



CITY OF CHICAGO • OFFICE OF THE MAYOR



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36-Unit Veterans Housing Development Proposed for Englewood

A 36-unit affordable housing development for veterans will be built in Englewood through financial measures introduced today to City Council by Mayor Lori E. Lightfoot.

The \$14.9 million, 16-building proposal known as Hope Manor Village would be built on scattered sites on the 5900 and 6100 blocks of South Peoria Street, the 5900 and 6000 blocks of South Green Street and the 6100 block of South Sangamon Street.

Each two- and three-flat structure would contain two-bedroom apartments for Veteran households earning up to 60 percent of area median income. Ten of the units would receive rental assistance from the Chicago Low Income Housing Trust Fund and be made affordable at 30 percent of area median income.

City support for the Volunteers of America of Illinois project would include a \$3.2 million multi-family loan and the sale of a vacant, City-owned lot for each building. Collectively valued at \$28,500, the 16 lots would be sold for \$1 each.

Other funding sources would include \$1.1 million in Low Income Housing Tax Credits from the Illinois Housing Development Authority (IHDA) that would generate \$10.1 million in equity, a \$400,000 Home Depot grant, and conventional financing.

Hope Manor Village would be built in the blocks surrounding Hope Manor II, which opened in 2014 through City of Chicago assistance and provides housing and social services for 73 formerly homeless veterans and their families.

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Housing Proposal Would Support the Preservation of 32-Unit Supportive Facility for Persons with HIV/AIDS in North Lawndale

Heartland Housing Inc. would purchase and preserve a 32-unit affordable housing complex for persons living with HIV/AIDS under a regulatory agreement proposed today to City Council by Mayor Lori E. Lightfoot.



The 22-year-old, supportive living facility at 1251 S. Sawyer Ave. in North Lawndale provides on-site case management, medical assistance, and other services to persons living with HIV/AIDS, as well as formerly homeless individuals. Known as Phoenix House, the property would be acquired from AIDSCARE III LP for \$3.1 million.

As part of the agreement, Heartland would maintain the property as affordable for residents earning up to 60 percent of area median income. The agreement requires City Council approval because the facility's development was partly financed using a \$1.3 million multi-family loan from the Department of Housing. Heartland would assume the outstanding debt on the loan.

Founded in 1988, Heartland Housing is a leader in developing and managing affordable and supportive housing in the Midwest.

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Neighborhood Opportunity Fund Grant Proposed for North Lawndale Grocery Store Rehab

A North Lawndale grocery store would be rehabilitated to better meet its customers' needs through a \$1.2 million Neighborhood Opportunity Fund (NOF) grant proposed to City Council today by Mayor Lori E. Lightfoot.

The funding would help reconfigure and rebrand the Leamington Foods store at 3250 W. Roosevelt Road as Living Fresh Market. The 39,000 square feet of improvements would include a revamped layout, updated interior, and related upgrades that would enable expanded food offerings from an in-house bakery and butcher shop.

The grant would be provided to building owner Tolis Advisors LP, which is performing tenant upgrades and financing the balance of the \$2.4 million project. Leamington Foods is an independently-operated, 90-year-old grocery business with additional stores in the Austin neighborhood and Forest Park.

The space was a former location of Dominick's Finer Foods starting in the 1980s.

The Neighborhood Opportunity Fund uses voluntary payments from downtown development projects to support neighborhood commercial corridors in low- to moderate-income communities on the South, Southwest and West sides. The grants help new and existing businesses to improve their facilities, add jobs and enhance quality-of-life amenities for the surrounding neighborhoods.



Projects with grant amounts exceeding \$250,000 require City Council approval. More information is available at www.neighborhoodopportunityfund.com.

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Open Space Investments Proposed for Northwest and West Sides

Financial measures introduced to City Council today by Mayor Lori E. Lightfoot would support open space improvements to a Northwest Side public school complex and a community garden on the West Side.

Hibbard-Edison Elementary Schools, 4900 block of North Sawyer Ave.

CPS would receive \$3.5 million in Tax Increment Financing assistance for costs associated with rebuilding outdoor play areas shared by students of three schools and neighborhood residents. These schools include: Albany Park Multicultural Academy, Hibbard Elementary School and Edison Regional Gifted Center in Albany Park. Work would include upgrades to an existing playground; the addition of natural open spaces; new fencing, lighting and signage; and improved landscaping. The remainder of the \$3.6 million project would be paid by Chicago Public Schools.

Harambee Community Garden, 455 N. Waller Ave.

Harambee Community Garden in Austin would be purchased from its private owner and redeveloped for permanent gardening use through \$62,000 in Open Space Impact Fees (OSIF).

Currently occupied by perennial flowers, shrubs and trees, the .75-acre site would be transferred to the non-profit NeighborSpace land trust, which would provide liability insurance for ongoing use by local gardeners. Improvements would include permanent water access and environmental enhancements. The \$202,000 project would also be supported by \$30,000 in 29th Ward aldermanic funds and private donations.

Open Space Impact Fees are generated by new residential development projects to improve and expand public open spaces within the City's 77 community areas.

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