



CHICAGO HOUSING
AUTHORITY™

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ALTGELD GARDENS PHILIP MURRAY HOMES MASTER PLAN

September 30, 2013



Thank you to all of the residents, organizations, and public agencies who participated in the planning process, with special gratitude to Olivia Lewis and Jasmine Smith who provided outreach on-site every day of the process. A list of participants in the process is provided in the Appendix.

Altgeld Gardens Philip Murray Homes Temporary Advisory Committee

Jose (Anthony) Alvarez, Chicago Housing Authority
Angela Bailey, Business and Professionals for a Public Interest
Julie Brown, Business and Professionals for a Public Interest
Leslie Bruce, Altgeld Riverdale Consortium
Mariann Chissum-McGill, TCA Health, Inc.
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Cheryl Johnson, People for Community Recovery
Shurrone Johnson, Riverside Village
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Phyllis Palmer, Developing Communities Project, Inc.
Crystal Palmer, Chicago Housing Authority
Andy Teitelman, Chicago Housing Authority
Bernadette Williams, Local Advisory Committee

Final Approved Altgeld-Murray Master Plan



- ①-④ CPS BUILDINGS
- ⑤ RENOVATE FOR CHA MANAGEMENT, FIELD HOUSE, TEEN LOUNGE AND ADULT EDUCATION
- ⑥ RENOVATE ADMINISTRATION & MAINTENANCE BUILDING
- ⑦ COMMUNITY CENTER WITH LIBRARY AMENITY
- ⑧ RENOVATE STORE BUILDING FOR COMMUNITY CENTER, EARLY CHILDHOOD, AND RETAIL
- ⑨ POOL
- ⑩ RENOVATE LAC & FAMILY COMMUNITY CENTER
- ⑪ RENOVATE GAUTREAUX EARLY CHILDHOOD CENTER

ALTGELD GARDENS

MURRAY HOMES (NON NR ELIGIBLE)

CHICAGO PARK DISTRICT PROPERTY

NEW BUILDINGS

RENOVATE SERVICE BUILDINGS

EXISTING BUILDINGS

NON CHA BUILDINGS

RENOVATE HOUSING

NEW GREEN/OPEN SPACE

NEW PATHS

EXISTING GREEN/OPEN SPACE

RENOVATE ATHLETIC FIELDS

The Altgeld Gardens - Philip Murray Homes Master Plan charts a course for the community that builds upon past CHA investments to meet community needs. The preferred concept plan provides the Altgeld Gardens community with opportunities for diverse housing options, access to jobs and training, efficient transportation infrastructure, expanded learning and recreational spaces for youth and families, historic preservation, sustainable design, and opens up Altgeld Gardens to the broader Chicago community through a new green boulevard. This summary highlights the key elements of the Preferred Concept Plan.



SECTION 1

MASTER PLAN SUMMARY

Explore a retail development at the southwest corner of 130th Street and Ellis Avenue.



Develop a new library and community center at 131st Street where the former store building is located.



Plan for an additional 10,000 square feet of space for healthcare service.



Strengthen the Educational Campus with a co-located early childhood center and GED/job prep skills for adults.



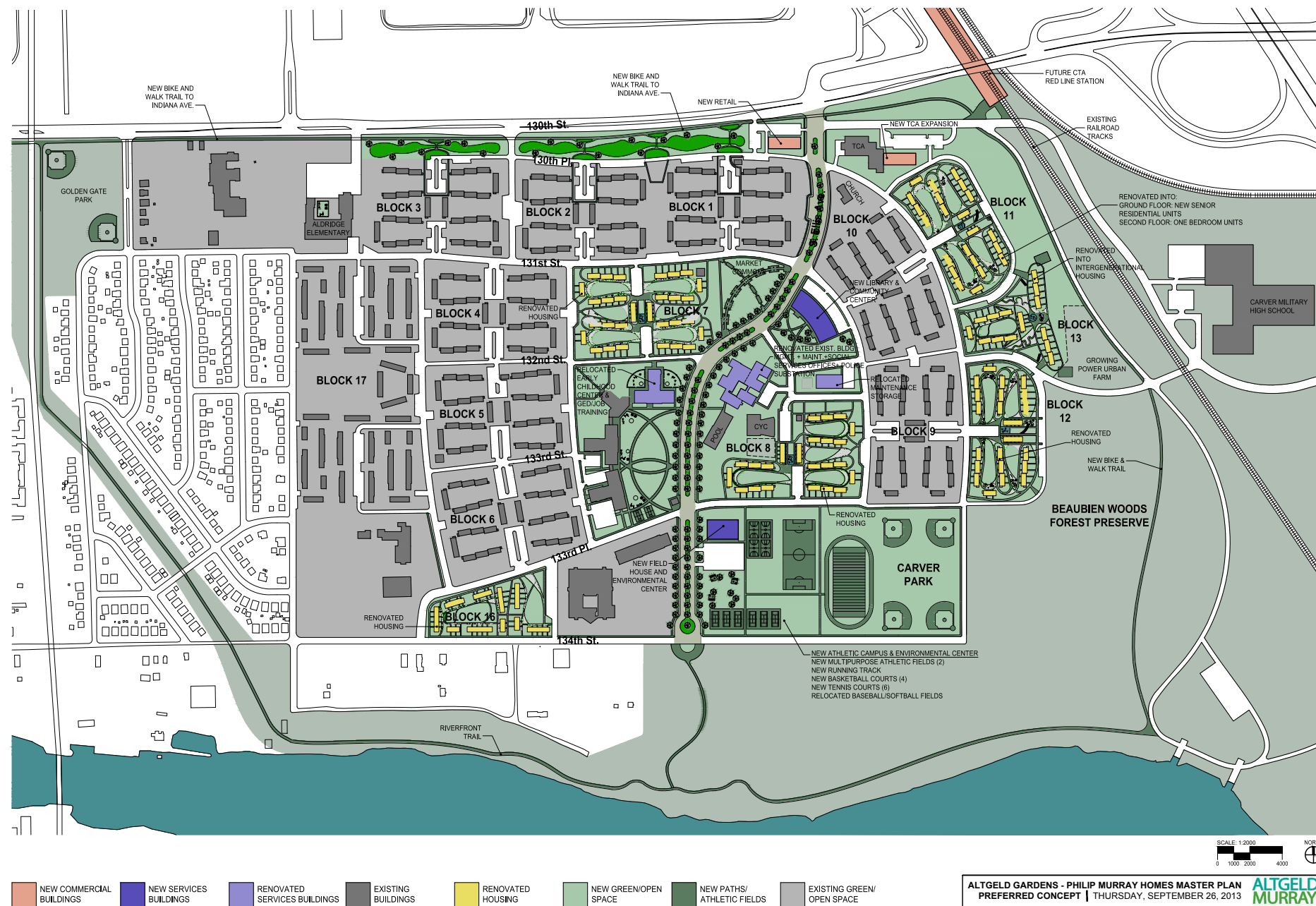
Provide outdoor classrooms and ecosystems for students and residents as part of the Educational Campus.



Improve Carver Park with new tennis, basketball, football/soccer fields, and baseball/softball fields.



FIGURE 1.1
PREFERRED CONCEPT PLAN FOR ALTGELD GARDENS - PHILIP MURRAY HOMES



PLANNING PRINCIPLES

The master planning process was guided by a set of planning principles developed by the Temporary Advisory Committee to ensure the Altgeld Gardens - Philip Murray Homes Master Plan provides solutions for the elements that are most important to the community. From family housing and expanded space for early childhood education to on-site job training and accessibility via transportation improvements, the Master Plan is designed to enhance the quality of life for residents from social, economic, educational, recreational, health, safety, and sustainability aspects.

The graphics on the following pages illustrate how elements of the Master Plan advance the planning principles.



HOUSING

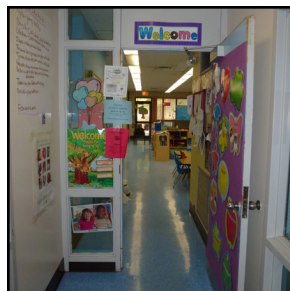
Build upon housing investments and investigate housing opportunities and needs for all types of housing



ECONOMIC DEVELOPMENT

Ensure access to employment opportunities and economic development through training and development

Provide access to quality retail goods and services



SERVICES

Explore gaps in human services to meet the needs of residents



EDUCATION

Coordinate a continuum of education from early childhood through continuing education



TRANSPORTATION

Improve transportation options and access to jobs, services, and retail



PARKS & OPEN SPACE

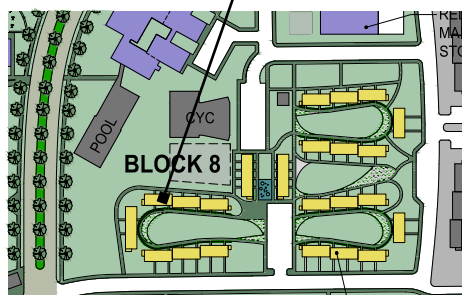
Provide access to open space, recreation, and natural resources

PRINCIPLE Housing

Build upon housing investments and investigate housing opportunities and needs for all types of housing

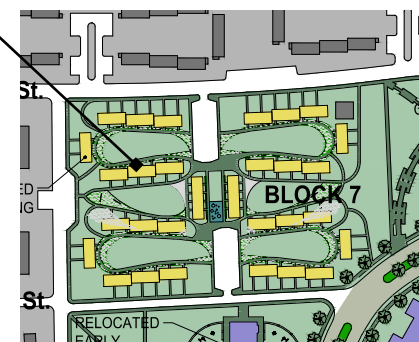
FAMILY HOUSING (BLOCK 8)

The existing housing structures on Block 8 will be rehabilitated for family housing units. Existing structures presently being used for non-residential use, such as management offices, will return to their original residential use.



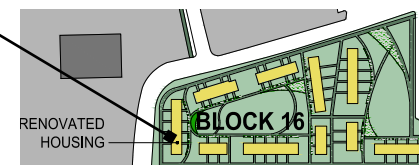
FAMILY HOUSING (BLOCK 7)

Rehabilitation of existing housing structures on Block 7 will provide family housing that builds upon prior housing investments and contributes amenities such as play spaces, pedestrian connections to a new Market Commons, and educational campus.



FAMILY HOUSING (BLOCK 16)

Rehabilitation of existing housing structures on Block 16 will provide family housing adjacent to Larry Hawkins High School and previously rehabilitated housing on Block 6.



SENIOR FRIENDLY HOUSING (BLOCK 11)

By renovating existing housing structures to accommodate a mix of new senior-friendly residential units on the ground floor and one bedroom units on second floor, the proposed concept introduces units that cater to the community's senior population and need for one bedroom units.

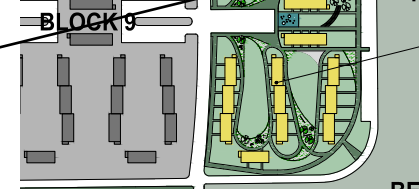


INTERGENERATIONAL HOUSING (BLOCK 13)

Renovation of existing housing structures for intergenerational housing units will accommodate families that have grandparents caring for grandchildren (or similar senior/youth family structure).

FAMILY HOUSING (BLOCK 12)

Renovation of existing housing structures for family housing units will be enhanced with play spaces, pergola, and enhanced views to expanded Carver Park.



PRINCIPLES

Economic Development

Ensure access to employment opportunities and economic development through training and development

Provide access to quality retail goods and services

JOBS ACCESS VIA CTA RED LINE EXTENSION

The extension of the CTA Red Line to its new terminus at 130th Street will provide residents with greater accessibility to employment opportunities and nearby retail centers.

NEW RETAIL OPPORTUNITIES

Located at the entrance into the community along Ellis Avenue, the proposed new retail building will provide opportunities for new businesses that cater to the daily needs of residents. The Market Commons will also provide a community space for other retail opportunities, such as a farmers market and local entrepreneurs.

JOB TRAINING & GED PROGRAMS

Job training resources and GED programs will be available to residents on-site at the relocated early childhood center, which is proposed in one of the vacant school buildings south of Block 7.



PRINCIPLE

Services

Explore gaps in human services to meet the needs of residents

EXPANDED HEALTHCARE FACILITIES

Proposed expansion of the TCA Health Clinic will provide additional space for health facilities and services to properly serve the needs of residents.

NEW LIBRARY & COMMUNITY CENTER

A new library and new community center will include services for residents and flexible spaces for community organizations.

EXPANDED SPACE FOR CHILD DEVELOPMENT

The proposed relocation of the early childhood center to vacant school building C south of Block 7 will provide expanded space for the Center for New Horizons and Dorothy Gautreaux Child Development Center.

REHABILITATED SPACES FOR MANAGEMENT SERVICES & POLICE

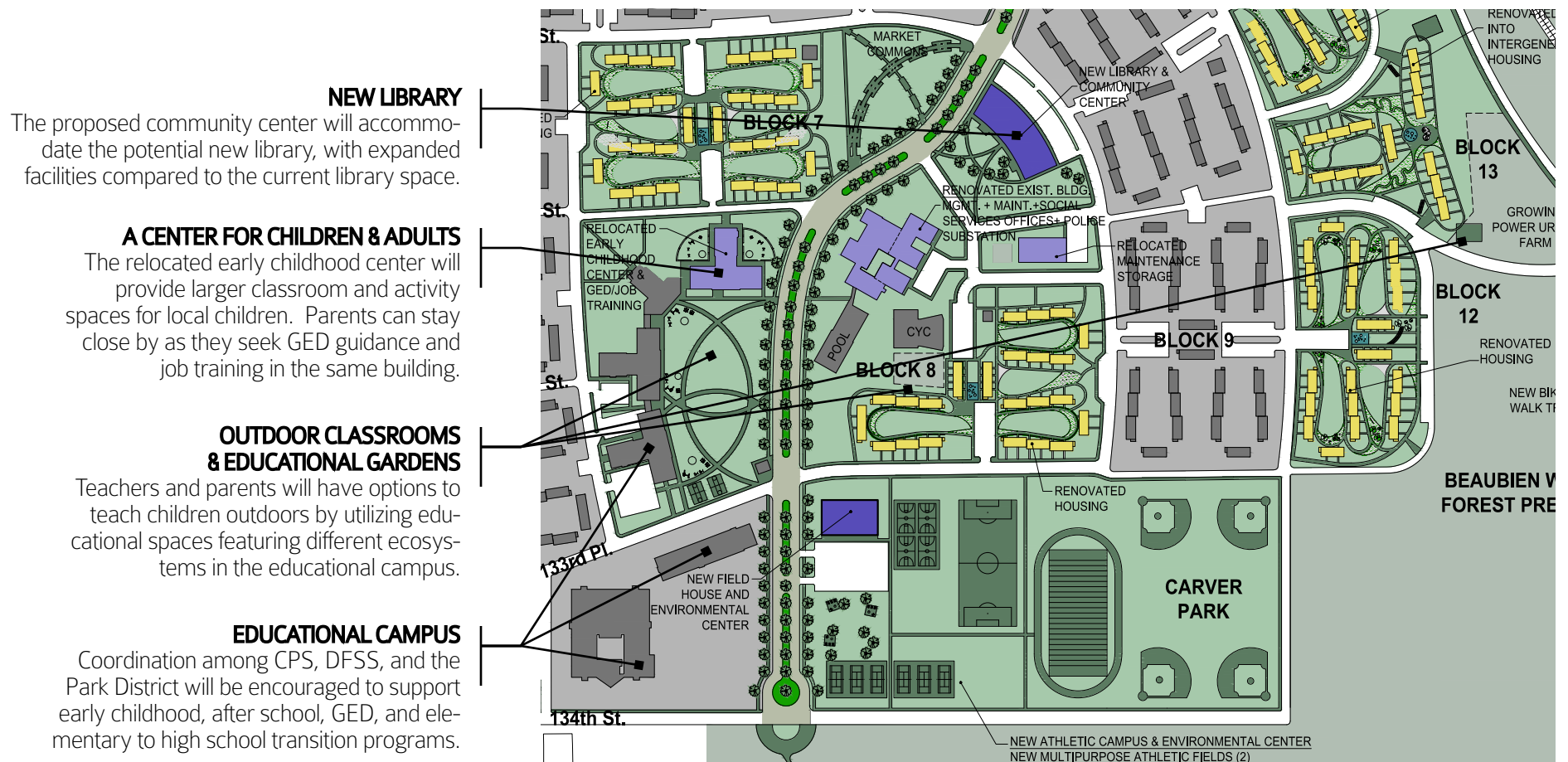
The existing children's building will be rehabilitated to accommodate new spaces for management and social service offices, as well as a police substation.



PRINCIPLE

Education

Coordinate a continuum of education from early childhood through continuing education



PRINCIPLE

Transportation

Improve transportation options and access to jobs, services, and retail

BIKE & WALK TRAILS

The proposed addition of bike and walk trails will allow for greater mobility along 130th Street, particularly between Ellis Avenue and Indiana Avenue, as well as links to Beaubian Woods Forest Preserve and the Little Calumet riverfront.

PACE & CTA BUS ROUTES

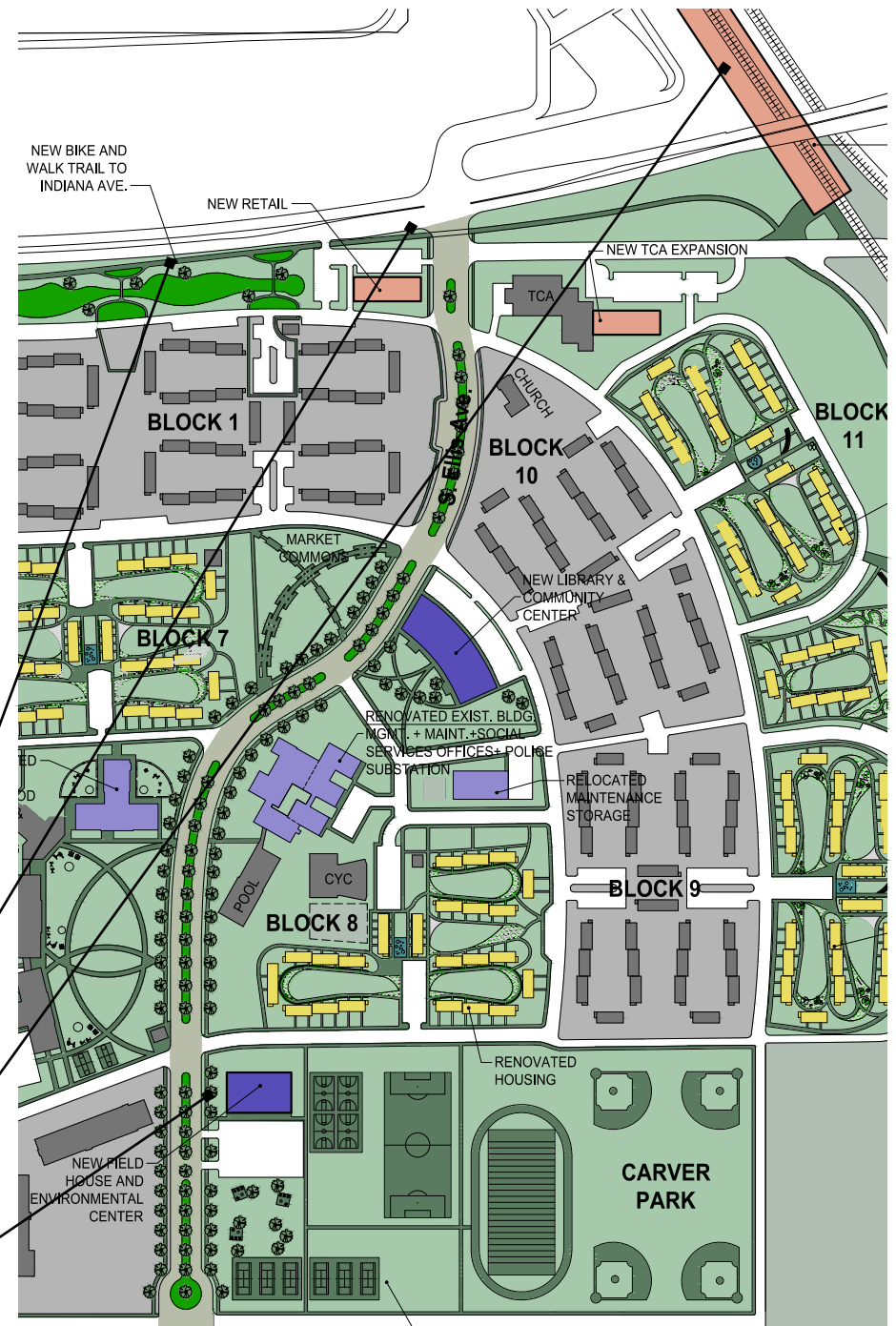
Collaboration with Pace to add a stop to Bus Route 353 at Ellis Avenue will provide an additional transit option for residents, adding to current service via CTA Bus Route 34.

CTA RED LINE EXTENSION

The future extension of the CTA Red Line to 130th Street will provide residents with greater accessibility to jobs, retail, and services in other parts of the city.

GREEN BOULEVARD & IMPROVEMENT OF LOCAL STREETS & SIDEWALKS

Planning for improvements to local streets and sidewalks will ensure safe mobility for residents and visitors.



PRINCIPLE

Parks & Open Space

Provide access to open space, recreation, and natural resources

REHABILITATED PLAY SPACES FOR CHILDREN

In addition to designing play lots in renovated housing to include stronger visibility, other play spaces, such as the Aldridge playground, should be rehabilitated.

SPACES FOR SENIORS

Passive recreation such as shuffleboard and chess boards will be provided, in addition to a pergola for shade.

NEW FIELD HOUSE & ENVIRONMENTAL CENTER

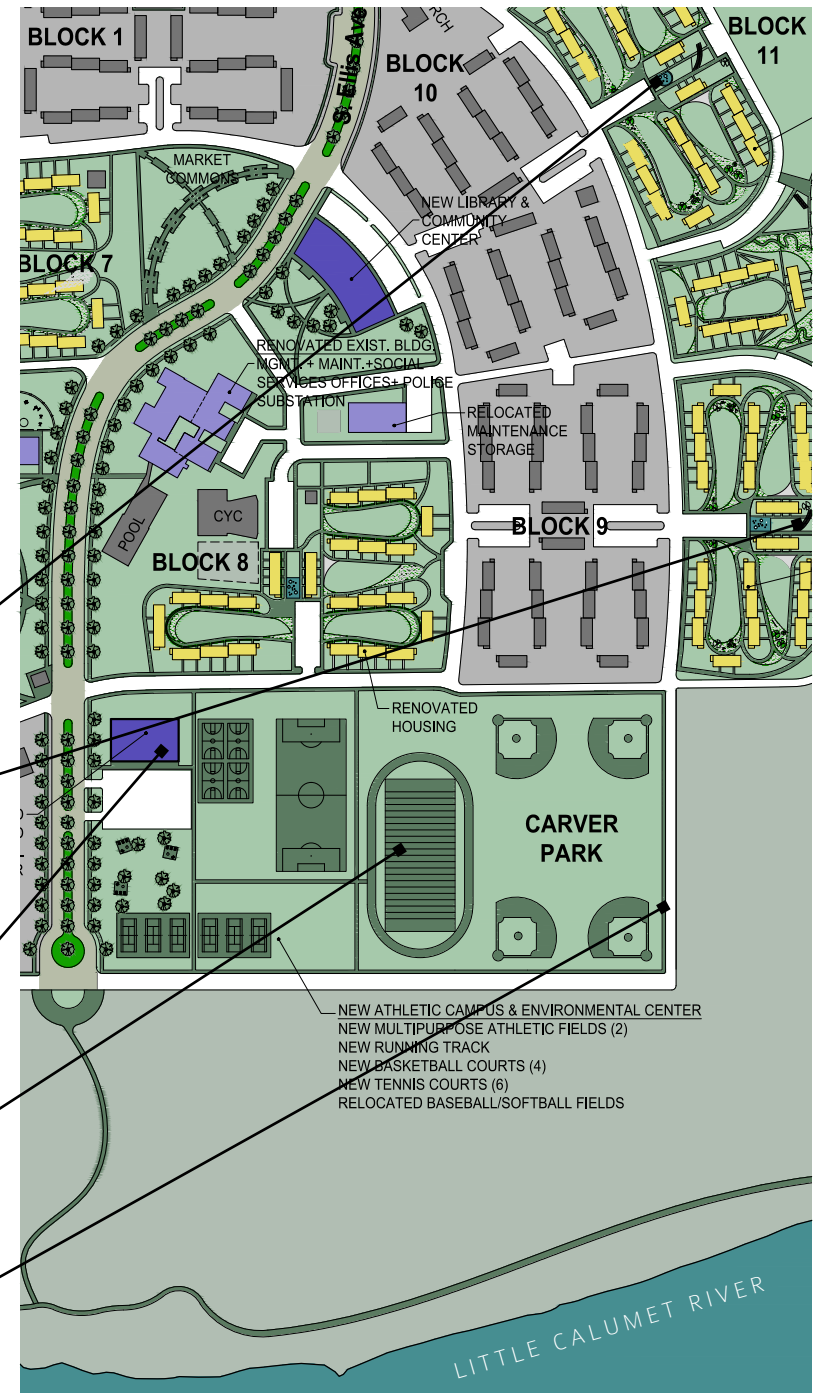
A new fieldhouse with gym, activity rooms, and support facilities will be located in Carver Park adjacent to outdoor facilities.

PLACES TO PLAY

The addition of recreational facilities, such as multi-purpose sports fields and running track, will create new places for residents to play and be active.

LINK SIDEWALKS TO TRAILS

Connecting sidewalks to trails will create a contiguous pathway system for pedestrians and bicyclists to travel within and around the neighborhood.



PRINCIPLE

Environmental Health & Green Design

Protect the natural environment while also beautifying the community, encouraging walkability, and promoting energy efficiency

IMPROVEMENTS TO 130TH STREET

In addition to building a multi-use trail for bikes and pedestrians between Indiana Avenue and Doty Avenue, creation of attractive stormwater treatment along 130th Street can occur via native plantings.

GREEN BOULEVARD

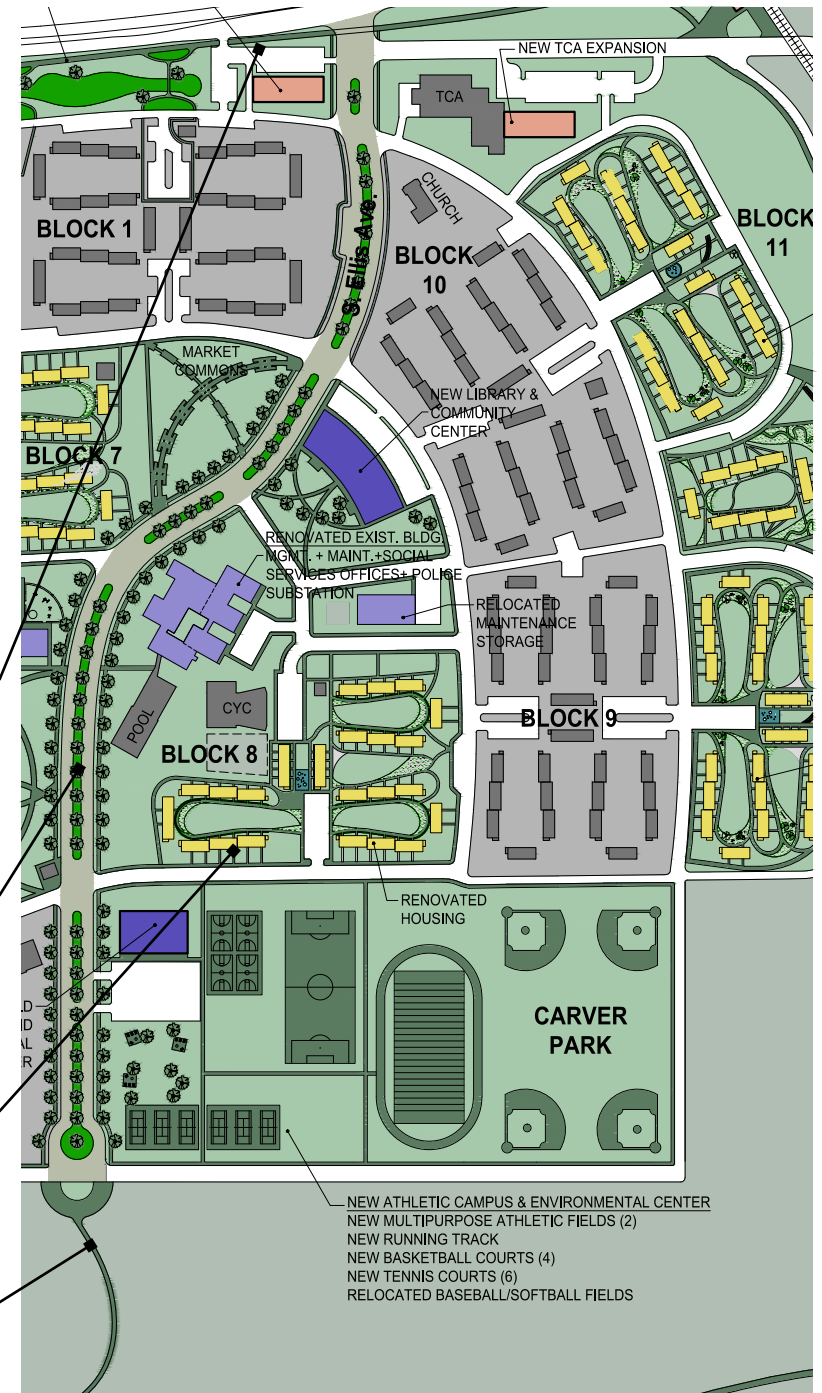
While a connection between 130th Street and Carver Park would enhance access and mobility, incorporation of a bioswale will help reduce flooding and treat water.

