

# Building Community with Affordable Housing

The Chicago Housing Authority/Chicago Public Library Experience



**Ann McKenzie**  
Chief Development Officer  
Chicago Housing Authority

Ann has more than 20 years of experience in community development including the development of affordable housing. She joined the CHA in 2015. CHA has converted more than 5,000 units using HUD's Rental Assistance Demonstration program, including more than 1,500 of CHA's senior units using bonds, low income housing tax credits, and other debt products. Before joining CHA, Ann focused on affordable real estate development at both for-profit and nonprofit developers. She earned her Bachelor of Science degree from Northwestern University and her law degree from DePaul University College of Law.



**Andrea Telli**  
APT Consulting

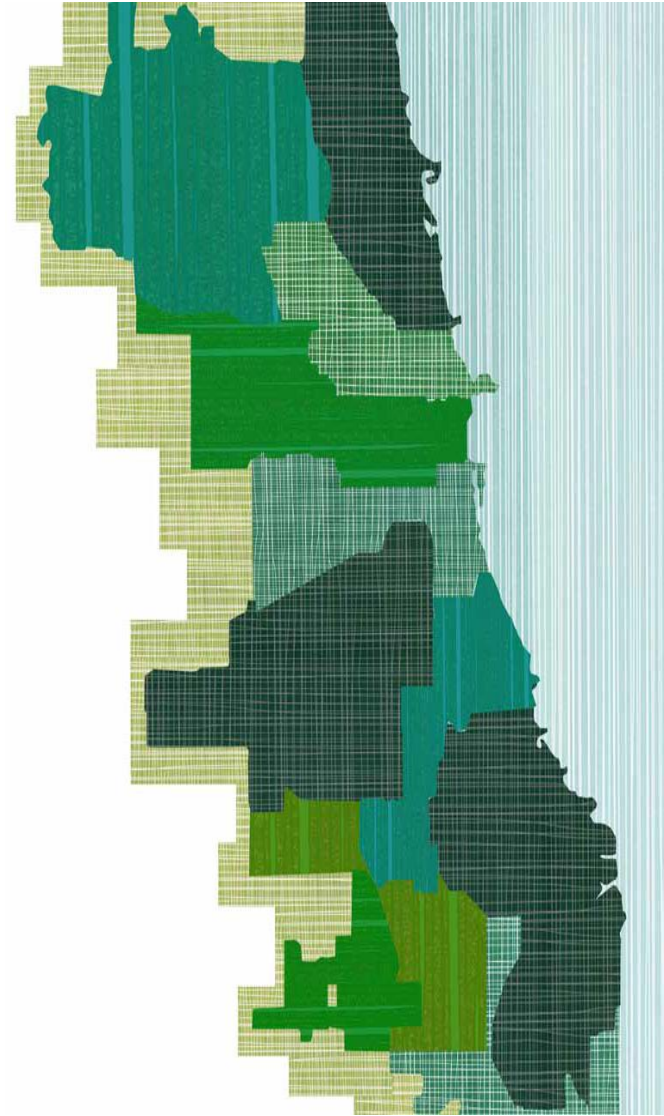
Andrea is the former Commissioner of Chicago Public Library, one of the largest big-city library systems in the world. With thirty years of experience leading library and branch operations with Chicago Public Library, Andrea is recognized as a champion of urban libraries. Prior to her retirement in 2020, Andrea was a leader in setting and delivering on system-wide priorities for CPL, leading a significant chapter in CPL's capital improvement history, with 12 new library branch openings and major renovations in 18 branches. Andrea continues to contribute to library planning and administration through consulting, advocacy, and active participation in the improvement of library systems nationally.



**Michael Kaplan**  
Senior Associate  
Related Midwest

Michael assists with coordination of tasks and management of Related Midwest's affordable and mixed-income projects, currently overseeing a portfolio of over 2,000 units. He has over ten years of experience in real estate and over six years of experience in affordable housing finance, preservation, and development. He has closed on over \$320 million of financing and managed over \$100 million worth of construction, and has experience working on a variety of project types, including public-private partnerships, affordable housing preservation, mixed-income housing, and mixed-use development, as well as working with federal, state, local, and private financing vehicles. He holds a Master's in Urban Planning and Policy from University of Illinois at Chicago and a Bachelor of Arts in economics and sociology from the University of Michigan, Ann Arbor.



