



CITY OF CHICAGO • OFFICE OF THE MAYOR



FOR IMMEDIATE RELEASE

November 16, 2020

CONTACT:

Mayor's Press Office
312.744.3334
press@cityofchicago.org

ORDINANCE INTRODUCED TO SUPPORT DEVELOPMENT OF 180 UNITS OF AFFORDABLE SENIOR HOUSING AT NORTH PARK VILLAGE APTS - H BUILDING

The rehabilitation of 180 affordable senior housing at North Park Village Apartments would be made possible by the approval of an ordinance introduced today by Mayor Lori E. Lightfoot.

Support of the project would include \$3,000,000 in reservation of donation tax credits (IAHTCs); issuance of \$3,815,000 in multi-family loans; and a 99-year ground lease of City-owned parcel ("Building H") with EHDOD North Park Village Charitable Corporation which would be sold to Elderly Housing Development & Operations Corporation (EHDOD) with EHDOD Development Services, LLC as the developer.

Elderly Housing Development and Operations Corporation (EHDOD) plans to rehabilitate 180 units of senior affordable housing at North Park Village Apartments, Building H. The project is located on a portion of the historic Chicago Municipal Tuberculosis Sanitarium campus, which was built in 1911. The overall campus is in the process of being designated as a Chicago Landmark as well as a designated Historic District by the National Park Service.

The scope of work will include updating bathrooms and kitchens, adding Energy Star appliances, vinyl flooring, a new Wi-Fi system, new wireless emergency call system, updated fixtures, doors and lighting, upgraded roof insulation, a new HVAC system, repairs to damaged ceilings, and renovated elevator cabs. The exterior scope of work will include cleaning and tuckpointing brick and masonry, flat roof replacement, damaged window replacement, soffits, gutters, and downspout replacement, reworked concrete crosswalks and ADA accessible parking spaces.

###

NEW PASEO BORICUA ARTS BUILDING PROPOSED FOR WEST TOWN



CITY OF CHICAGO • OFFICE OF THE MAYOR



A new mixed-use development that would create housing and creative space for artists and their families will move ahead through a bond issuance introduced to City Council today by Mayor Lori E. Lightfoot.

The Bond Ordinance would authorize the City's intent to amend an existing ordinance and to issue an additional \$6M in bonds for a total not to exceed \$12M in tax-exempt housing revenue bonds to Paseo Boricua Arts, LLC and/or its affiliated or related entity, for the redevelopment of the Paseo Boricua Arts Building located at 2709-15 W. Division.

"Our arts and culture are vital aspects of our community, and our local artists have been long anticipating the realization of this arts building," said Alderman Roberto Maldonado (26th Ward). "This building is also very personal to me since it was conceived by my late wife, Nancy Y. Franco Maldonado, and is named in her honor. Her vision to provide not only creative space, but needed housing for artists and their families, is a wholistic approach to support our incredible artistic community."

The site is located in the 26th Ward's West Town Community area and within the boundaries of the Humboldt Park TIF district. The development will include the new construction of a five-story mixed-use building and include affordable residences targeting artists and their families.

The first floor will contain common area space and office space for building operations. There will also be two commercial/retail spaces including a black box performance theater that will be leased by a local theater company. The 2nd through 5th floors will include twenty-four (24) affordable live/work residential units, and will be a mix of studio, one, and two bedroom units for tenants with incomes at 30% to 60% of the area median income (AMI).

###