

# MISSING MIDDLE INITIATIVE

## COMMUNITY OPEN HOUSE

DEPARTMENT OF PLANNING AND DEVELOPMENT  
COMMISSIONER CIERE BOATRIGHT

UCAN CENTER  
FEBRUARY 13, 2025



# Agenda

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**Opening Comments - Ald. Monique Scott, 24<sup>th</sup> Ward**

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**Missing Middle Initiative -  
Background & Goals**

- 2.1 Application and Selection Process**
- 2.2 Program Goals**
- 2.3 Timeline**

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**Developer Introductions**

- 3.1 Alteza Group – Francisco Garcia**
- 3.2 Westside Community Group –  
Jasmine Hagan**
- 3.3 CBBC – Melvin Bailey & Mike Joudeh**
- 3.4 Beauty for Ashes – Dionte Chantel White**
- 3.5 Sunshine Management – Bonita Harrison**

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**Open House**

- 4.1 Developer Poster Boards for Browsing**
  - 4.2 DPD staff available for questions**
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1



# Opening Comments Alderwoman Monique Scott



2



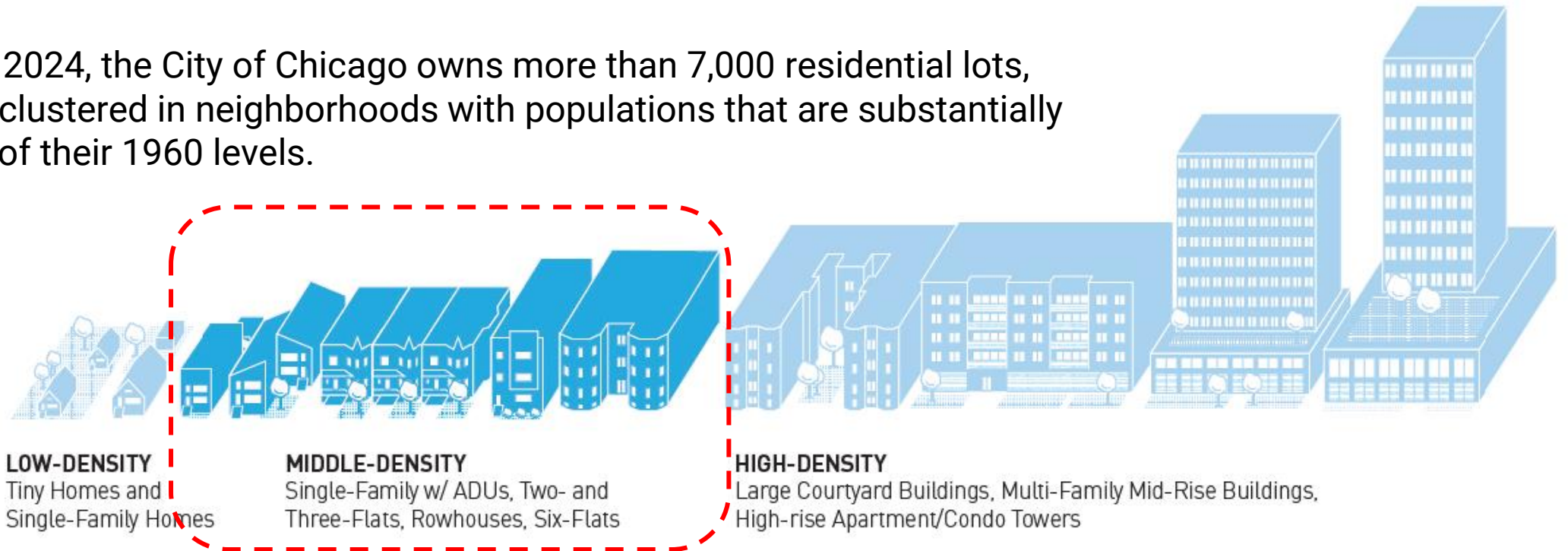
# Missing Middle Initiative Background and Goals

# What is Missing Middle Housing?

“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 West and South sides due to disinvestment and depopulation.

As of summer 2024, the City of Chicago owns more than 7,000 residential lots, many of them clustered in neighborhoods with populations that are substantially less than 50% of their 1960 levels.



