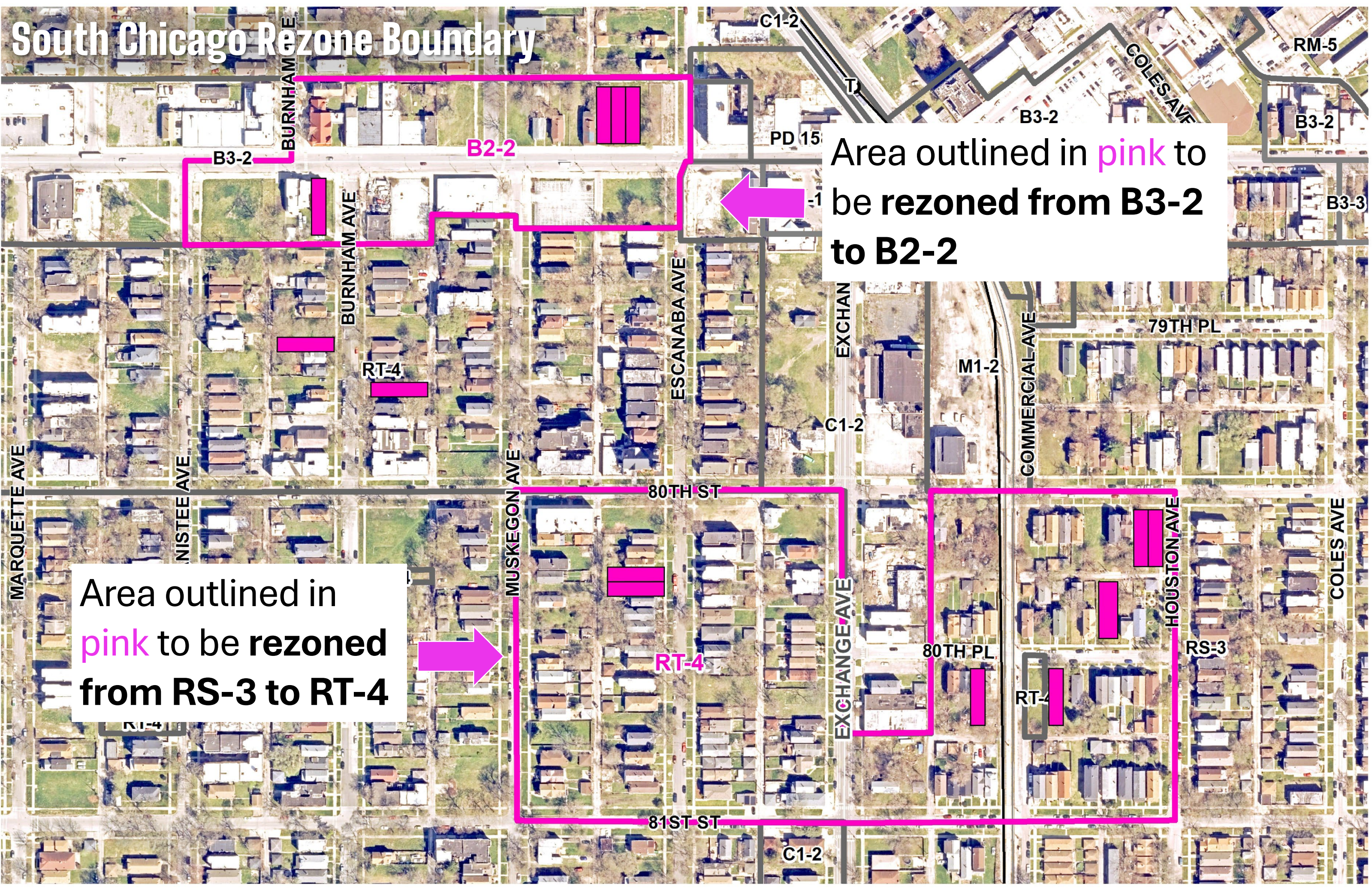
Illinois Quantum and Microelectronics Park

