

Nehemiah Homes Phases I and II

City: Springfield, Illinois

Project Description: Rebuilding and generating neighborhoods on the East Side of Springfield, generating new tax base for the City of Springfield, and creating new jobs, new homes and new hope for working families in central Illinois – that’s the Nehemiah Homes initiative in a nutshell. The Nehemiah Homes is a multi-phased development of infill homes in the Eastside neighborhood of Springfield. The first phase which was completed in 2008 includes 42 single-family homes on various lots in a concentrated area, and the second phase now under completion includes another 30



single family homes offering a selection of two, three, and four-bedrooms. The development creates new affordable homes in an area of Springfield identified as a focus for large scale housing rehab and redevelopment efforts, in an area that was badly damaged by tornadoes in 2006. Windsor homes has developed a tenant ownership plan for converting the units into homeownership opportunities after fifteen years.

The project is sponsored by the non-profit entity Nehemiah Expansion, affiliated with the Calvary Baptist Church in Springfield. Nehemiah Homes were built by Springfield builder Windsor Homes. The Springfield Housing Authority provides property management services and rent subsidy for residents in need. Tenants must earn at or below 60 percent of the area median income. For a four-person household in Sangamon County, the limit is \$39,960. Monthly rents range from \$437 to \$837 depending on unit size and income.

Project Partners: Windsor Development Group, Inc., Windsor Homes, Inc., Lighten-Gale Group, Nine local churches, the City of Springfield.

Sources of Funds: American Reinvestment & Recovery Act Funds, HOME Funds (through the City of Springfield, Illinois Affordable Housing Trust Fund, Federal Low-Income Housing Tax Credits.

Economic Impact: In the first year: 88 Jobs Created, \$5.7 million in local income, \$595,440 in taxes and revenue for local government. Over fifteen years- 324 Jobs created, \$25.9 million in local income, \$4.7million in taxes and revenue for local government.

Downtown Commons

City: Jacksonville, Illinois

Project Description: In South Jacksonville, turning a trouble neighborhood around started with targeting reinvestment at a cluster of run-down properties near the center of town. City officials bought and demolished the houses and several distressed properties nearby, creating the opportunity to build Downtown Commons, an affordable housing development financed with low-income housing tax credits and HOME dollars.



Completed in 2008, the fully occupied community of 22 apartments is designed to look like a row of single-family townhouses with their own front porches facing the town's Main Street. Windsor Development and the Morgan County Housing Authority partnered to develop Downtown Commons, gathering a block of properties, including 14 vacant lots seized for unpaid property taxes and five dilapidated homes. The development features energy efficient windows, insulation, lighting, and appliances. Downtown Commons also creates a future homeownership opportunity for tenants who want to buy their homes at an affordable price. In 2010, Downtown Commons was awarded the Governors Champions of Affordable Housing Award.



Project Partners: Windsor Development Group, Inc., the City of Jacksonville, Morgan County Housing Authority

Sources of Funds: Illinois Housing Development Authority Trust Fund, IHDA Financing Adjustment Factor (FAF) Program, Tax Credit Equity, Illinois Department of Commerce and Economic Opportunity (DCEO) Energy Grant, City of Jacksonville, MCCC Non-Profit land

Economic Impact: In the first year: 27 Jobs Created, \$1.7 million in local income, \$181,940 in taxes and revenue for local government. Over fifteen years- 99 Jobs created, \$7.9 million in local income, \$1.5 million in taxes and revenue for local government.

Jackson Square

City: Rock Island, Illinois

Project Description: Rock Island Economic Growth Corporation (GROWTH) has spent over two decades successfully revitalizing downtown Rock Island and its surrounding neighborhoods – bringing jobs, people, tax base, and new housing to Rock Island’s core. Their latest effort involves an \$8.46 million investment that is transforming a site that use to be the nation’s largest gas station and a major



petroleum business into new residential housing and commercial space. When completed, the Jackson Square Apartments will sit between a children’s museum, a botanical garden, a new park and fitness trail on the banks of the Mississippi River, and at the base of the bridge to the Rock Island arsenal, a major job hub. The development is next to downtown housing, shops, and amenities that Growth has helped to foster over the past two decades. Thanks to Neighborhood Stabilization Program (NSP) funds from the Recovery Act, environmental remediation has been completed and Jackson Square is now under construction. The Illinois Oil Building –at the corner of 4th Avenue and 24th Street – is being converted to 30 residential apartments and 3,700 square feet of commercial space. There will be one, two, and three bedroom units. Rents will range from \$432 to \$875. Families eligible to live there can earn up to 120 percent of the area's median income, or \$81,250 for a family of four.

The Jackson Square Apartments development is a shining example of how federal dollars from the Recovery Act have helped to create jobs and new tax base, re-use and upgrade historic structures, remediate real estate for new uses by the market, create opportunities for people to live near work and opportunity, and contribute to the revitalizing of neighborhoods and business districts.

Project Partners: Rock Island Economic Growth, Bush Construction (General Contractor), EnviroNET (Environmental Consultant), Southwest Design Associates (Architect), Appelgate Thorne-Thompson (Legal Counsel), Illinois Environmental Protection Agency, City of Rock Island, Modern Woodman Bank

Sources of Funds: U.S. HUD Neighborhood Stabilization Program grant, Modern Woodmen Bank, the City of Rock Island (tax increment financing and façade program), USEPA Brownfield subgrant, and the IL Department of Commerce and Economic Opportunity.

Economic Impact: In the first year: 37 Jobs Created, \$2.4 million in local income, \$248,100 in taxes and revenue for local government. Over fifteen years- 135 Jobs created, \$10.8 million in local income, \$1.98 million in taxes and revenue for local government.