ENERGY EFFICIENCY

Utilization of energy-efficient design of rehabilitated housing and public facilities will help residents and community members reduce energy costs.

SIDEWALKS & TRAILS

Plan for sidewalk improvements and make connections to trails in Beaubien Woods Forest Preserve and a proposed trail along Little Calumet River.



BIRDSEYE VIEW OF PREFERRED CONCEPT PLAN FOR ALTGELD GARDENS - PHILIP MURRAY HOMES

See the Landscape Master Plan in Section 3 for site design details.



PRESERVE | REPURPOSE | REINVIGORATE

83,000

Square feet of area for new or expanded community facilities, including: **1** a new library and community center along 131st Street; **2** repurposing of School Building C to accommodate the early childhood center and GED/job training; **3** rehabbing of the existing fieldhouse to accommodate management facilities, meeting spaces, and a police substation; **4** a relocated maintenance building; and **5** a new Park District Fieldhouse and Environmental Center.

20,000

Square feet of new space that will accommodate **6** retail and **7** expanded healthcare facilities, which will provide goods, services, and jobs to residents within Altgeld Gardens.



100

Percent of housing units eligible for the National Historic Register will be preserved and rehabilitated.

94

Percent, or 1,857 units, of all housing units in Altgeld Gardens and Philip Murray Homes will be preserved and rehabilitated. The remaining 6% will be repurposed to accommodate expansion of Carver Park to provide more spaces for recreation.

152

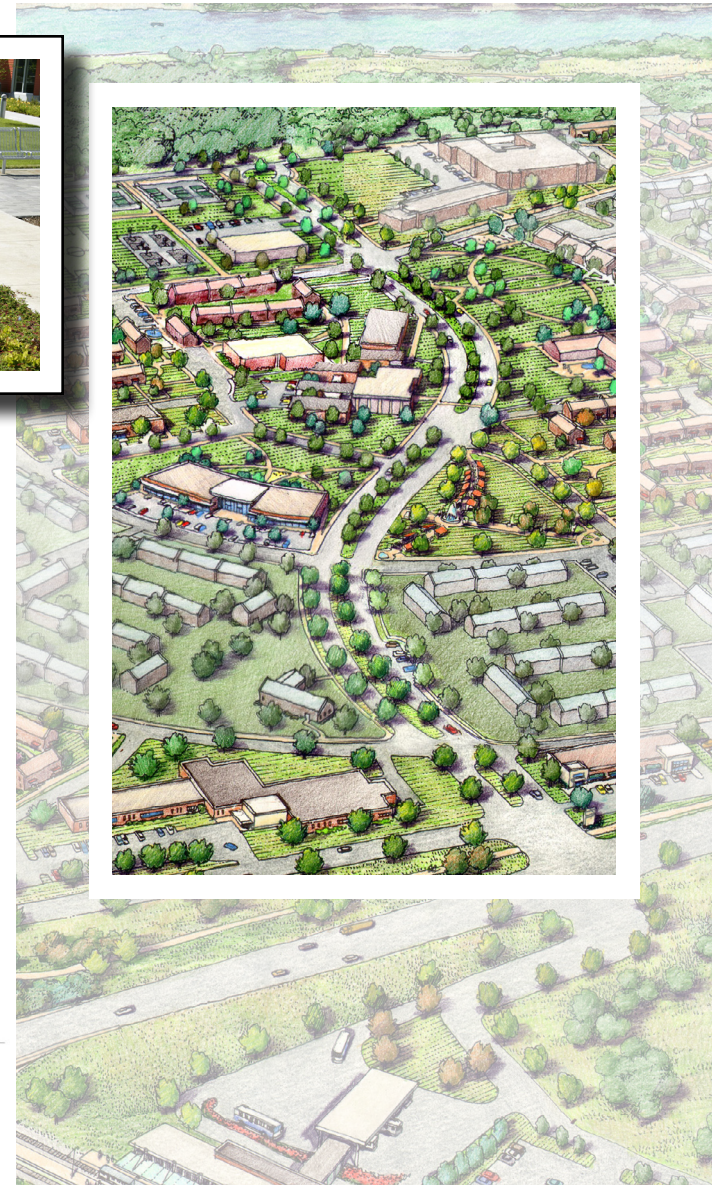
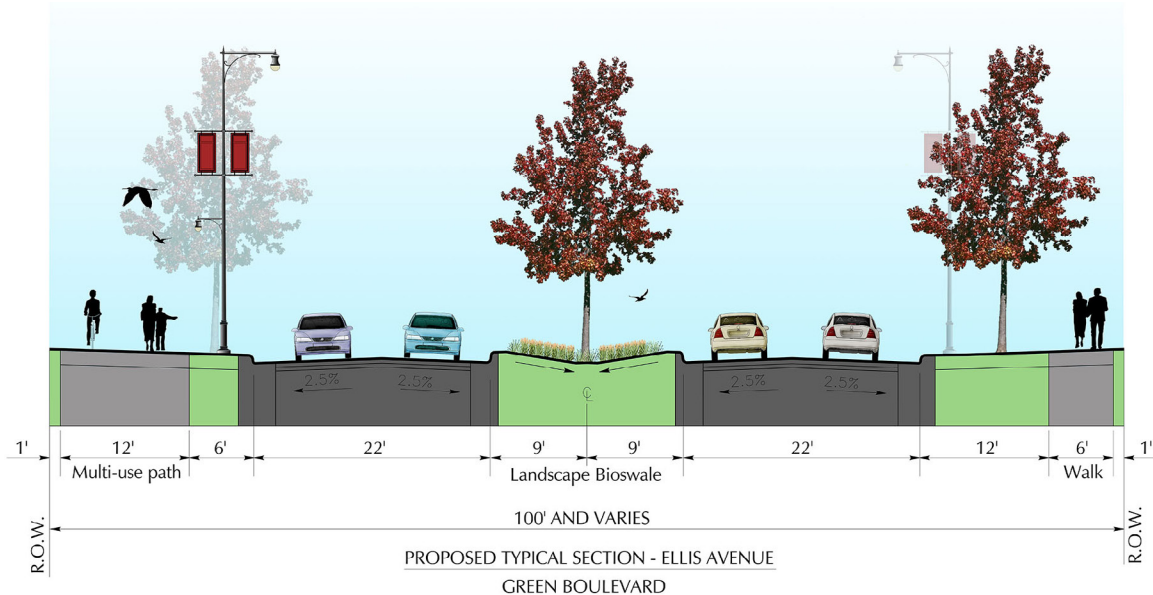
Units will be rehabbed for senior friendly and intergenerational households.



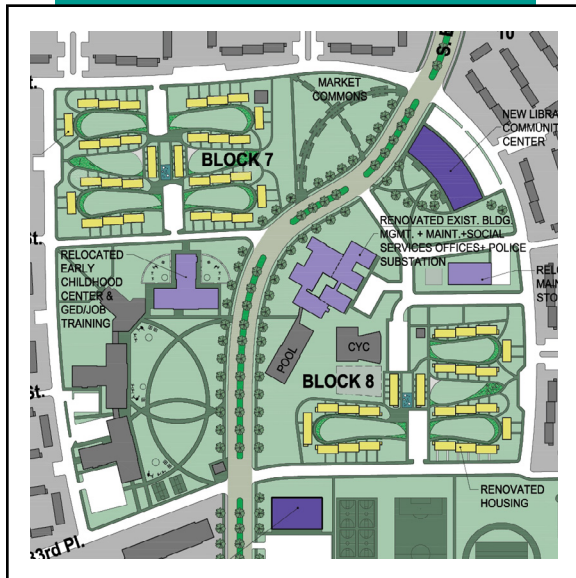
PRESERVE | REPURPOSE | REINVIGORATE

Green Boulevard

The Preferred Concept Plan extends a green boulevard along Ellis Avenue from 130th Street to 134th Street, creating an attractive streetscape through the heart of Altgeld Gardens. Cars will share the boulevard with pedestrians and bicycles. In addition to promoting more walking and biking to help reduce the carbon footprint, the boulevard will be designed to integrate green features — such as a landscape bioswale down the center — to reduce the flow of stormwater into the City sewer system.



Residents played a critical role in shaping the Preferred Concept Plan for the Altgeld Gardens - Philip Murray Homes Master Plan. Starting with two alternative design concepts, the public outreach process enabled residents, service providers, and the CHA's sister agencies to share their feedback on the concepts, which ultimately led to the selection of the Preferred Concept Plan. With a series of feedback loops throughout the outreach process, the Preferred Concept Plan -- along with a development program and phasing plan -- was continually refined to develop a Master Plan that reflected the needs and aspirations of the community.



SECTION 2

DEVELOPMENT PROGRAM & PHASING

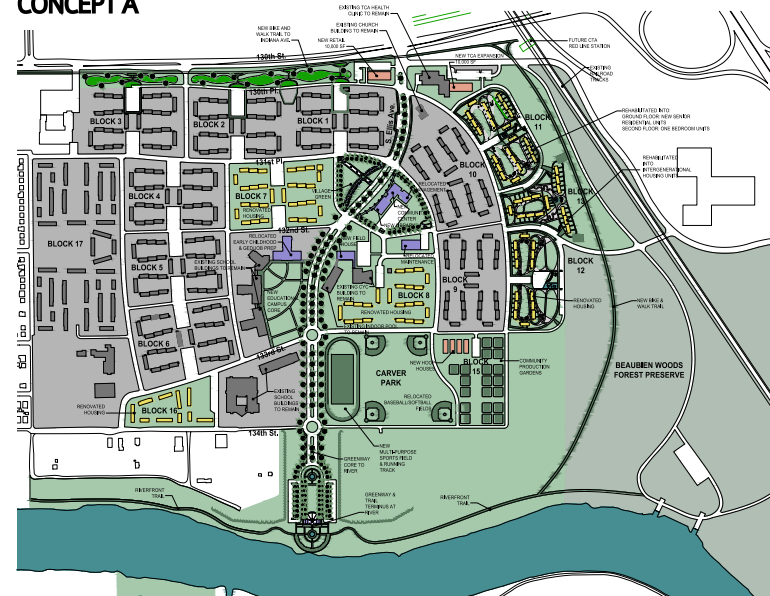
park would not be expanded. The existing Children's Building would be renovated and repurposed for management and services and the existing field house would be renovated. School Building C would be retained, but no use was identified for the building.

Through feedback at the Town Hall, Historic Resources meeting, and additional outreach to residents, service providers, and public agencies, a Preferred Concept was developed that blends the best of the earlier concepts. The Preferred Concept moves the green boulevard westward in order to save the Children's Building and Field House, to be renovated and repurposed for Management, Meeting Space, Services, and Police Substation. School Building C is to be renovated for early childhood and adult education, along with improvement of outdoor spaces to create an Education Campus. Carver Park is to be expanded eastward in order to offer additional field space and recreation facilities, as well as a new Field House and Environmental Center. 100% of Altgeld Gardens units are slated for rehabilitation, along with 94% of all units including Altgeld and Murray Homes. A new multi-use trail is planned along 130th Street, along with natural plantings to improve water quality and reduce potential flooding. A new Market Commons is planned at 131st Place and Ellis to host vendors, events, and public art. A new library and community center would be on the east side of Ellis facing the Market Commons.

Concept A was developed around the idea of adding a green boulevard that would connect 130th Street to the Little Calumet River. 98% of residential units in Altgeld Gardens would be preserved, and new facilities would be created for the library, community center, and field house. School Building C would be rehabilitated and repurposed for early childhood and GED/Job Prep for adult education. New retail development would be added at 130th Street and Ellis Avenue, and an addition would be made to TCA Health. A new pavilion and formal garden would be created at an expansion of Carver Park along the Calumet River.

Concept B was developed around the idea of preserving 97% of Altgeld Gardens residential unit, and renovating the store building and repurposing it for early childhood and GED/Job Prep. Thirty units would be removed from Block 11 to make room for new a retail and medical services building. A new football field and running track would be planned at Carver Park, but the

CONCEPT A



CONCEPT B



FIGURE 2.2
DEVELOPMENT PROGRAM

HOUSING	Preferred Concept			New or Rehab	Estimated Cost	Phase
	Block	Units	Units			
Family	7	124	124	Rehab	\$36,137,940	1
	8	98	98	Rehab	\$28,560,630	1
	12	92	92	Rehab	\$26,812,000	2
		314	314		\$91,510,590	
Senior Friendly & 1 BRs	11	94	94	Rehab	\$27,394,890	2
		94	94		\$27,394,890	
Intergenerational	13	58	58	Rehab	\$16,903,230	2
		58	58		\$16,903,230	
Subtotal - Altgeld Rehab		466	466		\$135,808,710	
Existing Rehabbed Altgeld Units		1,009	1,009			
Total Altgeld Units		1,475	1,475			
% of Altgeld Rehabbed			100%			
Existing Murray Rehab	17	320	320			
Future Murray Rehab	16	62	62	Rehab	\$18,068,970	2
	15	120	-	Carver Park Expansion		
Total New Rehab (Altgeld & Murray)		1,977	528		\$153,877,680	
Total Rehabbed Units (Altgeld & Murray)			1,857			
% of All Units Rehabbed			94%			

COMMUNITY FACILITIES

Preferred Concept

Community Center	7,000 sf	New at 131 st St	New	\$6,300,000	1
Library	8,000 sf	New at 131 st St	New	\$7,200,000	1
Early Childhood Center & GED/Job Prep	18,000 sf	Rehab school bldg C	Rehab	\$6,300,000	1
Park District Fieldhouse & Environmental Center	16,000 sf	New fieldhouse	New	\$12,800,000	3
Management, Meeting Space, Police Substation	34,000 sf	Rehab children's bldg	Rehab	\$8,500,000	1
Maintenance	9,000 sf	Rehab/new at Gautreaux	Rehab	\$1,350,000	1
Total Community Facilities	83,000 sf			\$42,450,000	

COMMERCIAL

Preferred Concept

Retail	10,000 sf		New	\$4,140,000	3
TCA Expansion	10,000 sf		New	\$8,000,000	3
Total	20,000 sf			\$12,140,000	

TOTAL DEVELOPMENT COSTS: HOUSING, FACILITIES & COMMERCIAL

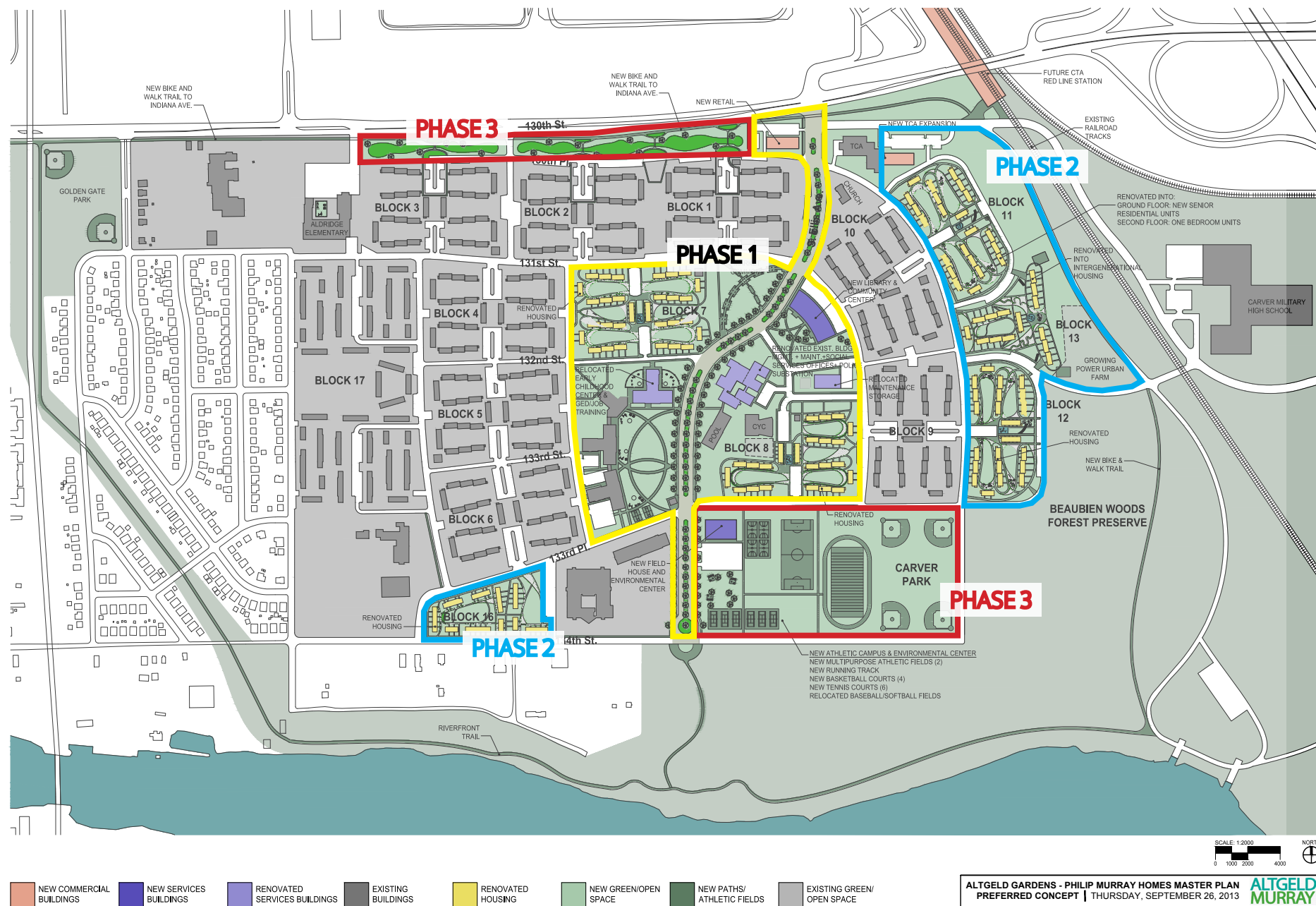
\$208,467,680

The Preferred Concept Plan for Altgeld Gardens - Philip Murray Homes, which is provided in Figure 2.3 (as well as Figure 1.1 in Section 1), calls for 100% of Altgeld Gardens homes to be retained or rehabilitated. All 1,009 existing rehabilitated homes will be retained in blocks 1,2,3, 4, 5, 6, 9, and 10. An additional 466 currently vacant homes will be rehabilitated in Blocks 7, 8, 11, 12, and 13. Of these units, 314 units are planned to be for families (Blocks 7, 8, and 12), 94 senior-friendly 1 bedroom units (Block 11), and 58 intergenerational units (Block 13). In Block 8, 34 units that had been used for non-housing purposes will be returned to residential use.

All 320 rehabilitated Philip Murray Homes in Block 17 will be retained. In addition, 62 units of housing in Block 16 will be rehabilitated for family housing. Block 15 will be repurposed for public open space and park space due to extensive past damage to the housing units.

In total, 94% of all units, or 1,857 units, will be retained between Altgeld Gardens and Philip Murray Homes. This will include 528 newly rehabilitated units.

FIGURE 2.3
PHASING FOR PREFERRED CONCEPT PLAN



Calling a place home often starts with taking pride in the physical appearance of the community. The Landscape Master Plan for Altgeld Gardens is intended to do more than beautify the community. It creates open spaces for community gathering and activities. It provides a community garden to nurture green thumbs and provide a local source for fresh food for residents. It offers stormwater management functions to create a more sustainable community, balancing the natural and built environments. All of these induce feelings of pride, whether they are watching their children play, going for a walk or taking part in sports or recreational activities.



SECTION 3

LANDSCAPE MASTER PLAN

FIGURE 3.1
LANDSCAPE MASTER PLAN- CORE AREA



LANDSCAPE KEY ELEMENTS

- 1 BOULEVARD CANOPY TREES
- 2 BIOSWALE IN CENTER MEDIAN
- 3 CANOPY STREET TREES IN PARKWAY
- 4 SHADE TREE GROVES IN OPEN LAWN AREAS
- 5 MARKET COMMONS ALLOWS FOR CANOPIES, PUBLIC ART, BANNERS & LIGHTS
- 6 LIBRARY PLAZA & READING TERRACE
- 7 LOW PLANTING TO SCREEN PARKING AREA
- 8 OUTDOOR CREATIVE PLAY AREAS
- 9 OUTDOOR CLASSROOM, FEATURING:
 - A. SAVANNA
 - B. DUNE
 - C. MEADOW
 - D. PRAIRIE
 - E. RAIN GARDEN
- 10 STABILIZED CRUSHED STONE PATHWAYS
- 11 CENTRAL PLAY AREA W/ LOW PERENNIAL GRASSES
- 12 SHORTENED PEDESTRIAN CROSSING
- 13 COMMUNITY GARDEN
- 14 EXISTING PLAYGROUND TO REMAIN
- 15 EXISTING PLAYGROUND TO REMAIN
- 16 EXISTING BASKETBALL COURT TO REMAIN

ALTGELD GARDENS - PHILIP MURRAY HOMES LANDSCAPE PLAN
CENTRAL CORE | THURSDAY, SEPTEMBER 26, 2013

LANDSCAPE PLAN DETAILS

Blocks 11, 12, and 13

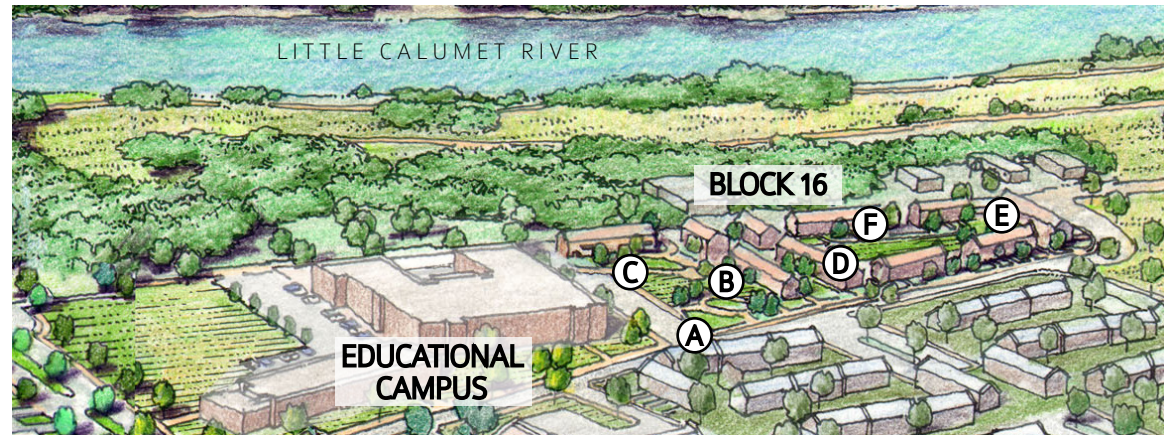
- Ⓐ New planting beds with raised planters
- Ⓑ Water sculpture
- Ⓒ Prairie plants and wildflowers
- Ⓓ Multi-use exercise area
- Ⓔ Wandering trail with native flowers and grasses
- Ⓕ Barrier-free water feature
- Ⓖ Community garden and urban farm
- Ⓗ Pergola
- Ⓘ Improved sidewalk and trail to Beabien Woods
- Ⓙ High impact exercise course



LANDSCAPE PLAN DETAILS

Block 16

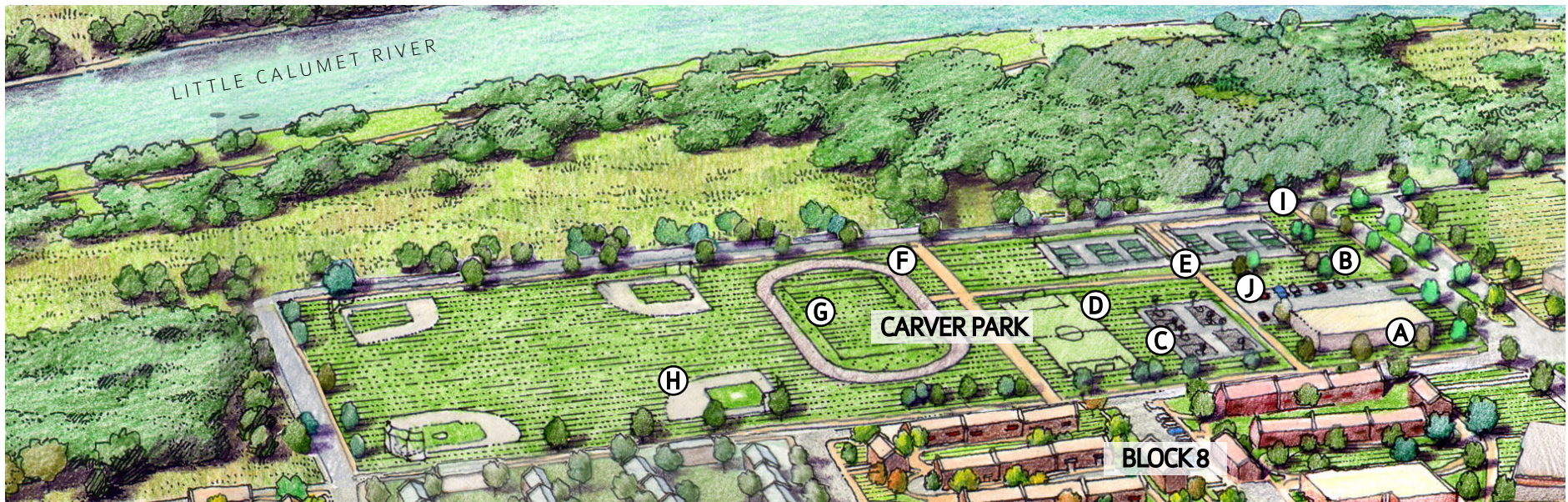
- (A) Sidewalk connection to Educational Campus
- (B) Play areas for residents
- (C) Open field for play area and sidewalks to Hawkins school
- (D) Prairie crossing and wild flowers
- (E) Play feature for children
- (F) Permeable paver sidewalks



LANDSCAPE PLAN DETAILS

Carver Park

- (A) New Fieldhouse and Environmental Center with green roof
- (B) Picnic areas and seating
- (C) Basketball courts
- (D) Multi-use soccer field
- (E) Tennis Courts
- (F) Running track
- (G) Multi-use football field
- (H) Baseball and softball fields
- (I) Possible trail connection to Little Calumet River
- (J) Permeable pavers in parking lot



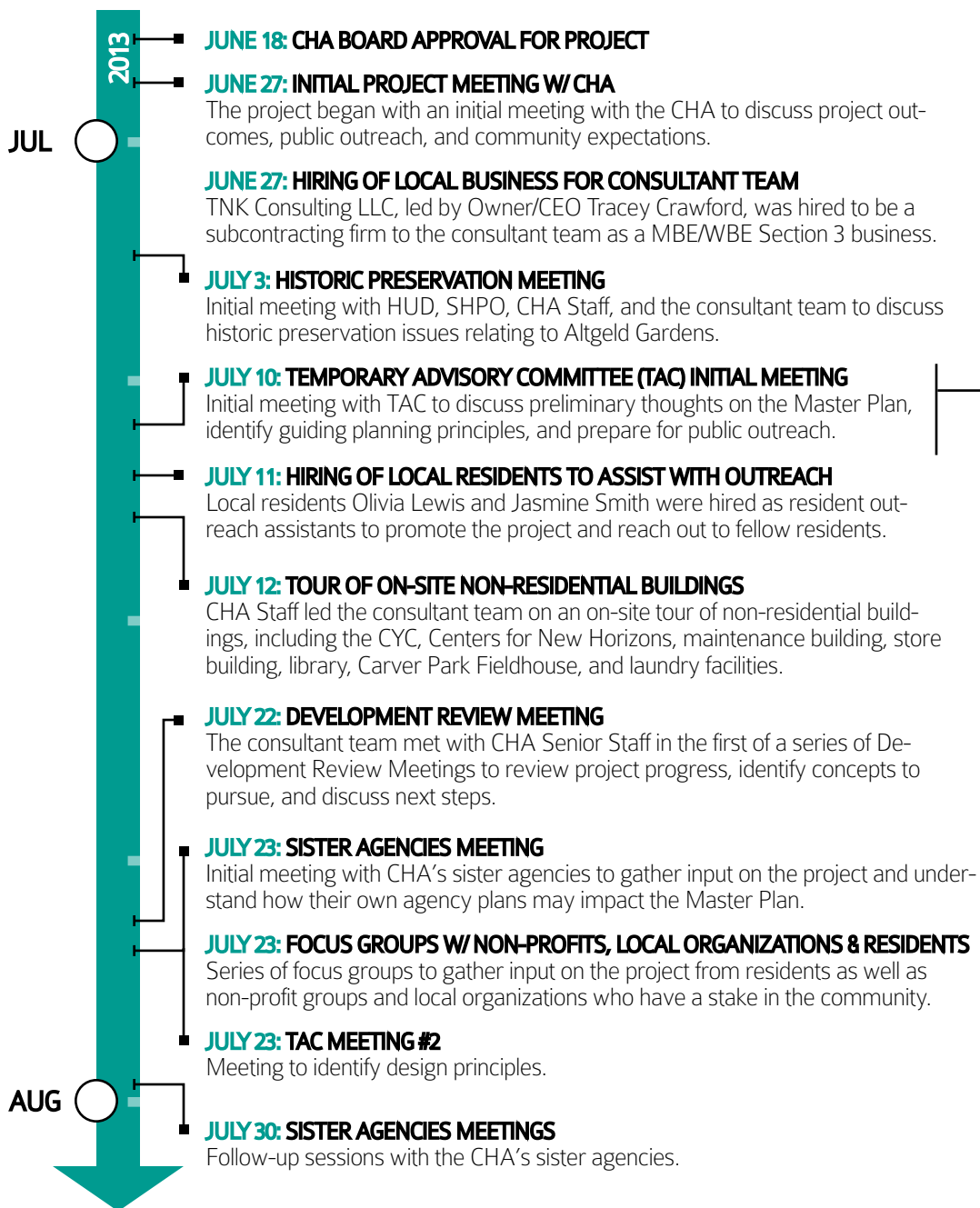
The master planning process for Altgeld Gardens included an extensive public outreach program designed to provide a voice to community members through public workshops, town hall meetings, and resident outreach. Initial public outreach provided listening sessions to allow residents to share their thoughts, ideas, and concerns. As draft principles and design concepts were established by the Temporary Advisory Committee (TAC), additional feedback was sought through comments on alternative design concepts to ensure the Altgeld Gardens - Philip Murray Homes Master Plan aligned with the goals of CHA's Plan Forward strategy and resident aspirations.