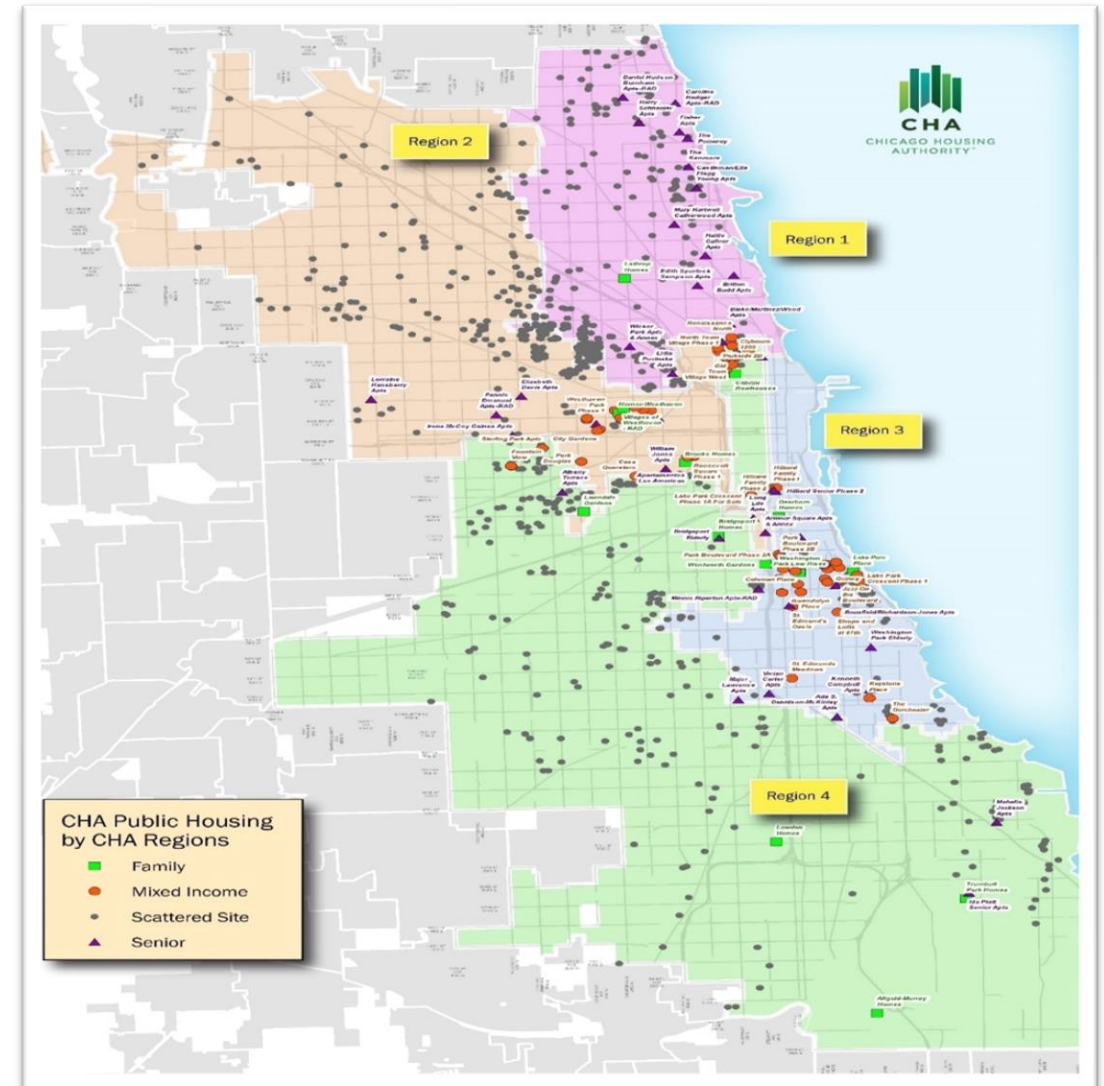


BUILDING COMMUNITY WITH AFFORDABLE HOUSING

# CHA Overview

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- ❑ Municipal corporation that oversees public housing in the City of Chicago
- ❑ Budget of approximately \$1B
- ❑ Largest owner of rental housing in Chicago
- ❑ 47,000 families with voucher holders living in all 77 Chicago Community Areas
- ❑ 95% of our households across both programs are either very low or extremely low-income



