

## 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.