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FOR IMMEDIATE RELEASE

January 15, 2014

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Homeless Service Agency to Continue to Use City Facility

Agency to Provide City-wide Homeless Services

The Emanuel Administration introduced an ordinance that would authorize the execution of a license agreement with Catholic Charities of the Archdiocese of Chicago. The license agreement would govern Catholic Charities of the Archdiocese of Chicago's continued access to a portion of the City-owned building located at 10 South Kedzie Avenue. In partnership with the Department of Family and Support Services, Catholic Charities of the Archdiocese of Chicago will continue to provide City-wide mobile homeless services.

Catholic Charities of the Archdiocese of Chicago is an established a 501 (c)(3) not-for-profit corporation that provides a broad spectrum of social services to Chicago residents. The 10 South Kedzie Avenue property is the City's Garfield Community Center. Under the terms of the license agreement, Catholic Charities of the Archdiocese of Chicago will continue to use a portion of the 1st floor as office space.

"The City is committed to providing City residents with access to the social services they need" said Mayor Emanuel. "We are pleased to continue to partner with Catholic Charities of the Archdiocese of Chicago on the delivery of homeless services."

The proposed license agreement allows Charities of the Archdiocese of Chicago to occupy a portion of the space at 10 South Kedzie Avenue through December 31, 2016. The City will not incur any additional operating costs for the site and Catholic Charities of the Archdiocese of Chicago will reimburse the City for a prorated share of the operating costs. The license agreement may be canceled by either party with 90 days' notice.

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Land Sale Would Support Development of West Side Farm

A new urban farm would be developed in East Garfield Park through a City-owned land sale proposed to City Council today by Mayor Rahm Emanuel.

The farm would be created on a nearly quarter acre of vacant land at 2900 W. Van Buren St., which the Department of Planning and Development would sell to Future Growings LLC, an entity of EdgeAlliance, which provides housing and support services to the homeless, people living with HIV/AIDS and veterans.

Future Growings would invest up to \$200,000 in site improvements to grow organic produce that would be sold to restaurants, at farmer's markets, and through select retailers. The farm would train and employ local residents and veterans.

The land, acquired by the City due to tax delinquency in 1991, was recently appraised at \$29,100. It would be sold for \$1.

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Building Rehabilitation Program Proposed for Two Additional TIF Districts

A multi-family housing redevelopment program would be expanded on the Northwest and West sides through a proposal submitted to City Council today by Mayor Rahm Emanuel.

Currently active in the Ogden/Pulaski Tax Increment Financing (TIF) district, the Multi-Family TIF Purchase-Rehab program would be made available in the Chicago/Central Park, Humboldt Park TIF districts, where it would be managed by Community Investment Corp., a Chicago-based lender specializing in multi-family rehabilitation financing.

The Multi-Family TIF Purchase-Rehab program provides grants to housing developers to cover up to 50 percent of the cost of acquiring and rehabilitating vacant and foreclosed apartment buildings containing six or more units. Grant amounts are determined by the percentage of apartments that are leased at affordable levels to income-qualified tenants over a period of 15 years.

With \$1 million to be made available for the program in each TIF district, approximately 60 apartments are projected to be rehabilitated.

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Land Sale Proposed for Development of Affordable Homes on the Northwest Side

Six affordable single-family homes would be built on scattered sites in Humboldt Park and West Town through land sales proposed to City Council today by Mayor Rahm Emanuel.

The homes would be built by L&MC Investments LLC on City-owned lots located in an area bounded by Drake, Bloomingdale, Campbell and Christiana avenues. Collectively appraised at \$316,000, the lots would be sold to the developer for \$1 each.

Each two-story, 1,840-square-foot home would have three bedrooms and 2.5 baths. To be priced at \$199,000 apiece, they would be made available to households earning up to 120 percent of area median income; roughly \$88,300 for a family of four.

Construction would start this spring.

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Community Garden Projects Proposed for Three Chicago Neighborhoods

Open space proposals introduced to City Council today by Mayor Rahm Emanuel would develop new community gardens in South Lawndale and Jefferson Park and preserve an existing community garden on the Lower West Side.

Troy Street Garden

The new Troy Street Garden would be developed on .4 acres of vacant, City-owned land at 2727 S. Troy St., which would be sold for \$1 to the NeighborSpace land trust and managed by the Little Village Environmental Justice Organization. The garden is planned to include planter beds, a walking path, hoop house, shed, compost bins, recycling containers and rain barrels.

Roots & Rays Garden

Land being used for the .3-acre Roots & Rays Garden at 1523 W. Cullerton Ave. would be sold by the City for \$1 to the NeighborSpace land trust for continued use by Juarez High School and other local institutions. The City would also provide approximately \$75,000 in Open Space Impact Fees to help fund the installation of perimeter fencing, water, and an arbor on the site. Open Space Impact Fees are used to create and enhance open spaces in each of the City's 77 community areas.

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Property Tax Incentive Would Support South Side Commercial Project

A Class C property tax incentive introduced to City Council by Mayor Rahm Emanuel today would support the cleanup of a contaminated industrial site at 9715 S. Cottage Grove Ave. in the Pullman community.

The \$717,000 project, completed by the 97th Street SSA LLC two years ago, involved the environmental remediation of 2.7-acres of land that was previously occupied by an air filtration products manufacturer. The work enabled the 2013 construction of an 18,000-square-foot, \$4.8 million office building for the Social Security Administration.

The Class C incentive encourages the cleanup of contaminated industrial, commercial or vacant sites by lowering the assessment rate for 12 years. Total tax savings is estimated at approximately \$672,000.

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