Lake Shore Drive

South Chicago | 7th Ward | 14 PINs in 3 Clusters



South Chicago Rezone Boundary



Area outlined in pink to be rezoned from B3-2 to B2-2

Area outlined in pink to be rezoned from RS-3 to RT-4

Morgan Park

107th Street

Metra 107th Street Station

Metra 111th Street Station

111th Street

Metra 115th Street Station

115th Street



Ada Park

Major Taylor Trail

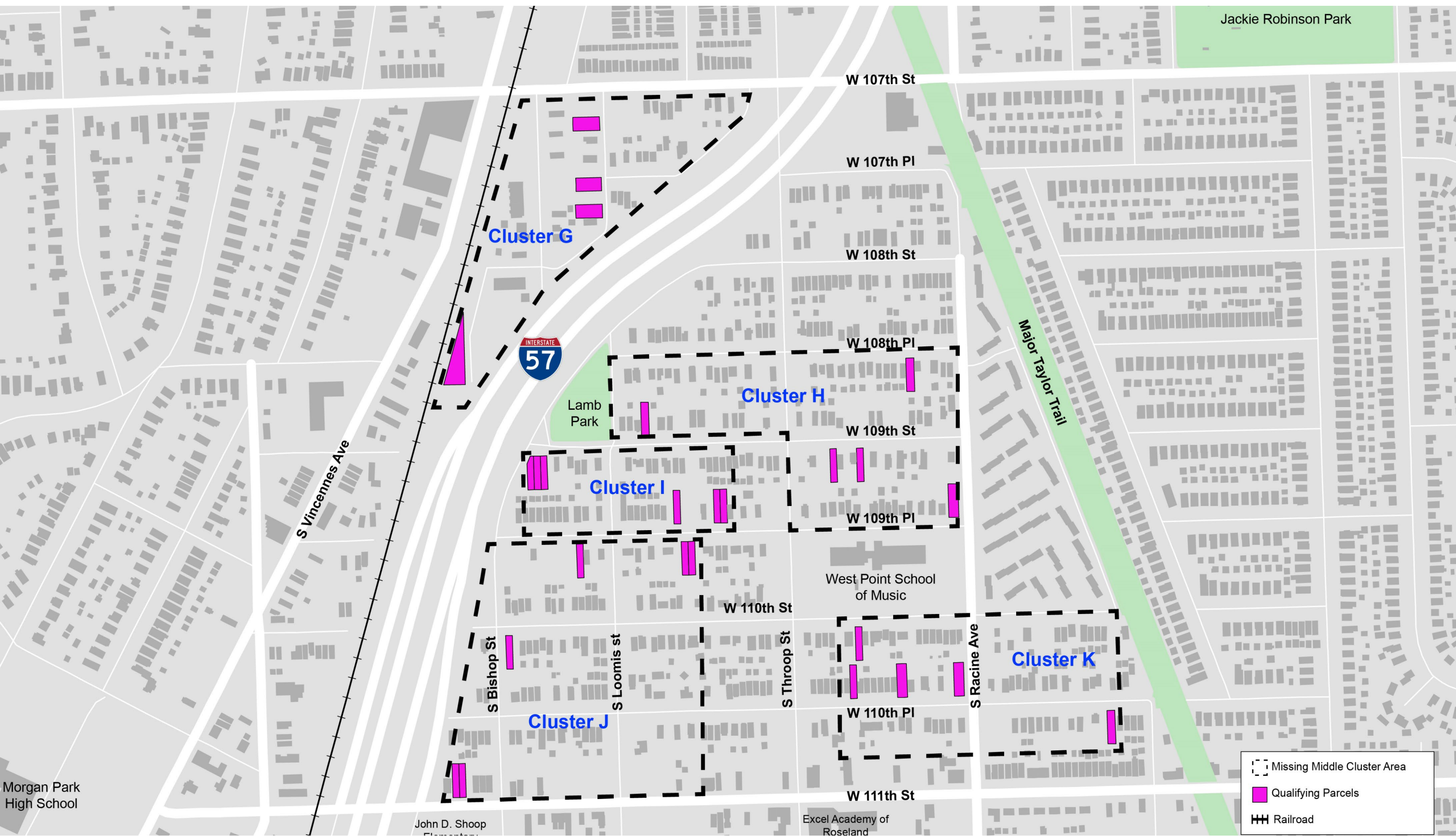
Halsted Street

Jackie Robinson Park

