



MISSING MIDDLE INFILL HOUSING INITIATIVE INFORMATIONAL WEBINAR

OCTOBER 9, 2024



Department of Planning
and Development



Agenda

1. Introductions + Welcome from Ald. Scott (24th)
2. Define the “Missing Middle”
3. Program overview
4. Application process and requirements
5. Evaluation and selection process
6. Additional program details
7. 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 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.



LOW-DENSITY
Tiny Homes and
Single-Family Homes

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

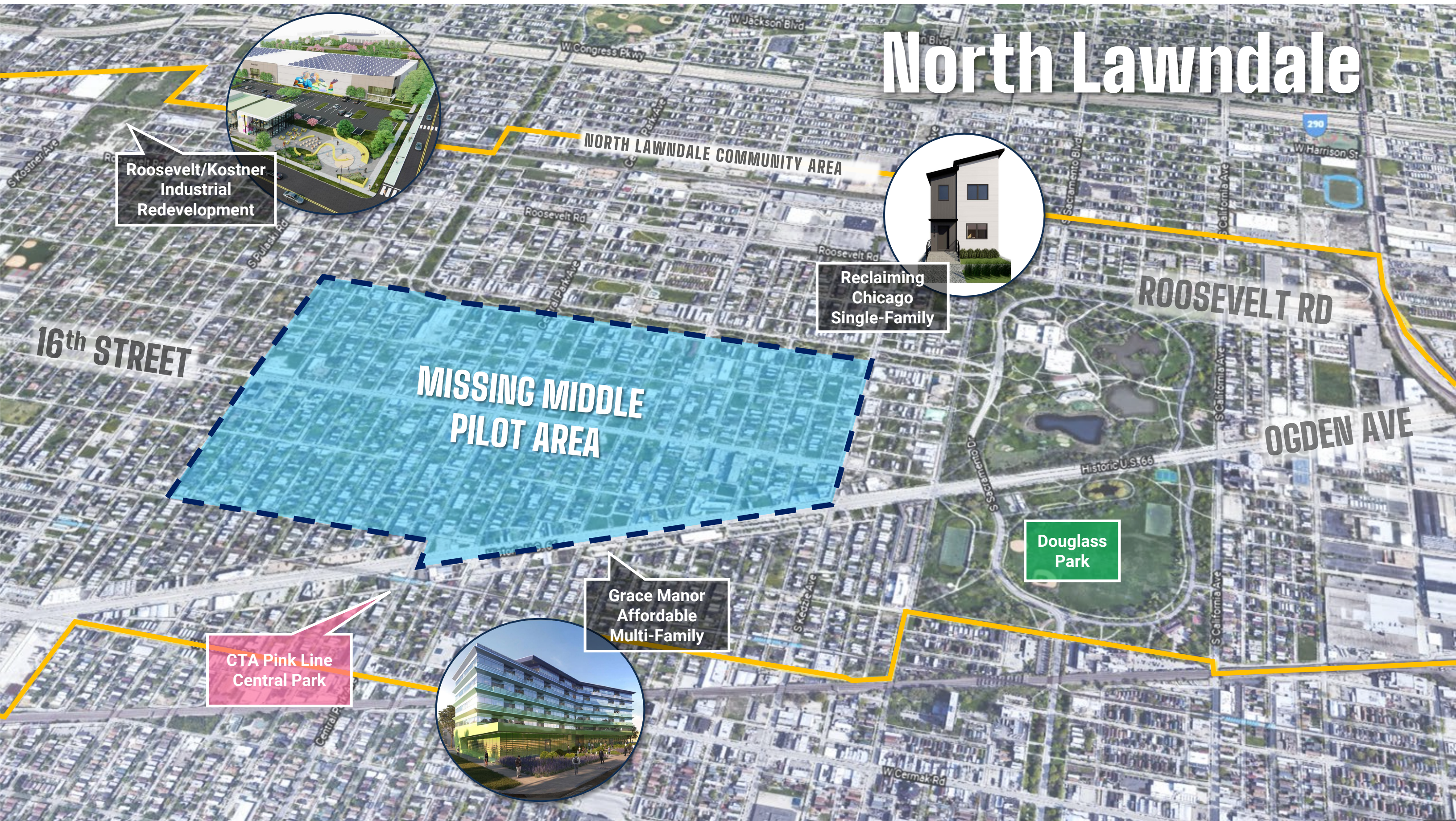
HIGH-DENSITY
Large Courtyard Buildings, Multi-Family Mid-Rise Buildings,
High-rise Apartment/Condo Towers