# Program Overview

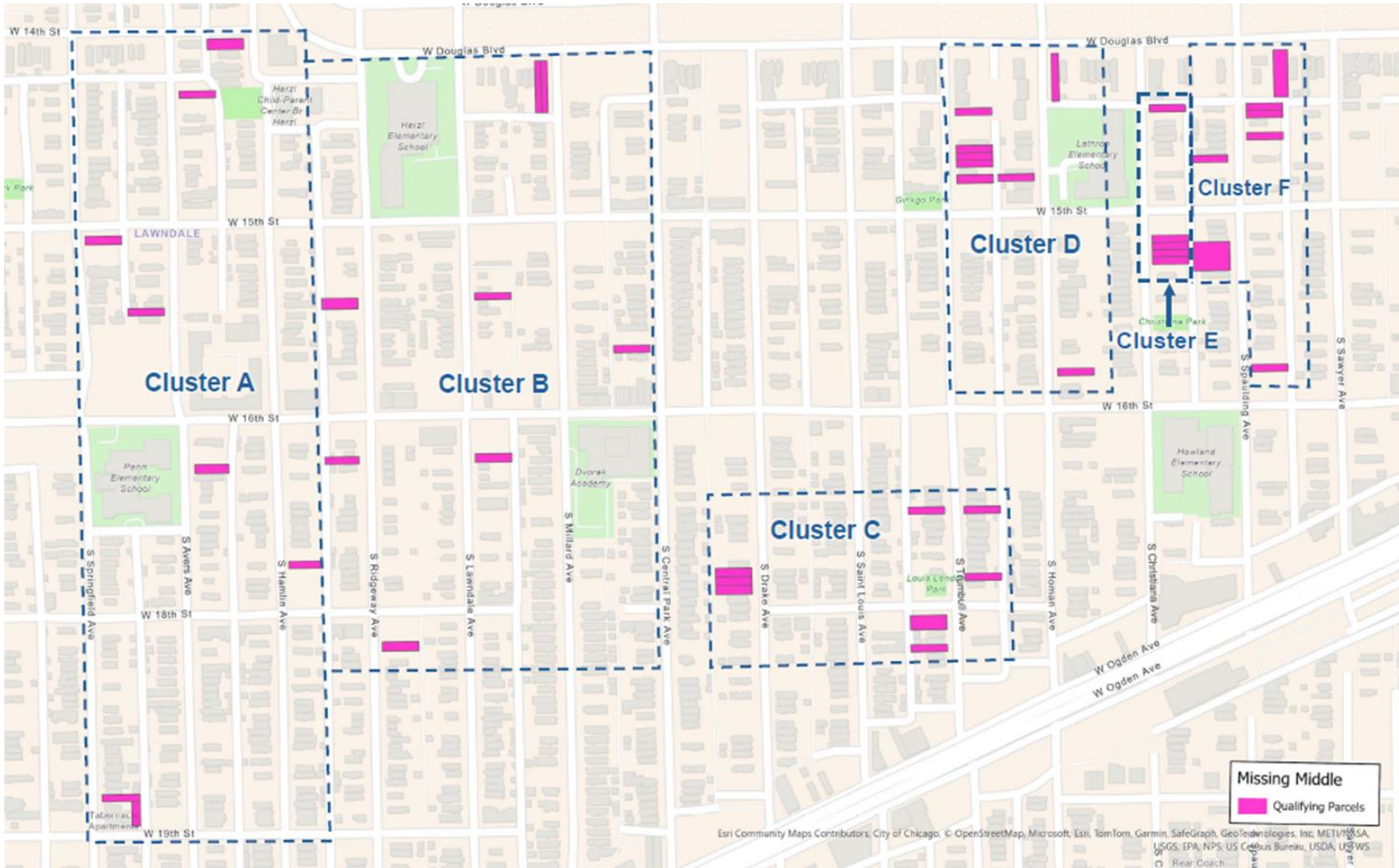
## Missing Middle Initiative

- Multi-year program to offer **vacant City-owned parcels** for redevelopment as “missing middle” infill housing on the West and South 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 \$150,000 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 impacted by high vacancy, and repopulate disinvested communities



# Project Area

## Missing Middle Initiative



**44 City-owned properties listed on CBB in six clusters of five-to-eight parcels each**

Applicants must commit to developing all parcels within one or more clusters.