# Libraries Developed

## - Northtown Library

Developer: Evergreen Real Estate Group  
Architect: Perkins + Will  
44 units of mixed-income housing above a 16,000  
square foot Chicago Public Library branch



# Libraries Developed

## - Independence Library

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Developer: Evergreen Real Estate Group

Architect: John Ronan Architects

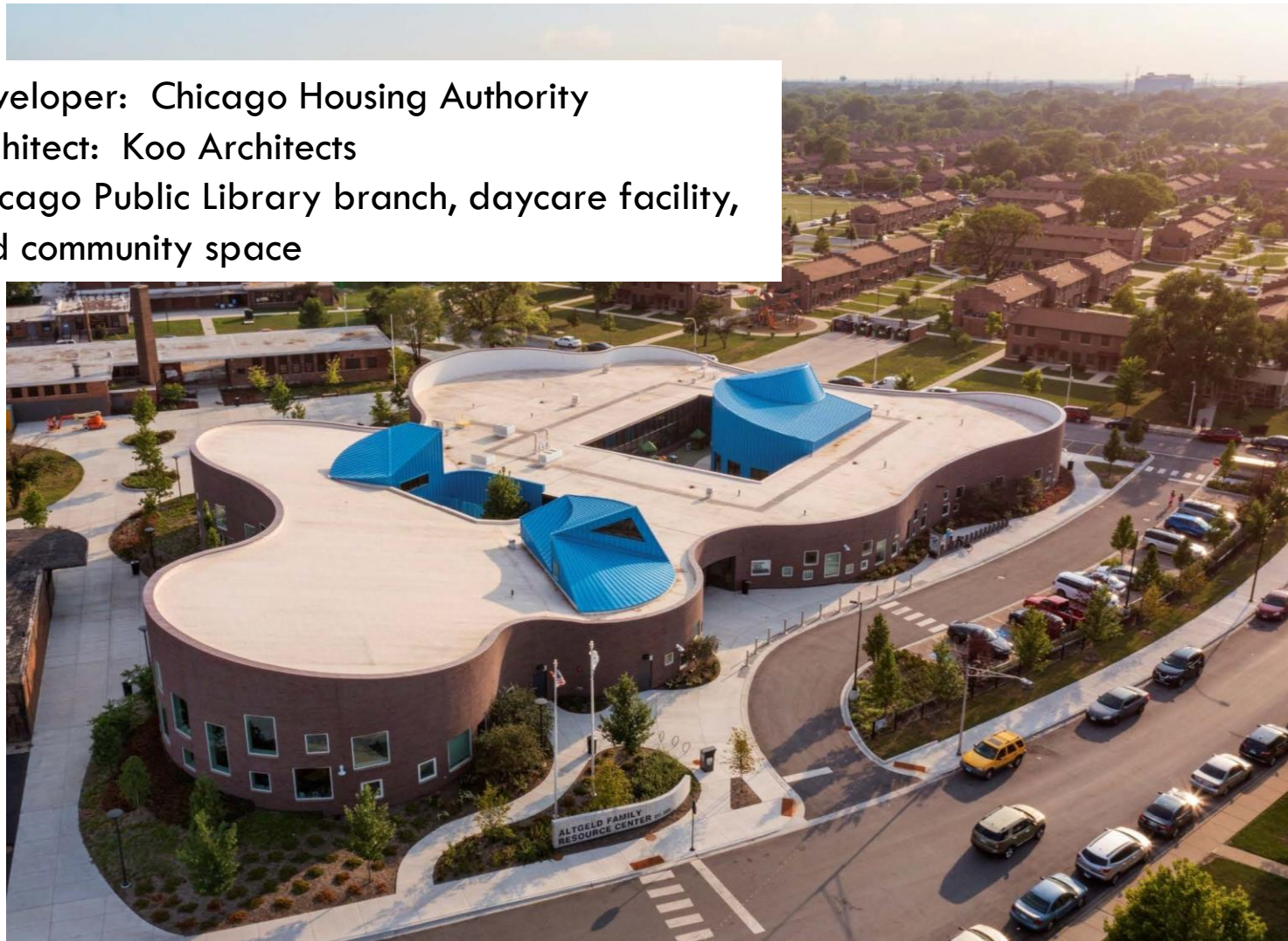
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# Libraries Developed