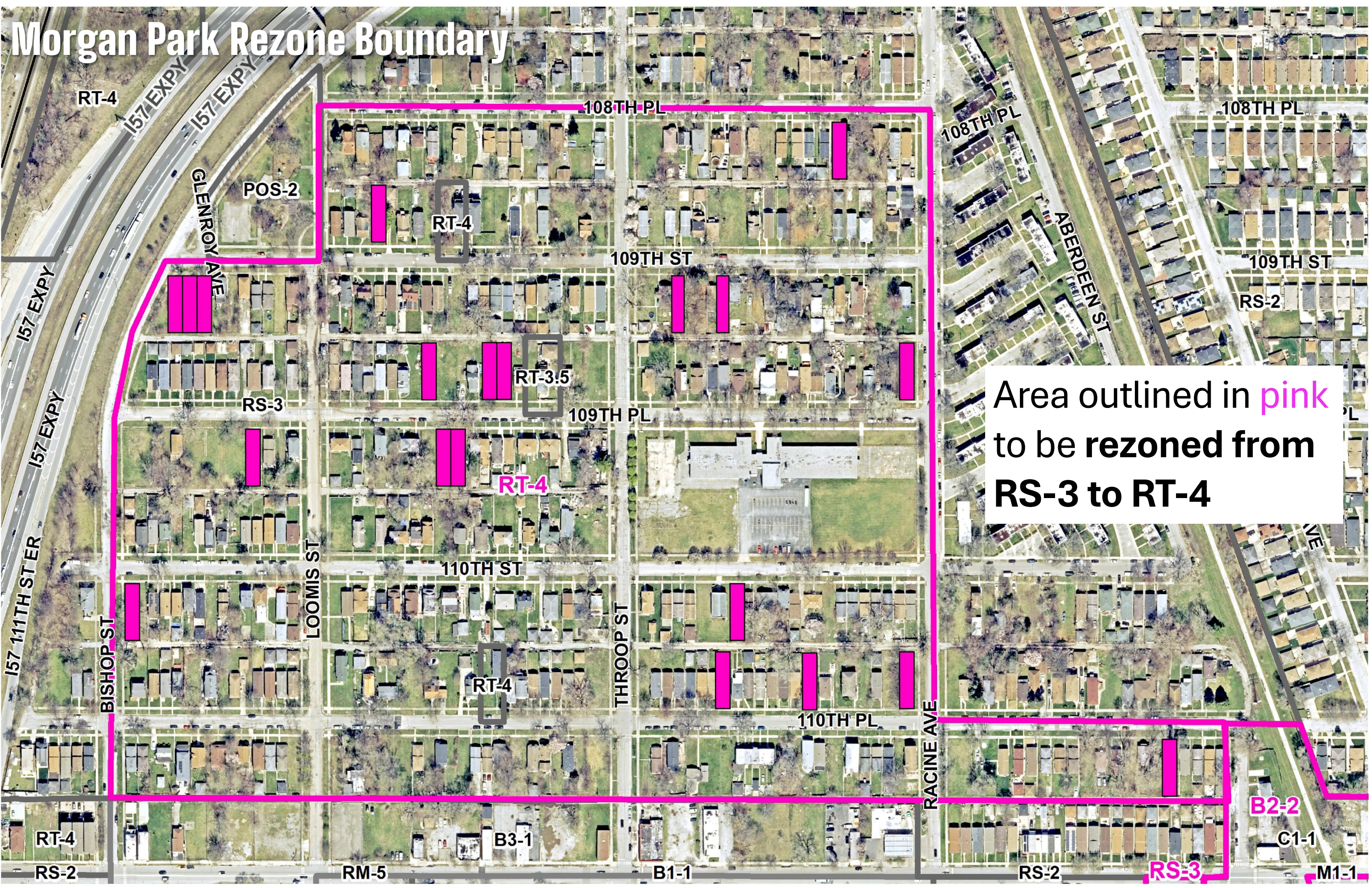
Morgan Park Commons



Morgan Park | 21st Ward | 26 PINs in 5 Clusters



Morgan Park Rezone Boundary



Area outlined in pink to be rezoned from RS-3 to RT-4

- All applications must be submitted through ChiBlockBuilder.com

- LOCATION

SearchReset

COMMUNITY AREA

Select a community area

WARD

Select a ward

LOT CLUSTER

Select a lot cluster

PROPERTY SALES PROGRAM

Missing Middle

ZONING DISTRICT (info)

