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MAYOR LIGHTFOOT JOINS CHICAGO HOUSING AUTHORITY (CHA), ALDERMAN HARRIS, STATE SENATOR SIMS AND MR PROPERTIES LLC FOR THE GRAND OPENING OF THE MONTCLARE SENIOR RESIDENCES OF CALUMET HEIGHTS

Seven story building features community room, fitness center, library and other amenities for independent seniors

CHICAGO – Mayor Lori E. Lightfoot, Chicago Housing Authority (CHA) CEO Tracey Scott, Alderman Michelle A Harris (8th Ward), Senator Elgie Sims (17th District), and other local and regional leaders today joined MR Properties, LLC for the grand opening of the Montclare Senior Residents of Calumet Heights. The 134-unit, seven-story new construction will provide mixed-income housing and first-class amenities for independent seniors 62 years of age and older on the City's far South Side.

"All Chicagoans, no matter their age, income, identity, or ability deserve to have the opportunity to live happy, fulfilled lives in the communities they call home," said Mayor Lightfoot. "The Montclare Senior Residences of Calumet Heights will bring this vision into reality by providing quality, first-class and affordable housing for our seniors during a time when they need it the most. I am immensely proud to partner with MR Development, the Chicago Housing Authority, and the Department of Housing and Urban Development on this project, which gives our seniors the chance to live independently and age comfortably with their peers."

The new Montclare Senior Residences of Calumet Heights consist of 101 one-bedroom and 33 two-bedroom units - all units are adaptable to different mobility needs, 14 are accessible and three units are designed for the sensory-impaired. Building amenities include a community room with warming kitchen, fitness center, media room, library, computer lab, beauty salon, centralized mailroom and laundry. Exterior amenities offer landscaped recreation areas, walking paths, a gazebo and a large patio for residents.

"Today is a great day for the 8th Ward," said 8th Ward Alderwomen Michelle A. Harris. "This facility will be instrumental in providing housing for independent



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seniors in a place that offers first-class amenities to keep them healthy and safe and engaged with others.”

The Chicago Housing Authority's (CHA) Property Rental Assistance (PRA) program, which works to increase high-quality, affordable housing opportunities in healthy and revitalizing neighborhoods throughout the City of Chicago, has provided subsidies for 34 of the one-bedroom units to support tenants from CHA waitlists.

“The investment in housing means that Chicago seniors are able to remain in the community of their choice,” said Tracey Scott, CEO of the Chicago Housing Authority. “For CHA, we are fulfilling our mission of keeping housing affordable. Ultimately, we are here to invest not just in bricks and mortar, but to invest in people. That is our mission.”

“Through the Federal Housing Administration’s Section 221(d)(4) loan and additional financing from several partners, HUD is pleased to support 134 affordable housing units for seniors at Montclare Residences,” said HUD Midwest Regional Administrator Joseph P. Galvan. “HUD will also provide rental assistance to 34 units through a project-based Section 8 contract. We can’t do this work alone and are grateful to our collaborators who also support affordable housing.”

The \$38.4 million project sits on part of five acres of vacant land at 9401 S. Stony Island Ave along the Stony Island commercial corridor. The project generated more than 300 construction jobs and a full-time staff of seven will maintain the facility. The Illinois Housing Development Authority provided federal Low-Income Housing Tax Credits that generated \$16.9 million and Illinois State Donation Tax Credits that generated an additional \$549,000 to help fund the project.

“Montclare Senior Residences is the result of a successful public-private partnership that transformed a long-vacant lot into safe and affordable housing near transportation, medical care, groceries and more,” IHDA Executive Director Kristin Faust said. “There is great need for this type of housing across Illinois, and we are pleased to partner with the City of Chicago and the development team to create affordable housing that will serve lower-income seniors for years to come.”

The Calumet Heights facility is MR Properties’ seventh affordable housing building for seniors in Chicago, including buildings in Avalon Park, Lawndale, and a new building currently under construction in Englewood community. MR Properties was founded in 2000 and has developed more than 1,003 units of affordable housing including 648 units for seniors.



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“MR Properties is overjoyed to have the project completed and look forward to working with Mayor Lightfoot and the City of Chicago on the new Montclare Senior Residents of Englewood coming winter 2020,” said Phillip Mappa, Principal, MR Properties.

The Montclare Seniors Residences of Calumet Heights is part of the redevelopment of a formerly vacant five-acre site at 94th and Stony Island. In July, Mayor Lightfoot and Alderwoman Harris helped to break ground for the City of Chicago’s first Huddle House restaurant on the site that will operate 24 hours a day, bringing up to 80 permanent jobs to the neighborhood, and serve the residents of Montclare and the surrounding neighborhood.

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