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**MAYOR EMANUEL ANNOUNCES PLAN TO PRESERVE CARLING SRO HOTEL
ON THE NEAR NORTH SIDE**

Mayor Rahm Emanuel today announced a plan to rehabilitate the Carling Hotel on the Near North Side as an 80-unit single-room occupancy (SRO) apartment complex. The proposed \$27.4 million rehabilitation will restore the building's vintage facade and lobby, update all building systems, and add a private bathroom and kitchenette to each apartment.

"This project will preserve the building as an important housing resource for low-income residents on the Near North Side," said Mayor Emanuel.

Located at 1512 N. La Salle St., the Carling was built in 1927 as a 155-unit SRO. It's one of 65 licensed SRO buildings in Chicago, down from approximately 95 in 2008.

As part of the Mayor's SRO preservation initiative, the city will acquire the four-story property from Carling Hotel LLC for \$10 million and transfer it to Michaels Development Co. for \$3.8 million for preservation as an SRO. Funding sources for the acquisition include the SRO Preservation Initiative and the Affordable Housing Opportunity Fund, both of which are supported by fees paid by market rate development projects.

Additional project funding would include \$2.9 million in donations tax credits, \$2.5 million in historic tax credit equity, \$11.7 million in Low Income Housing Tax Credit equity from the Illinois Housing Development Authority, and a \$3.9 million private mortgage loan.

Upon completion of the rehabilitation work, eight units would be reserved for CHA residents; 31 units would be affordable for tenants earning up to 50 percent of area median income (AMI); 36 units would be affordable for incomes up to 60 percent AMI; and five units would be affordable for incomes up to 80 percent AMI.

The City's SRO initiative was formalized in late 2014 by the Emanuel Administration, which worked with the Chicago for All Coalition and other advocacy groups to create an ordinance that protects

and generates funds to help preserve SRO buildings. As required by the ordinance, the Carling's owner notified the City of its intent to sell in January 2015.

Other SROs that are being preserved by the ordinance include the Palmer-Sawyer in Logan Square and the Mark Twain Hotel on the Near North Side. Other SRO buildings that have recently been acquired by the City and sold for redevelopment as affordable housing include the former Diplomat Hotel in Lakeview and the Viceroy Hotel on the Near West Side.

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NEW PROJECTS WILL CREATE AND PRESERVE HUNDREDS OF AFFORDABLE HOUSING UNITS

More than 365 units of senior and family housing would be preserved and created on the Near West, West and Southwest sides through financial measures introduced today to City Council by Mayor Rahm Emanuel.

McCrorry Senior Apartments

A 62-unit affordable housing complex for seniors would be built at 1637-59 W. Washington Blvd. through \$4.1 million in Tax Increment Financing (TIF) assistance and a City land write-down. The \$17.4 million project by McCrorry Senior Apartments LLC would include a mix of one- and two-bedroom units as well as a community room, fitness center, theater space, offices, laundry facilities, and patio. All of the units would be leased to seniors earning up to 60 percent of area median income (AMI). Four vacant parcels of City land, appraised at approximately \$697,500 and totaling .27-acres, would be sold to the developer for \$1 each. The land would be combined with six other parcels for the construction of the five-story building. Project funding would also include \$13 million in Low Income Housing Tax Credits and donations tax credit equity from the Illinois Housing Development Authority (IHDA).

El Zócalo

A \$2.9 million City loan would enable 30 units of multi-family housing to be built in Brighton Park as part of El Zócalo, a \$11.6 million affordable apartment complex proposed for 3246 W. 47th St. The six-story building by UP Development LLC would offer one-, two-, and three-bedroom units for households earning up to 60 percent of AMI. Amenities would include a community room, and a 2,400-square-foot learning center operated by El Valor, a local nonprofit specializing in early childhood education. Additional financial sources include a \$1.8 million loan and \$643,000 in Low Income Housing Tax Credits from IHDA that would generate \$6.7 million in equity for the project.

Midwest Apartments

West Garfield Park's former Midwest Athletic Club building at Hamlin Avenue and Madison Street would undergo \$2.1 million in facade improvements, drywall repair and interior painting through a City loan that will help preserve the building's 276 studio apartments. The multi-family loan has a 30-year term with zero percent interest. The 14-story structure was built in 1926 with an indoor swimming pool, exercise rooms, handball courts, billiard rooms, a library, dining rooms, and a ballroom. Designed by Michaelsen & Rognstad with Classical Revival and Beaux-Arts details, it was later converted to a hotel and then rehabilitated in 1995 as affordable housing. It is currently owned by Holsten Real Estate Development Corp. More than 200 units are leased to tenants earning up to 50 percent AMI. Seventy units are leased to tenants earning up to 30 percent AMI.