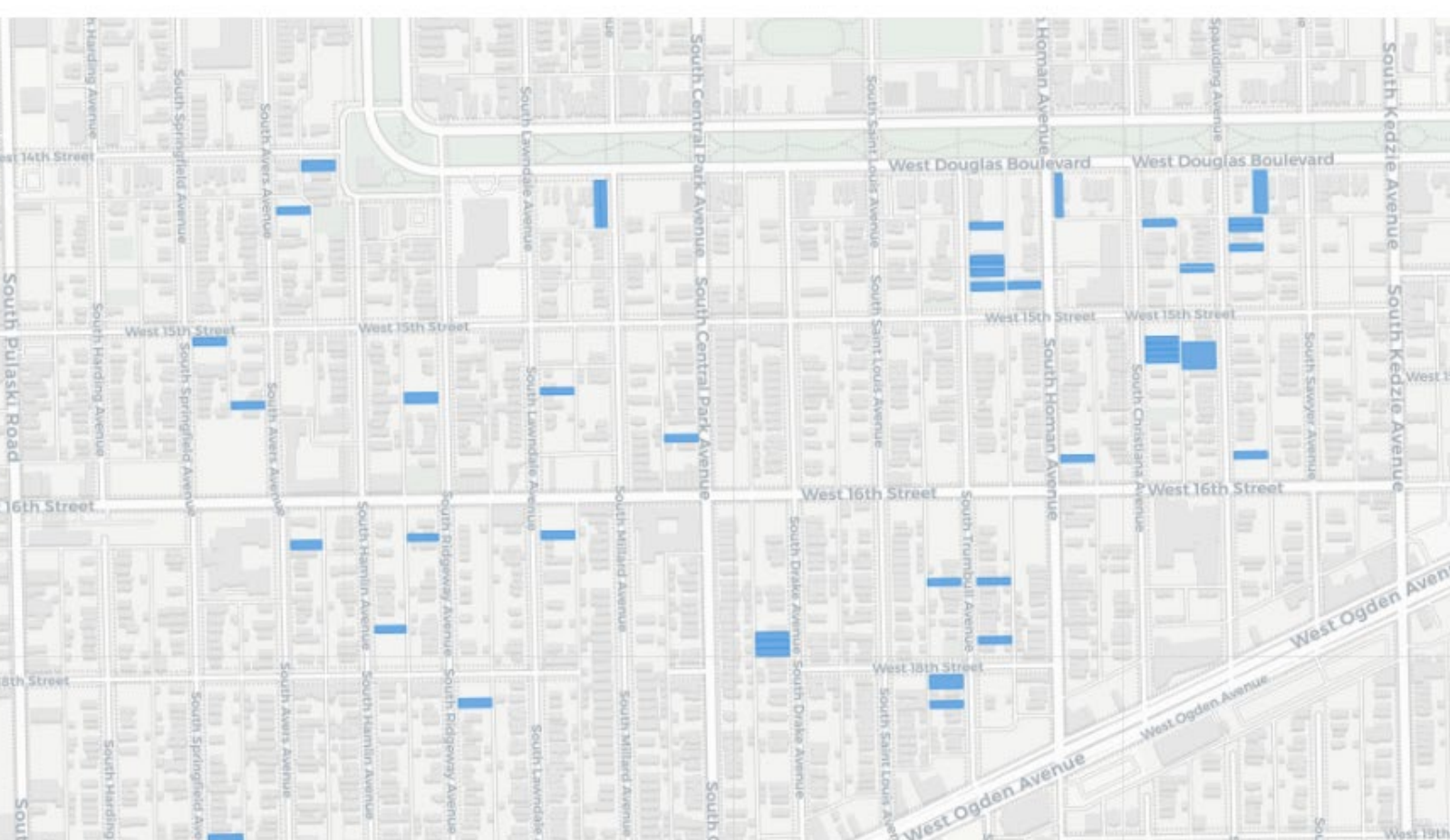
Select a zoning district

SQUARE FOOTAGE

Select a square footage

+

-



Leaflet | OpenStreetMap contributors, © CART

Eligibility Requirements

- **54 City-owned parcels** in West Chatham, South Chicago, and Morgan Park are being offered in **11 clusters**
- Applicants must **select at least one cluster** for redevelopment
- Applications should include a projected development plan with **construction timelines, conceptual design plans and a budget**
- Selected developers must use **architects that are self-certified** by the Department of Buildings. Other developer responsibilities include site planning, environmental remediation, entitlements, marketing and sales/leasing
- Maximum per unit sale price commensurate with a household income of **140% area median income (AMI)**
- **Financial incentives** include:
 - \$1 land write-down
 - Up to \$50,000-\$150,000 per unit subsidy, not to exceed \$5 million per applicant, structured as a reimbursable grant. Applicants should expect requisitions for reimbursement of eligible costs for each cluster to occur at substantial completion of half of the buildings in the cluster, then at substantial completion for all buildings in the cluster, and the remainder upon issuance of the Certificate of Completion.

Zoning Changes

- Missing Middle initiative parcels are located in the 6th, 7th, and 21st Wards
- Parcels are **zoned RT-4** OR are currently zoned as RS-3 or B3-2 which are in the **process of being rezoned to RT-4 or B2-2**
 - Rezoning an RS-3 district to an RT-4 district allows for the development of middle density housing that are encouraged in this initiative.
 - Rezoning a B3-2 district to a B2-2 district allows for the development of residential units on the street level, as well as being able to build above.
- Zoning Ordinances are scheduled for **introduction at April City Council**.
- These zoning changes are expected to be **completed prior to property dispositions** to selected applicants.

Development Objectives

Applications should reflect the City's development objectives for the available sites, including:

- **Well-integrated family housing** that enhances community vibrancy.
- New **homeownership opportunities** for families with a diverse range of incomes.
- Higher **population density** to support nearby commercial corridors.
- **Equitable transit-oriented development** principles that enable all people regardless of income, race, ethnicity, age, gender, immigration status or ability to benefit from nearby transit hubs.
- **Design excellence** that is consistent with the neighborhood and conforms with principles of equity and inclusion, innovation, sense of place, sustainability and communication.
- **Development "partnerships"** with varying levels of experience to promote mentorship and capacity-building.

Evaluation Criteria and Selection

Proof of Relevant Experience (0-30): Priority is given to applicants who form partnerships with less-experienced developers to help build capacity; demonstrate team qualifications; and capacity to timely execute the project.

