MESSAGE FROM THE CEO:

This fall has been a busy one for CHA. Partnering with community members, local organizations, and the aldermen, we've spearheaded a variety of new projects that will strengthen investment in communities across the Chicago area, converting neglected properties into vibrant commercial and residential zones as well as expanding affordable housing opportunities for low-income residents and families.

Whether it’s the historic Lathrop homes, the Levy House senior residences, or the site of the old Adelphi Theater in Rogers Park, our revitalization efforts seek to preserve the important cultural legacy of these areas while ensuring that long-time residents have access to contemporary amenities, updated units, and safe, secure facilities. For some CHA properties, such as the Tierra Linda buildings on the North Side, that means outfitting affordable rental units with highly efficient, eco-friendly “green” technology.

As you read our fall newsletter, I hope the news we've shared helps illuminate what has long been one of CHA’s guiding principles, something I underscored both at Bisnow’s Annual Conference and our Owner Symposium in October: Bolstering the Chicago housing and rental market is part and parcel to prioritizing the needs of its cost-burdened residents. In the wintry months to come, CHA will remain committed to both.

Sincerely,

Eugene E. Jones, Jr.
Chief Executive Officer
In September, the newly renovated Lathrop development welcomed back its first group of residents, less than a year after CHA and its development partners Related Midwest, Bickerdike Development Corporation, and Heartland Housing launched their revitalization of the historic Lathrop Homes, one of CHA’s oldest housing sites.

Residents of Lathrop moved into a 34-acre community in transformation: In the first phase of redevelopment, 414 mixed-income units will be refurbished, with every unit featuring modern amenities including stainless steel appliances, quartz countertops, casement windows, and custom-designed plank flooring.

The surrounding area, when completed, will boast extensive green and open space, providing residents with direct access to the Chicago River, in addition to an overhauled nature trail, a private courtyard, a kayak and boat launch, a dog park, a new children’s playground, and a two-acre great central lawn space. The developer also plans to transform some of the building basements into maker spaces. Located between Bucktown, Lincoln Park, Roscoe Village, and the Chicago River, Lathrop is just a short walk or train ride from some of the city’s favorite shopping, restaurants, and social spots.

For CHA, its partners, and developers, the project was not only an opportunity to build needed affordable housing for low-income individuals and families, but also to celebrate the important history of Lathrop, above all ensuring that any effort to update and modernize the area and its structures respected the legacy of the community. The new exteriors, for example, will feature masonry facades designed to maintain the original Prairie School aesthetic of the historic Lathrop buildings.

The first phase of the development features 151 CHA apartments, 101 affordable residences, and 162 units rented at market rate; upon completion Lathrop will reintroduce 1,116 total residences: 400 for CHA residents, 222 affordable apartments and 494 market rate apartments.

*The Former Lathrop Homes Reopen in September – As Mixed-Income Housing*
AJ LaTrace | Chicago Magazine
On October 11th, CHA and its partner Evergreen Real Estate Group broke ground on Oso Apartments, a new-construction multi-family building that straddles the Irving Park and Albany Park communities and will offer 48 affordable apartments for working families.

“The developer, from the onset, was committed to making this 100 percent affordable,” said Ald. Carlos Ramirez-Rosa (35th) at the event announcing the project’s launch. “It’s windy but our hearts are warm because today we’re coming together to break ground on a building that will house Albany Park’s families for generations to come. A place where parents and children, seniors and workers — where Chicagans will be able to put their heads to rest and know they’ll have a roof over their head. A place they can call home and won’t break the budget.”

CHA contributed $10 million as part of its Rental Assistance Demonstration program, an initiative that aims to preserve the long-term affordability and maintenance of public housing. When completed, the five-story multi-family building will include 32 one-bedroom and 16 two-bedroom apartments, as well as on-site parking and laundry, bike racks, a community room, and other amenities.

“Over the years, CHA has been committed to building strong, vibrant communities not only on the North Side, but throughout this great city. Oso Apartments is another example of our commitment to deliver greater housing opportunity to all of Chicago’s 77 community areas,” said CHA Board Chairman John T. Hooker, who attended the event.

