



CITY OF CHICAGO



DEPARTMENT OF HOUSING

MEMORANDUM

To: Chairwoman Pat Dowell, Committee on Finance

Re: Levy House Rehabilitation – Request for Direct Introduction

Date: June 30, 2026

The Department of Housing respectfully requests direct introduction of the Levy House financing ordinance to the Committee on Finance.

Levy House is a 57-unit affordable housing preservation project serving senior citizens and utilizing HUD and CHA rental assistance, 4% Low-Income Housing Tax Credits, tax-exempt bonds, and other City funds. The project has been advancing on schedule and must close in September 2026 to preserve its financing structure, construction pricing, and relocation schedule. The ordinance was introduced to City Council in June 2026 but was referred to the Committee on Rules rather than the Committee on Finance. Direct introduction is therefore appropriate to place the subject ordinance before the proper subject-matter committee as routine business and avoid a procedural delay that would otherwise jeopardize the September 2026 closing. Timely action is critical for the following reasons:

- **Time-Sensitive Financing Commitments:** Enterprise Community Investments has agreed to maintain current LIHTC equity pricing based on a September 2026 closing, and Wintrust's loan terms have likewise been negotiated around that schedule. A delay could require the project to revisit financing assumptions under less favorable market conditions, creating avoidable risk to the transaction.
- **Construction Pricing:** Skender Construction has established pricing and is procuring subcontractor bids based on a September 2026 closing and construction start. Timely introduction is needed to mitigate avoidable cost escalation and procurement challenges.
- **Resident Relocation Efforts:** Resident notices have been issued, and CHA has scheduled relocation meetings based on the current closing timeline. Maintaining the September 2026 closing schedule is especially important to avoid uncertainty for senior residents and disruption to the relocation planning already underway.
- **Rental Assistance Timeline:** CHA has identified the project as a high-priority preservation transaction. The September 2026 closing schedule is tied to applicable federal funding commitments, CHA approvals, and rental assistance coordination. Any delay in legislative consideration could place those approvals and commitments at risk.
- **Administrative Readiness:** The project team has met required milestones and advanced the transaction within the anticipated schedule. The ordinance is ready to proceed through the ordinary Committee process, and direct introduction would address the prior committee referral issue without delaying an otherwise ready transaction.



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For these reasons, the Department believes direct introduction is appropriate as routine Committee business for a financing ordinance that is ready for consideration by the Committee on Finance. Prompt direct introduction is necessary to keep this senior housing preservation project on track for its September 2026 closing and to avoid jeopardizing the financing, construction, and resident relocation work already aligned around that deadline.

Thank you for your consideration.

A handwritten signature in blue ink, appearing to read "Lissette Castañeda", written over a horizontal line.

Lissette Castañeda
Commissioner of Housing