SECTION 4

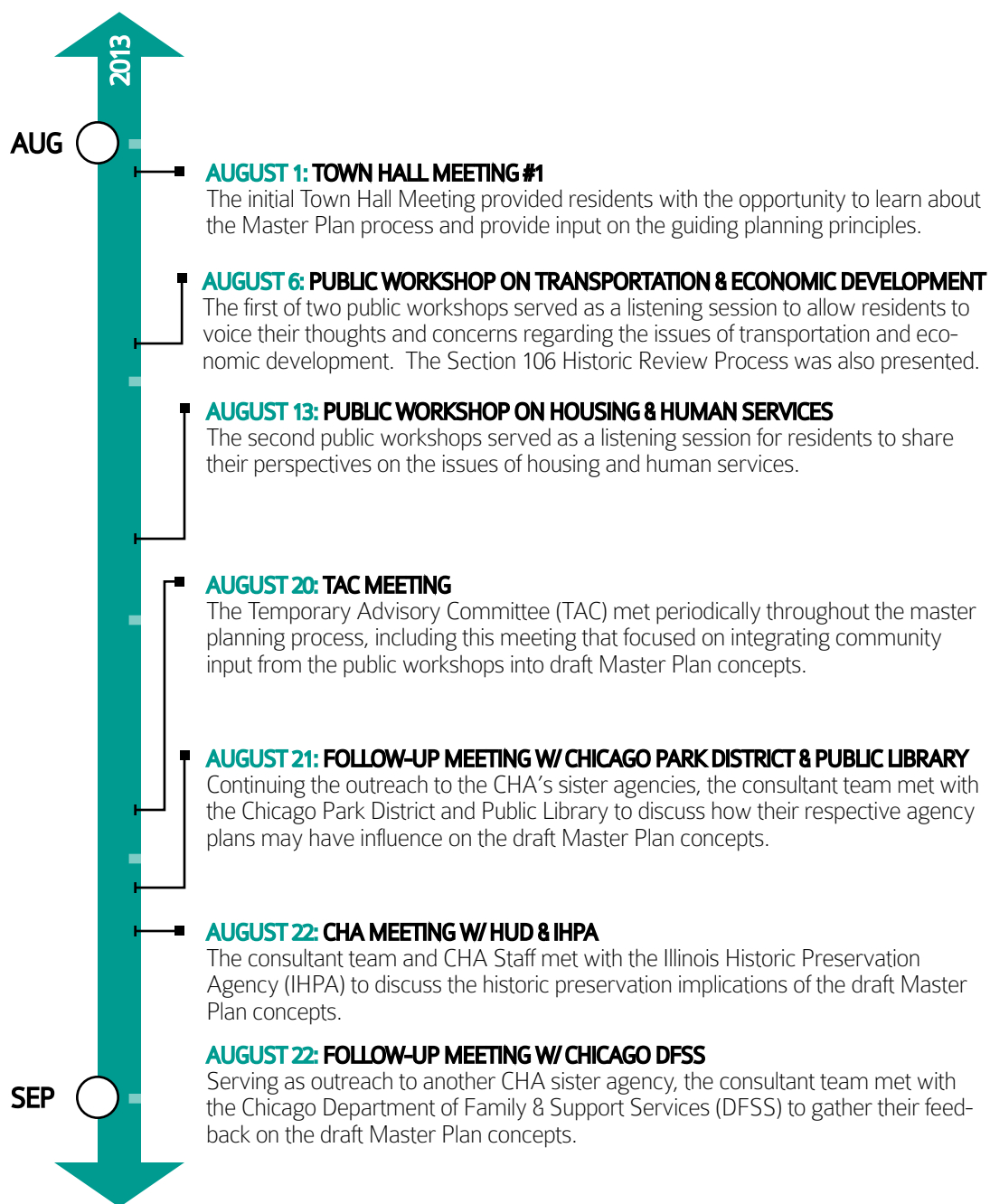
MASTER PLANNING PROCESS

MASTER PLAN TIMELINE



Meeting frequently throughout the master planning process to provide feedback on draft concepts and designs, the Temporary Advisory Committee (TAC) was comprised of representatives from local resident groups, community organizations, the CHA and its sister agencies, and the Local Advisory Council.

MASTER PLAN TIMELINE [CONTINUED]

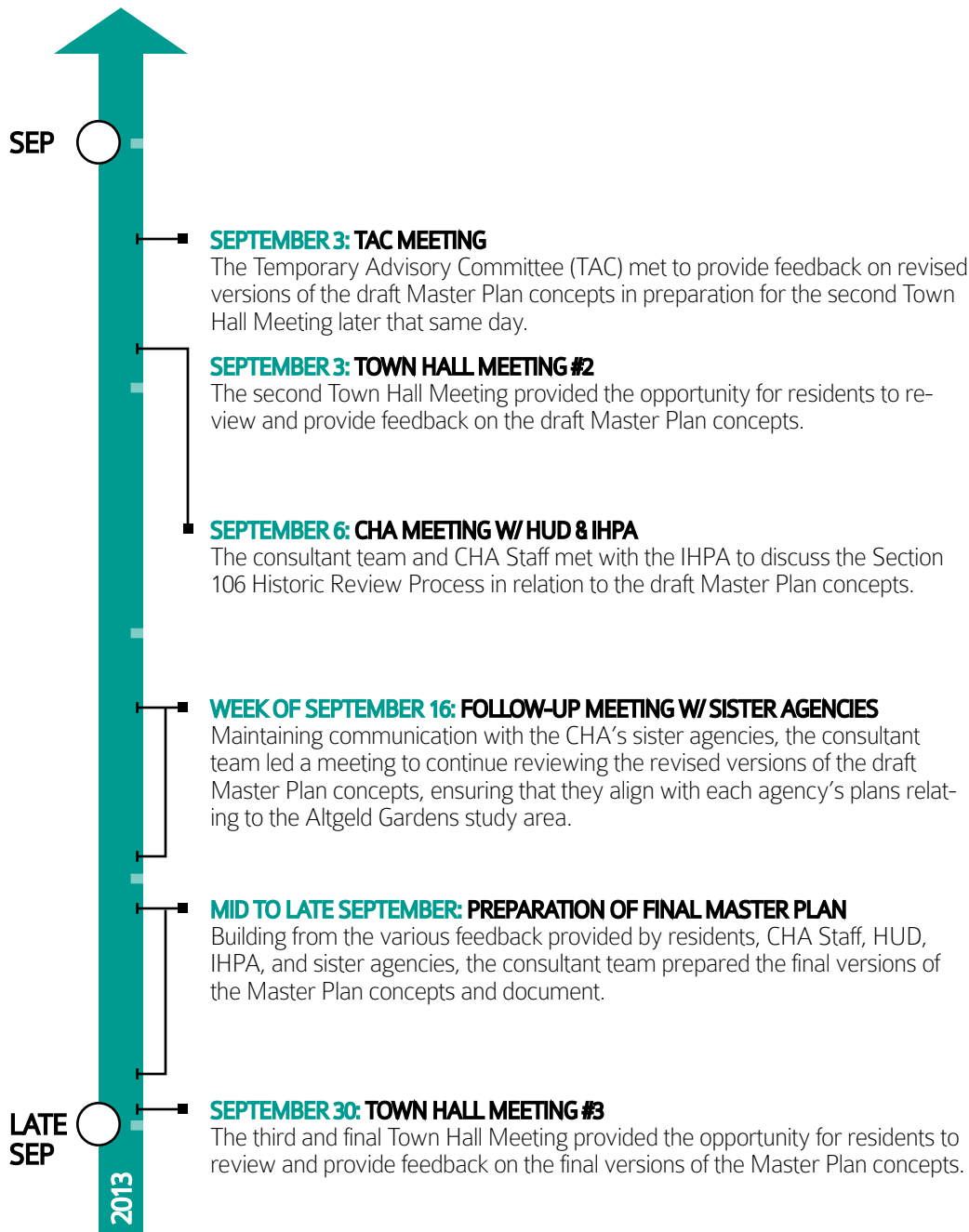


Residents attending the first Town Hall Meeting were able to provide input on the Master Plan's guiding planning principles, which included housing, historic resources, services, education, economic development, parks and recreation, and transportation.



Two public workshops were conducted to serve as listening sessions, allowing residents to share their input. Recording resident comments was critical to ensure the Master Plan was reflective of their ideas, concerns, and expectations.

MASTER PLAN TIMELINE [CONTINUED]



The second of a series of Town Hall Meetings was intended to provide opportunities for residents and community members to review and provide feedback on the draft Master Plan concepts.

SUMMARY OF TEMPORARY ADVISORY COMMITTEE (TAC) & PUBLIC MEETINGS

TEMPORARY ADVISORY COUNCIL MEETING #1

JULY 1, 2013
CYC COMMUNITY BUILDING
951 E. 132ND PLACE

At the first Temporary Advisory Committee (TAC), Jose Anthony Alvarez of the Chicago Housing Authority provided background on planning for Altgeld. A Town Hall meeting was held in October 2012 in which CHA committed to a master planning process in 2013 that would layout a vision and a plan for future phases at Altgeld. Scott Goldstein of Teska Associates introduced the consulting team and provided an overview of the planning process, which will take place between July and September 2013. The plan will follow on the goals of CHA's recently released Plan Forward and will focus on housing and service needs at Altgeld. Consultant team members led a discussion around issues including housing, transportation, human services, education and economic development. TAC members stressed the importance of the Red Line extension and transportation issues. For example, it takes 2 bus rides or a bus and a train to get to virtually any services or retail. Residents expressed the desire for housing to be rehabbed for family, senior and Intergenerational housing. Residents felt that additional retail was needed as well as new facilities for early childhood centers. TAC members identified assets in Altgeld through putting green stickers for strengths and yellow stickers for challenges.

TEMPORARY ADVISORY COUNCIL MEETING #2

JULY 23, 2013
CYC COMMUNITY BUILDING
951 E. 132ND PLACE

The second Temporary Advisory Council (TAC) meeting began with a vision statement exercise with the TAC. Residents provided short sentences for what they would like to see in the Altgeld Gardens – Murray Homes. Themes included access to retail, education, improvement to transportation, community, safety and maintaining a historic neighborhood. Members then provided feedback on the design principle topics: access to human services, types of housing, economic opportunities and retail services, education and open space. Feedback for the principles addressed elements residents felt would enhance the neighborhood such as promoting healthy living, community centers, job training centers and expansion of the library. John Cramer from MacRostie Historic Advisors provided a summary of the historic resources of Altgeld Gardens and explained the Section 106 process. Since Altgeld Gardens is eligible for the Register of Historic Places in 1994, a Section 106 public input process is required. John Cramer explained the role of the public consultation process. Murray Homes was deemed ineligible for the Register of Historic Places, but is still a part of the overall master planning process. Lastly, the TAC and consultant team committed to different forms of outreach to advertise the upcoming Town Hall meeting, including focus groups, meetings with public agencies and service providers, flyers to residents, a resident survey, and two public workshops that will be held on

housing, economic development, and transportation issues.

TOWN HALL MEETING MEETING #1

AUGUST 1, 2013
CYC COMMUNITY BUILDING
951 E. 132ND PLACE

The first Town Hall meeting began with an introduction and background to the master plan process at Altgeld from Michael Jasso from the Chicago Housing Authority. Scott Goldstein from Teska Associates provided an overview of the planning process and the consultant team's deliverables. The Altgeld Gardens Master Plan will focus on housing, economic development, transportation, education, open space, and human services. Different members of the consulting team presented draft principles to the audience. Topics included human services, education, transportation, parks and recreation, housing, economic development, and historic. Following the presentation, residents and community members gathered around seven separate station areas to provide input and comments on each draft principle. Each station had two posters, one with the draft principle and one with a map of the neighborhood. Residents were able to place green stickers for assets and yellow stickers for opportunities for enhancement on the maps for each individual topic. The stations also allowed the consultants to take down individual comments on the subjects and to engage in small group discussions. Throughout the meeting participants had the

opportunity to fill-out comment cards if they desired to provide written feedback.

PUBLIC WORKSHOP #1

AUGUST 6, 2013
CYC COMMUNITY BUILDING
951 E. 132ND PLACE

The public workshop began with a presentation of public input collected from the August 1st Town Hall meeting. Key points taken from the public comment period included greater emphasis on community outreach to engage residents in the plan, respecting the historic resources on-site, and improving previously rehabbed residential units. After the summaries, residents further commented on the principles of transportation and economic development. Improvements requested included: improved sidewalks that accommodate for seniors and residents with disabilities, CTA bus routes and better accessibility for emergency vehicles. The meeting ended with a reminder of the upcoming workshop on housing and services.

TEMPORARY ADVISORY COUNCIL MEETING #3

AUGUST 20, 2013
CYC COMMUNITY BUILDING
951 E. 132ND PLACE

The third Temporary Advisory Council (TAC) meeting began with an introduction and sharing of feedback about the planning process from Jose Anthony Alvarez from the Chicago Housing Authority. Themes heard through the past town hall meetings and workshops were shared for additional feedback from the TAC including: rehabbing housing, ensuring high quality spaces

for community facilities, improving transportation access, and coordinating services. The TAC was asked to provide feedback on the principles and objectives so that there would be consensus on what would drive the master plan. TAC suggestions included senior-friendly and intergenerational housing, addressing safety issues in the existing residential units, addition of convenience retail, creating complete streets and addressing environmental health issues. The meeting ended with a reminder of the upcoming TAC and Town Hall Meeting on the presentation of design concepts.

**TEMPORARY ADVISORY COUNCIL
MEETING #4
SEPTEMBER 3, 2013
CYC COMMUNITY BUILDING
951 E. 132ND PLACE**

The consultant team briefly reviewed the principles that were an outcome from all the previous meetings and explained how they were applied to the design concepts. The team presented two concepts, Concept A (known as the “Green Boulevard” concept) and Concept B (known as the “Historical” concept). Comments from the TAC included using the term senior-friendly for the proposed new senior housing (as well as offering seniors the opportunity to live on the second floor) and concerns over traffic increase and flow on Ellis. The green boulevard was discussed as a way to increase access through Altgeld and open it up to the broader Chicago community. There was a very positive response to the idea of co-locating early childhood, GED, and job prep into the Education Campus by the possible rehabilitation of currently-vacant School Building C.

**TOWN HALL MEETING #2
SEPTEMBER 3, 2013
CYC COMMUNITY BUILDING
951 E. 132ND PLACE**

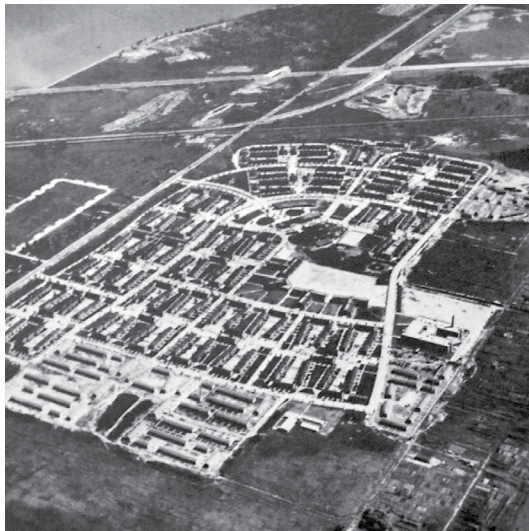
The second Town Hall meeting began with an introduction and welcome from Jose Anthony Alvarez from the Chicago Housing Authority. Mr. Alvarez presented the context of the plan and asked for feedback from the residents on the concepts that would guide continued investment in Altgeld. Scott Goldstein from Teska Associates reported the updates to the master plan process and stated the meeting’s purpose, which was to gather public comment on the concepts. The consultant team gave a presentation on the final principles that were solidified from all the previous meetings and public input. Following the presentation on the principles, Jackie Koo from Koo and Associates presented Concept A and RaMona Westbrook from Brook Architecture presented Concept B. Comments received from residents included creating a Concept C where all vacant Altgeld residential units are rehabilitated, ways to protect native plants and animals particularly along the River, addition of a police satellite station, the need for new maintenance and management space, and the need for quality early childhood spaces.

**SECTION 106 MEETING
SEPTEMBER 6, 2013
HUD
77 W. JACKSON BLVD**

Scott Goldstein (Teska) discussed Altgeld Gardens master planning efforts to date and efforts to solicit feedback from residents, sister agencies, service and preservation organizations, and the general public. He discussed the six principles that have driven the planning process: housing, economic development, services, education, transportation, and parks and open spaces. He introduced Concepts A and B presented at a town hall meeting held at Altgeld Gardens on 9/3/2013 and how each concept would address the planning principles and the existing NR-eligible structures. John Cramer (MacRostie) discussed the National Register-eligible structures on the Altgeld Gardens site and how each of the structures would be affected by Concepts A and B. At least 97% of NR-eligible housing would be retained in each concept. Four NR-eligible public structures would remain in Concept A, six in Concept B. Bernadette Williams (LAC) requested that sprinkler systems be installed across the site. Cheryl Johnson (People for Community Recovery) asked that a “Concept C” be proposed where no existing buildings are removed. She also advanced the idea that the green boulevard in Concept A should not require the removal of existing buildings. Ward Miller (Preservation Chicago) recognized the planning team’s efforts to incorporate feedback from residents and to preserve Altgeld Gardens’ NR-eligible structures. He hoped that the planning team could present an option that retained 100% of

existing NR-eligible structures. Robert Whitfield (LAC) asked for clarification on which entities own the store building, the school buildings, and the field house. David Halpin (IHPA) expressed support for Concept B as it retains more NR-eligible structures. He expressed concern over Concept B’s removal of Block 11 and the administration/maintenance building. Anthony Alvarez (CHA), Scott Goldstein (Teska), and John Cramer, (MacRostie) discussed next steps in the planning process. Using feedback from this meeting and the 9/3 town hall meeting, the planning team will refine design concepts, conduct a sustainability analysis, and prepare a preferred planning concept to be presented at a town hall meeting in September. Travis Sauder (HUD) closed the meeting by inviting attendees to submit official requests for being a Consulting Party to Steven Miess with HUD, cc: Travis Sauder. Attendees can also submit Section 106-related comments on Concepts A and B to HUD. These comments will be collected with comments from IHPA and submitted to the planning team on Friday 9/13. Another Section 106 meeting will be scheduled to receive feedback on the preferred design concept after it is presented on 9/19.

Built as a public housing community in the mid 20th century, Altgeld Gardens - Philip Murray Homes has maintained its character as a residential area. Although commercial development is highly limited and the availability of adequate spaces for education and recreation is a concern, the concepts outlined in this Master Plan are intended to preserve the residential fabric of the community, while also providing opportunities for economic development and expanded spaces for community learning and activities. The following community profile summarizes the demographic, land use, and zoning characteristics of Altgeld Gardens, providing a baseline upon which the Master Plan concepts are built.



SECTION 5

COMMUNITY PROFILE

This community profile encompasses an overview of the demographic, land use, zoning, and housing characteristics of Altgeld Gardens. As illustrated in Figure 5.1, the study area generally extends from 130th Street on the north to the Little Calumet River on the south, and between the railroad tracks on the west and the Bishop Ford Freeway (I-94) on the east.

FIGURE 5.1
STUDY AREA MAP



DEMOGRAPHICS

The graphic on the right summarizes the demographic characteristics of the Altgeld Gardens study area. Overall, Altgeld Gardens is a predominantly African American community comprised mostly of families. The average household size of 3.05 at Altgeld Gardens is almost half a person greater than the City of Chicago, which is at 2.57 persons per household. While the senior population (6.2%) is lower than the City average (10.3%), a generally significant amount of households (11.5%) are characterized as multigenerational, which has been identified as an important housing type to strengthen in the community. Two out of every three housing units are renter-occupied, which includes all of the rental units in Altgeld Gardens as well as the adjacent neighborhoods within the study area. Also, almost a quarter of the housing units in the study area are vacant, which creates existing opportunities to offer housing to those in need. The economic characteristics relating to income (lower median, average, and per capita household income than the City average) and employment (high number of unemployed) indicate that residents seek proper education, job training, and access to quality paying jobs to ensure gainful employment and financial means to support their families and stable home life.

BY THE NUMBERS: DEMOGRAPHIC CHARACTER OF ALTGELD GARDENS

6,110

Total population

3.05

Average household size

97.3%

Composition of total population that identifies as Black/African American

40.2%

Civilian population age 16+ that is in the labor force but unemployed

22.9

Median age of total population

57.4%

Percent of households with children

45.6%

Percent of total population that is age 19 or younger

49.0%

Percent of households with children and no spouse present

6.2%

Percent of total population that is age 65 or older

69.8%

Percent of households that have between 2 and 5 persons

\$15,526

Median Household Income

11.5%

Percent of multigenerational households

\$26,736

Average Household Income

66.9%

Percent of housing units that are renter-occupied

\$8,756

Per Capita Household Income

23.9%

Percent of housing units that are vacant

Source: U.S. Census, 2010; ESRI Business Analyst Online

LAND USE

Located on an approximately 169 acre site in the Riverdale Community Area on Chicago's far South Side, Altgeld has maintained its historically residential composition, with 1,498 units built in 1945 as part of Altgeld Gardens and 500 units constructed in 1954 as the Phillip Murray Homes (the map in Figure 5.3 illustrates the Murray Homes with a dark pink border). Under its Plan for Transformation, the CHA reinvested in the community to rehab 1,323 total units, including 1,009 units at Altgeld Gardens and 314 units at Phillip Murray Homes (the map in Figure 5.3 illustrates the rehabbed homes with a blue border). The 635 units that were not rehabbed are presently vacant and spread across 77 unoccupied buildings. This Master

Plan project intends to address the 635 non-rehabilitated, unoccupied dwelling units, which includes 466 non-rehabilitated units at Altgeld Gardens and 182 units at Phillip Murray Homes.

As shown in the map in Figure 5.4, Altgeld Gardens is comprised of Blocks 1 through 13, while Phillip Murray Homes consists of Blocks 15, 16, and 17.

Public/institutional uses are the second largest composition of the current land use mix at Altgeld Gardens. The community is presently served by five schools: Carver High School; Carver Elementary School; Aldridge Elementary School; CICS Bond Charter School, and CICS Larry Hawkins Charter School. Other public/institutional uses include

churches, a Chicago Public Library branch (located in a wing of Carver Elementary School), Centers for New Horizons, the CYC Community Center, CYC Dorothy Gautreaux Child Development Center, UCAN, TCA Health Clinic, the Altgeld Murray Clinic, and community organization offices.

Altgeld Gardens is also served by a variety of parks, open space, and recreational facilities. Beaubien Woods Forest Preserve is the largest facility, which is part of the Forest Preserve District of Cook County, borders the southeast section of Altgeld, and includes a boat launch along the Little Calumet riverfront. Carver Park, which is part of the Chicago Park District, is the second largest facility, which includes ball fields, general open space, and an

indoor pool in a field house. Carver Elementary and High Schools also provide recreational facilities. Recreational facilities and open space are also provided within CHA properties, including a community garden operated by Growing Power, the CYC Community Center, Centers for New Horizons, and multiple playlots adjacent to residential buildings.

Retail is extremely limited, with the only businesses including Rosebud Farm Stand on 130th Street, and the Uptown convenience store and restaurant at the site entrance where Ellis Avenue meets 131st Street. The convenience store building originally contained a cooperatively owned food store, drug and variety stores, doctors' offices, beauty and barber shops, and a tavern.



Since being built in the 1940's, Altgeld Gardens has maintained its mostly residential character.



Schools such as Carver High School comprise the second largest land use in Altgeld Gardens.



The Children's Building is one of the facilities that offers recreational and educational spaces.



Retail is highly limited, with Rosebud Farm Stand being one of the few local businesses.

ZONING

A majority of the Altgeld community is zoned RS-3 (Residential), including all of the CHA residential properties, parcels along 130th Street, and the Carver High School campus near the I-94/Bishop Ford interchange. The area located south of 134th Street between St. Lawrence Avenue and Beaubien Woods Forest Preserve is also zoned RS-2 (Residential). Most of the parks, open space, and recreational facilities are zoned POS-1 (Parks and Open Space). The two existing retail uses serving Altgeld are zoned M1-1 (Manufacturing) for Rosebud Farm Stand, which is a permitted use as "Food and Beverage Retail Sales," and PD-1186 (Planned Development) for the Uptown convenience store and restaurant. The site including the maintenance building south of the Uptown convenience store and restaurant is also zoned PD-1186. The TCA Health Clinic site along Doty Avenue is zoned B1-1 (Business and Commercial).