**All parcels must be developed by-right under existing RT-4 zoning district**

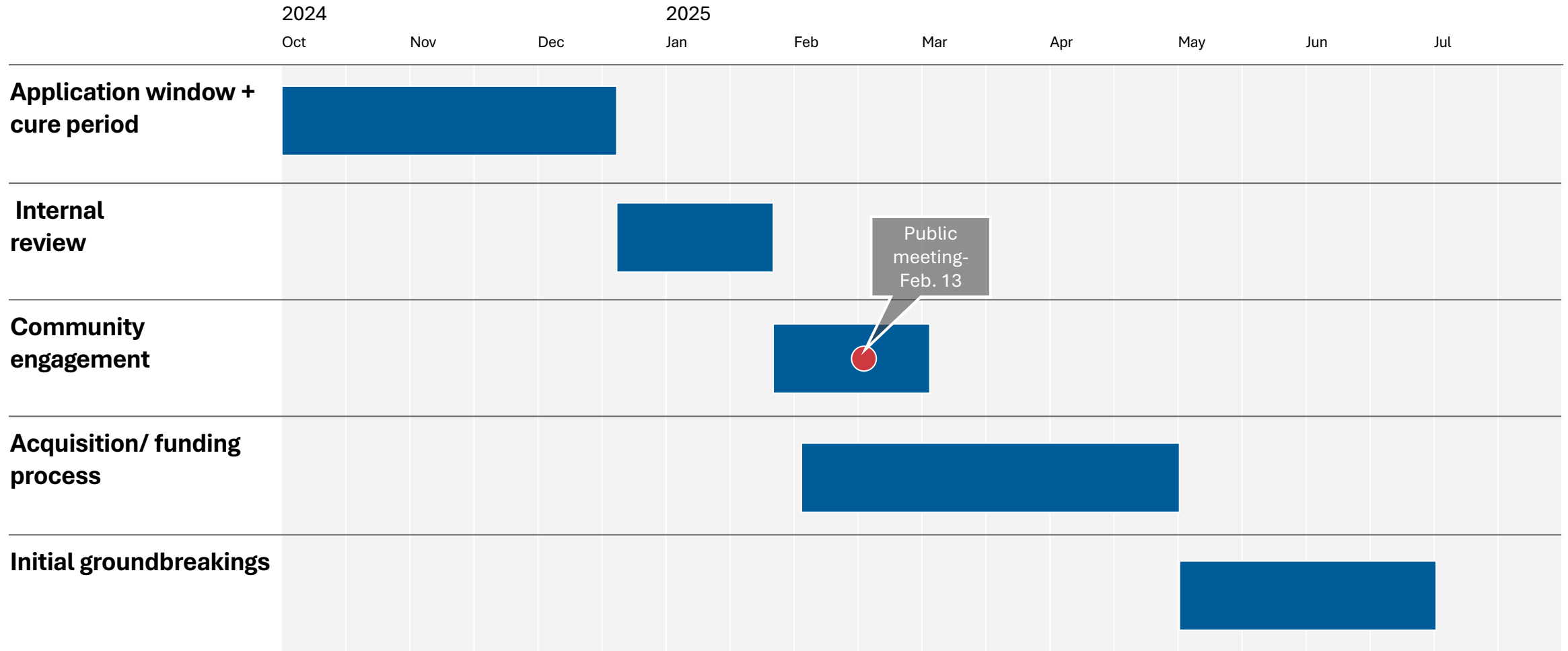
Eligible housing types include single family, townhomes and two- to six-flats.

**Parcels will not require additional remediation**

**Developers must list all properties for sale to private home buyers and cap prices at 140% AMI**

# Program Timeline

## Missing Middle Initiative





# Program Goals



## **Growth on the West Side**

Bringing residents back to a historically disinvested community

## **Affordable Home Ownership Opportunities**

Sale prices must be affordable for families with 140% area median income

## **Economic Development**

Adding households to the community to encourage commercial growth and new retail amenities

## **Community Wealth Building**

Building equity through home ownership and rental income

## **Developing Vacant Land**

Stabilizing blocks through new development and homeowners

# Applications Received

## Summary Data

**46**

Total applications received

**30**

Unique applicants

**2.3**

Avg. units proposed per parcel

**50%**

Of applications from emerging and minority-owned developers

**\$355k**

Avg. development cost per proposed unit



# Selected Developer Teams

## Summary Data



**110**

New units of housing proposed

**3.1**

Average units per parcel

**\$45m**

Total investment

**\$16.5m**

Total assistance requested

**\$366k**

Average cost per unit

3

# Developer Introductions



# Alteza Group



**Francisco Garcia**  
Founder and Manager

**Alteza Group LLC – Lead Developer**  
Francisco Garcia, P.E. – Founder & Manager

**Acosta Ezgur – General Counsel**  
Rolanda R. Acosta – Managing Member

**Hanna Architect, Inc – Project Architect**  
John C. Hanna, AIA – Founder & President

**First Eagle Bank – Lending Partner**  
Faruk Daudbasic – Dir. of Community Lending

**Realty of Chicago**  
Eduardo Garcia – Managing Broker



**Building Mix: 2x 2-Flat 5x 3-Flat 1x 4-Flat**

**23**  
UNITS TOTAL

Visit our website  
[www.missingmiddlechicago.com](http://www.missingmiddlechicago.com)



