

What's wrong with the proposed plans?

- The current plans include only 30% public housing -- not even the 1/3 required in the CHA's 2010 guidelines.
- The current plans include 45% market rate housing and 25% additional affordable housing. That would be the *highest* percentage of market rate and the *lowest* percentage of affordable housing of any CHA site.
- The plans include a total of 1,300 units, more than the 800 to 1200 units called for by the CHA in 2010.
- The plans include high density development that is far out of scale with the surrounding neighborhood.
- The current plans would not preserve enough of Lathrop's historic buildings to utilize federal Historic Rehab Tax Credits – which could provide tens of millions of dollars for the revitalization of Lathrop. Instead, the developers intend to ask local taxpayers for at least \$30 million in TIF funds.
- The current plans include 70,000 square feet of car-oriented retail – increasing auto traffic in an area that's already plagued by major traffic problems.

	Lathrop Homes Today	Preservation Vision	CHA Guidelines (2010 RFQ)	All 3 Proposed Scenarios (Nov 2012)	Current Plans (2013)
Total units	925	800-850	800-1200	1600	1300
Public housing units	925	400-425*	400**	400**	390**
Affordable housing units	n/a	400-425	400	400	325
Market rate units	n/a	None	400	800	585
Percentage public housing	100%	50%	33%	25%	30%
Qualify for Historic Rehab Tax Credits?	n/a	Yes	Yes	No	No
Density	Low to Med	Low to Med	High	Very High	Very High
Car-oriented retail?	No	No	No	Yes	Yes

*Lathrop plan should include replacing the remaining 500-525 public housing units in surrounding North Side neighborhoods.

**CHA says it supports off-site replacement units, but won't include specifics in the Lathrop plan.

Facts and Figures

Fundamental Flaws in the Proposed Plans for Lathrop Homes