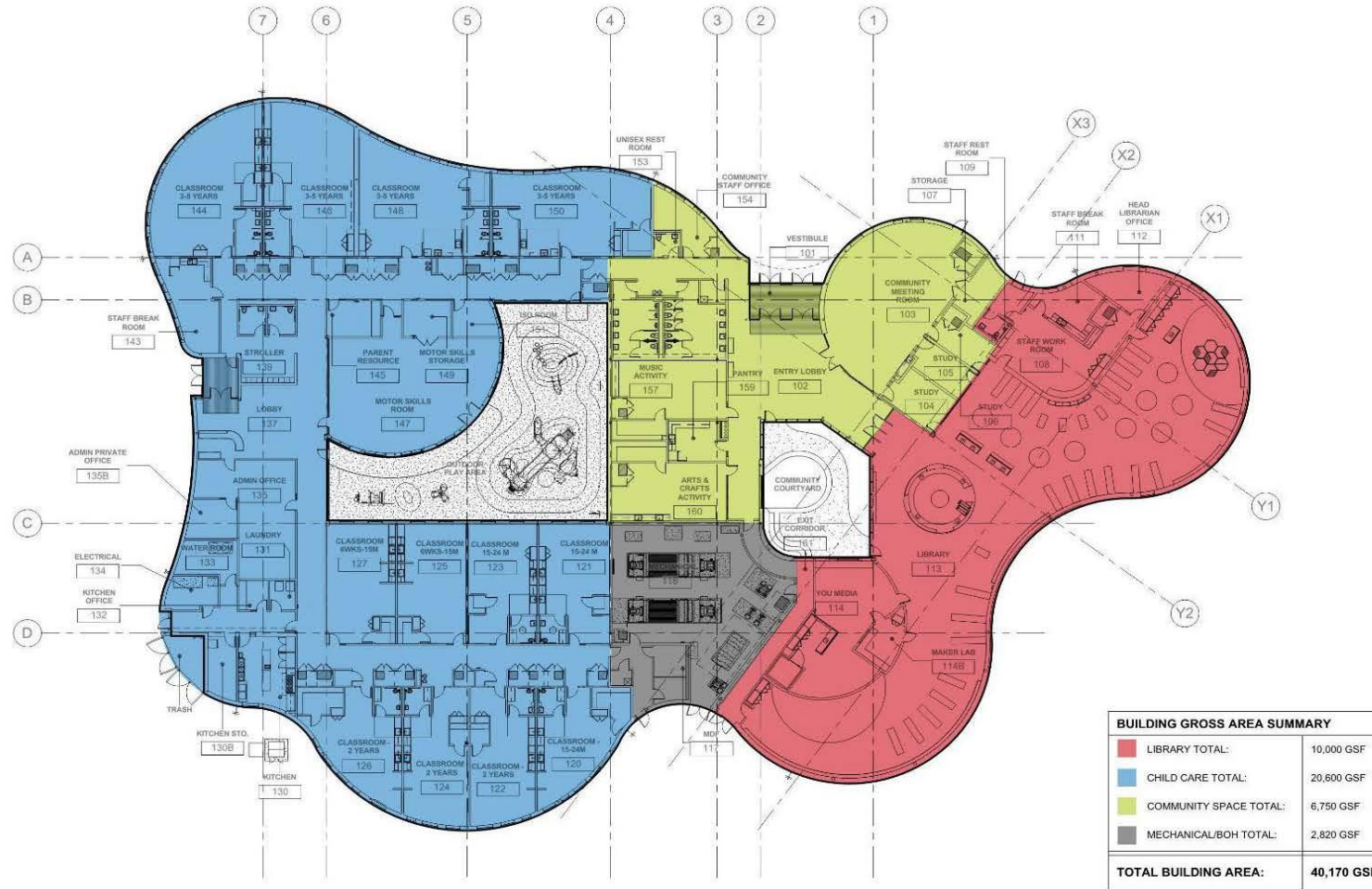
## - Altgeld Family Resource Center

Developer: Chicago Housing Authority  
Architect: Koo Architects  
Chicago Public Library branch, daycare facility,  
and community space



# Libraries Developed

## - Altgeld Family Resource Center



# Libraries Developed

## - Altgeld Family Resource Center





# Libraries Developed

## - Altgeld Family Resource Center



CHILD CARE

# Roosevelt Square

120-ACRE MULTI-PHASE REDEVELOPMENT

2,400 NEW MIXED-INCOME UNITS, RETAIL, OPEN SPACE, AND AMENITIES

LITTLE ITALY CHICAGO PUBLIC LIBRARY BRANCH





# LIBRARY



# Why Co-Locate?

- Modern libraries are community centers
  - Reflects 21st century information needs
  - Strengthens community
  - Supports economic development
  - Nurtures learning
- Great use of ground floor space that can be hard to underwrite
- Lower cost than standalone
- Community Service Facility / LIHTC

# Community Service Facility

If...

- the facility is used to provide services that will improve the quality of life for community residents;
- such services are demonstrated to be appropriate and helpful to individuals in the area of the facility whose incomes are 60% or less of area median income. the facility is located on the same tract of land as one of the buildings comprising the project; and