Thomas Applegate, executive director at the North River Commission, a nonprofit community and economic development corporation for the Northwest Side of Chicago, said the project was badly needed: “For us, affordable housing has always been an integral part of what we do. We have natural affordable housing in the neighborhood, but we’re losing it. We’ve gone through cycles in the past where we’ve lost that type of housing.”

IHDA Executive Director Audra Hamernik added: “This partnership between stakeholders at the local, state and federal levels will not only result in the development of high-quality housing in the area, but also create economic and educational opportunities that will serve families in the neighborhood for years to come.”

First move-ins are scheduled for late summer 2019. Of the 48 available units, 32 have been set aside for the applicants from CHA’s waiting list. The remaining 16 are reserved for households earning up to 60 percent of the area’s median income.
In an article this month detailing the growing crisis of student homelessness and student food and housing insecurity on metropolitan campuses across the U.S., Inside Higher Ed spotlighted the ongoing work of CHA’s Partners in Education program, which partners with City Colleges of Chicago to give CHA residents funding for tuition, uniforms, books, and exam fees.

A spike in rental housing costs has created a severe affordability crisis for an increasing number of community college students. College administrators in Chicago and elsewhere have responded to this crisis by enlisting the aid and financial assistance of public housing authorities. CHA’s Partners in Education program is a landmark effort that works within the U.S. Department of Housing and Urban Development’s Moving to Work initiative to help at-risk students facing housing and food insecurity cover education costs not included in their financial aid packages.

As part of this effort, officials from CHA and City College of Chicago attended the second annual #RealCollege Conference held this September at Temple University in Philadelphia. They joined more than 550 faculty, college presidents, foundations, and students to discuss how city, state, and federal policies could be shaped to create more affordable housing opportunities for students, as well as prevent food insecurity with efforts that go beyond the campus food pantry. CHA in its presentation highlighted the success of its own programs, encouraged other colleges to pursue partnerships with their local PHAs, and provided suggestions for how to start low- and no-cost connections between agencies to improve food and housing resources available to students.

CHA Recognized for Combatting Student Homelessness

On October 24, CHA Chairman John T. Hooker joined SOS Children’s Villages of Illinois to officially unveil their Roosevelt Square Community Center, a project that, when completed, will serve 5,000 individuals annually from University Village, Lower West Side/Pilsen, Little Village, North Lawndale, and other nearby neighborhoods.

Designed by internationally recognized architect Juan Moreno, the facilities will encompass more than 17,000 square-feet and provide academic, therapeutic, social, and recreational outlets for youth and families from the surrounding communities. It will offer not only safe communal spaces for residents to gather, but also opportunities to connect to public resources and engage in training, activities, seminars, and special events.

In addition to entertainment areas, family meeting rooms, and a learning center for financial and educational training, the Center will also feature a 2,600 square-foot Centerpiece Culinary Kitchen, dining space, and accompanying rooftop terrace where residents can attend cooking demonstrations and gain a hands-on culinary education and relevant job skills training. The site will also offer nutritional education programming and even a community garden.

“Like CHA, SOS has a strong track record of working on behalf of individuals and families who need our support, families for whom housing is the foundation of a way to a better life,” said CHA Board of Commissioners Chairman John T. Hooker. “This newest project we celebrate today signifies another important part of the work SOS Children’s Villages of Illinois does for families – creating a sense of community so that the different needs of families and children are met. This new community center will serve SOS families, CHA families in the ABLA and Roosevelt Square communities and the residents of the surrounding neighborhoods – 5,000 individuals in all every year. It does, indeed, take a village to help raise children to be happy, successful adults. And CHA is proud to be part of this effort as we work together to build stronger families and a stronger city.”

Also speaking at the event were Tim McCormick, CEO of SOS Children’s Villages Illinois, Don Biernacki, President of SOS Illinois Board of Directors, 25th Ward Ald. Danny Solis, and 28th Ward Ald. Jason Ervin.