Program Overview

- Multi-year program to offer **vacant City-owned parcels** for redevelopment as “missing middle” infill housing on the 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 \$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



Roosevelt/Kostner
Industrial
Redevelopment

NORTH LAWNDALE COMMUNITY AREA

Reclaiming
Chicago
Single-Family

MISSING MIDDLE
PILOT AREA

16th STREET

ROOSEVELT RD

OGDEN AVE

Douglass
Park

Grace Manor
Affordable
Multi-Family

CTA Pink Line
Central Park

Application Process and Timeline

- All applications must be submitted through ChiBlockBuilder.com
- Key dates:
 - Applications open: Oct. 1st
 - Informational webinars: Oct. 9th and 10th
 - Applications close: Nov. 15th, before midnight
 - Application selections: Late Dec. '24/early Jan. '25

LOCATION

Enter an address

COMMUNITY AREA

Select a community area

WARD

Select a ward

LOT CLUSTER

Select a lot cluster

PROPERTY SALES PROGRAM

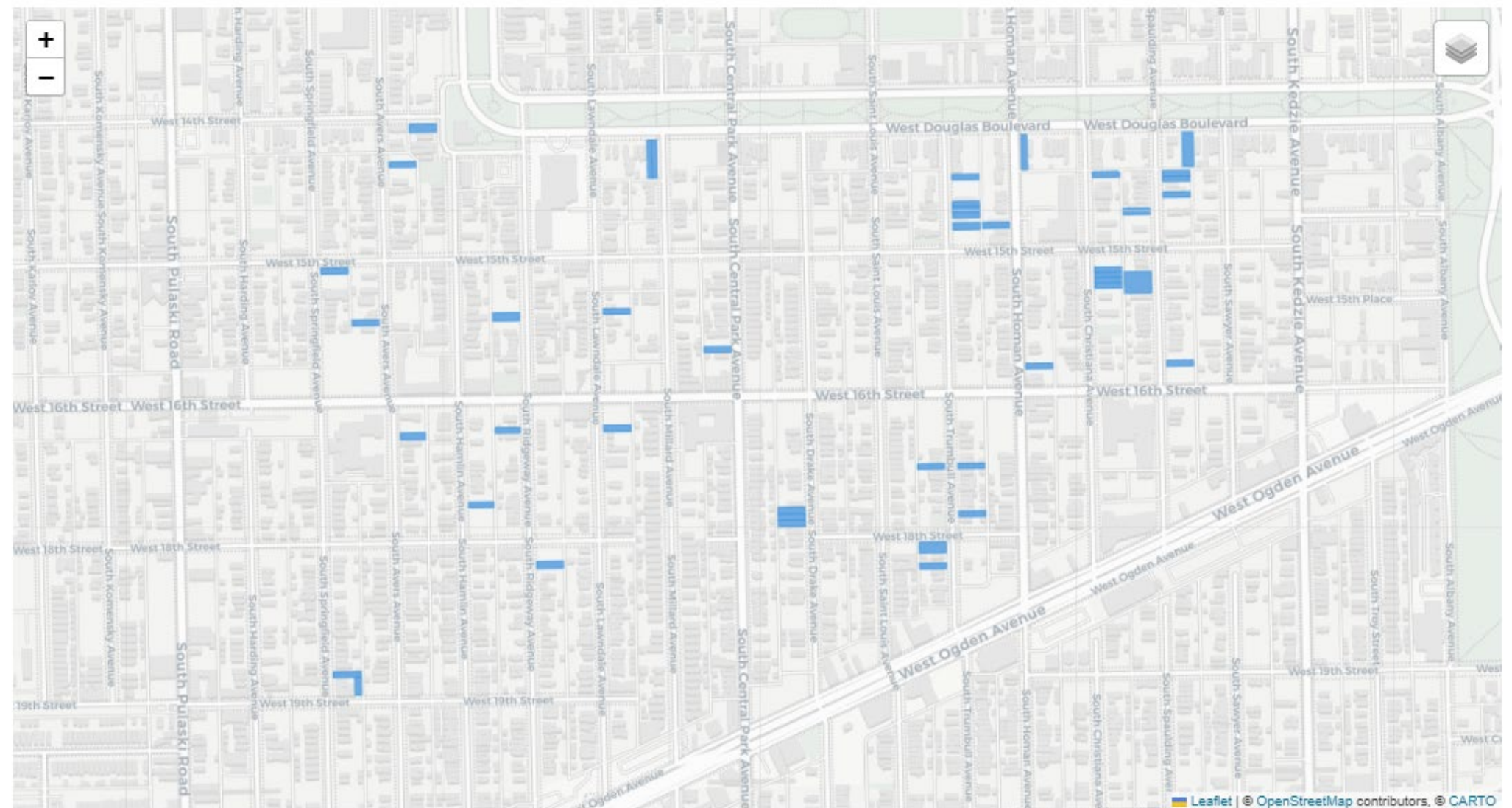
Missing Middle

ZONING DISTRICT (info)