Two-/three-/four-flat renderings

# Westside Community Group Inc.



Jasmine Hagan-Developer

## Westside Community Group Inc.

Jasmine Hagan – Developer

## GMA Construction – General Contractor

Cornelius Griggs - President

## Hanna Architect, Inc – Project Architect

John C. Hanna, AIA – Founder & President

## True Capital Partners – Lending Partner

Jasmine Hagan

## KMR Law Group – Attorney

Yondi Morris



Design B – (6) Three-Flats

**27 Units in Total**



Aerial Shot | Cluster C

LEGEND  
A SCHEME A  
3 UNIT / 2 STORY FRAME BUILDING W/ BASEMENT  
B SCHEME B  
3 UNIT / 8 STORY FRAME BUILDING W/ BASEMENT



Design A – (3) Three-Flats

# Citizens Building a Better Community



Melvin Bailey – Co-Founder



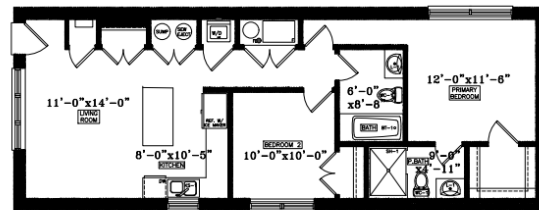
Mike Joudeh – Co-Founder



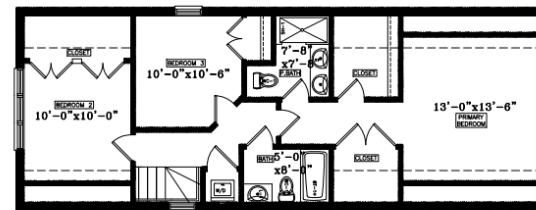
Edgar Flagg – Co-Founder



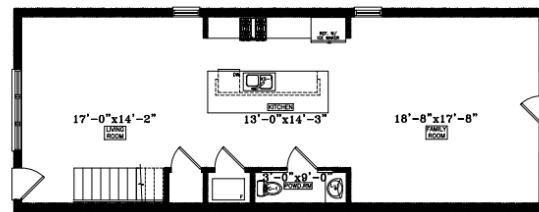
Two-flat renderings – Trumbull Ave.



⊕ BASEMENT FLOOR PLAN

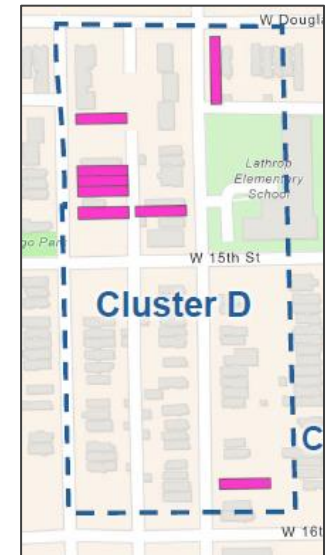


⊕ SECOND FLOOR PLAN



⊕ FIRST FLOOR PLAN

- Eight two-flats on eight City-owned parcels
- 16 total units of housing



# Beauty for Ashes



**Dionte Chantal White - Developer**

## Beauty for Ashes

Dionte Chantal White - Founder

## Campbell Construction – General Contractor

Rukeem Campbell

## DAAM | Designers

Elyse Agnello – Lead Architect

## Crea Solutions

Stephani Jeffrey – Project Manager

## Nile Property Management

Narik Riak – Development Consultant

## Naturally Urban Environment

Victoria Wilson – Sustainability Consultant

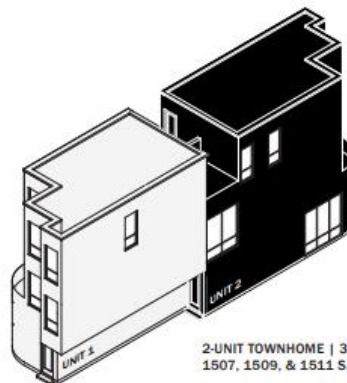
## Journey to Developer - Non-Profit Consultant