- any fees charged for the services provided, are affordable to individuals whose incomes are 60% or less of area median income.

# Community Service Facility

Then...

- The Community Service Facility can be included in Eligible Basis; provided, however, that the increase in Eligible Basis shall be limited to 25% of the total Eligible Basis not exceeding \$15,000,000 plus 10% of the remaining total Eligible Basis of the project.

# Sources & Uses

<b>Sources</b>	<b>\$</b>
Tax Credit Equity	13,515,000
CHA Capital Funds	15,740,000
(Nearly) Free Land	3,160,000
Accrued Interest	152,602
Donation Tax Credit	1,200,000
City Funds (TIF)	7,000,000
Deferred Dev Fee	562,398

**TOTAL 41,330,000**

<b>Uses</b>	<b>\$</b>
Acquisition	3,200,000
Hard Costs	29,619,856
Soft Costs	4,269,620
Reserves	372,943
Developer Fee	2,436,912
Financing Fees	1,430,669

**TOTAL 41,330,000**





CHICAGO PUBLIC LIBRARY

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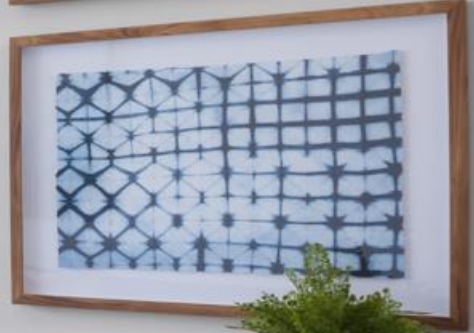
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CHICAGO  
PUBLIC  
LIBRARY  
LITTLE ITALY BRANCH

# LOBBY







# COMMUNITY ROOM





TAYLOR STREET APARTMENTS + LIBRARY  
SKIDMORE, OWINGS & MERRILL LLP











