



Board Letter

Agenda Date: November 21, 2023

Agenda #: 8

Authorization for actions necessary for the proposed Chicago Transit Authority Red Line Extension 130th Street Station development.

Development Address	Community Area	Planned Work
Area bounded by 130th Place to the north/rail line to the east/E 132nd Street to the south/S Greenwood Ave to the west (approximate address: 969 E 130th St)	Riverdale	Construction of the new 130 th Street Red Line Station

Presenter: Ann McKenzie, Chief Development Officer

Recommendation

It is recommended that the Chicago Housing Authority (“CHA”) Board of Commissioners (“Board”) authorize the Chief Executive Officer to: 1) enter into an Intergovernmental Agreement with Chicago Transit Authority for the Red Line Extension 130th Street Station development in Altgeld Gardens; 2) submit a disposition application to HUD for the disposition of a portion of CHA land to enable the station development; and 3) execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

Developer

The Chicago Transit Authority (“CTA”) is a municipal corporation of the State of Illinois with a mission to deliver quality, affordable transit services that link people, jobs and communities. CTA’s registered offices are at 567 West Lake Street, Chicago, IL 60661.

Property Summary and Appraised Value

The total land area needed for the station development project is approximately 10.37 acres with an additional approximately 4.08 acres needed for temporary and permanent easements. The total appraised value is \$1,148,000.

Funding Considerations

Proceeds from the disposition and granting of easements will be used for the benefit of CHA residents, per the Intergovernmental Agreement terms.

Compliance

CTA is working with CHA to provide jobs across the City. CTA’s hiring priorities closely align with CHA’s goals.

CTA has multiple workforce participation and Disadvantaged Business Enterprise (“DBE”) commitments including:

- Career Opportunity Hiring: setting hiring requirements for disadvantaged individuals as defined by the Workforce Innovation and Opportunity Act and Section 3.
- Union Apprentice Entries: goals supporting new entries to trade labor unions.
- Economically Disadvantaged Areas: hiring goals for workers from qualifying zip codes within the CTA service area with a household median income of \$45,000 or less.
- DBE Contract Goals: setting multiple DBE contracting targets to achieve a minimum percentage of contract awards for DBEs. The targets vary based on contract type.

CTA has made strong public commitments to support workforce development opportunities for residents at Altgeld Gardens, and CHA residents in general. CTA has started to work with CHA and is committed to holding further hiring and workforce development events in the coming months.

Background and Approach

Supporting the development of a new Red Line station in Altgeld Gardens presents an opportunity to address historic and present transit inequities in Chicago, and significantly improve the quality of life and economic opportunities for generations of residents.

Altgeld Gardens and the surrounding Riverdale community currently experience inequitable transit access and limited transportation options. Only one CTA bus route – the No. 34 South Michigan bus – serves Riverdale. It currently takes area residents, including residents of Altgeld Gardens, a minimum of 35 minutes to reach the Red Line and begin their ‘L’ journeys. On average, it takes residents of Riverdale, 44 minutes to get to work every day, one of the longest commutes in the city and significantly above the City of Chicago average commute time of 34 minutes.

Since before the CTA opened the Red Line there have been promises of expanding service beyond the 95th Street terminus to city limits. Now, after 50 years of discussion, CTA is working to honor those commitments. With almost \$2 billion of Federal funding commitments in place, the Red Line Extension (“RLE”) is closer to becoming a reality than at any point in history.

The 130th Street Station will be the fourth and final stop on the CTA’s proposed 5.6-mile RLE project commencing from the existing 95th/Dan Ryan Terminal. The 130th Street Station will include a stationhouse, platform and canopy for Red Line passengers, a connecting bus station, commuter parking spaces, and a passenger pick-up/drop-off area.

CHA and CTA have negotiated Intergovernmental Agreement (“IGA”) terms to facilitate the station development on vacant CHA land in Altgeld Gardens. Under the negotiated IGA terms, CHA would convey ownership and easements over CHA land to CTA at the full appraised value.