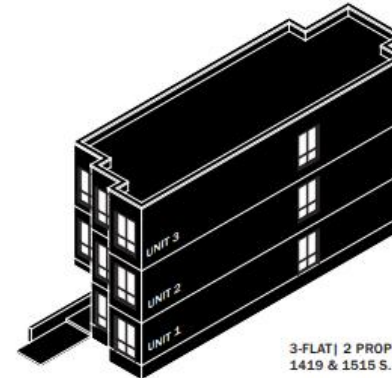
Two-flat rendering – Christiana Ave.



Three-flat rendering



2-UNIT TOWNHOME | 3 PROPOSED @  
1507, 1509, & 1511 S. CHRISTIANA AVE



3-FLAT | 2 PROPOSED @  
1419 & 1515 S. CHRISTIANA AVE





# Sunshine Management



**Bonita Harrison - Developer**

**Sunshine Management – General Contractor**

Bonita Harrison - CEO

**AP Architects**

Alex Polichuk – Lead Architect

**CIC - Lender**

Chaston Montgomery

**KBM Realty**

Kenya Hunter - Realtor

**Erika Finley – Attorney**

**Jacinta Fisher – Interior Design**



Proposed Building Elevation Option "A"

Proposed Building Elevation Option "B"

Proposed Building Elevation Option "C"

Proposed Building Elevation Option "D"



(2) 3 DU Apartment Buildings  
3245 W. Douglas Blvd.

W. Douglas Blvd

(4) 3-DU Apartment Buildings  
1551 S. Spaulding Ave.

S. Spaulding Ave.



3 DU Apartment Buildings  
1436 S. Spaulding Ave.

S. Spaulding Ave.

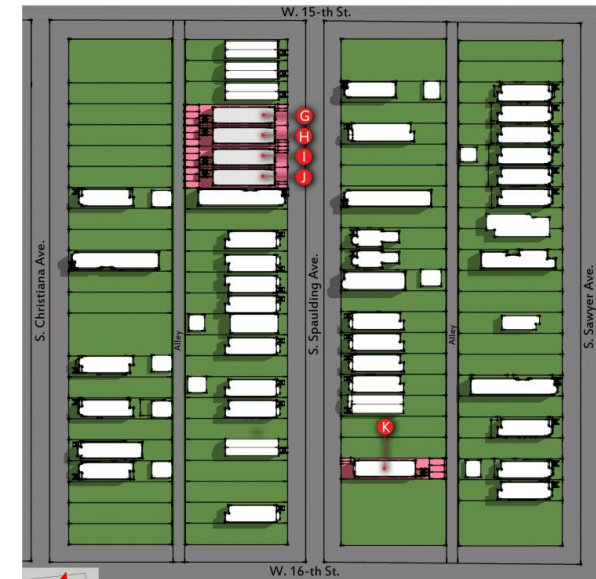
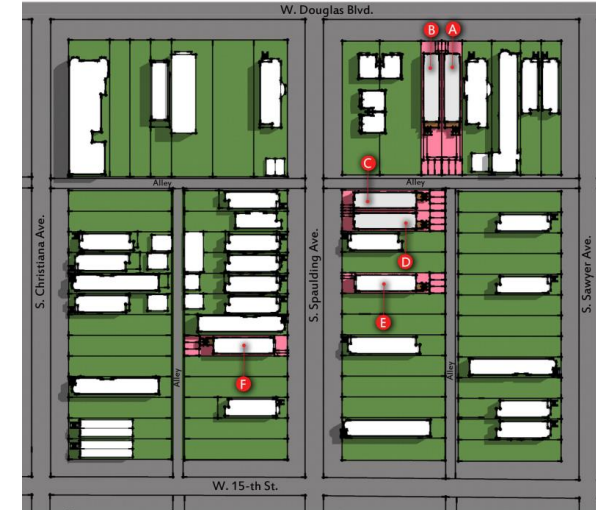
3 DU Apartment Buildings  
1429 S. Spaulding Ave.

(2) 3 DU Apartment Buildings  
1419, 1421 S. Spaulding Ave.

S. Spaulding Ave.

3 DU Apartment Buildings  
1551 S. Spaulding Ave.

S. Spaulding Ave.



- 11 three-flats on seven city-owned parcels
- 33 total units

4

**Missing Middle Open House**  
DPD and development teams  
available for questions