



*Pathfinders and Partners*

## Interfaith Housing Development Corporation of Chicago

**PRESS RELEASE - FOR IMMEDIATE RELEASE (December 02, 2006)**

### **Three New Supportive Housing Developments to Serve Extremely Low-Income Families Young Adults, and Kinship families in Three Chicago Neighborhoods**

Interfaith Housing Development Corporation of Chicago (IHDC) is developing 164 units of new permanent supportive housing with three local partners in three different neighborhoods of Chicago (Washington Park, West Englewood, and North Lawndale). All of these developments are newly constructed multi-family rental housing for individuals and families with incomes less than 50% of the area median and will provide case management services on-site with a host of supportive services available through linkage agreements in the community.

Two of the developments (Coppin House and Sankofa House) are intergenerational developments that address the need for affordable housing for two populations at increasing risk of homelessness – young adults aging out of foster care and kinship families (extended families raising related children). A key component of this project is the intergenerational mix of populations. Young people aging out of foster care need the safety net that permanent supportive housing provides, while enabling them to acquire the skills and confidence necessary to thrive independently. Low income family members taking on the challenge of raising the children of other family members can be role models and provide emotional support while they receive the benefits of the supportive services as well. The third development (Clara's Village) addresses the need for affordable housing for large families many of whom are impacted by homelessness and chronic disability.

#### **Community Partners**

As a citywide non-profit developer, IHDC creates special needs, low-income housing in partnership with local neighborhood organizations. Sankofa House in North Lawndale was created through a partnership with Sankofa Safe Child, Annetta Wilson, Executive Director. Sankofa grew directly out of a grass-roots community concern and activism. Sankofa's mission is to keep families intact by assisting them in acquiring specific community resources. In addition they offer a 24-hour help line to resolve problems with housing, GED, parenting, counseling, anger management, substance abuse, employment and domestic violence.

Coppin House (Washington Park) is the result of a partnership with Coppin A.M.E. Church - Rev. Walter Bauldrick, Pastor. Coppin Memorial A.M.E. Church was founded on March 19, 1919. Coppin is a neighborhood church whose congregation grew largely from families residing in walking distance of the church. Throughout its history, Coppin has focused on providing service to the youth of its congregation and community. It has sponsored youth activities through its Sunday school, Vacation Bible School, Boy Scouts and Girl Scouts. Coppin currently hosts a Head Start day care center. The church also has day care and recreation programs for senior citizens and other neighborhood activities. Coppin has formed a nonprofit Economic Development Committee to oversee the development of this project.

Clara's Village (West Englewood) is being developed with the West Englewood United Organization –Clara Kirk, CEO. The West Englewood United Organization (WEUO) was established in 1993 from a group of neighborhood block clubs. Their joint effort was initiated by their mutual concern and regard for the community and its fast growing deterioration. WEUO's mission is to improve the quality of life for families



*Pathfinders and Partners*

## Interfaith Housing Development Corporation of Chicago

and community residents. WEUO attempts to meet basic needs for employment, housing, health care and education through training and projects directed to social services, empowerment, and self-awareness. WEUO currently operates a emergency shelter and a transitional housing facility for homeless families and a service connector program for residents of public housing.

### **Funding of the Development**

The total development cost of these three projects (around 70,000 square feet each) is \$49 million. IHDCC will fund these developments through use of municipal bonds issued by the City of Chicago that are tied to noncompetitive 4% low-income housing tax credits. Bonds and 4% credits will cover about 60% of the total development cost while a combination of interest free mortgages from the City of Chicago and The Illinois Housing Development Authority will cover the remaining development costs. The city of Chicago is donating the land for all of the developments.

A key component of this project is securing the operational costs through rental subsidies. Thirty nine of the family units will be subsidized by US Department of Housing and Urban Development's (HUD) project-based Shelter Plus Care program and 80 young adult units will be funded under a project-based rent subsidy from Illinois Department of Children and Family Services. The subsidized rents will enable this project to service bond debt and supports the financial structuring. The City of Chicago Department of Housing, The Illinois Housing Development Authority (IHDA), The Illinois Department of Children and Family Services, and HUD are financial partners in this project to develop this much needed permanent supportive housing.

Summary of the neighborhood location, the building type(s), and the unit mix for each development:

North Lawndale; Sankofa House	One 58-unit mid-rise building 46 young adult units (1 and 2 bedrooms) 12 family units (3 and 4 bedrooms)
Washington Park; Coppin House	Two contiguous 27-unit mid-rise buildings (54 units total) 34 young adult units (1 and 2 bedrooms) 20 family units (2, 3 and 4 bedrooms)
West Englewood; Clara's Village	Five scattered site buildings (4 six-flats and one 28-unit mid-rise building within a half-mile radius) 52 family units (1, 2 and 3 bedrooms)

**FOR MORE INFORMATION AND QUOTES Please contact Gladys Jordan, President IHDCC at 312-274-8200.**

**Graphics and architectural renderings can also be made available by contacting Stephen Aquino at IHDCC.**