- 0 to 10 Team composition
- 0 to 10 Development team experience
- 0 to 10 Capacity to timely execute the project

Financial Capacity and Feasibility (0-40): Priority is given to projects with clear plans and designs, realistic timelines, proof of funding, and estimated budgets for site remediation and construction.

- 0 to 10 Project readiness
- 0 to 10 Detailed budget
- 0 to 10 Financial feasibility
- 0 to 10 Funding secured

Design Quality (0-10): Priority is given to projects with high-quality designs that address local context and culture.

- 0 to 5 Attention to context and design diversity
- 0 to 5 Quality of building materials

Catalytic Impact and Proposed Density (0-10): Priority is given to projects that maximize the density and economic impact based on the density allowed “by right” by the existing zoning.

- 0 to 10 Site maximization

Demonstrated Community Engagement (0-10): Priority is given to projects that demonstrate communication with area residents, businesses, community organizations and elected officials about the project.

- 0 to 10 Community engagement

Redevelopment Agreements/Construction Compliance

Selected applicants accepting financial assistance are required to enter into a **Redevelopment Agreement (RDA)** with the City to establish requirements related to the development schedule, financing plan, land acquisition and City departmental approvals.

Developers must also comply with the City's **construction requirements**, which include

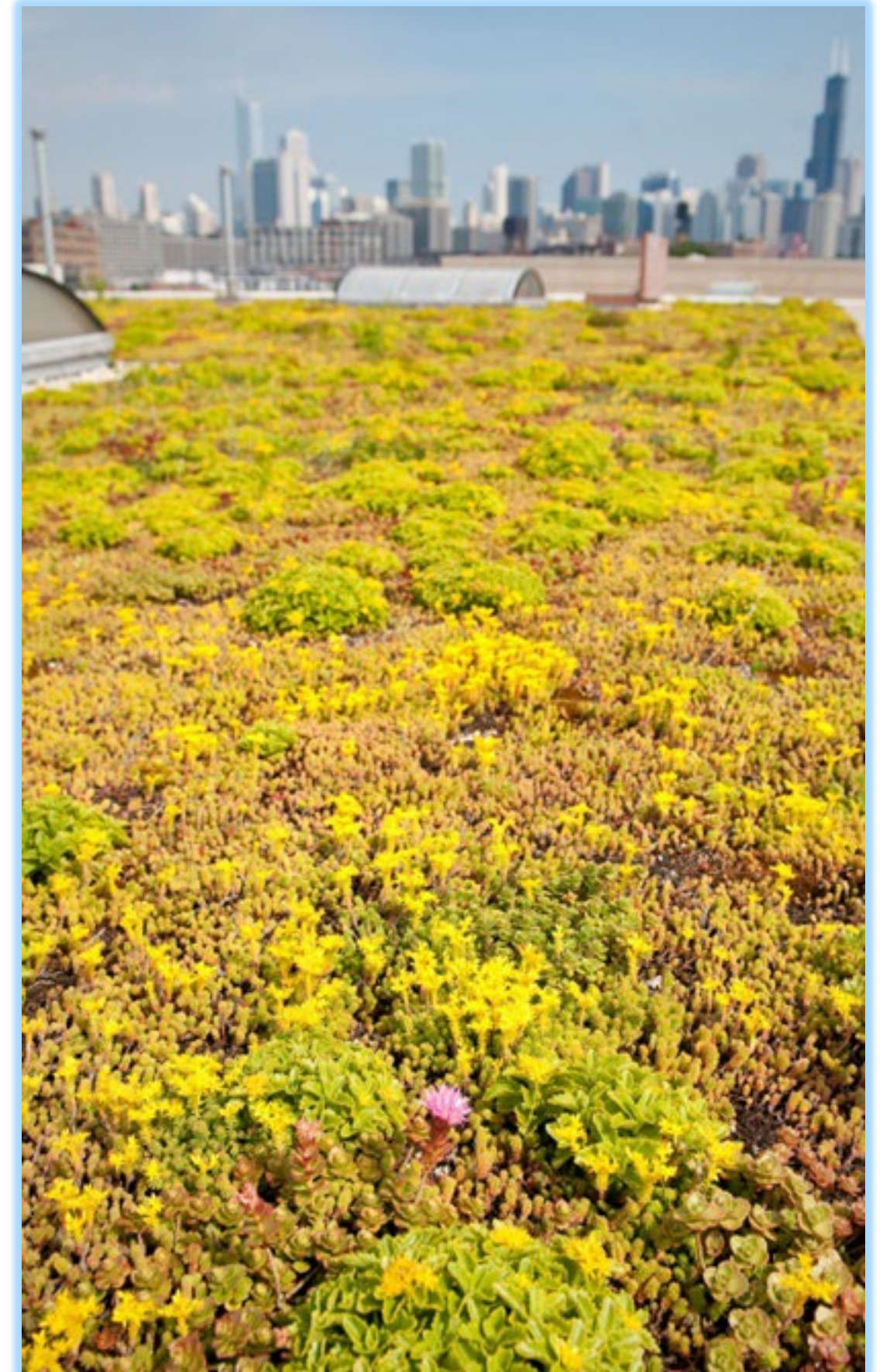
- **MBE/WBE:** 26% Minority Business Enterprise and 6% Woman Business Enterprise budget commitments must be met for all projects
- **Prevailing Wage:** All construction jobs paid at prevailing wage rates
- **Local Hiring:** 50% of all construction worker hours performed by Chicago residents