FIGURE 5.2
ZONING MAP



HOUSING

Altgeld Gardens is the older portion of the CHA development, with its 1,498 two-story units initially constructed in approximately 1945. It was the response of the federal government and the CHA to one of the greatest needs of worker housing in Chicago's Far South Side – Lake Calumet industrial area. Phillip Murray Homes was completed nine years later in 1954, adding 500 units to the development for a total unit count of nearly 2,000 units. The two-story row homes, designed by Naess and Murphy, were similar to the adjacent houses of Altgeld Gardens. The Phillip Murray Homes project also included additions and alterations to the Altgeld community buildings. From the very beginning of the development, Altgeld Gardens included community facilities such as the Children's Building (which now houses Centers for New Horizons), a school building (now vacant), and park.

Under the CHA Plan for Transformation, 1,323 units were rehabbed at Altgeld Gardens - Phillip Murray Homes. Work included:

- ❑ Rehabbing the infrastructure and exterior of buildings, including building façade restoration via tuck pointing and installation of new windows, roof, and exterior doors;

- ❑ Rehabbing the interior spaces of residential units, including new central air conditioning and heating system, new ranges and refrigerators, new range hoods, new solid wood interior doors, new kitchen cabinets and counter tops, and a smart home program (program for providing computerized monitoring of utility systems and energy requirements for each unit);
- ❑ Providing new common laundry facilities;
- ❑ Improving electrical, heating, and plumbing in the units;
- ❑ Upgrading the site and units for compliance with Life Safety, ADA, and HUD 504 accessibility standards;
- ❑ Demolishing and rebuilding all electrical/mechanical rooms;
- ❑ Providing site improvements, including new site utilities, parking lots, sidewalks, recreation areas, landscaping, etc.; and
- ❑ Providing remediation of all environmental hazards.

In 2013 there are approximately 635 vacant units, located in Blocks 7, 11, 12, 15 and 16. The Master Plan will develop recommendations for reuse of these units as well as provide recommendations to the full study area that may include land use, transportation, human services, parks and open space.



The CHA Plan for Transformation called for the rehabilitation of over 1,300 units, including the exterior and interior spaces of the housing structures at Altgeld Gardens. Interior space improvements included HVAC, kitchen appliances, doors, and a smart home program to monitor utility systems and energy requirements within the unit.

FIGURE 5.3
MAP OF REHABILITATED HOMES IN ALTGELD GARDENS - PHILIP MURRAY HOMES

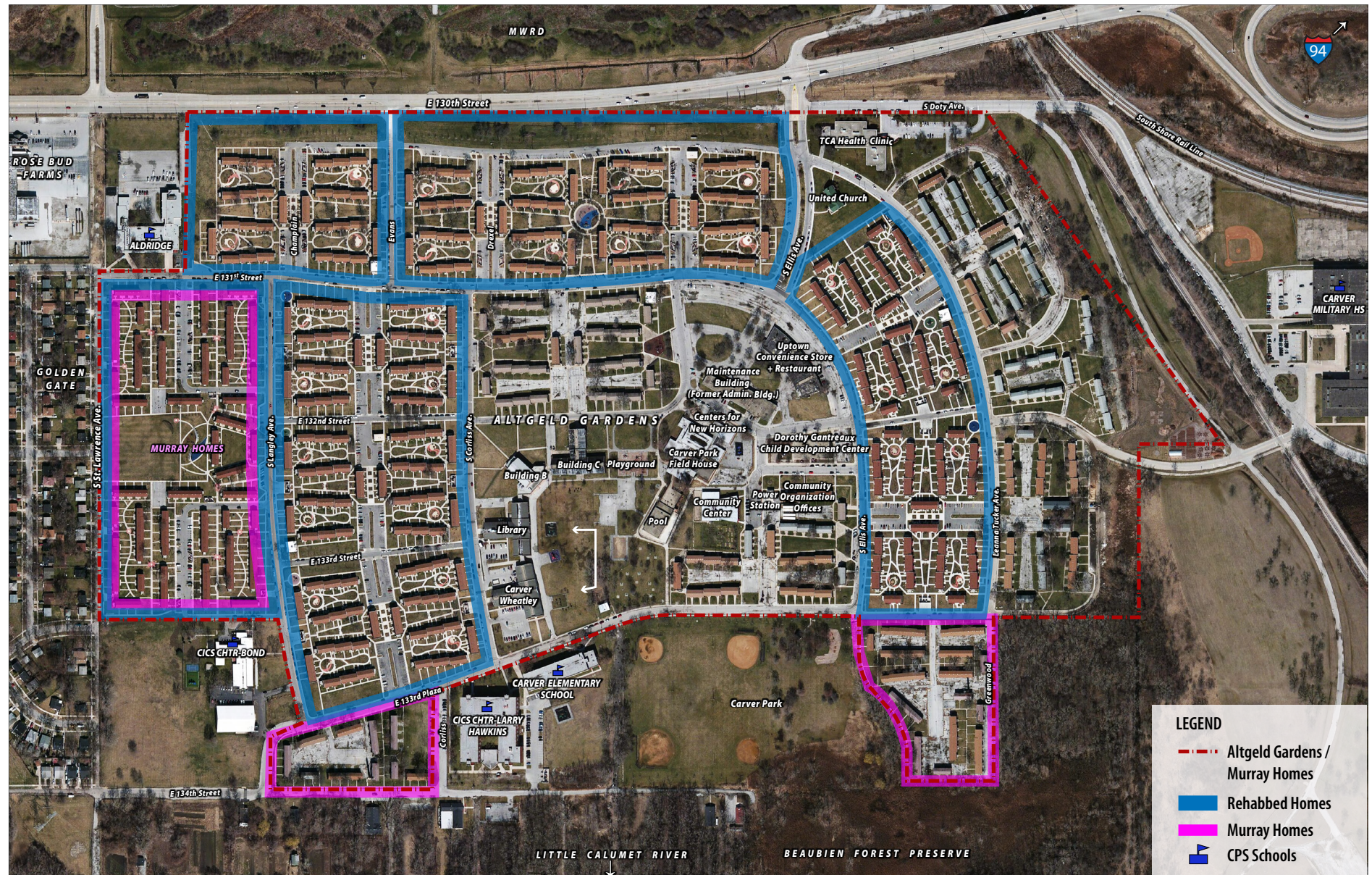
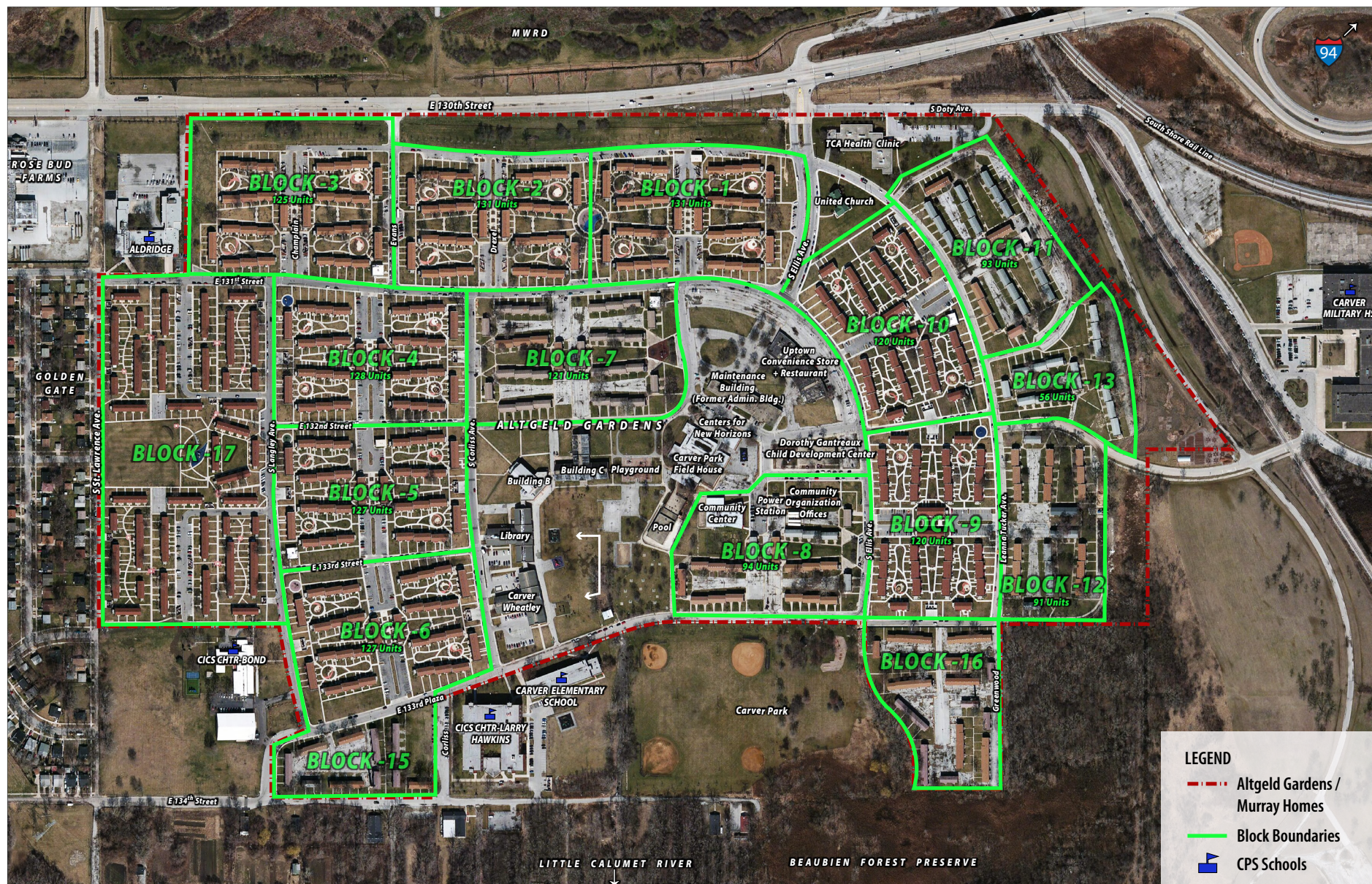
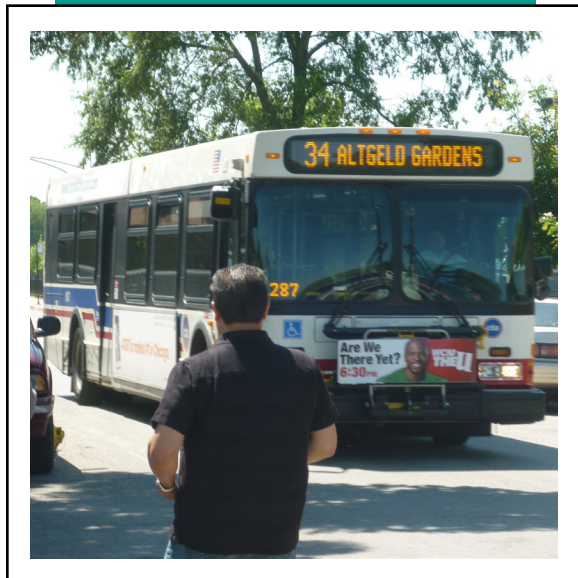


FIGURE 5.4
MAP OF RESIDENTIAL BLOCKS IN ALTGELD GARDENS - PHILIP MURRAY HOMES



Transportation is a critical issue at Altgeld Gardens, as it is the means by which residents have access to jobs, higher education, goods, and services that are not in ample supply in the community. While there is superior access to the interstate, many residents have little to no access to cars. Thus, they rely more on public transportation, which is provided via CTA and Pace nearby, but each have their limitations. Planned extension of the CTA Red Line will provide a major boost to transportation options for residents, as will improvements to bus service. Access to safe and connected bike and walking paths will also be significant to add to the recreational facilities in Altgeld Gardens.



SECTION 6

TRANSPORTATION ASSESSMENT

This assessment provides a description of existing transportation systems in the vicinity of Altgeld Gardens and a summary of proposed / potential transportation improvements based on prior studies performed in the area.

EXISTING TRANSPORTATION SYSTEM

Located on the southeast side of Chicago, Altgeld Gardens is bordered by 130th Street on the north, Doty Avenue and the Bishop Ford Expressway (I-94) on the east, 134th Street on the south, and St. Lawrence Avenue on the west.

ROADWAY CHARACTERISTICS

The primary access to and from Altgeld Gardens is via 130th Street. Access is provided in two locations, a signalized intersection at 130th Street

and Ellis Avenue and an unsignalized intersection at 130th Street and Evans Avenue. In the vicinity of the site, 130th Street is a five lane principal arterial roadway under the jurisdiction of the Illinois Department of Transportation (IDOT). The roadway has two lanes in each direction with a median / exclusive left turn lane and a speed limit of 35 miles per hour. In 2011, IDOT measured average daily traffic volumes on 130th Street at 20,100. A full interchange with the Bishop Ford Expressway (I-94) is located immediately east of the site.

Within the site, access to the individual blocks and units is provided by a series of City of Chicago local streets. The streets are two-way with stop controls at the intersections. The majority of these streets end within the site. 131st Street and 134th Street extend to the neighborhoods to the west of the site. Doty Avenue and 132nd Street extend east to Carver Military High School and the Beaubien Woods Forest Preserve.

Existing large scale developments and natural features limit overall vehicular access to the site. Roadway access to the site from the north is limited by the Metropolitan Water Reclamation District (MWRD) Facility. Access to the south is blocked by Beaubien Woods Forest Preserve and the Little Calumet River. Access to the east is blocked by the Bishop Ford Expressway. The nearest north - south arteri-

Existing large scale developments and natural features limit overall vehicular access to Altgeld Gardens. Sidewalks are also limited in certain areas. However, the community has transit access via the CTA and Pace, as well as proposed transportation improvements primarily relating to the CTA Red Line extension and bicycle routes.

als are Indiana Avenue, approximately ½ mile west of the site, and Torrence Avenue, approximately 1 ½ miles east of the site.

PUBLIC TRANSPORTATION SERVICE

The site is served by CTA Bus Route 34, which runs 24 hours a day between Altgeld Gardens and the CTA 95th Street Red Line station at 95th and State. Bus intervals are 12 to 15 minutes during the day and 20 to 30 minutes overnight. The bus loops through the site via Langley Avenue, 133rd Street, Ellis Avenue, and 131st Street, and then travels via 130th Street, Indiana Avenue and Michigan Avenue to reach the Red Line station. Travel time between Altgeld Gardens and 95th Street is approximately 30 minutes. During select portions of the day, the Route 34 bus also connects to Carver Military High School.

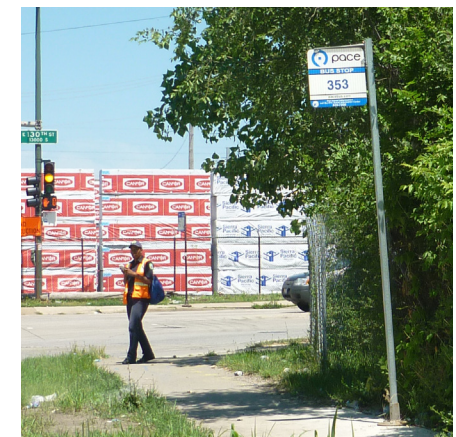
CTA route maps also indicate that the Route 108 bus travels express along 130th Street with a stop at Carver Military High School. The route is in

operation on school days only and does not run during the summer.

Pace operates several bus routes in the vicinity of the site. Route 353 travels along Indiana Avenue, 130th Street, and the Bishop Ford Expressway to the CTA 95th Street Red Line station. The bus runs express after 130th and Indiana with no stops along the frontage of Altgeld Garden or Murray Homes. To the south, Route

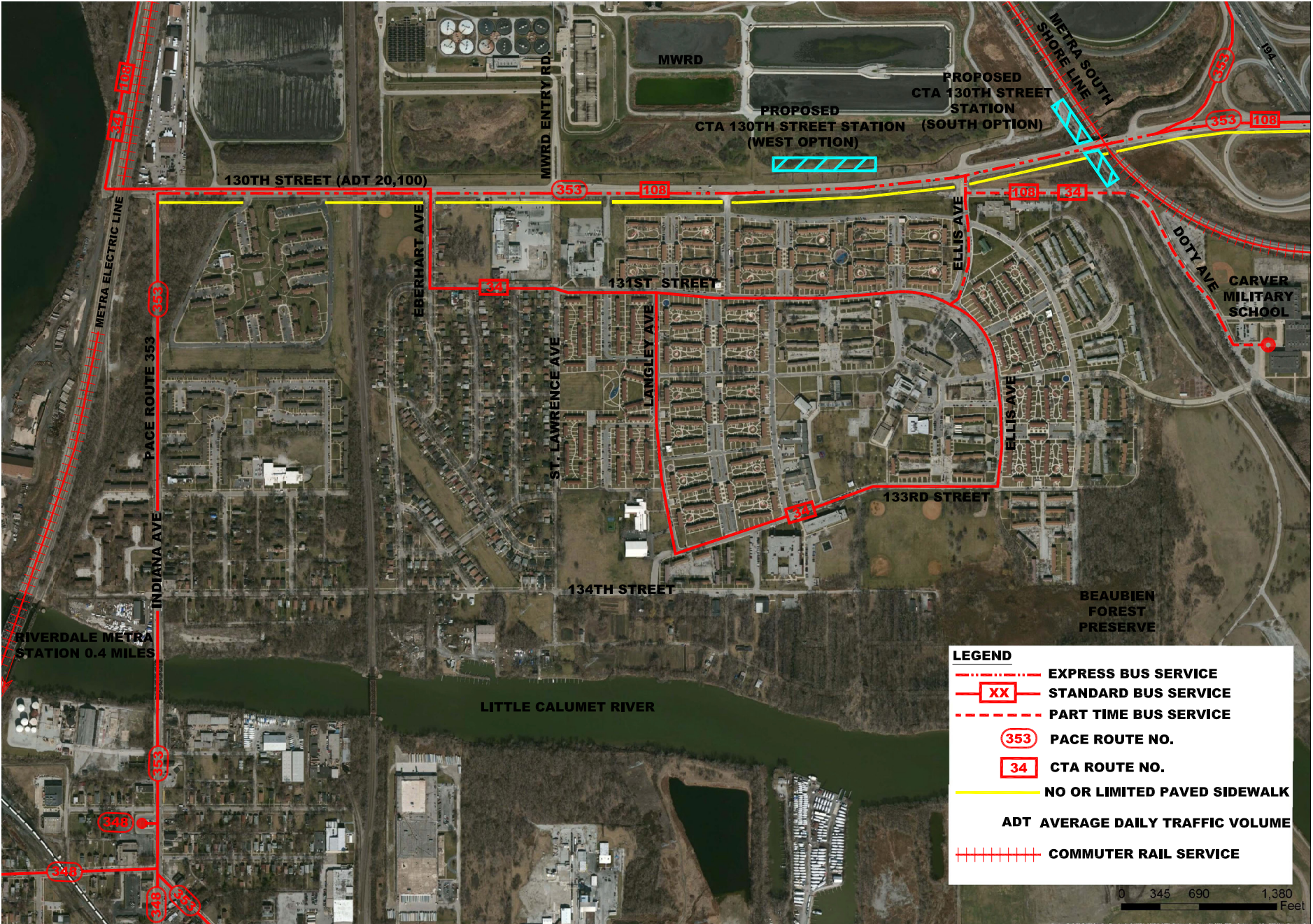


Altgeld Gardens is presently served by 24-hour bus service via CTA bus route 34.



Pace bus service via Route 353 is provided near Altgeld Gardens along 130th Street.

FIGURE 6.1
TRANSPORTATION SYSTEMS MAP



353 connects to the River Oaks Shopping Center and Village of Homewood Park and Ride. Service runs between approximately 5 am and midnight. Route 348 travels from the Riverside Pace Bus Turnaround at 136th and Indiana. Route 348 provides access to the Riverdale Metra Station, Harvey Transportation Center and the Metro South Medical Center. Service runs between 6 am and 7 pm.

The Metra South Shore Rail Line is located adjacent to the northeast corner of the site. The nearest station is Hegewisch, located at 137th Street and Brainard Avenue. The Metra Electric commuter rail line runs west of Indiana Avenue. The nearest station is Riverdale, located at 137th Street and Illinois Street in Riverdale. Bus access to the station is via CTA Route 34 and Pace Routes 353 and 348.

PEDESTRIAN FACILITIES

In general, sidewalks are provided along the local public streets within Altgeld Gardens and Murray Homes. However, pedestrian access is not provided from Altgeld Gardens to 130th Street, and only limited sidewalk is located along 130th Street. Areas with no sidewalk are shown on the Transportation Systems Map in Figure 6.1. Dirt paths were observed along the south side of 130th Street, indicating paths that pedestrians have created for travel between 130th and Indiana and Altgeld Gardens.

BICYCLE FACILITIES

No bike lanes or bike routes are presently located within Altgeld Gardens, Murray Homes, or the roadways immediately adjacent to the site.

PARKING FACILITIES

Off-street parking lots are provided for both the residential and commercial uses within Altgeld Gardens – Murray Homes. Parking was also observed along the local public streets.

PROPOSED TRANSPORTATION IMPROVEMENTS FROM EXISTING STUDIES & REPORTS

A series of studies and reports which have relevance to this Master Plan identify potential transportation projects in the vicinity of Altgeld Gardens. A summary of these projects is provided below.

CTA RED LINE ALTERNATIVE ANALYSIS & 130TH STREET STATION MARKET / ACCESS STUDY

The 130th Street Station Market / Access Study was completed in 2010 and examined land use, economic development, and accessibility for two options for the CTA Red Line Station at 130th Street. The station locations examined were based on the Locally Preferred Alignment developed as part to the Red Line Alternatives Analysis completed by CTA in 2009. The next step in the process is to prepare an Environmental Impact Statement (EIS) which identifies impacts and

evaluates alternates including No Build and Transportation System Management Alternatives.

The two station options are shown on the Transportation Systems Map in Figure 6.1. Both options are located on MWRD property north of 130th Street.

The south option is located immediately adjacent to the rail track that runs west of the Bishop Ford Expressway. In addition to the rail station, the proposed improvements include a four bay bus terminal, passenger drop off, and surface parking lot. The primary entrance to the site for this option is at 130th Street and Ellis Avenue. An underpass below 130th Street is provided to provide access to the station from Doty Avenue. The proposed access points are shown on the Transportation Systems Map.

The west option is located immediately north of 130th Street between the MWRD entrance and Evans Avenue. The proposed improvements include the rail station, four bay bus terminal, passenger drop off, and surface parking lot. The west option also includes a potential parking garage east of the station. There are two vehicular access points to the site from 130th Street, one from the existing MWRD entry and a second near Langley Avenue. A midblock pedestrian crossing is also proposed east of Langley Avenue.

No schedule has been established for construction of the stations or extension of the Red Line. The EIS has been funded, but completion date has not been scheduled. Completion and acceptance of the EIS is required prior to proceeding with construction.

IDOT FISCAL YEAR 2014-2019 PROPOSED MULTI-MODAL TRANSPORTATION IMPROVEMENT PROGRAM

The State's Multi Year Plan (MYP) identifies improvements tentatively scheduled by the State over the next five fiscal years. The Illinois 2014 Fiscal Year began on July 1, 2013. The focus of this document is multiyear projects. No improvement projects in the vicinity of Altgeld Gardens were identified during a review of the MYP.

CMAP GO TO 2040 PLAN

GO TO 2040 is a long range comprehensive regional plan prepared by the Chicago Metropolitan Agency for Planning (CMAP). CMAP's goal is to identify improvements to foster sustaining prosperity over the next 20 years and beyond. Improvements are divided into two categories: fiscally constrained and fiscally unconstrained. Fiscally constrained projects are the priority projects for which funding is expected to be available. The extension of the Red Line described above is included in the fiscally constrained category. Fiscally unconstrained improvements in the vicinity of the site include the Metra Southeast Service Corridor.

The project creates a new rail line to communities in south Cook County and north Will County. The project is in the initial studies phase by Metra and a preferred alternative alignment has not been determined. A potential alignment would use the existing rail line located between Altgeld Gardens and Indiana Avenue.

CHICAGO STREETS FOR CYCLING PLAN 2020

This document is prepared by the Chicago Department of Transportation (CDOT) and identifies bicycle routes to be constricted between 2015 and 2020. Indiana Avenue and 130th Street are identified as proposed cross-town bicycle routes in this study. The proposed improvements have not been scheduled. The goal is for these routes to be constructed by 2020. A proposed trail along the north side of the Little Calumet River is also identified on the CDOT Bike Map and in the Transpor-

tation Improvement Program provided by CMAP.

RED LINE 130TH STREET STATION SUPPORTING PROJECTS

The 130th Street Station Market / Access Study described above identifies a series of potential transportation improvements to support construction of new 130th Street Station. Some improvements, such as construction of bike lanes along 130th Street, have been included in the studies above. Additional improvements include:

- ❑ Reconfigurations of bus routes, including Route 34, currently serving the CTA 95th Street Red Line station to serve the new 130th Street Station.
- ❑ Installation of sidewalk along 130th Street and Doty Avenue.
- ❑ Installation of sidewalk to connect Altgeld Gardens to 130th Street.
- ❑ Installation of a multi use path along the Illinois Harbor Belt

Railroad to connect the station to Beaubien Woods.

- ❑ Intermodal station that combines the CTA Station with a new station on the Metra South Shore Line.
- ❑ Improved lighting in the station area and approaches to the station.

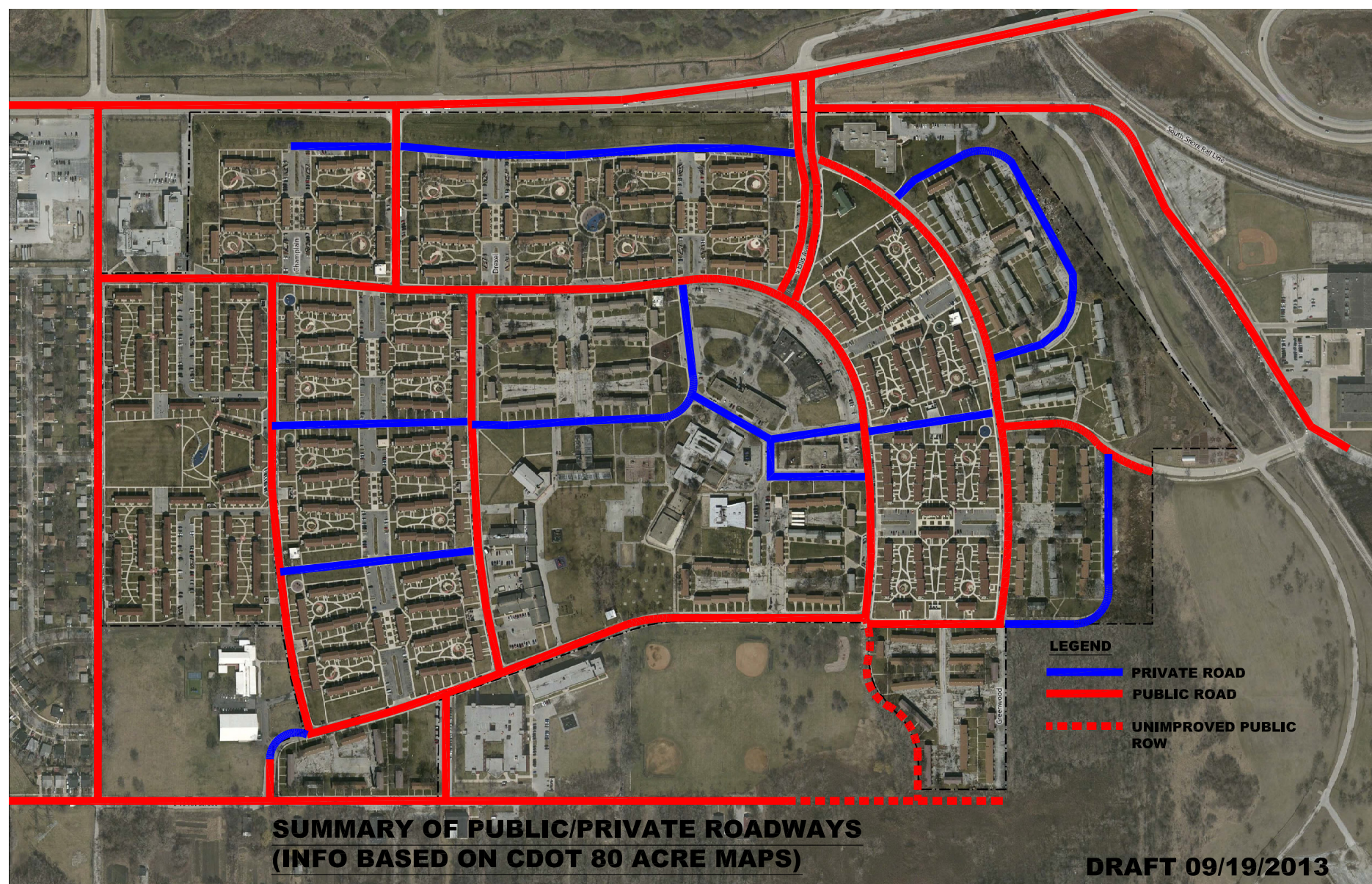
RECOMMENDED TRANSPORTATION IMPROVEMENTS

The following subsection summarizes the recommended transportation improvements developed as part of the Master Plan. The recommendations are based on the proposed site improvements, resident surveys, discussions with CHA, Management staff and the TAC, discussions with Sister Agencies, site visits, and feedback from the Town Hall Meetings.