Select a zoning district

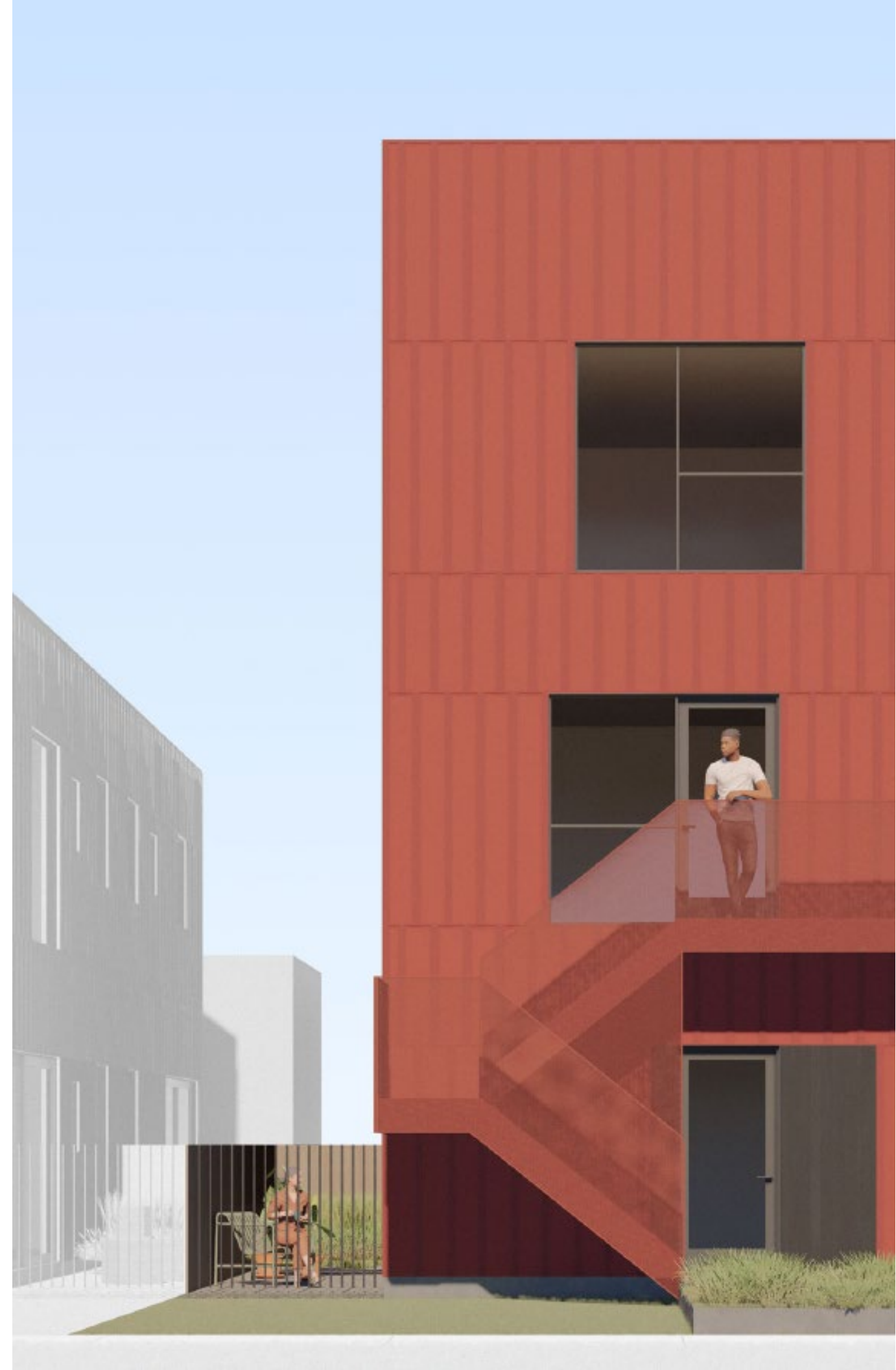
SQUARE FOOTAGE

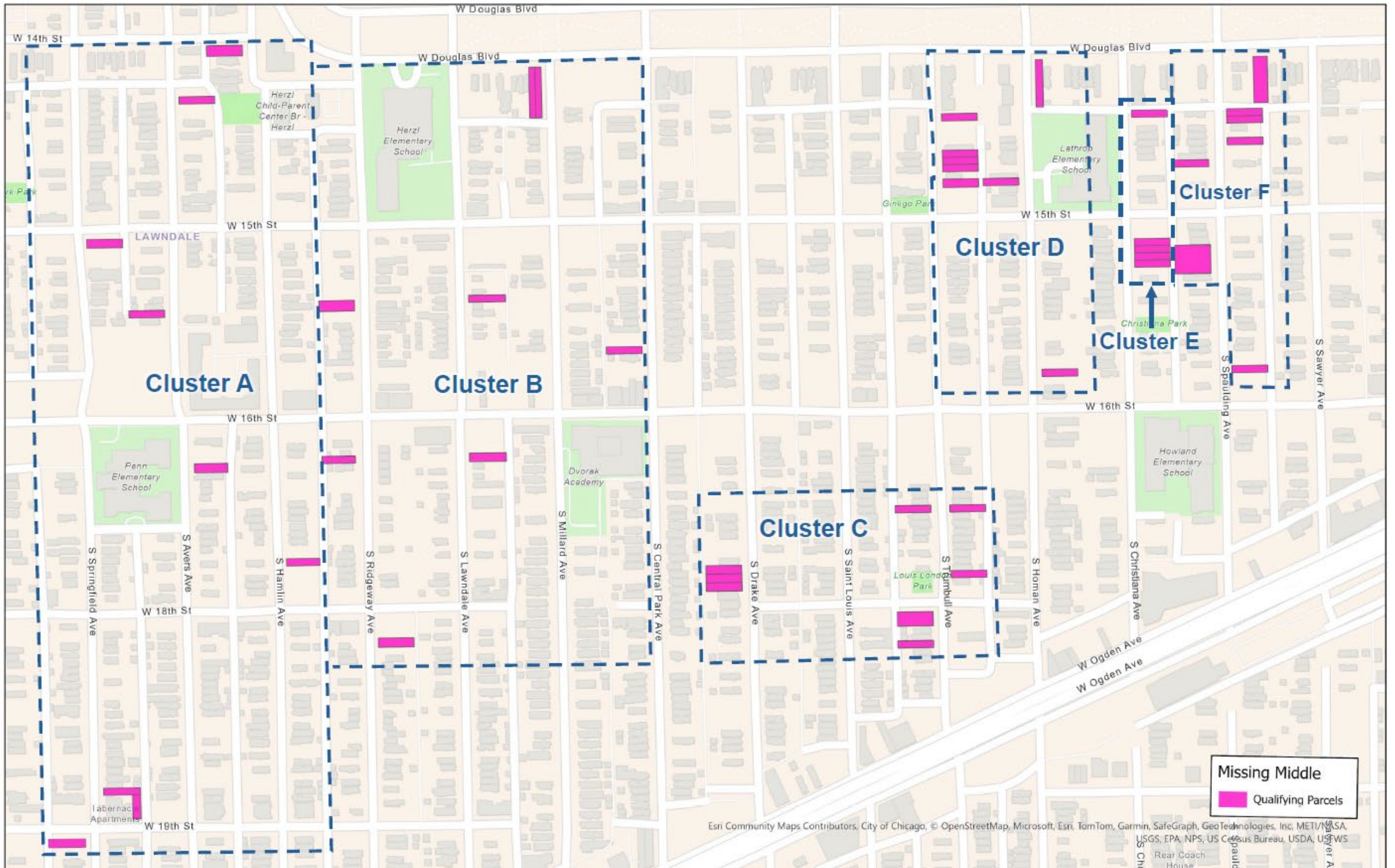
Select a square footage



★ Eligibility Requirements

- **44 City-owned parcels** in North Lawndale are being offered in **six clusters**, each containing at least five parcels
- Applicants must **select at least one cluster** for redevelopment
- Eligible housing types include **single-family homes, townhomes, two-flats, three-flats, or six-flats**
- Applications should include a projected development plan with **construction timelines, conceptual design plans and a draft pro forma**
- 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







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.