SOS Children’s Villages Illinois offers an innovative approach to traditional foster care. Its model of care gives children the opportunity to live in a nurturing, stable, single-family home with their brothers and sisters in the care of a full-time, professionally trained foster parent. SOS operates one of its five Illinois villages in the Roosevelt Square community.

Click here to learn more about SOS Children’s Village Chicago
More than 1,500 property owners, managers, and investors – a record number – attended this year’s CHA Owner Symposium held in early October at the Hyatt Regency. The event provides a forum for members of Chicago’s real estate industry to connect, network, and learn best practices.

Though a central aim of the Symposium is informing property owners and managers about CHA’s Housing Choice Voucher (HCV) program, this year’s Owner Symposium attracted an unexpectedly large number of non-HCV owners, as well as investors and real estate professionals seeking out the insight and expertise of the Owner Symposium’s panelists and presenters and the opportunity to network and build relationships with other housing industry partners.

With the rapidly growing number of attendees, the Owner Symposium has continued to expand not only its space – this year’s event featured a 10,000 square-foot exhibit area hosting dozens of vendors – but also the scope and variety of its programming. In addition to expert panels on issues concerning Chicago’s Residential Landlord Tenant Ordinance, property taxes, fair housing, evictions, and marketing – topics addressed in years past – the 2018 Symposium also introduced new workshop sessions and presentations on investment property strategies, perceptions of affordable housing, income taxes, and security.

“This year’s event was our biggest yet and demonstrated the interest and commitment real estate professionals have in investing in Chicago’s rental housing stock and helping to preserve and improve affordable housing across the city,” said CHA CEO Eugene E. Jones, Jr. “More than ever before, it showed that property owners, managers and investors understand the role they play in helping communities succeed. Like all of us at CHA, they also know that we are all in this together – building stronger families, stronger communities and a stronger city – no matter who is paying rent on the unit.”
CHA and its development partners recently celebrated the opening of two new affordable apartment buildings on the North Side and the South Side, demonstrating CHA’s support for housing in diverse communities across the city.

At Tierra Linda, CHA joined developers, elected officials and the community to dedicate the scattered-site housing development of one-, two-, and three-bedroom family units located in the Logan Square, Humboldt Park, and West Town communities.

Delivered by the non-profit Latin United Community Housing Association (LUCHA), the North Side development consists of 12 buildings located near the 606 Trail and is LUCHA’s first “sustainability-oriented” development, offering low-income residents housing outfitted with green technology. The project also includes a highly energy-efficient “passive house,” the first of its kind in Chicago. Of the total 45 family units, 14 will be assisted by CHA’s Project-Based Vouchers. Tierra Linda property sites are located in Gautreaux General Areas and adjacent to Opportunity Areas. Applicants are drawn from the CHA waitlist.

In the South Side’s Brainerd neighborhood, non-profit Full Circle Communities and Christian Community Health Center delivered Brainerd Park Apartments, a 36-unit affordable rental family development near the Brainerd Metra Station that will include a community room, computer lab with library space and free internet, on-site parking, and community garden. A “dedicated Mobile Health Stand” providing several medical and dental services is also planned. CHA’s Project-Based Vouchers will assist nine of those units, providing long-term affordability.

“Tierra Linda is one piece of CHA’s commitment to bring affordable housing to the North Side,” said CEO Jones. “And Brainerd Park Apartments features affordable rental units on the South Side. CHA is pleased to work with developers Latin United Community Housing Association (LUCHA), Christian Community Health Center and Full Circle Communities and the aldermen to deliver these much-needed affordable housing opportunities to these communities.”

Click here to learn more about Tierra Linda

New Affordable Housing Development Headed to Loomis & 89th Street
Jay Kozlarz | Curbed Chicago
CHA CEO Eugene E. Jones, Jr. joined panelists Felicia Dawson, Vice President Community Partnerships, Preservation of Affordable Housing (POAH), Belgravia Group CEO Alan Lev, and Fifield Companies CEO Steven Fifield at Bisnow’s 2018 Multifamily Annual Conference Midwest to discuss the Chicago housing and rental market. CEO Jones’ central message: affordable housing is the key ingredient to make Chicago-area communities work, something to which CHA, by increasing housing opportunities for mixed-income communities through new investments, remains committed. “A lot of people are paying a lot more than 30% of their income for a place to live [and] as much as 60% to 70% in the worst cases,” Jones said. “We’re trying to address affordable housing, which is something that politicians don’t talk about in this country.”