Sustainable Development Policy

Missing Middle buildings with **six or more units** will be required to meet the **Sustainable Development Policy** requirements.

Recommended strategies include:

1. A. Bird Protection
 - a. A.1 Bird Protection – Basic *(20 pts)*
2. B. Energy
 - a. B.1 / B.2: Exceed Energy Transformation Code by 5% / 10% *(20 / 30 pts)*
 - b. B.4 / B.5 / B.6 On-site Renewable Energy Provision 5-10% / 10-20% / > 20% *(10 / 20 / 30 pts)*
 - c. B.7 Building Electrification *(30 pts)*
 - d. B.8 Maximum 40% Glass Façade *(10 pts)*
 - e. B.9 Meet ComEd New Construction Best Practices *(20 pts)*
3. C. Landscape and Green Infrastructure
 - a. C.4 Native Landscapes *(5 pts)*
 - b. C.5 Tree Health *(5 pts)*
4. E. Stormwater
 - a. E.1 Sump Pump Capture and Reuse *(5 pts)*
5. F. Transportation
 - a. F.2 Residential Bike Parking Facilities
 - b. F.4 / F.5 EV Charging Stations 30% / Fast Charger *(5 / 10 pts)*
6. H. Water
 - a. H.1 / H.2 Indoor Water Use Reduction 25% / 40% *(5 / 10 pts)*
7. Third-party Building Certification Programs
 - a. National Green Building Standard Gold / Emerald *(70 / 80 pts)*



Additional Details

Environmental review: All available parcels categorized A or B, signifying they require no further environmental review, unless additional issues arise prior to closing.

Zoning and Permitting: Parcels listed for redevelopment through the Missing Middle initiative are located in the 6th, 7th, and 21st Wards and are already zoned RT-4, or are currently zoned as either RS-3 or B3-2 and are in the process of being rezoned to RT-4 or B2-2.

Affordable Requirements Ordinance (ARO): Applies to residential buildings with 10 or more units and contiguous parcels that total 10 or more units.



Target Development Timeline

Selected applicants are expected to meet milestones outline below:



Thank you for attending. Questions?

Additional questions about the Missing Middle application process may be submitted via email between April 1-15th to:

West Chatham:

Jaya.Eyzaguirre@cityofchicago.org

South Chicago and Morgan Park:

Tamara.Fou@cityofchicago.org

[Chicago.gov/missingmiddle](https://chicago.gov/missingmiddle)