Evaluation Criteria and Selection

Proof of Relevant Experience (0-30): Priority is given to applicants who demonstrate team qualifications, proven experience completing similar projects, 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.

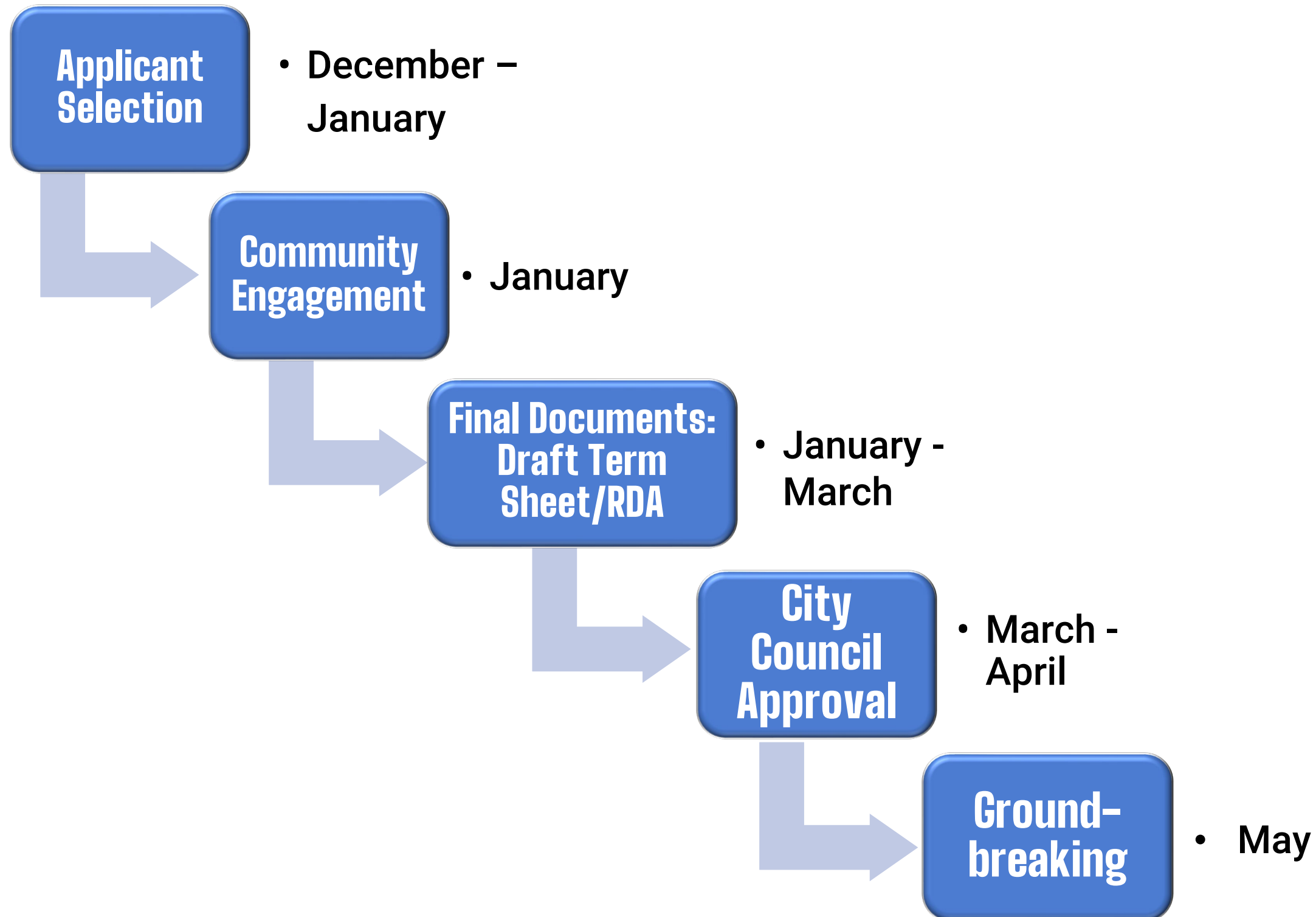
- 0 to 10 Site maximization

Demonstrated Community Engagement (0-10): Applicant demonstrates that there has been communication with area residents, businesses, community organizations and alders about the project

- 0 to 10 Community engagement

Target Development Timeline

Selected applicants are expected to meet milestones outlined below:





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

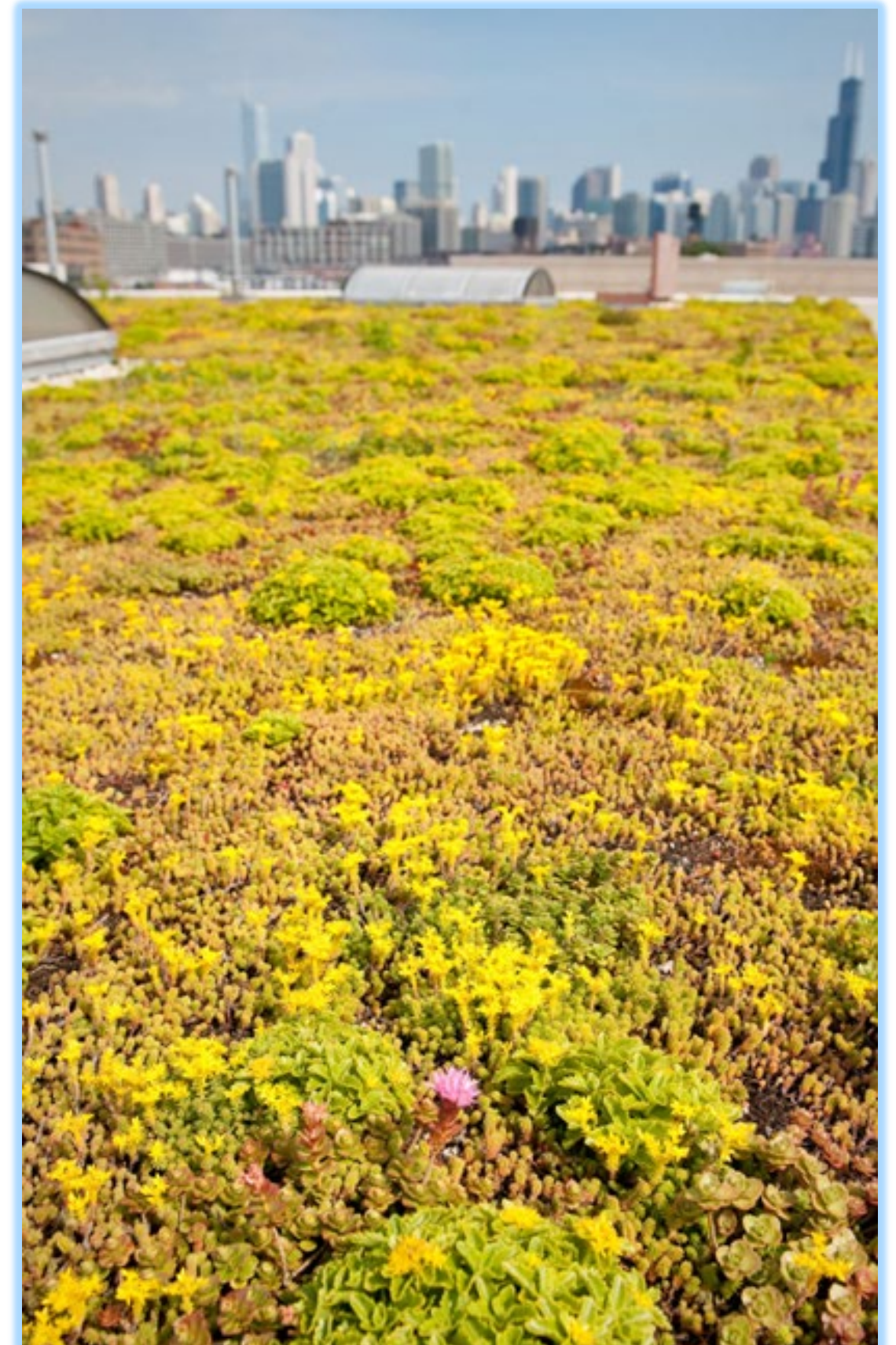
- **MBE/WBE:** 26% Minority Business Enterprise and 6% Woman Business Enterprise budget commitments must be met for all projects
- **Prevailing Wage:** All construction jobs paid at prevailing wage rates
- **Local Hiring:** 50% of all construction worker hours performed by Chicago residents

Sustainable Development Policy

Missing Middle projects 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: All lots are in the RT-4 Residential Two-Flat, Townhouse and Multi-Unit zoning district; projects must be developed by right under the regulations of the RT district

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



Thank you for attending Questions?

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

Brian.Hacker@cityofchicago.org

312-744-7217

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