



CITY OF CHICAGO • OFFICE OF THE MAYOR



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36-Unit Veterans Housing Development Approved for Englewood

A 36-unit affordable housing development for veterans will be built in Englewood through financial measures approved today by City Council. The \$14.9 million, 16-building project known as Hope Manor Village will 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 will contain two-bedroom apartments for Veteran households earning up to 60 percent of area median income. Ten of the units will 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 will 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 will be sold for \$1 each.

Other funding sources will include \$1.1 million in Low Income Housing Tax Credits from the Illinois Housing Development Authority (IHDA) that will generate \$10.1 million in equity, a \$400,000 Home Depot grant, and conventional financing. Hope Manor Village will 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 Plan Will Support the Preservation of 32-Unit Supportive Facility for Persons with HIV/AIDS in North Lawndale



Heartland Housing Inc. will purchase and preserve a 32-unit affordable housing complex for persons living with HIV/AIDS under a regulatory agreement approved today by City Council.

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 will be acquired from AIDSCARE III LP for \$3.1 million.

As part of the agreement, Heartland will maintain the property as affordable housing 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 will 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 Approved for North Lawndale Grocery Store

A North Lawndale grocery store will be rehabilitated to better meet its customers' needs through a \$1.2 million Neighborhood Opportunity Fund grant approved today by City Council.

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

The grant will be provided to building owner Tolis Advisors LP, which is 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 formerly housed a location of Dominick's Finer Foods in the 1980s.

The Neighborhood Opportunity Fund uses voluntary payments from downtown construction projects to support neighborhood commercial corridors in low- to moderate-income communities on the South, Southwest, and West sides.



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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 Approved for Northwest and West Sides

Financial measures approved today by City Council will 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 Avenue CPS will 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. The schools include: Albany Park Multicultural Academy, Hibbard Elementary School and Edison Regional Gifted Center in Albany Park. Work will include upgrades to an existing playground; new open spaces; new fencing, lighting and signage; and improved landscaping. The remainder of the \$3.6 million project will be paid by Chicago Public Schools.

Harambee Community Garden, 455 North Waller Avenue Harambee Community Garden in Austin will be purchased from its private owner and redeveloped for permanent gardening use through \$62,000 in Open Space Impact Fees. Currently occupied by perennial flowers, shrubs and trees, the .75-acre site will be transferred to the non-profit NeighborSpace land trust, which will provide liability insurance for ongoing use by local gardeners. Planned improvements will include permanent water access and environmental enhancements. The \$202,000 project will 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 are earmarked to improve and expand public open spaces within the City's 77 community areas.

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Chicago Community Land Trust Pilot Program to Create Affordable Housing

The City Council's Housing and Real Estate committee today approved a \$3 million Chicago Community Land Trust (CCLT) pilot program to create affordable housing and prevent displacement in six gentrifying neighborhoods across the city.



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The CCLT ordinance marks a significant new chapter for the Chicago Community Land Trust. It contains two new programs to create and preserve affordable housing. For the first time since the CCLT was formed in 2006, the city will commit \$3 million so that the Trust can acquire new properties. In consultation with analysts at the Voorhees Center at the University of Illinois at Chicago, the Trust has identified six "target areas" to begin acquisition where new affordable housing can best help low- and moderate-income Chicagoans stay in their neighborhoods in the face of gentrification. The pilot program target areas are: Woodlawn, East Garfield Park, Hermosa, Humboldt Park, and Pilsen/Little Village.

The ordinance also allows Chicago homeowners for the first time to "opt-in" to the Trust--an option that will be open to homeowners in any neighborhood, not just the target areas. In exchange for a legal commitment that their home will be sold at an affordable price when they choose to sell it, homeowners will qualify for substantial property tax savings and up to \$30,000 in home improvement grants.

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