In Chicago Affordable Housing, The Squeeze Is On
Dees Stribling | Bisnow National

On October 12th, CHA joined the Chicago Department of Planning and Development, 49th Ward Ald. Joe Moore, and Ross Financial Services to break ground on Clark-Estes Apartments, a mixed-use development that will be built on the site of the old Adelphi Theater in Rogers Park. The new, four-story family development will feature 54 residential units, a mix of studios and one- and two-bedrooms, 15 of which will be assisted by CHA’s Project-Based Vouchers, as well as 3,350 square-feet of retail space. Residents will also have access to a community courtyard, meeting rooms, and office space.

“We’d like to thank the City’s Department of Planning and Development, Ross Financial Services and Ald. Joe Moore for his strong support for affordable housing on the North Side of Chicago,” said CEO Jones. “Clark-Estes Apartments reiterates CHA’s commitment to providing affordable housing opportunities across the City of Chicago. We are excited to bring this resource to Rogers Park where our households will benefit from a vibrant residential and retail community with great access to transportation, schools and recreational areas.”

Affordable Housing Ready to Rise at Corner of Clark and Estes in Rogers Park
Jay Kozlarz | Curbed Chicago
Once home to boxing legend Joe Louis and Olympian Jesse Owens, Chicago’s Rosenwald Courts - a restored 1920’s-era housing property where CHA provides more than a hundred senior units - was recently awarded the 2018 Secretary’s Award for Excellence in Historic Preservation by the Department of Housing and Urban Development (HUD) and the Advisory Council on Historic Preservation (ACHP).

The award is given to developers, organizations, and agencies who have demonstrated outstanding commitment to historic preservation and dedication to providing affordable housing for low- and moderate-income families and individuals.

“This is a wonderful example of how we can preserve affordable housing and our history at the same time,” said HUD Secretary Ben Carson. “This housing development has deep roots on Chicago’s South Side and will continue to be a vital presence in the Bronzeville neighborhood for generations to come.”

The property was originally developed in 1929 by Sears & Roebuck founder Julius Rosenwald to serve African-American families in Chicago struggling to find affordable housing amid segregation and a discriminatory housing market.

“Against all odds, repeatedly avoiding the wrecking ball, the historic Rosenwald Courts Apartments has been rehabilitated and put back into use as a vital community anchor,” said ACHP Chairman Milford Wayne Donaldson. “The project utilized HUD and City funding along with Historic Tax Credits to ensure the entirety of the apartment complex was renovated, preserving the historic aspects of the buildings and grounds, and providing an affordable place for people to live.”

CHA EXTENDS BID TO BUY LEVY HOUSE, SENIOR RESIDENTS BREATHE SIGH OF RELIEF

CHA’s announcement in early October that it planned to purchase Levy House, a senior apartment building in Rogers Park, was welcome news to residents. Some months before, CJE SeniorLife, the non-profit owners of Levy House, had informed residents and community members of its intention to sell the eight-story, 56-unit building to a for-profit developer who could raise rents forcing cost-burdened residents to move.

“The fear was palatable in this building,” said resident Saith Wright. “It was like a cancer making its way through the halls. Half the people here have no place to go. It’s inconceivable for a lot of people to go anywhere else. They don’t want to be a burden and Levy has been an environment where you don’t have to be a burden.”

CHA met with Ald. Joe Moore (49th), CJE SeniorLife, and other key stakeholders and decided to purchase the property. Supporting preservation of affordable rental housing stock has been a top priority for CHA under CEO Jones. In 2016, CHA closed a $19 million deal to buy the three Presbyterian Homes apartment buildings for seniors, saving numerous residents from potential displacement.