ROADWAY SYSTEM

The street network serving Altgeld Gardens consists of a combination of public streets under the jurisdiction of the City of Chicago and private streets located on land owned by CHA. The map showing the public versus private streets is shown in Figure 6.2. In general, the existing street network would be maintained under the proposed improvements. This supports the existing buildings to remain and retains the historic street network developed as part of the original Altgeld Garden - Murray Homes development. It also limits relocation of the existing utility systems. The Preferred Concept Plan eliminates South Ingleside Avenue between 131st Street and 132nd Street to accommodate installation of the Market Commons. Ingleside Avenue is a private street, so no vacation or dedication of right of way would be required.

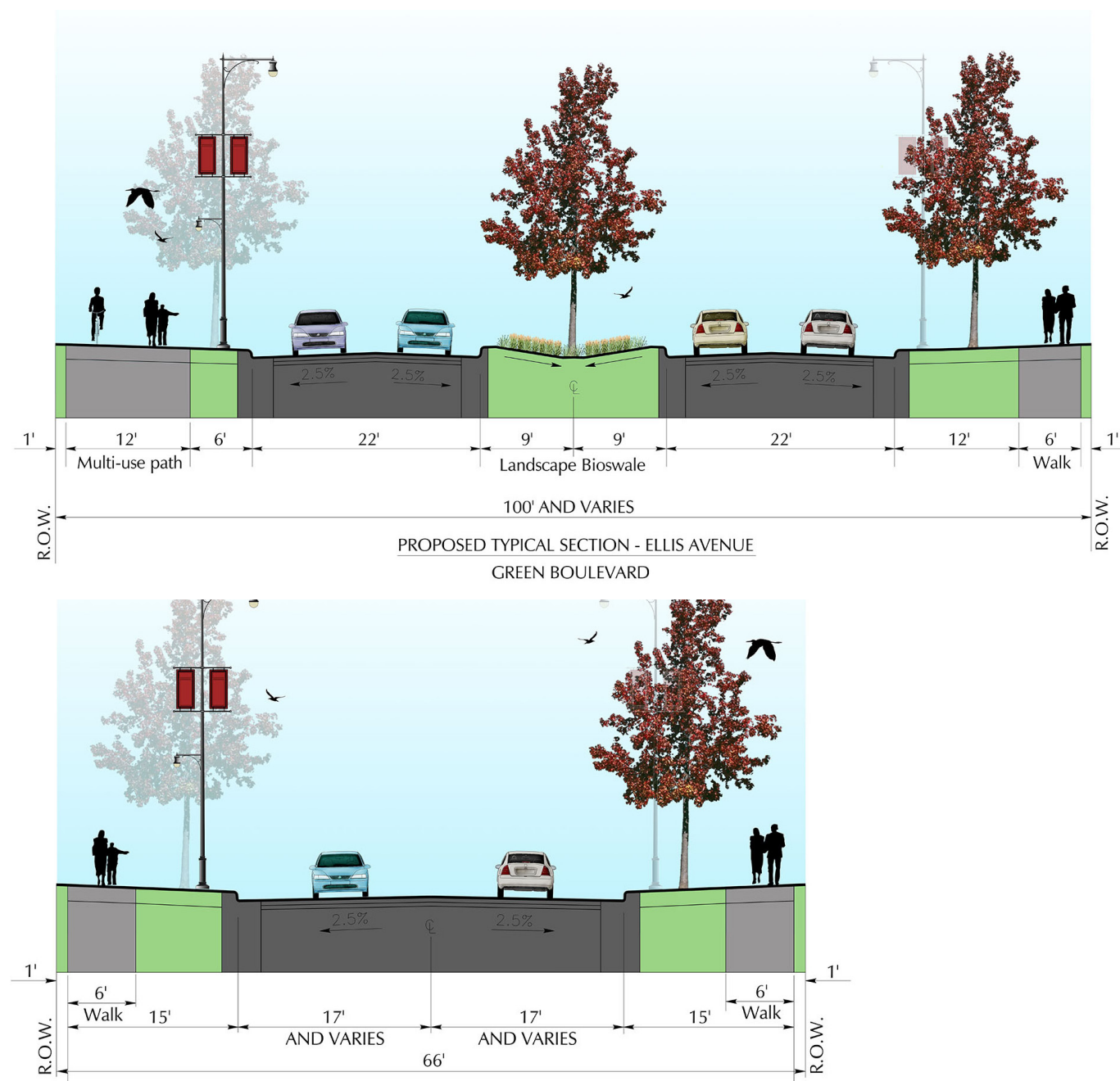
FIGURE 6.2
MAP OF PUBLIC & PRIVATE STREETS SERVING ALTGELD GARDENS



The Preferred Concept Plan also calls for the installation/reconstruction of three new public streets to support the proposed improvements:

- ❑ Ellis Avenue would be extended to provide a green boulevard from 131st Street to 134th Street. The street would accommodate vehicles, pedestrians, and bicycles and designed to incorporate green features to reduce the flow of stormwater into the City sewer system. A cross section of the proposed roadway is shown in Figure 6.3.
- ❑ 134th Street would be extended from its current endpoint south of Carver Park to the eastern border of Block 16. At this point, 134th Street would be connected to an extension of Greenwood Avenue between 133rd Street and 134th Street.
- ❑ Construction of Greenwood Avenue and 134th Street provides access to the expanded Carver Park and fire truck access in the southeast corner of the proposed development. Proposed cross sections for these roadways are shown in Figure 6.3. Construction of Ellis and Greenwood requires dedication of the proposed right of way to the City of Chicago. Construction of 134th Street would be within the existing City right of way. Along the western

FIGURE 6.3
PROPOSED ROADWAY CROSS SECTIONS FOR ELLIS AVE



boundary for Block 16, public right of way has previously been provided for Dobson Avenue, however there is no existing roadway. This right of way could be vacated to allow for extension of Carver Park into Block 16.

A fourth street to be installed / reconstructed, St. Lawrence Avenue, is located along the west border of Altgeld Gardens. Between 133rd Street and 134th Street, only the western half of the roadway has been constructed. Installation of the eastern portion of the roadway is proposed to provide a consistent cross section between 130th Street and 134th Street.

In addition to the new streets, existing streets should be repaired and resurfaced. The location of streets identified as part of this project are shown in Figure 6.4. In general, these streets are running along the perimeters of the vacant blocks to be rehabilitated. Along the length of the CTA Bus Route 34 on 131st Street, 133rd Street, and Ellis Avenue, concrete pads should be provided at the bus stop locations to reduce future damage to the streets. Depending on the timing of the proposed block development, some resurfacing and improvements may need to occur prior to redevelopment of the adjacent blocks. Streets would need to be evaluated on a periodic basis to determine if additional resurfacing is required.

PUBLIC TRANSPORTATION SERVICE

The site is currently served by the CTA Bus Route 34. Bus service in the general vicinity of the site includes Pace Bus Route 353 and CTA Bus Route 108. Each of these lines runs along 130th Street and stops at 130th and Indiana Avenue. Pace Bus Route 353 continues east from Indiana as an express route and enters the Bishop Ford Expressway just east of Altgeld Gardens. CTA Bus Route 108 also continues east from Indiana Avenue as an express route to Torrence Avenue with an intermediate stop at Carver Military Academy. To support improved transportation access to Altgeld Gardens, the Preferred Concept Plan recommends addition of a bus stop for both the 353 and 108 bus routes at 130th and Ellis. Resident surveys indicate that each of these buses is being used for both work and non-work trips. Provision of the bus stop for the 108 route provides access to 130th Street east of Altgeld Gardens and improves access to the 127th /130th Street corridor west of the site without the need to transfer between buses. Installation of the stop for the 353 route provides access to shopping and employment in the south suburbs and nearest Metra station. It also provides service connections to the Jeffery Jump serving the south side of Chicago, bus routes to Olive-Harvey College, and faster service to the 95th Street station of the Red Line. These routes do not duplicate service provided by the 34 bus, but

enhance the transportation options available to Altgeld Gardens residents. Each of these buses already travels past 130th Street and Ellis Avenue, so no modification to the bus route would be required.

The Preferred Concept Plan shows the location of the south option for the 130th Street Station of the Locally Preferred Alternative for the CTA Red Line Extension. A draft EIS is currently being prepared by the CTA. No schedule has been established for construction. Two options for the 130th Street station are being considered. The south option is preferred because of its vehicle entrance at 130th Street and Ellis Avenue and direct pedestrian and bicycle access to Altgeld Gardens is provided via an underpass below 130th Street in the northeast corner of the site.

PEDESTRIAN FACILITIES

Sidewalks are to be provided along each side of the public and private roadways within the proposed development. The existing sidewalks will be replaced as part of the redevelopment of the vacated blocks. In locations, such as 131st Street in the vicinity of the new library and along the new public streets, where sidewalks are not present, new sidewalks will be installed. ADA ramps meeting the current City standards and crosswalks will be installed at the intersections. International crosswalks are proposed at the school locations for improved

visibility. The Preferred Concept Plan also shows a new multipurpose path along 130th Street between the east end of Altgeld Gardens and Indiana Avenue. This path would accommodate both bicycles and pedestrians currently using 130th Street.

BICYCLE FACILITIES

An additional multipurpose path is proposed along the west side of Ellis Avenue. Given the number of younger children within the community, this path provides a safe route for the bicycle travel within the development and also provides a connection between 130th Street and Carver Park. The Preferred Concept Plan shows future bicycle routes proposed by others along the Little Calumet River and Forest Preserve roadway servicing their boat launch. Should the private property located south of 134th Street become public land, the multipurpose path along Ellis could be extended to provide bicycle access to the Little Calumet River.

PARKING FACILITIES

Off street parking is proposed to support the residential, commercial, recreational, and institutional uses proposed in the Preferred Concept Plan. The existing parking lots in the vacated blocks would be reconstructed to support the rehabilitated units. New parking is provided for the new fieldhouse and library. Parking is also allowed along local streets.

FIGURE 6.4
MAP OF EXISTING, NEW, AND RESURFACED/RECONSTRUCTED ROADWAYS

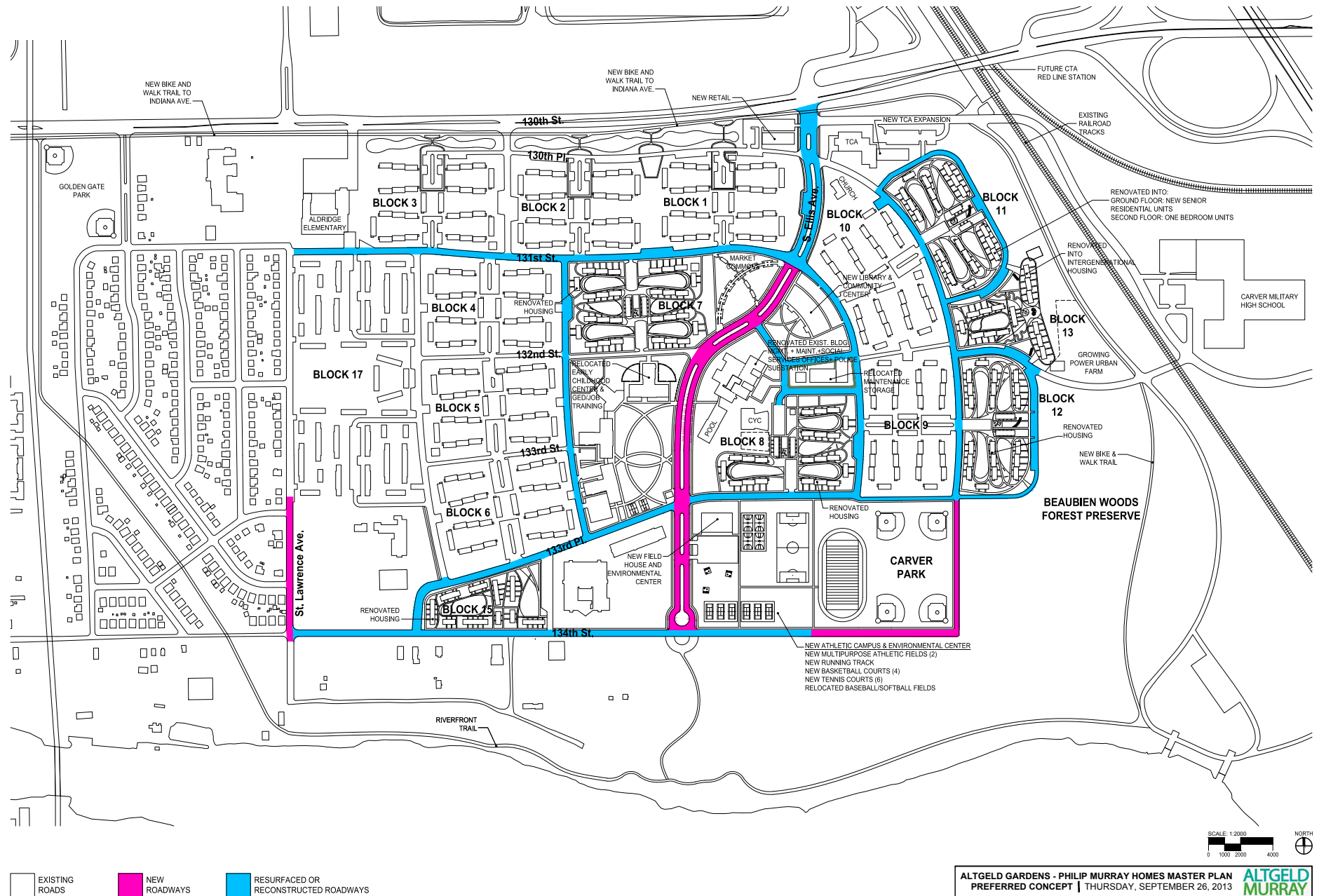
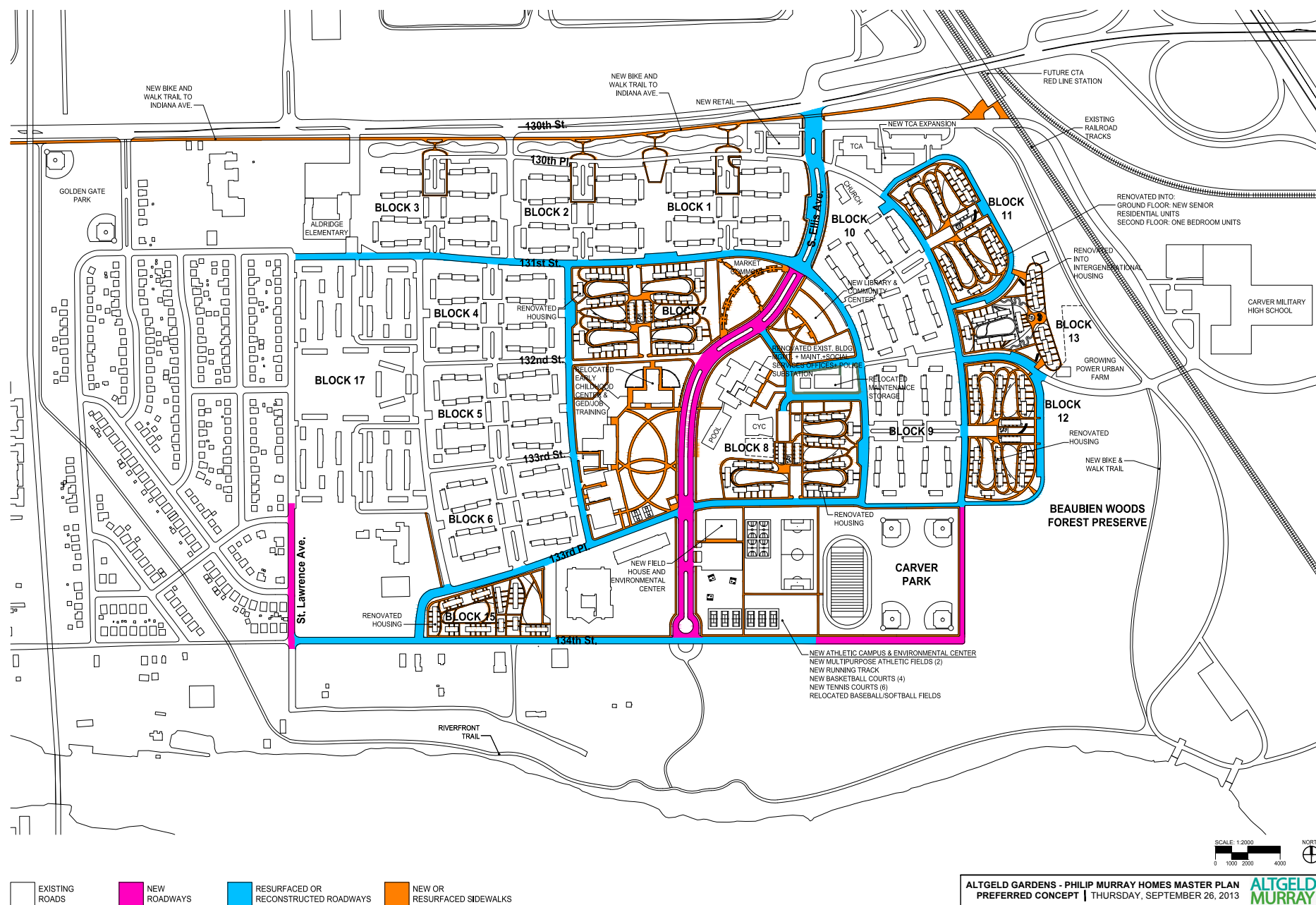
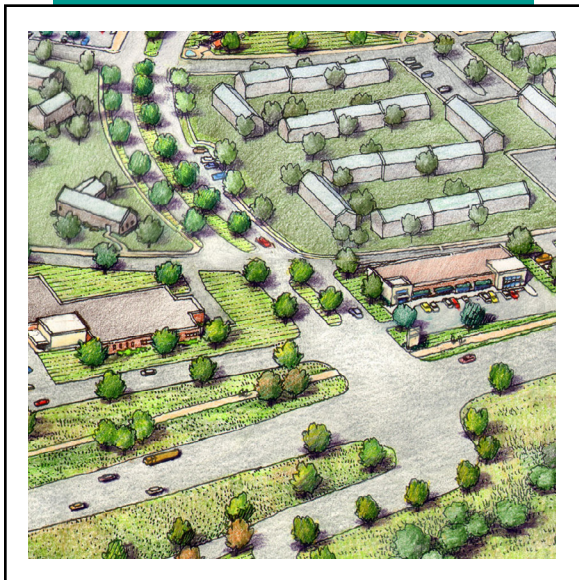


FIGURE 6.5
MAP OF EXISTING, NEW, AND RESURFACED/RECONSTRUCTED ROADWAYS & SIDEWALKS





SECTION 7

RETAIL MARKET ASSESSMENT

This retail market assessment for Altgeld Gardens includes the following elements: (1) Delineation of a retail market (trade) area from which retailers would draw; (2) Assessment of the shopping locations patronized by the residents; (3) Assessment of the desirability of property at Altgeld Gardens for retail use; (4) Analysis of the area's demographics and spending power; and (5) Assessment of supportable retail and commercial space at Altgeld Gardens.

KEY FINDINGS

Given the isolated nature of Altgeld Gardens, stores at the development are unlikely to attract many people from outside of the market area. However, 130th Street is well traveled with average daily traffic counts of 20,100 cars west of I-94, a reasonable amount of drive-by traffic. At the 130th Street exit ramp, 4,600 cars are exiting southbound and 4,300 are exiting northbound and heading west on 130th Street. Over 150,000 cars are driving on the Bishop Ford Expressway north and south of 130th

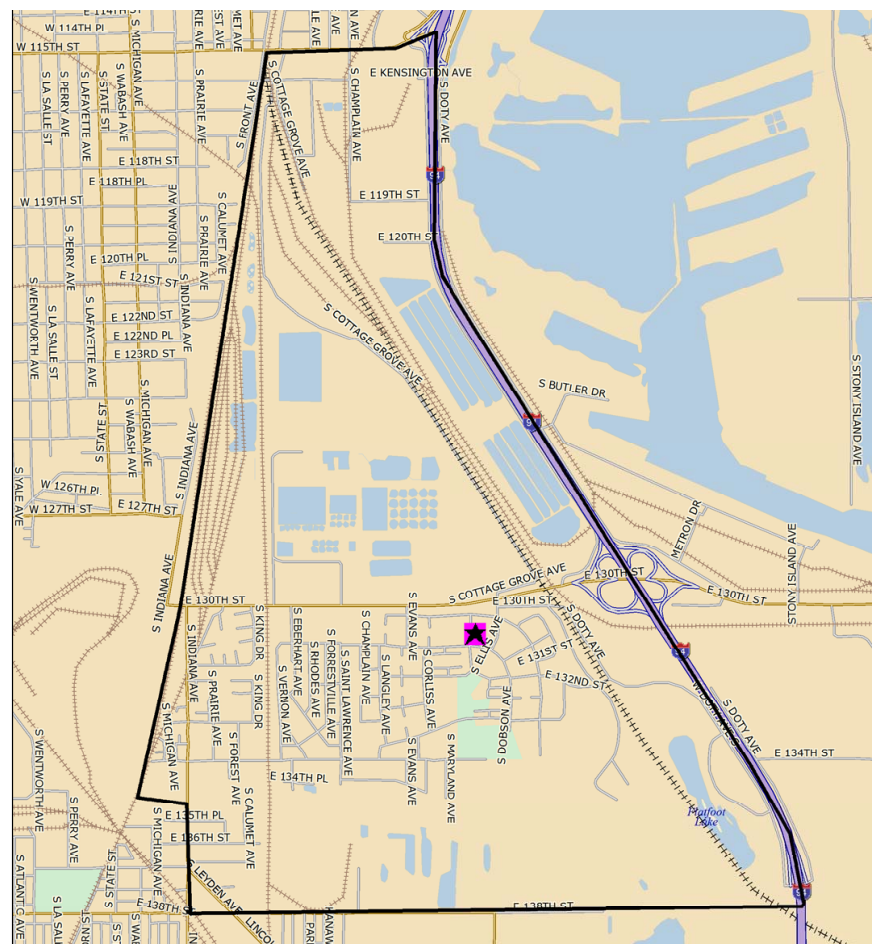
Street. In addition, if and when the CTA Red Line is extended to 130th Street, commuters driving or taking the bus to the station could provide additional retail demand. However, no firm date has been announced for construction to commence on the extension, and the exact locations of the station and parking have not yet been determined.

Several retail brokers were contacted as part of this market assessment to discuss the retail potential in Altgeld Gardens. With the impending opening of Pullman Park at 111th Street west of I-94, large and small national and regional retailers will be attracted to that location. However, it may be possible to attract some of the drivers along 130th Street to convenience-oriented retailers and fast food restaurants if an appropriate, highly visible and accessible site is available along 130th Street. Such retailers include a convenience store (e.g., 7-Eleven), dollar store (e.g., Dollar General, Family Dollar, Dollar Tree, etc.), Dunkin Donuts, or other moderately priced coffee and sandwich restaurant. A

restaurant or coffee shop would derive a significant level of sales from people outside of the market area, serving local residents while bringing in enough additional sales to support the business. A dollar store would serve local residents primarily.

The site must provide easy-in and easy-out access if stores and restaurants are to attract drive-by traffic. Those driving past Altgeld Gardens will not take the time to drive into the development to reach stores they can't see from the road. In

FIGURE 7.1
RETAIL MARKET AREA MAP



Source: DeLorme Street Atlas USA, 2013

Depending on the actual site available for retail and commercial development at Altgeld Gardens, the market could support 10,000 to 20,000 square feet. Retail development requires direct visibility and access to 130th Street.

addition, people driving by will feel safer if the stores are right along 130th Street. At present, site access is from Ellis Avenue, with 130th Street being elevated to the east of Ellis Avenue as it crosses the railroad tracks. This results in limited visibility of the land at the northeast corner of Altgeld Gardens. To the extent that property west of Ellis Avenue could be available for commercial development, it would provide better visibility and it would be more likely to attract retail tenants.

Other uses that should be considered for commercial space include medical offices and allied health uses. While some of these are already represented at Altgeld Gardens, there is likely to be more demand for locally-based primary medical care with the roll-out of Obamacare.

Depending on the actual site available for retail and commercial development, the market could support 10,000 to 20,000 square feet. If the

development site has limited visibility and poor access, it will be difficult to attract retailers and restaurants.

DELINEATION OF THE RETAIL MARKET AREA

The retail market area for Altgeld Gardens is based on the location of the community, the proximity of existing and planned shopping areas and stores, and the accessibility of a site at Altgeld Gardens for retail and commercial use. The retail market area is constrained due to the relative isolation of the immediate area. This includes the MWRD property to the north of 130th Street, the heavy industrial area to the east of I-94, Lake Calumet to the north and east of 130th Street, the Little Calumet River to the south, and railroad tracks and industrial use at Indiana Avenue on the west.

The retail market area is generally comprised of the two Census tracts that include Altgeld Gardens, Concordia Place Apartments, Riverside Village Apartments, and the Golden Gate single family residential area directly west of Altgeld Gardens. While one of the Census tracts extends as far north as 115th Street between I-94 and the railroad tracks, there is no residential population north of 130th Street. In effect, the market area extends from 130th Street south to the Little Calumet River, from I-94 to the railroad tracks west of Indiana Avenue, as illustrated on the map in Figure 7.1.

MARKET AREA DEMOGRAPHICS

Key demographic elements that relate to the demand for retail and commercial space are shown in the summary table in Figure 7.2, along with a comparison with the city of Chicago. The full demographics profile is included in the Appendix. The market area population declined by 34% between 2000 and 2010, though some of this can be attributed to the closing of buildings and the temporary relocation of residents during the rehabilitation of buildings at Altgeld Gardens.

The estimated 2012 population is 6,530 people in 2,118 households. The area has a very young age profile, with a median of only 23.4 years. The average household size is 3.07 persons, with 45% of households having only one or two persons, 36% having three and four persons, and 19% with five or more. Forty-four percent of the residents are under the age of 19 and 6% are over the age of 65. In contrast, Chicago has a much lower share of children and higher share of seniors.

Household incomes are very low, even though the market area includes two other apartment complexes and single family homes, in addition to Altgeld Gardens. The median household income is only \$14,000, with 70% of households earning less than \$25,000, which is far poorer than the City's

FIGURE 7.2
COMPARISON OF RETAIL MARKET AREA & CITY OF CHICAGO

	Market Area		City of Chicago	
	2010	2013 Est	2010	2013 Est
Population	6,482	6,530	2,695,596	2,719,720
% Change, 2010-2013	-	0.7%	-	0.9%
Households	2,099	2,118	1,045,564	1,058,565
% Change, 2010-2013	-	0.9%	-	1.2%
Median Age (years)	22.8	23.4	33.0	33.5
% Under Age 19	45.7%	44.3%	26.0%	25.5%
% Over Age 65	6.0%	6.3%	10.3%	10.5%
Median Household Income	\$13,993	\$13,964	\$46,105	\$46,617
Average Household Income	\$27,666	\$28,166	\$70,719	71,738
% Under \$25,000	69.9%	69.7%	29.2%	29.2%
% Age 16+ in Labor Force	50.8%	44.5%	65.7%	61.8%
% Without a Car	46.8%	46.6%	26.0%	26.1%
% Owner-Occupied Housing	12.2%	12.2%	44.9%	44.0%
% Renter-Occupied Housing	87.8%	87.8%	55.1%	56.0%

Source: Demographics Now

median of \$71,700 and 29% below \$25,000. In addition, a large percentage of residents age 16+ are not in the labor force, 56% vs. 38% in the city.

