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Chicago Housing Authority seeks affordable housing partner to deliver comprehensive renovation of Loomis Courts

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RFP opens Aug. 29; plan preserves long-term affordability and upgrades safety, usability and appearance for long-term resident stability at the 126-unit Near West Side development

CHICAGO (Aug. 28, 2025) — The Chicago Housing Authority (CHA) has announced plans to issue a Request for Proposals (RFP) on Aug. 29 to select an experienced, qualified co-development partner for a comprehensive rehabilitation of Loomis Courts, a 125-unit, two-building affordable housing community on the Near West Side, near the Little Italy neighborhood. Built in 1951, Loomis Courts will undergo an extensive building systems overhaul, including significant exterior and interior upgrades to preserve affordability, improve safety and usability and modernize apartments for residents.

Following detailed Physical Needs Assessments of the property, CHA determined that full rehabilitation is the most effective path to preserving Loomis Courts as an affordable housing community. The scope of work includes enclosing the exterior open-air walkways and enhancing them, installing new roofs, modernizing elevators, upgrading central heating and cooling, and installing electrical and plumbing upgrades. Apartments will receive new kitchens and baths, fixtures, flooring, lighting and enhanced accessibility features. The renovation will include new amenities such as a community room, bike storage, centralized laundry, and property management offices. Final features will be refined during design with input from residents and the development partner.

The selected co-developer will be expected to assemble and procure all the key members of their development team, including the design team, general contractor, and financial partners. They will be responsible for applying for and securing an allocation of Low-Income Housing Tax Credits (LIHTC) and for securing all private and public funding sources necessary to cover the financing gap.

“This is an open call to qualified affordable housing developers to help deliver a significant and necessary renovation on the Near West Side,” said Leonard Langston Jr., CHA’s Interim Chief Property Officer. “This work will replace aging systems and upgrade every apartment while preserving affordability. Our commitment is straightforward: deliver safe, modern homes so existing and future residents can experience a renewed Loomis Courts.”

CHA anticipates construction by early 2028, pending co-developer partner financing, including LIHTC allocation. During construction, residents will be offered available CHA public housing units or a temporary Housing Choice Voucher (HCV). Current leaseholders will have a priority return after rehabilitation. This priority extends to leaseholders who relocated as early as January 2020, a timeline developed in collaboration with a Loomis Courts planning committee of current and former residents and community stakeholders.

“Loomis Courts residents deserve safe, modern homes,” said 28th Ward Alderman Jason Ervin. “This call for co-development partners is a promising step toward fulfilling that goal, and I look forward to working with CHA as the project advances.”

Developers can review requirements and deadlines and submit proposals via CHA’s procurement portal. Residents and community members can contact 312-742-6500 for questions and more information.