



# EMPOWERING SOUTH CHICAGO

**JOIN THE WAITLIST NOW!**

## BUILDING **THRIVING** COMMUNITIES

Thrive Exchange sits at the intersection of Chicago's South Shore and South Chicago communities, bringing together affordable housing and pathways to financial stability. Designed to support residents and neighbors alike, Thrive Exchange creates a place where wellness, opportunity, and long-term security are within reach—right where you live.



### Enhance Your Living Experience

Thrive Exchange offers a fitness center, cozy resident lounge, and laundry facilities on each floor- all tailored to make your daily life effortless and enjoyable.



**SCAN ME!**



### Discover Your New Home

Our thoughtfully designed floor plans cater to your needs and preferences, featuring studio, one-, and two-bedroom options.



Fitness  
Center



24 Hour  
Maintenance



Luxury  
Vinyl  
Flooring



Laundry  
Facilities on  
Each Floor



Pet  
Friendly



Public  
Transportation



# THRIVE EXCHANGE

## TAX CREDIT ELIGIBILITY FAQ

### Do your Tax Credit Apartments have income restrictions?

Yes. Our Tax Credit Apartments are designed to meet various income levels so that we can provide beautiful, well-appointed housing options to anyone who is interested in living at Thrive Exchange.

Our Tax Credit Apartments are designated as income restricted apartments and are limited to the Annual Median Income (AMI) per household size as set by HUD (The Department of Housing and Urban Development). These limits are updated annually and are subject to change. Please contact our leasing office to determine eligibility.

|          | 1 Person | 2 Persons | 3 Persons | 4 Persons | 5 Persons | 6 Persons |
|----------|----------|-----------|-----------|-----------|-----------|-----------|
| 60% AMI* | \$50,400 | \$57,600  | \$64,800  | \$71,940  | \$77,700  | \$83,460  |

\* The minimum required annual income is 2.5x the 12-month rent

\* Most Recently Available income limits, published by the Chicago Department of Housing on 4/1/2025

### What type of apartment homes are available to rent?

We offer an array of Studio, 1-bedroom, and 2-bedroom floor plans that fall under the Low Income Housing Tax Credit (LIHTC) Program. Thrive Exchange offers 43 affordable units. Please contact our leasing office to learn more about our Tax Credit Apartments which have eligibility restrictions.

### What is the monthly rent for the Tax Credit Apartments?

| Apartment Mix Type | All Units Apts. | Non-Subsidized Rent as of 1/26/26 | Minimum Income Limit |
|--------------------|-----------------|-----------------------------------|----------------------|
| Studio             | 4               | \$1,045                           | \$31,350             |
| 1 BR               | 20              | \$1,175                           | \$35,250             |
| 2 BR               | 19              | \$1,385                           | \$43,350             |

### What is the application process?

- a. Applicants interested in Thrive Exchange’s Tax Credit Apartments will complete a short application to determine initial eligibility. Upon completion, our leasing office will contact you to conduct an eligibility interview and discuss next steps.
- b. All applicants will undergo a credit/criminal background check when applying. A \$50 non-refundable application fee is required.

### What utilities are included in the rent?

Our residents are responsible for their own electricity, phone, cable, and internet. Water services, trash, and recycling are included with the rent. Additionally, there is no gas in the building.