“I am pleased that our offer to purchase Levy House in Rogers Park has been accepted,” said CEO Jones. “Our goal is to preserve and expand affordable housing opportunities in neighborhoods across the city. The decision to purchase Levy House is an example of our continuing commitment to that effort. This offer is subject to HUD and CHA Board approval, but this first step in the process of acquiring the property is an important one.”
The new Southbridge development begins construction in early 2019, and residents will have an opportunity to participate through construction jobs. Located at the site of the former Harold Ickes Homes, Southbridge is a contemporary mixed-use, mixed-income community, with 60,000 square-feet of planned commercial and retail space. Through CHA's Section 3 program, Southbridge's development and construction team will work to hire Southbridge residents.

And there's a lot of work to do. When completed the Southbridge complex will feature 877 new residential units, including 244 for CHA residents. On-site amenities include elevators, balconies, decks, a club room, a fitness room, bike storage, a dog spa, parking, as well as on-site property management and resident services. The CHA Board of Commissioners has approved up to $24.8 million in funding for the project's first two development phases, which will include 206 units, of which 68 will be for CHA residents, and 30,000 square feet of commercial space targeted for local businesses. The first phase is anticipated to be complete in 2021.

“The Community Builders is proud to partner with CHA and McCaffrey Interests to create Southbridge,” said Terri Hamilton Brown, Midwest Regional Vice President for The Community Builders. “This new planned community will bridge the Chinatown, Bronzeville and South Loop neighborhoods and provide modern residences and vibrant retail shops. Southbridge represents The Community Builders’ continued commitment to building and sustaining strong Chicago communities.”

Ald. Pat Dowell (3rd Ward) added: “After many years, I am delighted the CHA Board approved Southbridge. The redevelopment of this site is a pivotal part of connecting the entire Near South Side. I look forward to continue working with CHA and the development team for the full redevelopment of this site.”

Almost 900 Homes Planned for Former Harold Ickes Site
Ryan Ori | Chicago Tribune
For the 11th year in a row, CHA partnered with national non-profit Operation Warm to hand out more than 9,000 new winter coats to CHA children. Held at the UIC Forum in late October, the event also featured a resource fair for parents. Sponsors for this year’s giveaway include Wells Fargo, Pepsico, Blue Cross Blue Shield, Comcast, and ComEd. Walgreens provided flu shots. CHA and Operation Warm, in the past 11 years, have distributed over 90,000 coats to 24,000 families with 300 partners.

Click here to learn more about Operation Warm
Operation Warm Handing Out Thousands of Coats
CBS Chicago

CHA PROVIDING ACCESS TO PULLMAN COMMUNITY CENTER, LARGEST CENTER IN ILLINOIS

With the recent opening of the 135,000 square-foot Pullman Community Center, nearly 6,600 CHA students from the Far South Side ages 5-17 now have access to the region’s largest indoor sports and educational facility. The complex contains indoor turf playing fields for baseball, soccer, football, and lacrosse, hardwood courts for basketball and volleyball, batting cages, and education programs offering tutoring, technology training, exam prep, and financial literacy classes. CHA residents will be guaranteed first priority for 10% of all programming and team roster slots. Those living in Altgeld/Murray, Trumbull, and Lowden Homes can also enjoy transportation to the Community Center at no cost.

New $20M Community Sports Complex Opens in Chicago’s Pullman Neighborhood
Julian Crews, Bill Kissinger | WGN
WTTW (Chicago PBS)

CEO JONES KEYNOTE SPEAKER AT AFFORDABLE HOUSING SUMMIT

On November 13th, CHA CEO Eugene E. Jones, Jr served as the keynote speaker for the 2018 AHF Live Summit in Chicago, one of the country’s premier forums for housing developers to network and connect with their colleagues and partners to address some of the industry’s most pressing regulatory issues. “Partnerships are what make our city great and help us build the strong, vibrant communities where our families and seniors can live and enjoy all of the opportunities that our city has to offer,” said CEO Jones in his keynote address.

Click here to read more about the AHF Live Event