Casa Maravilla

City: Chicago, Illinois

Project Description: Casa Maravilla is the latest affordable housing initiative from Pilsen-based community organization, the Resurrection Project. The 73-unit senior living development opened in 2010 in heart of the Pilsen neighborhood. Tenants of Casa Maravilla enjoy the close proximity to several community services and are situated next door to the bilingual Alivio Medical Center which provides health care for underinsured residents. Quick and easy access to health care eliminates a major concern of many aging adults. And adjacent to Casa Maravilla, Casa Morales continues to function as the Resurrection Project's organizational hub, and coordinates activities with the greater Pilsen community. Due east, volunteers from GreenCorps and the Growing Station Community Garden diligently transform an abandoned railway lot into a beautiful organic garden. Inside Casa Maravilla, a City of Chicago Department of Family and Support Services Senior Satellite Center operates on the first floor and provide tenants and neighbors aged 55-and-above exercise classes, educational field trips, health courses and group speakers.



Casa Maravilla also includes cutting-edge green technology, with green roofing and insulation, and a geothermal heating system that taps into 36 underground wells. The Resurrection Project hopes that these measures will also alleviate rising utility costs and help to maintain housing affordability. Income-based rents for tenants who are at least 55 years old and who earn 60 percent down to 30 percent of the Chicago area median income, will range from \$350 to \$550 for studios; \$600 to \$800 for one-bedroom apartments; and \$750 to \$900 for two-bedroom units.

Project Partners: The Resurrection Project, The City of Chicago, The State of Illinois (IHDA), Bank of America

Sources of Funds: HOME loan funds & Low income housing tax credits

Economic Impact: In the first year: 89 Jobs Created, \$5.8 million in local income, \$603,710 in taxes and revenue for local government. Over fifteen years- 328 Jobs created, \$26.28 million in local income, \$4.83 million in taxes and revenue for local government.

Maple Ridge Apartments

City: Paris, Illinois

Project Description: In Paris, Illinois Mayor Craig Smith credited the Maple Ridge Apartments, a 100% affordable housing development with helping him to convince two major employers from moving over the state line into Indiana. Paris recognized that workers in their community faced the dilemma of driving from Indiana to work at the factories because there a shortage of decent affordable housing for people within the community. To address this issue, the Laborers' Home Development Corp., a not-for-profit arm of the Laborers' International Union of North America, developed the Maple Ridge Apartments, which includes sixteen buildings containing fifty rental units, and provides working families the opportunity to live near work. Maple Ridge Apartments also includes a community building with a meeting hall and kitchen facilities as well as a laundry room, a landscaped outdoor playground, an outdoor patio area, private main street and landscaping around dwelling units.



Project Partners: Laborers' Home Development Corporation, Development Services Corporation, Core Construction, Worn Jerabek Architects

Sources of Funds: American Recovery and Reinvestment Act: The Tax Credit Assistance Program ("TCAP") and Section 1602 Program ("Section 1602"), Illinois Affordable Housing Trust Fund, HOME Program, Federal Home Loan Bank of Chicago, Low- Income Housing Tax Credit Equity, Illinois National Bank and the City of Paris

Economic Impact: In the first year: 89 Jobs Created, \$3.95 million in local income, \$413,500 in taxes and revenue for local government. Over fifteen years: 225 Jobs created, \$18 million in local income, \$3.3 million in taxes and revenue for local government.

Roseland Place Senior Apartments

City: Chicago, IL

Project Description: Roseland Place Senior Apartments was developed through a partnership between Neighborhood Housing Services (NHS) and Mercy Housing Lakefront (MHL). This development is part of Chicago's 5-year affordable housing plan for seniors. Once completed, Mercy Housing will own and manage the building. The Roseland Place Apartments is an independent senior living facility for seniors. This is a new 5-story building with 60 one-bedroom apartments for seniors 62 and older. All units are one-bedroom, one-bath and approximately 540 square feet. Maximum occupancy is 2 persons per unit. Income must be at or below 50% of the area median income.



Roseland Place features several on-site amenities including on-site property management and resident services staff, community room with kitchenette, beauty salon, laundry room and storage areas on each floor, courtyard, green roof patio, sunroom equipped with a pool table and TV, 24-hour front desk security, parking lot, elevators, and an adjacent senior social service center.

The project team incorporated sustainable or “green” features into the building’s design in an effort to achieve a U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) Silver Certification. Green features include utilizing and creating green spaces with native plantings, solar thermal panels on the roof for heating water, green roof, Energy Star appliances, low flow water fixtures, motion censored lighting fixtures and containers for recycling on each floor.



Project Partners: Bank of America, City of Chicago Department of Aging , City of Chicago Department of Family and Support Services, City of Chicago Department of Community Development, Illinois Department of Commerce and Economic Opportunity, Illinois Department of Human Services, National Equity Fund Inc., an affiliate of LISC, U.S. Department of Housing and Urban Development.

Sources of Funds: Bank of America Charitable Foundation, Charter One Foundation Citi Foundation, Illinois Clean Energy Community Foundation , Pierce and Associates, P.C., Searle Funds at the Chicago Community Trust, The Retirement Research Foundation.

Economic Impact: In the first year: 73 Jobs Created, \$4.74 million in local income, \$508,200 in taxes and revenue for local government. Over fifteen years: 270 Jobs created, \$21.6 million in local income, \$4.0 million in taxes and revenue for local government. In the first year: 89 Jobs Created, \$3.95 million in local income, \$413,500 in taxes and revenue for local government. Over fifteen years: 225 Jobs created, \$18 million in local income, \$3.3 million in taxes and revenue for local government.