FULL CIRCLE COMMUNITIES: MILWAUKEE AVENUE APARTMENTS

Affordable Apartments with Services for the Disabled

Location: 3064 N. Milwaukee Avenue, Chicago – Milwaukee Avenue Apartments is located in the Avondale community, close to jobs, transportation and amenities. In the few years leading up to the development’s completion, Avondale rents were rising faster in than any other neighborhood in the city - double the citywide average increase - and the pace of gentrification and displacement continues to increase.

Build Illinois Bond Program (BIBP) Impact: $1.35 Million in state capital dollars leveraged $8.45 Million in other funding to make the development of Milwaukee Avenue Apartments possible – a project that addresses an overwhelming need for affordable housing for the disabled in Chicago. More than 500 applications were received for the 32 apartments available. The development is estimated to have created 51 jobs in the first year and generated $3.7 Million in local income, while also spurring additional investment and economic activity in the area. The vacant site was acquired for $315,000 and had long been an eyesore - foreclosed and blighted. However, after the project’s completion, the parcels immediately to the south of the property were listed at $1.2 million with less favorable zoning. In addition to property value increase, the development helped to spur the opening of new restaurants and a commercial developer plan to redevelop a former warehouse in retail and commercial center anchored by Cermak Fresh Market on the border between Avondale and Logan Square.

Project Description: Milwaukee Avenue Apartments provides 32 affordable apartments for individuals with disabilities and their families. The development provides long-time residents of the area the opportunity to stay in a familiar neighborhood with rents for less than half the market rate. An on-site case manager from OTR, a disability services organization, provides on-site supportive services including benefit management and linkage with issue-specific case managers and professionals. Additional services are provided by Northwest Side Housing Center, the Center for Changing Lives and Thresholds. The development includes a library, computer room, community room and resident garden. Each unit is designed for maximum livability, with cabinets and countertops that are adjustable, roll-in showers, adjustable closet organizers, and audio-visual entry and alert devices. The development is Energy Star and Enterprise Green Communities certified.


Project Funds: LIHTC Tax Credit Equity, BIBP Grant, IHDA Permanent Supportive Housing Grant, City of Chicago TIF Funds, DCEO green-design grant

Awards: Charles L. Edson Tax Credit Excellence Awards recognition, Gale Cincotta Housing Champion Award for Innovation in Affordable Housing

* Based on an April 2015 modeling estimate from the National Association of Home Builders.