About half of market area households do not own a car. Therefore, many residents either get rides from friends or relatives who own a car or rely on CTA Bus Route 34 that runs west on 130th Street to the Michigan Avenue commercial corridor in Roseland.

COMPETITIVE RETAIL LOCATIONS

There is very limited retail space in the market area, primarily due to its small population base. There is one small grocery, Rosebud Farm Stand, on 130th Street west of Altgeld Gardens, but residents consider the prices high and offerings limited.

The map in Figure 7.3 shows the location of nearby retail areas relative to Altgeld Gardens. At present, most residents shop in the Roseland business district along Michigan Avenue from 112th to 118th Streets, 2.2 miles to the northwest. This is the only retail shopping area accessible with a single bus ride. The most significant retailers and services here include Walgreens, fast food restaurants, Seaway Bank, a hardware store, clothing stores, shoe stores, furniture stores, beauty supply stores and salons, an auto parts store, medical offices, and Roseland Hospital. In addition to

Walgreens, other chain businesses include McDonald's, Wendy's, Subway, Rainbow, O'Reilly Auto Parts, and Radio Shack. Aldi is building a store in Roseland.

Dollar General is located on Halsted and 127th Streets, 2.25 miles to west, though this requires transferring buses. At present, the nearest grocery stores are Fairway Finer Foods at 144th Street and Indiana Avenue in Dolton (2 miles south), Aldi at Halsted and 115th Streets (3 miles northwest), Jewel-Osco at 119th Street and Marshfield Avenue (3.6 miles northwest), and another Jewel-Osco at 95th Street and Stony Island Avenue (4.5 miles northeast). Fairway is accessible by Pace Bus Route 353, which has a stop at Indiana Avenue and 130th Street.

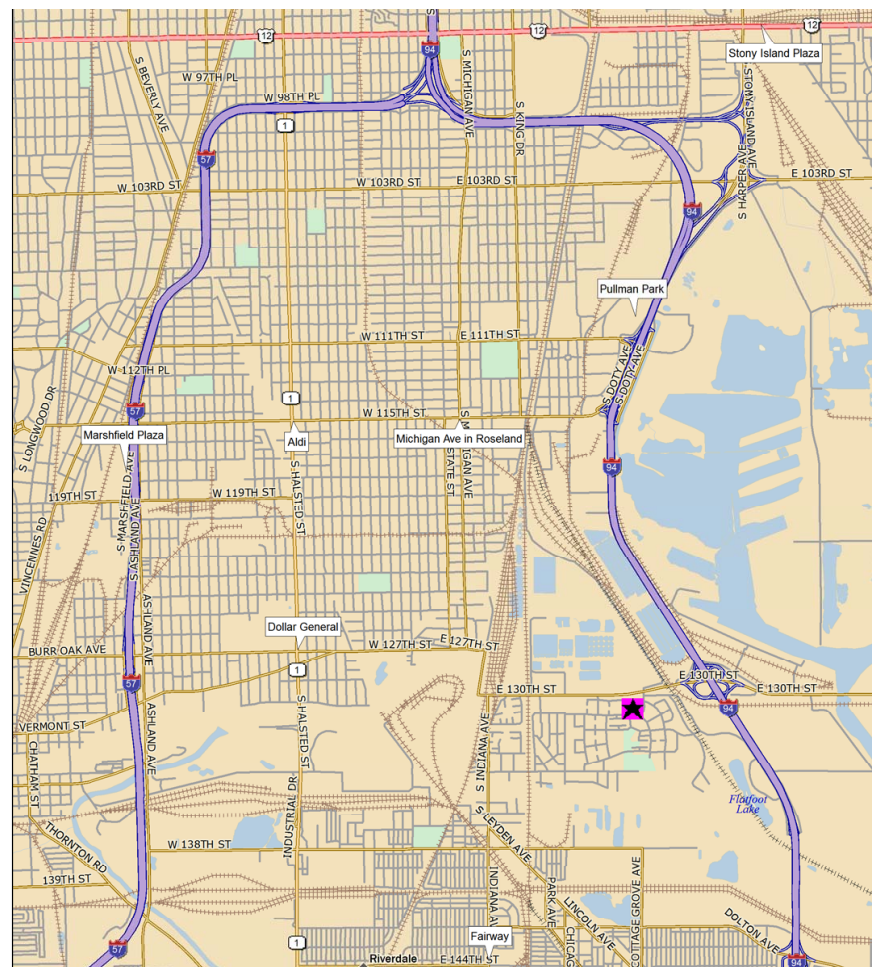
Marshfield Plaza at 119th Street and Marshfield Avenue, directly west of I-57, also has Target, Marshalls, Staples, Burlington Coat Factory, and Petco. Stony Island Plaza at 95th and Stony Island also has Rainbow, Ashley Stewart, Payless ShoeSource, Marshalls, Foot Locker, Bank of America, Cosmo, and fast food restaurants.

A 150,000 square foot Walmart store with a full grocery will be opening in August 2013 at Pullman Park, located directly west of the Bishop Ford Expressway north of the 111th Street exit. This store is 2.5 miles and only a 5-minute drive from Altgeld Gar-

dens. In addition to Walmart, anchors will include Ross Dress for Less (25,000 square feet), Planet Fitness health club (20,000 square feet) and 20,000 square feet of small shops and restaurants. A convenience

center is also planned along 111th Street west of I-94 with restaurants, a coffee shop, cleaners, and other uses, though no space has been leased and no construction date has been announced. The opening of Pullman

FIGURE 7.3
RETAIL AREAS IN THE VICINITY OF ALTGELD GARDENS



Source: DeLorme Street Atlas USA, 2013

Park will be significant for residents of the far southeast side and especially for residents of Altgeld Gardens, who currently live in a food desert. Although bus service is not available at the present time to Pullman Park, the CHA should work with both the CTA and Pace to provide direct service to the shopping center.

RETAIL SALES POTENTIAL AT ALTGELD GARDENS

Analysis of the retail potential for Altgeld Gardens is based on the spending power of market area residents. Spending power data is generated from the Consumer Expenditure Survey conducted by the Bureau of Labor Statistics, which is based on national surveys of people at different income levels in different parts of the country. The spending power of market area residents was compared to those in the City of Chicago for selected retail categories. The full detail for the market area and City are included in the Appendix.

The median household income in the market area is only \$14,000 and the average income is \$28,166. However, since many residents are receiving food stamps and other public assistance such as Social Security, SSI, unemployment benefits, and veteran's benefits, their spending potential is higher than the median household income would suggest.

The table in Figure 7.4 shows the estimated 2013 average household expenditures for the market area and Chicago.

Market area households have average incomes only 39% of the citywide average, however, they spend an estimated 60% of what residents in the city spend. Market area residents spend a much higher share of their income for all basic goods and services compared to the citywide average. Shelter and food require much higher shares of income for market area households (20.2% and 13.5%, respectively) compared to all Chicago households (11.7% and 8.3%, respectively).

In the aggregate, market area residents have the potential to spend the following amounts for:

Food	\$8.0 million
Apparel	\$2.7 million
Entertainment	\$2.2 million
Household Furnishings & Equipment	\$1.4 million
Personal Care Products & Services	\$0.8 million

Approximately 29% of the food expenditures shown above are for food outside of the home, primarily restaurants, equating to \$2.3 million.

FIGURE 7.4
**2013 AVERAGE HOUSEHOLD CONSUMER EXPENDITURES
RETAIL MARKET AREA & CITY OF CHICAGO**

	Market Area		Market Area		Market
	Income & Expenditures	% of Avg HH Income	Income & Expenditures	% of Avg HH Income	Area as % of Chicago
Total Households	2,188		1,058,565		0.2%
Total Population	6,530		2,719,720		0.2%
HOUSEHOLD INCOME					
Median HH Income	\$13,964		\$46,617		30.0%
Average HH Income	\$28,166		\$71,738		39.3%
AVERAGE CONSUMER EXPENDITURES PER HOUSEHOLD					
Apparel	\$1,260	4.5%	\$1,762	2.5%	71.5%
Education	\$335	1.2%	\$1,047	1.5%	32.0%
Entertainment	\$1,048	3.7%	\$2,074	2.9%	50.5%
Food	\$3,792	13.5%	\$5,985	8.3%	63.4%
Gifts	\$296	1.1%	\$776	1.1%	38.2%
Health Care	\$1,387	4.9%	\$2,866	4.0%	48.4%
Household Furnishings & Equipment	\$671	2.4%	\$1,236	1.7%	54.3%
Household Operations	\$412	1.5%	\$875	1.2%	47.1%
Personal Care Products & Services	\$383	1.4%	\$546	0.8%	70.1%
Reading	\$33	0.1%	\$92	0.1%	36.0%
Shelter	\$5,685	20.1%	\$8,429	11.7%	67.4%
Transportation	\$3,923	13.9%	\$7,553	10.5%	51.9%
Utilities, Fuels & Public Services	\$2,888	10.3%	\$3,365	4.7%	85.8%
Total All Categories	\$22,112	78.5%	\$36,604	51.0%	60.4%

Source: Demographics Now, based on data from Experian and Valerie S. Kretchmer Associates, Inc.

The table in Figure 7.5 shows these aggregate expenditures.

With the opening of Pullman Park, residents will have better access to shopping, with the expectation that a large portion of their expenditures will be made there for food, gifts, personal care products, apparel, household furnishings, and other household items.

Analysis of retail demand in the market area based on store types indicates spending by store category, where the dollars are likely to be

FIGURE 7.5
AGGREGATE 2013 CONSUMER
EXPENDITURES IN RETAIL
MARKET AREA

Apparel	\$2,668,774
Education	\$709,318
Entertainment	\$2,219,219
Food	\$8,031,774
Gifts	\$627,500
Health Care	\$2,937,920
Household Furnishings & Equipment	\$1,420,670
Household Operations	\$872,065
Personal Care Products & Services	\$810,580
Reading	\$69,852
Shelter	\$12,041,275
Transportation	\$8,308,067
Utilities, Fuels & Public Services	\$6,116,000
TOTAL	\$46,832,983

Source: Demographics Now, based on data from Experian and Valerie S. Kretchmer Associates, Inc.

spent (e.g., grocery store) as opposed to the type of expenditure (e.g., food). For example, people may buy food at a grocery store, convenience store, discount store, or specialty food store, and these data show the sales that could be generated by residents of the market area for the different store types. A summary table of retail store potential is provided in Figure 7.6.

Residents don't do all of their shopping in any one place. They will shop for things near home, near work, while visiting friends and relatives, on vacation, and just passing by. People comparison shop and will visit different stores when they have sales. As such, no store in any of the store categories will capture all of the potential retail sales of the area.

Based on these data, the market area does not have enough sales potential to compete with other locations for most store types. The largest single categories are food and beverages, gas stations, general merchandise (including discount stores like Walmart, department stores and dollar stores), motor vehicles and auto parts, and food service and drinking places.

Retailers need to generate enough sales to support their typical store sizes. Different categories of retailers generate different sales volumes. For example, a drug store needs to generate sales of \$400 to \$500 per square foot in a store of approximate-

ly 15,000 square feet. That would require sales of at least \$6 million, almost 10 times higher than the total sales potential for the market area. Grocery stores look for sales of \$400+ per square foot. Even if a food store could capture 20% of the total food and beverage potential in the market area, the sales would support at most a 2,300 square foot store, the approximate size of a convenience store. A dollar store of 8,000 to 10,000 square feet would need sales of at least \$1 million, requiring it to capture more than 25% of the total general merchandise sales potential.

Additional demand can come from people driving along 130th Street assuming the commercial development is highly visible and easily accessible.

Certain types of retailers will draw more business from drive-by traffic, particularly if they are well-known national and regional chains. These include convenience stores, fast food, and sandwich and coffee shops. While a dollar store could be a good fit for this location, it is less likely to be patronized by people driving by.

Other uses that could complement a limited number of retail stores and restaurants include medical and allied medical offices, which do not need the same highly visible locations that retailers and restaurants prefer.

FIGURE 7.6
2013 RETAIL STORE POTENTIAL SUMMARY IN RETAIL MARKET AREA

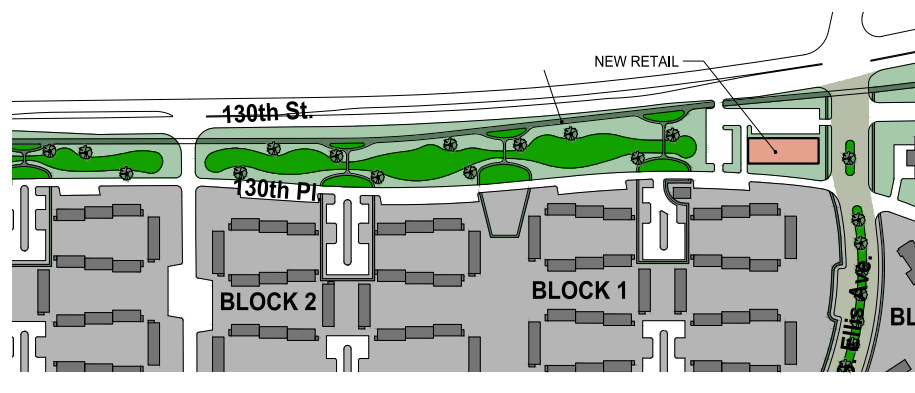
Building Material & Garden Equipment & Supply Dealers	\$443,170
Clothing & Clothing Accessories Stores	\$1,257,580
Electronics & Appliances	\$354,735
Food & Beverage Stores	\$4,668,766
Foodservice & Drinking Places	\$2,315,857
Furniture & Home Furnishings Stores	\$529,424
Gasoline Stations	\$4,056,755
General Merchandise stores	\$3,520,774
Health & Personal Care Stores	\$690,949
Miscellaneous Store Retailers	\$398,782
Motor Vehicle & Parts Dealers	\$2,605,589
Nonstore Retailers	\$1,012,812
Sporting Goods, Hobby, Book & Music Stores	\$294,639
TOTAL	\$22,149,832

Source: Alteryx and Valerie S. Kretchmer Associates, Inc.

FEASIBILITY ANALYSIS OF DEVELOPING RETAIL PROPERTY

W. 130TH ST & S. ELLIS AVE | Per the Master Plan Concept

The recommended location for developing a retail property in Altgeld Gardens is an approximately 19,000 square foot parcel located at the southwest corner of West 131st Street and South Ellis Avenue. As the graphic below illustrates, this location is at the primary entrance to Altgeld Gardens.



LOCATION: This location was chosen after determining that the currently available spaces within Altgeld Gardens are located too far from substantial auto traffic to attract and retain a viable market-driven retail operation. The daily traffic volume on West 131st Street, estimated by IDOT to be roughly 20,000 cars per day, was considered adequate. Coupled with the existence of a traffic signal at the Ellis/131st intersection, the substantial traffic volume made this site the logical location to investigate economic feasibility for a retail site. Site access would be provided at the northwest corner of the site as a right-in/right-out access point onto 130th Street.

FINDINGS: A small retail development targeted to the general merchandise and limited food service sub-sectors is economically feasible under certain structured financing conditions. Locating at West 131st Street and South Ellis Avenue is key to provide access and visibility to high traffic volumes on 130th Street. In order to achieve market returns, support through programs such as New Market Tax Credits for an equity investment may be necessary. Resolving the impediment posed to the debt and equity parties by an existing Metropolitan Water Reclamation District (MWRD) easement running across the preferred location would be a necessary precondition to moving forward with the development. Growth of Altgeld

Garden's total population and resident incomes is another important consideration. Under these circumstances, a near conventional market rate of return on investment is feasible. A 15.6% internal rate of return, before taxes and non-cash tax benefits, is projected.

MARKET FACTORS: Interviews were held with a small number of firms experienced in inner-city retail development to inform the basic assumptions for the economic feasibility analysis and to test the possible depth of interest by tenants in this location. Besides these market factors, the interviews also delved into the matter of an existing easement held by the MWRD running across the land in question.

Opinion was mixed about the possible effects that the easement might have on the development prospects for this site. The best outcome would be for the MWRD to give up this portion of its easement. If that were not possible, the next best outcome would be that the developer would secure a title policy that carved out the easement from its coverage and such a policy would be acceptable to any lender and/or investor in the retail development. In the latter case, substantial due diligence with the lender, investor, and tenant markets would need to be conducted as a pre-condition to undertaking any development of the site.

Given the automobile-dependent nature of the area in which Altgeld Gardens is located and of the neighborhood itself, a key determinant in the success of attracting and maintaining successful retail to the site will be the growth prospects of the complex. Plans to increase the total population of Altgeld Gardens and improve the household income of its residents will be factors in the due diligence conducted by potential retail tenants.

RETAIL TENANTS: The interviews also revealed the opinion that a retail site in this location would be feasible if the size of the retail facility and its tenant mix were attuned to the specific advantages and challenges of this location. The recommendation was that roughly 10,000 square feet of retail space and associated parking would be viable for retail tenants focused on general merchandise and limited food service food.

Given the concerns of Altgeld Gardens residents, it would be ideal to find a general merchandise store willing to stock fresh foods in addition to their normal inventory of dry and packaged goods. The limited food service tenant would likely be a chain coffee shop operator interested by the combination of potential walk-in and auto traffic customers.

RENT & EXPENSES: Assumptions regarding rent and expenses for the feasibility analysis were clarified through

the interview process. Triple net rents of \$15 and operating expenses of \$16 per square foot were deemed reasonable. The retail market assessment provided earlier in this section discusses the state of the surrounding retail market in more detail.

FINANCING: The final structured financing scheme delivers a nearly 16% internal rate of return over five years. Investors of the amounts in question typically require a five to seven year horizon for their liquidity event. The 16% return is somewhat below the usual and customary 20% IRR but could be improved by a longer take out horizon and inclusion of non-cash tax benefits in the calculations.

A key factor in the potential profitability of the development will be the cost to acquire the land in question. For purposes of the feasibility analysis, it was assumed that the land would be sold to the developer for \$1.00 per square foot.

A critical element of achieving a market rate return is to limit the amount of investor equity and to take out that investment in as short a period after stabilization of rents and expenses as reasonably possible. As can be seen in the Feasibility Analysis in Figure 7.7, market-driven equity is limited to 20% of total development cost, the take out is modeled in Year 5, after three years of stabilized operations,

and return on investment terms are favorable to the equity investor.

In the course of developing the Feasibility Analysis, it became clear that several funding sources would be required to achieve the level of market rate return that would attract a developer and the necessary financing. Given the limited pro forma debt carrying capacity of the fully rented retail development -- 60% of total development cost -- and the limited amount of market-driven equity, a below-market source of financing will be needed. In this case, it is assumed that the developer would be able to access a New Market Tax Credit equity investment for capital construction and a NMTC-driven interest rate subsidy to lower the permanent debt service.

Finally, the cost of predevelopment was modeled as part of the Feasibility Analysis. The primary assumption used was that the developer would be able to secure a loan totaling 75% of estimated pre-development costs. Sources for this loan typically would be the construction/permanent lender, but given the easement challenge and the need to secure letters of interest from tenants for an untested location such as this one, it might be more expedient for the CHA to make this loan under the terms that are usual and customary for its housing redevelopments.

FIGURE 7.7
FEASIBILITY ANALYSIS FOR ALTGELD GARDENS RETAIL SITE

SOURCES			\$ per RSF	% TDC
Hard Debt	60%	\$2,468,148	\$123	60%
Investor Equity	20%	\$834,763	\$42	20%
NMTC Equity	20%	\$835,000	\$42	20%
Total		\$4,137,911	\$207	100%

USES			\$ per RSF	% TDC
Land Acquisition		\$38,000	\$2	1%
Construction		\$2,400,000	\$120	58%
Parking Area Construction		\$126,000	\$6	3%
T.I. Allowance		\$400,000	\$20	10%
OHPGC	12%	\$368,676	\$18	9%
Contingency	5%	\$146,300	\$7	4%
Soft Costs ¹	20%	\$658,935	\$33	16%
Total		\$4,137,911	\$207	100%

INVESTOR EQUITY TAKE OUT (RE-FINANCING)²		
Investor CoC	52.0%	
Investor IRR	15.7%	

CASH TO DEVELOPER	
Total Cash to Developer (Net of Equity)	\$561,711

PRE-DEVELOPMENT EQUITY ESTIMATE	
Total Pre-Development Cost	\$499,255
Construction Loan (Prorata) - 75%	\$374,441
Estimated Total Pre-Dev Equity Need	\$124,814

ASSUMPTIONS			
Construction Cost / SF	\$120.00	Cap Rate - Permanent Debt	6.75%
T.I. Allowance / SF	\$20.00	LTV Max - Permanent Debt	75%
Parking Area Construction Cost / SF	\$7.00	Length of Leases (Years)	10
Net RSF	20,000	Commissions / SF	
Parking Area SF	18,000	Landlord	\$4.00
\$ NNN Rent / SF / Year	\$15.00	Tenant	\$4.00
As-Is Land Value	\$1.00		
Vacancy	10%		
Operating Expense / SF			
RE Taxes	\$6.00		
CAM	\$2.00		
Operations	\$8.00		
% of Ops Reimbursed	100%		

¹ Includes all reserves, soft cost contingency, commissions, interest carry, & 10% developer OH & CM

² A combination of % cumulative preferred return, % of Before Tax Cash Flow (BTCF), and % of residuals after return of investor equity, payment of preferred return and repayment of debt in Year 5.

Source: Axia Development, Inc.; with assistance from Valerie S. Kretchmer Associates, Inc.



SECTION 8

HOUSING ASSESSMENT

**BY THE NUMBERS:
HOUSING AT ALTGELD GARDENS****1,344**

Total units available for rent in 2012

\$159

Average rent paid in 2012

128

Units with a person age 62+

240

Additional units of affordable senior housing that are in demand in the market area

100

Units at Altgeld Gardens that have a senior citizen living with other family members

3

Properties in Chicago dedicated to intergenerational housing, including grandparents raising grandchildren

58

Units of intergenerational housing, along with supportive services, that are in demand in the market area

This housing assessment for Altgeld Gardens includes the following elements: (1) Review of the existing housing and demographics of the residents at Altgeld Gardens; (2) Delineation of a housing market (trade) area from which Altgeld Gardens would draw; (3) Assessment of the affordable family and senior housing in the housing market area; (4) Analysis of the market area's demographics and the implications for new housing at Altgeld Gardens; and (5) Assessment of the demand for family, senior, and intergenerational housing at Altgeld Gardens.

KEY FINDINGS

According to information from the CHA, Altgeld Gardens-Murray Homes have a total of 1,344 units available for rent, of which 95% were occupied as of year-end 2012. The currently available units total 102, a higher number than the 64 units at the end of 2012. The average rent paid in 2012 was \$159 per month. Tenants must pay a minimum rent of \$75 or 30% of income.

The housing market area for Altgeld Gardens is bounded by 95th Street on the north, the Little Calumet River to 127th Street on the south, I-94 on the east, and Halsted Street on the west. In addition to the Riverdale community area, it also includes all or portions of Roseland, Pullman, and West Pullman. This larger housing market

area has higher incomes, more owner-occupied housing, and an older age profile than the two Census tracts that include Altgeld Gardens.

There are 1,145 units of affordable family housing and 440 senior units in the market area. At this time, no approved affordable units by the City of Chicago or the Illinois Housing Development Authority have been identified in the market area. Most of these properties have deep subsidies and are full with wait lists, indicating a need for more affordable housing.

There is demand for family apartments, based on the large waiting list the CHA has for public housing. The proposed 528 units in the Preferred Concept Plan should primarily consist of 2-4 bedrooms. With the planned improvements to the overall property, it should be more attractive to potential residents. In addition, the opening of Walmart and other stores at Pullman Park at 111th Street and the Bishop Ford Expressway will bring quality shopping closer to Altgeld Gardens. This will also help to attract families to the rehabbed buildings.

There are now 128 units at Altgeld Gardens with a person age 62+; of these, 28 are living alone in one bedroom apartments. There is demand for 240 to 250 additional units of affordable senior housing in the market area and that there is more than enough support for 47 one-bedroom

units on the first floor of specially designated buildings. The upper floor of these buildings will be suitable for singles under age 62.

Another 100 units at Altgeld Gardens have a senior citizen living with other family members. Some of these residents might be interested in living alone, while still living close to their families. Shuttle service or Dial-A-Ride to shopping and medical care, as well as social services specific to this older population, will be needed to attract seniors to this location.

In addition, there is an opportunity for dedicated intergenerational housing including for grandparents raising grandchildren, as long as the units have deep subsidies and there is no minimum restriction on the age of the grandparent. There are three such properties in Chicago with a total of 54 units. Assuming supportive services targeted to these families, there is demand for the 58 proposed units. Some of these households will have grandparents raising grandchildren, though many will consist of three generations. There should be a mix of two, three, and four bedrooms for these households.

**EXISTING HOUSING AT
ALTGELD GARDENS**

Altgeld Gardens has approximately 225 low-rise buildings arranged by block in six phases. As of this date,

Phases 1, 2, 3, and 4 occupying 9 blocks have been renovated. They contain a total of 1,344 units. Three blocks on the northeast side, two blocks in the center, and two blocks on the south side of the property are dilapidated and not occupied at the present time. The majority of apartments at Altgeld Gardens have two and three bedrooms.

Figure 8.1 summarizes CHA housing data as of year-end 2012 and July 2013 to gain an understanding of the housing and tenancy at Altgeld Gardens. As of year-end 2012, 68% of the 1,973 total units were available for rent (1,344). Of these, 1,280 units equal to 95% were occupied. Turn-over in 2012 was 11% and the average rent paid per tenant was \$159.

FIGURE 8.1
ALTGELD GARDENS YEAR-END 2012 PROPERTY SUMMARY

	#	%
Total Housing Units	1,973	-
Total Vacant Units Year-End 2012*	628	31.8%
Units Available for Rent Year-End 2012	1,344	68.1%
Occupied Units Year-End 2012	1,280	95.2%
Vacant Units Available to Rent Year-End 2012	64	4.8%
Average Rent Per Unit Year-End 2012	\$159	-
2012 Move-Ins (Annual Turnover)	149	11.1%

* Most of these units are not available to rent because they are in litigation or abandoned.

Source: CHA; calculations by Valerie S. Kretchmer Associates, Inc.

As of July 2013, 102 units were vacant and available for rent. The occupancy rate, based on the number of units occupied out of the number available for rent, was 93%. Almost 10% of the units have a person age 62 or older. Of these, 22% are living by themselves in one bedroom units. The majority of the other seniors are living in two bedroom apartments with others, and smaller numbers are in three and four bedroom apartments.

The unit mix by bedroom size is also shown in the table in Figure 8.2. Two and three bedroom units account for 79% of the total units. Of the vacant units available for rent, over half have two bedrooms and 35% have three bedrooms.

HOUSING MARKET AREA DEMOGRAPHICS

The housing market area for Altgeld Gardens is not the same as the retail market area, as noted by the boundaries of the former: 95th Street on the north, Stony Island Avenue south to the Bishop Ford Expressway (I-94) on the east, the Little Calumet River/138th

Street west to Indiana Avenue to 127th Street on the south, and Halsted Street on the west. It includes all or portions of the Riverdale, Roseland, Pullman, and West Pullman community areas. A map of the housing market area is provided in Figure 8.3, with the residential portion of the Altgeld Gardens Census tracts outlined.

FIGURE 8.2
ALTGELD GARDENS JULY 2013 PROPERTY SUMMARY

	#	%
Total Housing Units	1,973	-
Total Vacant Units	671	34.0%
Total Rentable Units	1,404	-
Occupied Units	1,302	-
Vacant Units Available to Rent (of Total Rentable)	102	7.3%
Current Mix of Units by Bedrooms ¹		
1 Bedroom	144	7.4%
2 Bedroom	895	45.7%
3 Bedroom	645	33.0%
4 Bedroom	273	13.9%
Units Available to Rent by Bedrooms*		
1 Bedroom	4	3.9%
2 Bedroom	54	52.9%
3 Bedroom	36	35.3%
4 Bedroom	8	7.8%
# of Units with a Person Age 62+	128	9.8%
# of Units with a Person Age 62+ Living Alone ²	28	21.9%
# of Units with a Person Age 62+ Living with Others ²	100	78.1%

¹ Total of units by bedroom is slightly lower than total units shown.