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LAND SALE TO SUPPORT NEW HOME CONSTRUCTION IN WOODLAWN

Twenty-five units of market-rate housing would be built on scattered sites in Woodlawn through land sales introduced today to City Council by Mayor Rahm Emanuel.

Nine single-family homes, 12 townhomes and four condominiums would be built by KMW Communities LLC on eight City-owned lots on the 6100 and 6200 blocks of South Greenwood Avenue and the 6200 block of Woodlawn Avenue. The parcels would be sold for their appraised value of \$461,500.

To be built in three phases, the one- to four-bedroom homes would range in price from \$201,000 to \$595,000. Construction would start later this year.

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PROPERTY TAX INCENTIVES PROPOSED FOR FOUR COMMERCIAL REDEVELOPMENT PROJECTS

Property tax incentives introduced today to City Council by Mayor Rahm Emanuel would support commercial redevelopment projects on the Southwest, North, and Near West sides.

39th and Archer II LLC

A Class C tax incentive would support the clean-up of a former CTA bus maintenance site at 2614 W. Pershing Road in Brighton Park. Completed in 2015, the \$2.4 million clean-up project by 39th and Archer II LLC involved the removal of contaminated soil, asbestos-laden building materials and underground fuel and oil storage tanks. The 5.3-acre project enabled the development of an \$18.4 million, 73,300-square-foot retail development to move forward last year. "Archer Station," which is expected to be completed by the end of summer, includes an LA Fitness, Ross Dress for Less and other stores. The Class C incentive encourages the clean-up of contaminated industrial, commercial or vacant sites by lowering the standard Cook County assessment rate for 12 years. Tax savings over the period are estimated at \$2.1 million. The project created 270 temporary construction jobs. Up to 200 permanent jobs are anticipated once the center is fully occupied.

920 Venture LLC

A Class 6(b) incentive would support the purchase and rehabilitation of a vacant, 42,000-square-foot building in the Stockyards Industrial Corridor by 920 Venture LLC. The \$3 million project at 920 W. Pershing Road would include a new roof, updated lighting, and upgrades to all building systems. The proposal would reduce the property taxes on the building by \$436,000 over the next 12 years. Up to 60 permanent jobs are anticipated to be created by two future tenants of the building, along with 30 temporary construction jobs.

JARLA LLC

A Class C incentive would support the \$635,000 clean-up of a 1.4-acre industrial site at 1825 W. Webster Ave. in Logan Square by JARLA LLC. Completed in 2014, the clean-up enabled the

construction of a new 50,400-square-foot, \$13 million recreational facility. The two-story complex includes a bowling alley, restaurant, event room, and courts for WhiryBall, a recreational activity that combines lacrosse, hockey, basketball, and bumper cars. The company built the complex when it was displaced from its previous location due to the City's reconstruction of the intersection of Damen, Elston, and Fullerton avenues. The estimated \$1.5 million in tax savings over the 12-year incentive period would support the retention of 40 jobs and the creation of 48 new jobs.

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URBAN FARM AND GARDEN PROJECTS PROPOSED FOR THREE SOUTH SIDE COMMUNITIES

Financial measures introduced today to City Council by Mayor Rahm Emanuel would support community garden and urban farming projects on the City's South Side.

Bronzeville Alliance Neighborhood Garden

Three vacant, City-owned parcels near the northwest corner of East 42nd Street and Calumet Avenue in Grand Boulevard would be redeveloped as a community garden through a proposed land sale to NeighborSpace land trust. To be sold for \$1 per parcel, the .30-acre Bronzeville Alliance Neighborhood Garden would serve as partner site for the Farmers for Chicago program, which helps emerging farmers that have completed a U.S. Department of Agriculture-approved farm training program to launch their own sustainable farming businesses. To be managed by Growing Power, the garden's produce would be sold to area grocery stores, restaurants, and farmers markets.

70th & Dorchester Community Garden

City-owned land at 70th Street and Dorchester Avenue in South Shore would be improved and sold for \$1 to the NeighborSpace land trust, which would own and insure the property for continued use by local residents. The .72-acre site, which has vegetable beds, flower beds and fruit trees, would receive about \$160,000 in additional improvements, including water access, environmental work, new plants, fencing, a shed and compost bin. The work would be funded by Open Space Impact Fees, which are collected by the City of Chicago from new residential developments to help expand the amount of open space in each of the City's 77 community areas.

Eat to Live Englewood Farm

Three City-owned lots at 70th Place and Princeton Avenue in Greater Grand Crossing would be sold to the NeighborSpace land trust for \$1 each to provide a permanent home for Eat to Live Englewood Farm, which serves as an incubator for people interested in agricultural food production. The site would be managed by the Angelic Organics Learning Center, a sustainable food-oriented nonprofit that is currently leasing the space. Angelic Organics intends to improve the space with an irrigation system, produce washing and processing area, storage shed, and composting area.

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