In addition to improving transit access for Chicago’s Far South Side, the RLE will also improve environmental outcomes, increase mobility and accessibility, and foster investment in the neighborhoods surrounding the four new stations.

CTA continues to consult with residents of Altgeld Gardens and the surrounding community on the future station design. CTA is committed to conducting additional and ongoing workforce development outreach for the community around the station to discuss current and future employment opportunities related to the construction and CTA operations.

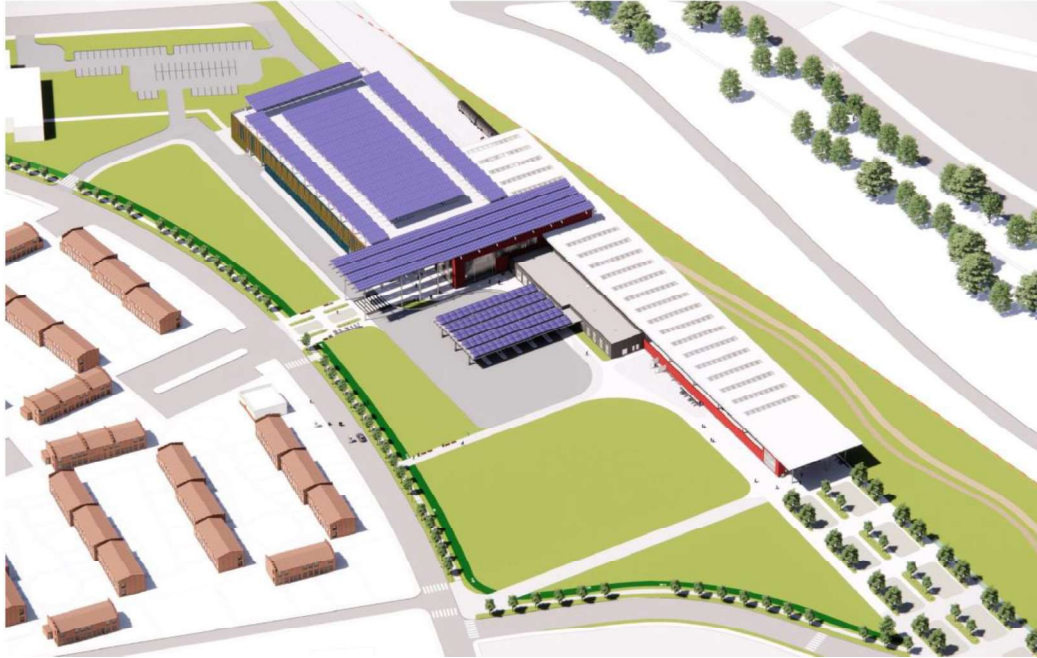
Property Profile

The station development will be on CHA-owned lands in the area bounded by 130th Place to the north, rail line to the east, E 132nd Street to the south, and S Greenwood Ave to the west (approximate address: 969 E 130th St). This land is currently vacant.

Context Map



Station Schematic Rendering



Timeline – Next Steps

December 2023	CTA files IGA as a “Critical Agreement” for a Full Funding Grant Agreement (FFGA) review with the Federal Transit Authority
Q4-2024	CTA Funding and Design-Build Contracting
Q4-2024/Q1-2025	Land Transfer and Notice to Proceed
2025	Estimated Construction Start
2029	Estimated Operational Date

CHA’s residents will benefit from this long-awaited transit connection to the rest of the city of Chicago. Improved transit service and shorter commute times represent an important quality of life improvement for all residents who rely on transit services. By fulfilling promises made to Far South Side communities over the last 50 years, the RLE and proposed 130th Street Station will help Chicago take a significant step towards achieving transit equity by giving thousands of Far South Side residents better access to employment and recreation opportunities.

Respectfully Submitted:

Tracey Scott
Chief Executive Officer