² % of Those with a Person Age 62+

Source: CHA; calculations by Valerie S. Kretchmer Associates, Inc.

consists of the two Census tracts that include the property. The latter is also the same as the retail market area used in the retail market assessment.

\$37,160 compared to only \$14,000 at the Altgeld Gardens-Murray Homes area. Thirty-nine percent of the households in the market area earn over \$50,000 compared to 15% in the Altgeld Gardens Census tracts. Residents of the housing market area are far more likely to own a car and home compared to residents living in Altgeld Gardens.

FIGURE 8.3
HOUSING MARKET AREA MAP

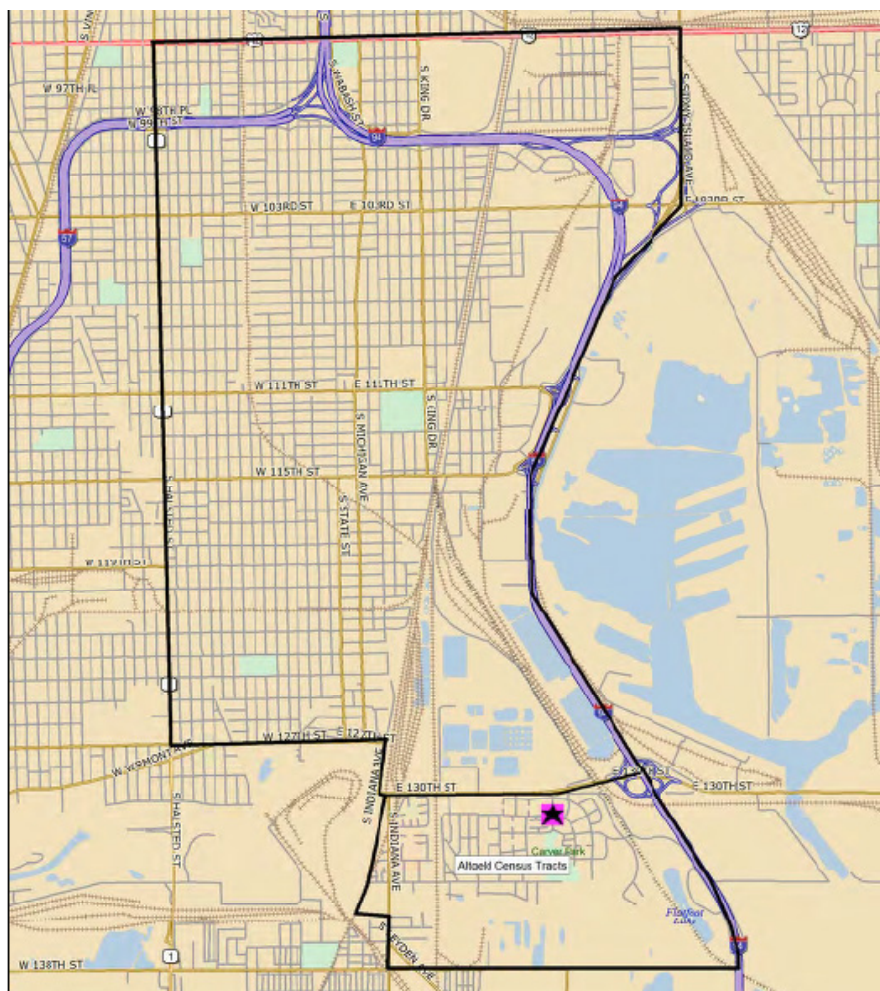


FIGURE 8.4
COMPARISON OF ALTGELD GARDENS
CENSUS TRACTS & HOUSING MARKET AREA

	Altgeld Gardens Census Tracts		Housing Market Area	
	2010	2013 Est	2010	2013 Est
Population	6,482	6,530	77,180	77,695
% Change, 2010-2013	-	0.7%	-	0.7%
Households	2,099	2,118	25,938	26,204
% Change, 2010-2013	-	0.9%	-	1.0%
Median Age (years)	22.8	23.4	35.6	36.1
% Under Age 19	45.7%	44.3%	31.4%	30.1%
% Over Age 65	6.0%	6.3%	14.5%	14.8%
Median Household Income	\$13,993	\$13,964	\$36,816	\$37,160
Average Household Income	\$27,666	\$28,166	\$50,541	\$50,859
% Under \$25,000	69.9%	69.7%	35.8%	35.8%
% \$25,000 to \$49,999	15.2%	15.4%	26.0%	25.7%
% \$50,000 to \$74,999	9.4%	9.2%	18.1%	18.0%
% Over \$75,000	5.4%	5.6%	20.1%	20.5%
% Age 16+ in Labor Force	50.8%	44.5%	50.9%	45.8%
% Without a Car	46.8%	46.6%	25.2%	25.4%
% Owner-Occupied Housing	12.2%	12.2%	54.9%	54.3%
% Renter-Occupied Housing	87.8%	87.8%	45.1%	45.7%

Source: Demographics Now, based on data from Experian and Valerie S. Kretchmer Associates, Inc.

FIGURE 8.5
2013 ESTIMATED HOUSEHOLDS BY AGE
ALTGELD GARDENS CENSUS TRACTS & HOUSING MARKET AREA

	Altgeld Gardens Census Tracts		Housing Market Area	
Total Households	2,118		26,204	
Age 15 to 24	89	4.2%	572	2.2%
Age 25 to 34	511	24.1%	3,134	12.0%
Age 35 to 44	493	23.3%	4,335	16.5%
Age 45 to 54	431	20.3%	5,172	19.7%
Age 55 to 64	283	13.4%	5,010	19.1%
Age 65 to 74	168	7.9%	4,442	17.0%
Age 75+	143	6.8%	3,539	13.5%
Median Age of Head of Household	44.3		54.8	

Source: Demographics Now estimates

FIGURE 8.6
ALTGELD GARDENS HOUSING MARKET AREA
HOUSEHOLDS UNDER AGE 65 BY INCOME, 2013-2018

	2013		2018		Change 2013-2018	
	#	%	#	%	#	%
Total	18,223		17,061		-1,162	
\$0 to \$19,999	5,506	30.2%	4,666	27.4%	-840	-15.3%
\$20,000 to \$39,999	3,803	20.9%	3,339	19.6%	-464	-12.2%
\$40,000 to \$59,999	3,141	17.2%	2,664	15.6%	-476	-15.2%
\$60,000 to \$74,999	1,800	9.9%	1,812	10.6%	12	0.7%
Over \$75,000	3,974	21.8%	4,579	26.8%	605	15.2%

Source: Demographics Now estimates

The median age of the head of household is significantly older in the market area (55 vs. 44 years), as shown in Figure 8.5. In addition, the market area has double the share of senior households at 31%, but half the share of households under age 35 (14%). This is not surprising since Altgeld Gardens is a family development. This shows the extent to which the Altgeld Gardens Census tracts have a much younger age profile than the larger housing market area.

Regarding the incomes of market area residents by age, those under 65 are more likely to be living in family housing while those over 65 are candidates for senior housing. The table in Figure 8.6 shows the income distribution of households under age 65. Thirty percent of these households (5,500) have incomes under \$20,000 and another 21% (3,800) have incomes of \$20,000 to \$40,000. These are households likely to be eligible for affordable housing. Their numbers are projected to decrease by 1,300 or 14% by 2018.

Assessing the demand for designated senior housing as part of the rehabilitation of Altgeld Gardens, the number and characteristics of the senior households in the housing market area as of 2013 and projected to 2018 are shown in the table in Figure 8.7. The number of households with a person ages 65 to 74 is projected to increase by 516 or 11.6%, while

BY THE NUMBERS:
COMPARING ALTGELD GARDENS
TO THE HOUSING MARKET AREA

ALTGELD GARDENS	MARKET AREA
23.4	36.1
Median Age	
\$13,964	\$37,160
Median Household Income	
44.3%	30.1%
% Under Age 19	
6.3%	14.8%
% Over Age 65	
\$28,166	\$50,859
Average Household Income	
46.6%	25.4%
% Employees without a Car	
12.2%	54.3%
Owner-Occupied Housing Units	
87.8%	45.7%
Renter-Occupied Housing Units	

the number over 75 years of age is projected to increase by 158 or 4.5%. The number of households ages 55 to 64 is larger than those in the older age groups, but is projected to increase by less than 1%.

Typically, those ages 50 to 64 are less likely to live in age-restricted housing even though most senior housing is open to those aged 62 and over and some allow residents over 55 years of age. The market area has slightly more than 2,000 households ages 65+ with incomes less than \$20,000 and another 1,400 with incomes between \$20,000 and \$30,000 for a total of slightly more than 3,400 seniors with

incomes less than \$30,000. Their number is projected to decrease very slightly over the next five years.

MARKET AREA RENTAL CHARACTERISTICS

The table in Figure 8.8 shows the estimated rent distribution and median rent paid in the Altgeld Gardens Census tracts compared to the larger housing market area. The median rent in the housing market area is considerably higher than that in the Altgeld Gardens Census tracts -- \$680 vs. \$243. About 48% of the renters in the housing market area are paying in excess of \$700 per month in rent.

FIGURE 8.8
ALTGELD GARDENS CENSUS TRACTS & HOUSING MARKET AREA
2013 CASH RENT PAID

	Altgeld Gardens Census Tracts		Housing Market Area	
\$0 to \$99	230	12.4%	320	2.7%
\$100 to \$199	203	10.9%	651	5.4%
\$200 to \$299	603	32.4%	964	8.0%
\$300 to \$399	167	9.0%	474	4.0%
\$400 to \$499	26	1.4%	614	5.1%
\$500 to \$599	114	6.1%	1,387	11.6%
\$600 to \$699	95	5.1%	1,848	15.4%
\$700 to \$999	328	17.6%	3,940	32.9%
\$1,000+	94	5.1%	1,541	12.9%
No Cash Rent	0	0.0%	249	2.1%
Median	\$243		\$680	

Source: Demographics Now estimates

FIGURE 8.7
ALTGELD GARDENS HOUSING MARKET AREA
SENIOR HOUSEHOLDS BY AGE & INCOME

	2012		2017		Change 2012-2017	
	#	%	#	%	#	%
Households 55-64	5,010		5,036		26	0.5%
Under \$10,000	672	13.4%	549	10.9%	-123	-18.3%
\$10,000 to \$19,999	593	11.8%	564	11.2%	-29	-4.9%
\$20,000 to \$29,999	564	11.3%	507	10.1%	-57	-10.1%
\$30,000 to \$34,999	259	5.2%	239	4.7%	-20	-7.7%
\$35,000 to \$49,999	505	10.1%	500	9.9%	-5	-1.0%
\$50,000 to \$74,999	1,126	22.5%	1,103	21.9%	-23	-2.0%
\$75,000+	1,289	25.7%	1,575	31.3%	286	22.2%
Households 65-74	4,442		4,958		516	11.6%
Under \$10,000	342	7.7%	330	6.7%	-12	-3.5%
\$10,000 to \$19,999	551	12.4%	601	12.1%	50	9.1%
\$20,000 to \$29,999	728	16.4%	726	14.6%	-2	-0.3%
\$30,000 to \$34,999	348	7.8%	347	7.0%	-1	-0.3%
\$35,000 to \$49,999	639	14.4%	665	13.4%	26	4.1%
\$50,000 to \$74,999	952	21.4%	1,074	21.7%	122	12.8%
\$75,000+	884	19.9%	1,216	24.5%	332	37.6%
Households 75+	3,539		3,697		158	4.5%
Under \$10,000	292	8.3%	236	6.4%	-56	-19.2%
\$10,000 to \$19,999	840	23.7%	823	22.3%	-17	-2.0%
\$20,000 to \$29,999	683	19.3%	692	18.7%	9	1.3%
\$30,000 to \$34,999	224	6.3%	222	6.0%	-2	-0.9%
\$35,000 to \$49,999	595	16.8%	623	16.9%	28	4.7%
\$50,000 to \$74,999	400	11.3%	408	11.0%	8	2.0%
\$75,000+	507	14.3%	697	18.9%	190	37.5%

Source: Demographics Now

AFFORDABLE FAMILY PROPERTIES

Surveying the affordable family and senior properties in the housing market area, there are six family properties with a total of 1,145 units that have some type of subsidy or affordability requirements. Details for these properties are summarized below.

	CONCORDIA PLACE	RIVERSIDE VILLAGE	ROSELAND RIDGE	PULLMAN WHEELWORKS	UNIVERSAL CITY	INDIAN TRAILS
Address:	13037 Daniel Dr	13215 S. Indiana Ave	10513 S. Michigan Ave	901 E. 104 th St	9510 S. Constance	221 E. 121 st St
Year Built:	N/A	N/A	2000	1980 (prior rehab 1903)	N/A	1971
Total Units:	297	258	40	210	160	180
Unit Types:	Studio, 1BR, 2BR, 3BR	1BR, 2BR, 3BR, 4BR	1BR, 2BR, 3BR	Studio, 1BR, 2BR, 3BR	1BR, 2BR, 3BR	1BR, 2BR
Rental Range:	30% of income (all units)	\$676 to \$1,170	N/A	30% of income (all units)	30% of income	30% of income (all units)
Sq Ft Range:	N/A	605 to 1,092	702 to 1,404	483 to 1,100	500+	600 to 900
Occupancy:	80% (approximate)	N/A	N/A	94%	100%	97%
Amenities & Comments:	HUD Section 8 property near Altgeld Gardens. Wait list is 18 months and is closed for all but 1 BR. Occupancy is typical with vacancies in all unit sizes. Utility allowances are \$30 to 46 depending on unit size.	37 2-story buildings. LIHTC ¹ . Originally built as Eden Green Cooperative. A portion was vacated in the mid-2000s and is now all rental. Units have air conditioning, carpet, patio or balcony, washer-dryer in unit, remodeled kitchens with oak cabinets, stove and refrigerator. Playground and clubhouse. High speed internet available. Substantial rehab in 2007.	City of Chicago funding. Developed by NHS and managed by Metroplex. Units are air conditioned, cable ready. Eat-in kitchen, washer/dryer. Free off-street parking. Newer building in excellent condition with attractive design and fencing on a tree-lined street near senior housing. 18 attached 2-story buildings with full basements, brick and precast townhomes.	Mercy Housing Lakefront acquired bldg. for rehab in 2011. All units covered by project-based Section 8. LIHTC ¹ , HOME, historic preservation tax credits. Currently under extensive rehabilitation. Major renovations to include kitchens, bathrooms, and balconies. Scheduled for completion Fall 2013. Wait list has 200-250 people and is closed. More demand for 2 and 3 BR units. More than one generation of family and extended families living here. Two communities, one is new. Full time resident service coordinator on-site. Awarded Kaboom grant to build 3,600 SF playground at end of August.	Large brick mid-rise building and 3-story townhome walk-ups with 4 units in each and 4 to a semi-detached block. Section 8 and tax exempt bond funding. All units restricted to those at 50% of AMI ² or lower. Campus-like feel with clean landscaping and some grassy areas. Buildings in good to very good condition. Wait list is 1-3 years. List recently opened and quickly closed; last time opened was 2009. Some commercial space and parking lot in good repair. Management on-site.	HUD. Three 5-story buildings with an elevator managed by Midland Properties. All units subsidized (Sec 8 & PBV). Tenants pay utilities. Utility allowance: 1BR=\$28/mo.; 2BR= \$39/mo. On-site management and parking lot. Stove and refrigerator. Wait list currently 2-3 yrs. Laundry room on-site, no other amenities. Brick mid-rise in good condition.

¹ LIHTC = Low Income Housing Tax Credit

² AMI = Area Median Income

Source: Valerie S. Kretchmer Associates, Inc.

AFFORDABLE SENIOR PROPERTIES

As summarized below, the market area has a total of seven affordable senior buildings with 440 units. Five of the buildings opened in the past ten years and three within the past two years. Occupancy is high for the properties that opened prior to 2012.

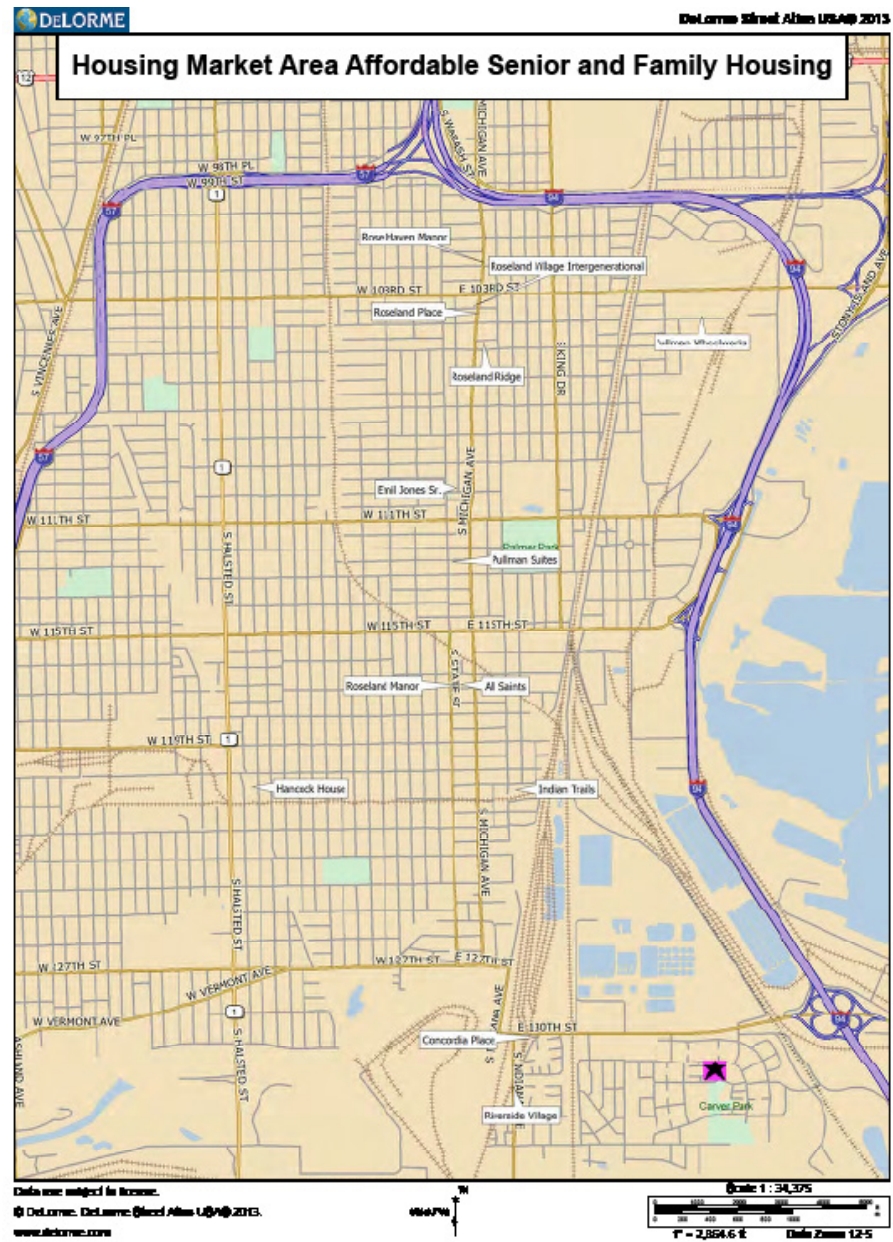
	PULLMAN SUITE SENIOR APTS	ROSELAND MANOR	ALL SAINTS RESIDENCE	EMIL JONES SENIOR CITIZENS BLDG	ROSEHAVEN MANOR	ROSELAND PLACE	HANCOCK HOUSE
Address:	17-19 E. 112 th Pl	11717 S. State St	11717 S. State St	19 E. 110 th Pl	10220 S. Michigan	10420 S. Michigan	12045 S. Emerald
Unit Types:	1BR	Studio, 1BR	1BR	1BR	Studio, 1BR	1BR	Studio, 1BR
Total Units:	60	60	42	60	59	70	89
Low Income Units:	60	60	42	60	59	70	80
Occupancy:	28%	100%	N/A	N/A	100%	99%	N/A
Amenities & Comments:	New brick 3-story midrise bldg in excellent condition. Building just opened and just beginning to lease. All units targeted to those at 50% AMI. Funded with City LIHTCs ¹ . Many common area amenities.	Owned and managed by Catholic Charities. Wait list. Building in good condition. Section 202 property, tenants pay 30% of their income. Service coordinator and planned activities onsite. Management did not respond to requests for information. Also allows younger disabled.	Managed by Catholic Charities. New facility, opened 2012, connected to Roseland Manor. Section 202 buildings targeted to those at 50% AMI ² . Tenants pay 30% of their income. Building in very good condition.	Section 202 building in very good condition. Attached to Roseland YMCA. Tenants pay 30% of their income. Building has many common area amenities.	Section 202 building in good condition. Developed by Wood River Baptist district. Some common area amenities and services. Tenants pay 30% of income, generally ranging from \$113-440. Contract rents are \$1,540 for a studio and \$1,759 for 1 BR units. Also allows younger disabled.	City of Chicago Senior Center on-site. Adjacent to Roseland Village Intergenerational Apartments. Building in very good condition, has many common area amenities. Units at 30% AMI ² , 40% AMI ² , 50% AMI ² , and 60% AMI ² with set rents.	New LIHTC ¹ building in excellent condition. Project-based vouchers.

¹ LIHTC = Low Income Housing Tax Credit

² AMI = Area Median Income

Source: Valerie S. Kretchmer Associates, Inc.

FIGURE 8.9
LOCATION MAP OF AFFORDABLE FAMILY & SENIOR HOUSING
PROPERTIES WITHIN THE HOUSING MARKET AREA



Source: DeLorme Street Atlas USA, 2013

DEMAND FOR
ADDITIONAL HOUSING

SENIOR HOUSING

The demand for senior housing at Altgeld Gardens was analyzed based on the existing and planned senior housing in the market area and the number of households age 65+ with incomes less than \$30,000. This approximates the maximum allowable income for one person at 60% of area median income (AMI) and two people

at 50% AMI. The income limits are shown below based on the number of people in a household.

Income % of Area Median Income (AMI)	Household Size	
	1	2
30% AMI	\$15,480	\$17,670
50% AMI	\$25,800	\$29,450
60% AMI	\$30,960	\$35,340

Source: Illinois Housing Development Authority

FIGURE 8.10
ALGELD GARDENS HOUSING MARKET AREA
MARKET PENETRATION, 2012-2013

	2012	2013
<u>Housing Market Area Households 65+ Years</u>	7,985	8,660
Income Under \$10,000	634	556
Income \$10,000 to \$19,999	1,391	1,424
Income \$20,000 to \$29,999	1,411	1,418
Total Households 65+ with Incomes Under \$30,000	3,436	3,408
Income \$30,000 to \$34,999	572	569
Income \$35,000 to \$49,999	1,234	1,288
Income \$50,000 to \$74,999	1,352	1,482
Income \$75,000+	1,391	1,913
Total Households 65+ with Incomes Over \$30,000	4,549	5,252
<u>Housing Market Area Penetration</u>		
Existing & Planned Affordable Independent Living Senior Units	440	440
Penetration of Existing & Planned Affordable Independent Living Units of HHs 65+ with Incomes Under \$30,000	12.8%	12.9%
Additional Supportable Units in the Market Area to Reach 20% Market Penetration of HHs 65+ with Incomes Under \$30,000	247	242

Note: Numbers may not total due to rounding

Source: Valerie S. Kretchmer Associates, Inc. based on estimates and projections from Demographics Now

It is unlikely that many seniors looking to rent an apartment at Altgeld Gardens will have more than one person, so that the likely maximum income will be \$25,800, the maximum for one person at 50% AMI. Many potential renters will likely fall in the 30% AMI category with incomes below \$15,480.

The table in Figure 8.10 shows the degree to which the existing affordable senior housing penetrates the senior households in the housing market area. Typically when the penetration rate reaches 20% to 25%, the market is considered to be well served with affordable senior housing. Higher levels often mean that the market area is saturated, and any new housing will have a negative impact on other housing targeting the same demographic. As shown in the table, the market area has a total of 440 affordable senior units, most of which have deep subsidies. At this time, no senior projects in the market area were identified that have already been approved by the City of Chicago or the Illinois Housing Development Authority for funding. The existing market area senior units penetrate 12.8% of the senior households with incomes less than \$30,000. This is a very reasonable level for a market area.

If the overall penetration rate were to increase to 20% of the households age 65+ with incomes under \$30,000,

the market area could support approximately 240 to 250 new senior units. This assumes that new housing has all or a large share of its units covered by deep subsidies so that it can compete effectively with the other properties that have Section 202 funding, project-based vouchers, or other form of rental assistance.

While there is market area demand for 240 to 250 units, it does not mean that Altgeld Gardens could capture all of this new senior housing. This is due to its location in comparison to potential sites with better access to senior services (such as a senior center in Roseland), medical care and shopping. In order for Altgeld Gardens to be attractive to seniors, it will need to offer shuttle service or arrange for Dial-A-Ride to take seniors to shopping and medical appointments in other neighborhoods. In addition, safety is extremely important to seniors so that a senior building at Altgeld Gardens will need to make seniors feel safe. It is also possible that some of the 100 seniors now living with family members at Altgeld Gardens-Murray Homes would prefer to be in their own apartments if senior-designated housing was available, giving them their own space, but still near their families.

The table in Figure 8.11 shows the potential demand for senior housing at Altgeld Gardens. The demand for 75 to 100 units for those ages 65+

with incomes less than \$30,000 was estimated, based on Altgeld Gardens being able to capture 3% to 4% of the senior households with incomes less than \$20,000 and 1% to 2% of those with incomes of \$20,000-29,999. These rates are based on the level of competition in the market area and the potential desirability of the Altgeld Gardens site for senior housing post-rehabilitation. With the opening of Walmart and other stores at Pullman Park, Altgeld Gardens will be somewhat less isolated from shopping and services and this will improve the marketability of the site for seniors and families.

First floor units in a designated building will be suitable for seniors. The demand shown below is well in excess of the number of new first floor units planned in the Preferred Concept.

FAMILY HOUSING

According to the CHA, there is no specific waiting list at Altgeld Gardens at the present time. It has not been possible to determine the number of residents who moved back to Altgeld Gardens post-rehabilitation. Since the displaced residents were given either temporary vouchers with the right to return or permanent vouchers for

FIGURE 8.11
ALTGELD GARDENS CENSUS TRACTS & HOUSING MARKET AREA
INDEPENDENT LIVING SENIOR HOUSING DEMAND

	2012 Capture Rates		2017 Capture Rates	
<u>Income Level Under \$10,000</u>	3.0%	4.0%	3.0%	4.0%
Number of Households Over 65	634	634	566	566
Demand at 3% to 4% Penetration	19	25	17	23
<u>Income Level \$10,000 to \$19,999</u>	3.0%	4.0%	3.0%	4.0%
Number of Households Over 65	1,391	1,391	1,424	1,424
Demand at 3% to 4% Penetration	42	56	43	57
<u>Income Level \$20,000 to \$29,999</u>	1.0%	2.0%	1.0%	2.0%
Number of Households Over 65	1,411	1,411	1,418	1,418
Demand at 1% to 2% Penetration	14	28	14	28
Total Demand from Households Over 65	75	109	74	108

Source: Valerie S. Kretchmer Associates, Inc. based on estimates and projections from Demographics Now

privately-owned housing, we know that some tenants chose not to return. Altgeld Gardens has 102 vacant and rent ready units as of July 2013, per CHA records. The CHA's family wait list is extremely long, though it is indeterminate as to how many on the list would be interested in moving to the Far South Side.

There are 1,145 affordable family units in the market area, excluding Altgeld Gardens, and they have waiting lists, some of which are closed. With the occupied and available units at Altgeld Gardens, the total increases to almost 2,500 units, all of which are targeted to very low-income households, primarily with incomes less than \$20,000.

The penetration rate of the existing affordable units of the total number of households under age 65 with incomes under \$20,000 is 45%, an

already high rate. However, given the need for deeply subsidized units for extremely low-income households, there should be support for 302 to 310 additional units as proposed under the two concept plans. In addition, since Altgeld Gardens have relatively few one bedroom units, there should be support for the proposed 23 or 47 units targeted to those under age 62. These units are proposed for the second floor of buildings in which the ground floor is reserved for seniors or physically handicapped persons.

With the newly rehabbed apartments, improvements planned for the overall property, and new shopping at Pullman Park, another 300+ family units can be supported at Altgeld Gardens.

INTERGENERATIONAL/ GRANDPARENT HOUSING

In addition, there is likely to be demand for intergenerational housing at

Altgeld Gardens. Based on review of the ages of current residents, approximately 100 units are occupied by a household with a person age 65+ who is not living alone. Seventy of the seniors are in apartments with 2 bedrooms, 21 are in 3 bedrooms, and 9 are in 4 bedrooms. In addition, there are many intergenerational households with a grandparent younger than 65.

There are very few buildings in Chicago that are specifically designed for grandparents raising their grandchildren. Roseland Village Intergenerational Apartments at Michigan Avenue and 104th Street in the housing market area is one of these. As discussed above, it has had difficulty renting its apartments, due to tenancy restrictions rather than lack of need or interest on the part of grandparents. The other two facilities in Chicago are Coppin House in Wash-

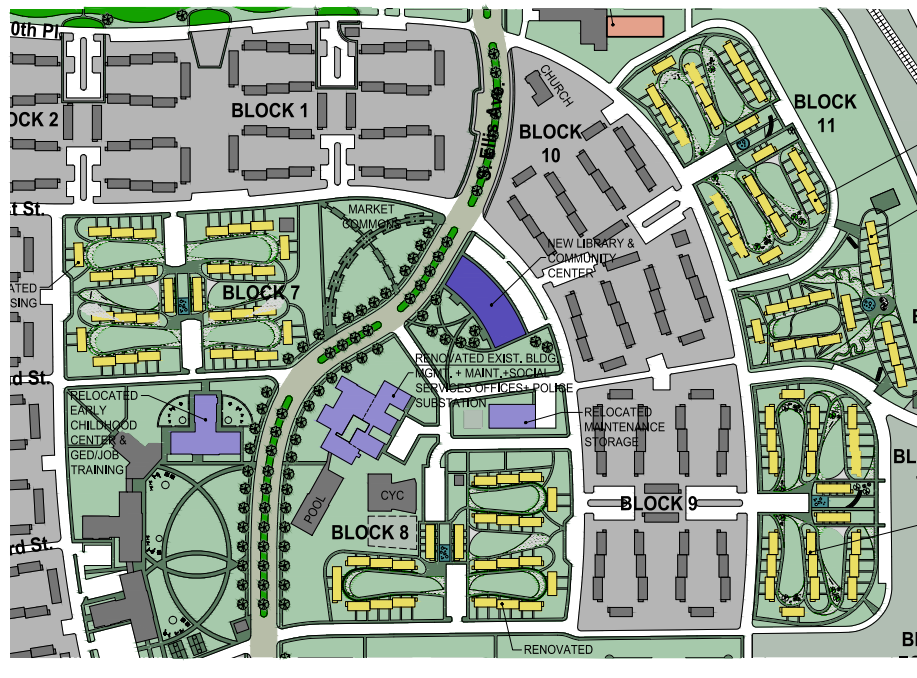
ington Park and Sankofa House in North Lawndale with 21 and 23 units, respectively, targeted exclusively to this population. (Both buildings have units designated for other populations as well.) These two are well-occupied since they are able to rent to younger grandparents.

In conclusion, Altgeld Gardens can support additional intergenerational housing, including those where grandparents of any age are raising their grandchildren. Supportive services are important to this population. The proposed 58 units should include 2, 3 and 4 bedrooms. Further research is recommended to determine the number of grandparents raising their grandchildren now at Altgeld Gardens and to discuss their housing needs and preferences.

COST ANALYSIS OF HOUSING REHABILITATION

REHABILITATION OF 528 VACANT UNITS | Per the Master Plan Concept

The housing units that will be rehabilitated, per the Master Plan concept, are located across five different blocks within the Altgeld Gardens-Murray Homes complex. In particular, 528 units will be located on Blocks 7, 8, 11, 12, and 13 in the Altgeld Portion of the complex. The remaining 62 units will be on Block 15 of the Murray Homes portion of the complex.



FINDINGS: The CHA is experienced in running its own rehabilitation program at Altgeld Gardens, so to save on time and expense, it is recommended that it do so again. Construction costs have been escalated to a level that would appear reasonable but would be negotiated as part of the agency's standard procurement policies. Given

the historic nature and status of much of the complex, the CHA has an opportunity to control its expenditure on the rehabilitation through the use of Historic Tax Credits but would need an experienced consultant to coordinate with the design architects, purchasers of the tax credits, and general contractor.

FIGURE 8.11
SUMMARY OF HARD COST ESTIMATE

	Unit Count	Historical Cost / Unit	Bid Year	Escalation to 2015 (years)	Adjusted Hard Cost
Phase 1	387 du	\$152,381	2004	11	\$210,930
Phase 2	314 du	\$207,054	2007	8	\$262,290
Phase 3	382 du	\$231,088	2008	7	\$284,209
Phase 4	240 du	\$204,699	2009	6	\$244,422

Median: \$253,356

AMOUNT OF REHABILITATION: The cost analysis took as its starting point the redevelopment scheme labeled "Preferred Concept" in which 528 units of currently vacant apartments located in various blocks of the Altgeld Gardens-Murray Homes complex would be redeveloped. Of those, 62 units would be located in the Murray Homes portion of the complex.

EXTENT OF REHABILITATION: No specific scope of work was assumed for the rehabilitation. Neither was there any assumption about a specific tenancy or reconfiguration of the existing apartment layouts. In the absence of these assumptions, the analysis assumed that the extent of rehabilitation would mirror the work previously done in Altgeld Gardens and adhere to all relevant City of Chicago building codes.

COST OF REHABILITATION: The Chicago Housing Authority Data provided

information that summarized the hard costs associated with rehabilitating prior phases of the Altgeld Gardens-Murray Homes complex. The data was sufficiently detailed to provide a framework for a simple projection of the expected per unit cost of rehabilitation. A 15% premium was added for the 62 Murray Homes units in recognition of their longer out-of-service period.

The projection consisted of determining the year in which the previous four phases of Altgeld-Murray rehabilitation were bid and escalating the average cost per unit of each of those phases forward at the rate of 3% per year to an expected start date in 2015. The median of these four escalated average per unit costs -- \$253,356 per unit -- was applied to the 528 units in the Preferred Concept Plan and increased by 15% for the 62 Murray Homes units to arrive at a base construction cost, net of overhead, profit,

and general conditions. The table in Figure 8.11 provides more detail on the hard cost estimates.

FINANCING: Part of the feedback received from the CHA during the design and cost estimation process was that the agency preferred not to use its third-party developer programs to conduct the rehabilitation of Altgeld-Murray. As a consequence, the financing scheme shown in Figure 8.12 is relatively simple. All funds ex-

cept for Historic Tax Credit proceeds are assumed to be provided by the agency. Construction costs were derived in the manner described above. Construction contingency is estimated at 10% of base construction cost (exclusive of the contractor's overhead, general conditions, and profit). Professional fees were added to cover the cost of third party reports, e.g., survey, environmental assessments, and professional services such as architects and engineers.

FIGURE 8.12
SUMMARY OF FINANCING

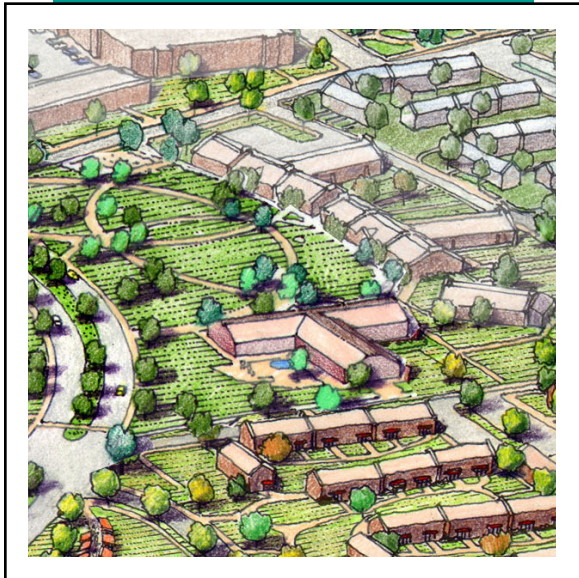
DEVELOPMENT COST SUMMARY

Category	Amount	Per Unit	Per Gross SF
Acquisition	\$136,128,179	\$257,819	-
Construction	\$11,941,068	\$22,616	\$234
Construction Contingency	\$5,808,480	\$11,001	\$21
Professional Fees	-	-	\$10
Environmental	-	-	-
Commercial	-	-	-
Reserves	-	-	-
Total Uses	\$153,877,727	\$291,435	\$264

SOURCES OF FUNDS

Description	Amount	Per Unit	Per Gross SF
CHA Capital Funds	\$127,290,432	\$241,080	\$219
Historic Tax Credit Equity	\$26,587,295	\$50,355	\$46
Total Sources	\$153,877,727	\$291,435	\$264

While housing is the core of Altgeld Gardens and the primary element of the Master Plan, residents also depend on the reliable delivery of services to meet their day-to-day needs. From healthcare and resident services to early childhood development and job training, a sound offering of services allows residents to ably care for their families so that they may pursue careers, make safe and comfortable homes, and live more complete lives at Altgeld Gardens.



SECTION 9

SERVICES ASSESSMENT

This services assessment for Altgeld Gardens includes an analysis of services currently provided or present in Altgeld Garden, as well as identification of deficiencies (if any) in services.

HEALTHCARE

The Altgeld Gardens community has two primary resources for non-emergency medical care: (1) the TCA (formerly referred to as The Clinic at Altgeld), a Federally Qualified Health Center; and (2) the Altgeld Murray Clinic (AMC). Altgeld Gardens currently has no emergency medical services on site or in its immediate vicinity.

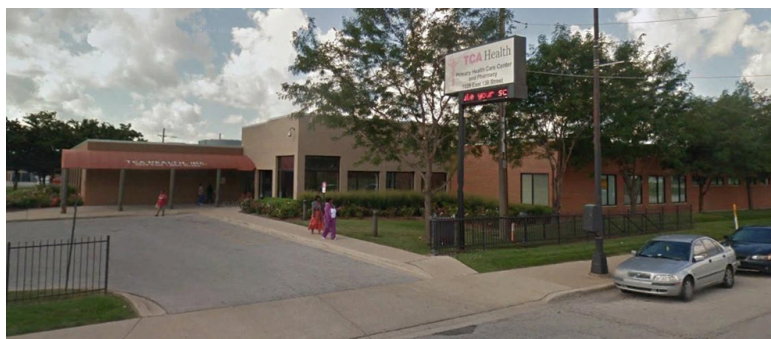
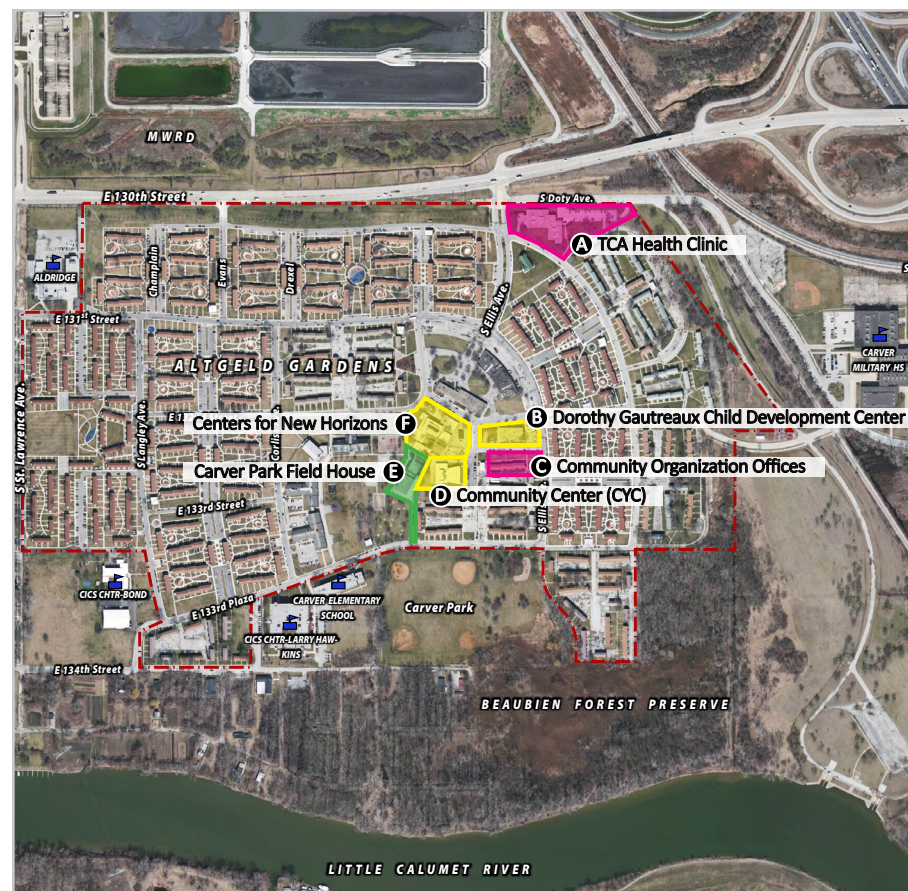
The TCA, located at 1029 E. 130th Street, offers a range of medical services:

- ☐ Internal/family medicine
- ☐ Pediatrics: well child care, immunizations, school physicals, and general pediatrics

- ☐ Obstetrics and gynecology
- ☐ Behavioral health
- ☐ Licensed clinical psychiatrist: medication refills, counseling services
- ☐ Licensed clinical social worker: Assistance with academics, college planning, depression, peer pressure; can also conduct psychosocial assessments
- ☐ Healthy Start program
- ☐ WIC (Women Infants Children) program participant: Nutrition education, nutritious foods, yearly healthcare visits while eligible
- ☐ Carver Military Academy School Base Health Center: Located on Carver campus providing comprehensive health services as part of the school's health program
- ☐ Medical records stored on site
- ☐ Pharmacy on site
- ☐ Lab on site
- ☐ Mobile Unit

The AMC, located at 13205 S. Ellis Avenue, is a small walk-in clinic that

FIGURE 9.1
MAP OF CURRENT SERVICES AT ALTGELD GARDENS



Located in a single building (left), TCA offers a variety of medical services and facilities to the community, including dental services (center left) and a lab room (center right). Altgeld Murray Clinic (right) is another small walk-in facility that is presently housed in one of the residential rowhouses. While TCA seeks expanded space, providing a new space for AMC would enable the rowhouse to return to residential use.

provides a range of primary care services. This clinic maintains one full time doctor on staff. The clinic is currently located in one of the residential row houses of the community.

No emergency services are available within Altgeld Gardens. The closest emergency room is Roseland Community Hospital, which is 5 miles from Altgeld Gardens. The closest Level 1 trauma center is Advocate Christ Medical Center in Oak Lawn, which is 13 miles away. Travel times by car are approximately 12 and 22 minutes, respectively.

SOCIAL SERVICES & RESIDENT SERVICES

A range of social and resident services are present in Altgeld Gardens, from early childhood care to job training. Management and maintenance facilities are also located on site.

Two facilities provide early childhood education and development: (1) Centers for New Horizons, located at 941 E. 132nd Street, co-located in a separate wing with Chicago Park District Carver Park Fieldhouse; and (2) Dorothy Gautreaux Child Develop-

ment Center, located at 975 E. 132nd Street.

The Centers for New Horizons currently has capacity for 90 children, with a maximum class size of 15. There are currently 84 children enrolled at the center with an average classroom size of 12 children each. It draws children from Altgeld Gardens, as well as surrounding areas of Chicago and nearby suburbs including Indiana. The facility is in need of significant renovation, including mechanical, restroom, and accessibility upgrades. It could also benefit from more common spaces for activities and programs and recreation space.

The Dorothy Gautreaux Child Development Center is part of the Chicago Youth Centers (CYC) network and provides care and education for

children aged 3 to 5 years old. The facility participates in the Head Start program and also provides care for children with disabilities.

The CYC also operated the Altgeld Murray Community Center, which lost funding necessary for its continued operation. The community center provided services and programming for teens. With its closing, there is now a gap in teen services and programming outside of school. The large Community Room is currently underutilized with the exception of limited youth programming and events such as community meetings and other special events. The Center also includes a computer lab open to the residents and neighbors; however, unaccompanied children are not allowed.

While Altgeld Gardens residents have access to two facilities offering early childhood education and development, both are in need of significant improvements such as more space, expanded programming, and activities for teens beyond school.



The Centers for New Horizons (left) and Dorothy Gautreaux Child Development Center (center) offer early childhood education and development services, with the former needing more space for activities, programming, and recreation. The Gautreaux Center is part of the Chicago Youth Centers (CYC), which maintains a community center (right) but lost some of its programming, particularly for teens.

Three management/social services offices are located between 969 and 987 E. 132nd Place: (1) The Foundation for Family Empowerment at 987 E. 132nd Place; (2) UCAN Family Works (UCAN), at 983-985 E. 132nd Place; and (3) East Lake Management at 969 E. 132nd Place. All occupy residential building stock.

UCAN offers a number of job and family related services, including job training and job placement services for adults. It also offers assistance enrolling at City Colleges and limited assistance in the transit costs to and

from the schools via public transportation. The closest community college is Olive-Harvey College at 10001 S. Woodlawn Avenue in Chicago. UCAN also offers limited counseling services for families and teens.

Adjacent to UCAN is the East Lake Management office, which is the property management company for Altgeld Gardens that is responsible for maintaining occupancy rates and rent collection, when applicable.

All three of these agencies currently occupy residential row houses. Im-

proved administration space including offices, conference rooms and other standard office support spaces are desired.

In addition to these services, the Algeld Gardens Maintenance Department occupies the former Administration Building, at the corner of 132nd Street and Ingleside Avenue. At this location, the Maintenance Department has offices as well as material and equipment storage. Additionally, this building serves as the location that Altgeld Gardens residents go to for unit item replacement, such as

replacement light bulbs and other household items.

In 2005, a series of four laundry buildings were constructed throughout Altgeld Gardens. At approximately 1,680 square feet each, these buildings are the locations at which residents can wash and dry their laundry with self-serve machines. They are necessary because during the previous rehabilitation, washer and dryer units were not provided in the units. In-unit washers and dryers have been identified as one of the primary amenities desired for this development.



Occupying one of the old rowhouses, the offices for the Foundation for Family Empowerment (left), UCAN Family Works (center), and East Lake Management (right) provide local services to residents. Providing new spaces for these services would free up the building to return to residential use.



Formerly the Administration Building, the Maintenance Building offers offices and storage, with potential to locate to a larger space.



Part of the previous rehabilitation project, four new laundry buildings were provided in 2005 to provide centrally located facilities for residents.

AGENCIES

The Chicago Public Library (CPL) system and Chicago Park District (CPD) both operate facilities in Altgeld Gardens. CPL operates the Altgeld Library Branch. The CPD operates Carver Park Fieldhouse, indoor swimming pool, and Carver Park.

In 2011, the Chicago Public Library (CPL) system opened a new Altgeld Library Branch in a repurposed space at 13281 S. Corliss Avenue. The

renovation of this space eliminated indoor gym space for the adjacent school. In addition to its core services, the library serves as a vital internet access location that well-utilized by the community. At a little over 6,000 gross square feet, the size of the Altgeld Library Branch is smaller than the general size of a typical neighborhood branch, which ranges between 8,000 and 14,000 square feet. The lack of space is a hindrance to the library's ability to provide a full range of services, including child after school

programs and adult activities such as book groups. CPL has expressed an interest in programming a free standing library that would be located closer to the main access point to Altgeld Gardens to encourage wider neighborhood use.

The CPD Carver Park Fieldhouse, located at 969 E. 132nd Street, provides recreational activities for the community, including basketball courts, a ping pong room, and boxing ring. There are also offices for the CPD Park Kids

program. Significant unprogrammed space in the fieldhouse building is now little used.

In addition to the fieldhouse, there is an adjacent indoor swimming pool in a structure that was originally built in 1958 and subsequently renovated in the 1970s. During this renovation the retractable roof was replaced with a fixed roof. This space is generally considered to be in good condition and is frequently used by the community.



With various services operating in limited spaces at Altgeld Gardens, expanded space is desired for not only the early childhood facilities, but also the management/social services offices and the Altgeld Library Branch.



The Altgeld Library Branch presently occupies an old school building (left), providing different spaces for library patrons (top and bottom).



Formerly the home of the library (top), the Carver Park Fieldhouse offers facilities like a gym (center) and boxing ring (bottom).

SOCIAL SERVICE PHYSICAL NEEDS ASSESSMENT & FEASIBILITY ANALYSIS

EARLY CHILDHOOD: CURRENT CONDITIONS & NEEDS

Two facilities provide early childhood education and development: Centers for New Horizons and the Dorothy Gautreaux Child Development Center, which is operated by CYC.

Centers for New Horizons currently serves ages 2 to 5 years in 4,430 square feet of space as a portion of the 34,000 Children's Building and Carver Park Field House. The Gautreaux Child Development Center has 9,031 square feet of space.

The 2010 Town Center proposal called for a new, two story building with 20,000 square feet of space to be constructed adjacent to an approximately 35,000 square foot, three-story, multi-purpose building that would include property management, support services, police substation, three meeting rooms, and two stories of office space.

Based on interviews with DFSS, CHA, early childhood providers, residents, and other organizations, it was determined that a co-located facility for early childhood continues to be needed for the community.

The space needs for such a facility include:

- ❑ Two infant classrooms
- ❑ Two toddler rooms
- ❑ Three 3-5 year classrooms
- ❑ Four 3-5 year classrooms
- ❑ One 6-12 year old multi-purpose classroom
- ❑ Administration, access to classroom and meeting rooms

YOUTH & EDUCATION: CURRENT CONDITIONS & NEEDS

Through interviews with residents, meetings with CHA and service providers, a need for on-site adult education was determined. Currently, GED, adult literacy, and post-secondary education is all referred off-site. In many cases, this requires long commutes of multiple transit trips. Post high school education is generally accessed through Olive Harvey College and Kennedy King College, both part of the City Colleges of Chicago. Olive Harvey is the largest of any of the City Colleges and includes the South Chicago Learning Center, a facility that provides vocational training, technical training and adult education courses to adults. Olive Harvey, although located five miles away, requires two bus rides, on the CTA #34 and #106. Access to classes at Kennedy King College requires a combination of 3 buses or buses and rail.

In addition, off-site education poses a challenge for child care. There is no drop-off center at Altgeld. Adults with child care needs may miss education classes if they cannot coordinate their

own classes and care for their children off-site.

A co-located early childhood and education center could provide an efficient means to provide educational supports to all ages of a family consistent with goals envisioned in CHA's Plan Forward. The total space needs

of co-locating the two early childhood centers with youth and adult education is approximately 19,000 square feet. A summary of space needs is provided in the table in Figure 9.2.

DESIGN ALTERNATIVES

Three designs were investigated, as illustrated in Figure 9.3.

FIGURE 9.2
SUMMARY OF SPACE NEEDS

<u>Early Childhood</u>	<u>Qty</u>	<u>Sq Ft</u>	<u>Total Sq Ft</u>
Infant Rooms	2	820	1,640
Toddler Rooms	2	950	1,900
3 to 5 Year Old Classrooms	3	1,070	3,210
3 to 5 Year Old Classrooms	4	1,070	4,280
<u>Elementary After School Programs</u>			
6 to 12 Year Old Classrooms	1	1,800	1,800
<u>Administration</u>			
Office	2	150	300
Waiting Area	1	90	90
Support	1	200	200
Early Childhood & After School Subtotal			12,380
<hr/>			
Adult Classroom Spaces	3	900	2,700
Meeting Rooms: Conference Rooms	1	150	150
Meeting Rooms: Multipurpose Space	1	1,200	1,200
<u>General Core Area</u>			
Utilities	1	200	200
Restrooms	2	360	720
Storage	1	200	200
Subtotal			18,000
<hr/>			
Total Gross Area			19,800

RECOMMENDATIONS

The original Altgeld plan designed in the 1940's had a series of school buildings that created a campus environment for education. The Preferred Concept proposes to utilize these schools and reinstituting the campus to support education from early childhood through post high school, including job skills training, all in one easily accessible, central location in the neighborhood. The existing elementary and charter

school buildings and grounds could be repaired and upgraded as necessary to accommodate the students and the new programs. We recommend that the programming creatively tap into the local natural resources found in the Millennium Reserve Project, the emerging agriculture institutions, and the growing health care facilities located in the community. The plan recommends that the programs offer diversity and intensity that will prepare the students for acceptance into the local selective enrollment school.

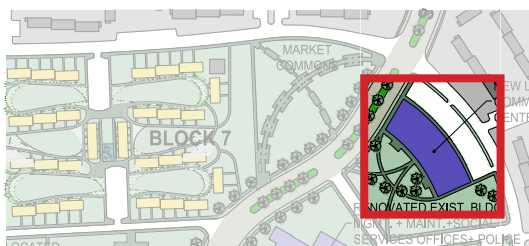
The Preferred Concept proposes that the existing 19,000 SF School Building C, which consists of three wings, be completely rehabilitated for use as the new site for the early childhood programs, literacy, GED classes, and job skills training, each in its own wing of the building. The community has an affinity for this building because it is where many of the current older residents were educated and, thus, the preference is to see this building re-purposed rather than torn down.

Relationships with programs such as the UIC Literacy Program and flexible spaces can offer opportunities for partnerships with City Colleges to offer on-site programs in an efficient manner at a central location at the heart of Altgeld Gardens.

PLANNED SERVICE PROGRAMS

The series of tables in Figure 9.4 provide a summary of the existing and planned service programs for Altgeld Gardens, particularly relative to the concept plan.

FIGURE 9.3
DESIGN
ALTERNATIVES



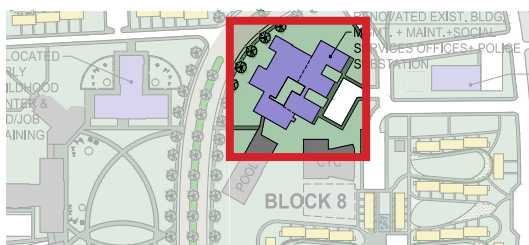
OPTION 1: BUILD NEW BUILDING

The first option was to build a new early and adult education building. The building could be located at a central location, such as at Ellis Avenue and 131st Place, as shown in the Preferred Concept Plan, and could be co-located with a new library as well. The cost for a new construction building, however, is estimated at over \$15 million (not including the library). It would also be distant from Carver Elementary School and the Education Campus located to the southwest.

COST PER SQ FT
\$800 per sq ft

SQ FT NEEDED
19,800 sq ft

TOTAL COST
\$15,840,000



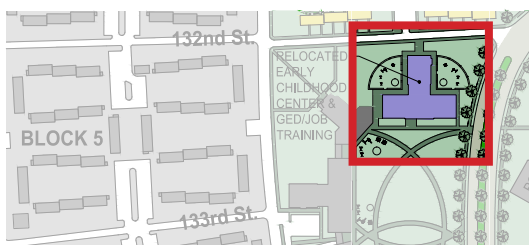
OPTION 2: RENOVATE EXISTING CHILDREN'S BUILDING & FIELDHOUSE

The second option is to renovate the existing Children's Building and Field House. This would require extensive renovation and that the Park District to move out of the building. Health concerns of asthma among young children, lack of ventilation, and flooding of the former library space, are challenges to this option. In addition, the layout of the buildings makes reconfiguring it for modern needs for early childhood and adult education an additional challenge. In addition, the proposed uses are larger than the current early childhood uses, but smaller than the total square footage, so other uses and funding sources would need to be identified for the remainder of the building (which is a total of 34,000 square feet).

COST PER SQ FT
\$350 per sq ft

SQ FT NEEDED
19,800 sq ft

TOTAL COST
\$6,930,000



OPTION 3: RENOVATE BUILDING

The third option is to renovate School Building C, centralizing facilities in an Education Campus. The benefit of this option is providing adequate space in a central location nearby other schools, with ample open space for play areas. The cost is estimated approximately \$7 million, the same cost per square foot estimated as renovating the Children's Building and Field House, but having the advantage of an open floor plan that can be designed as needed, and part of the Education Campus.

COST PER SQ FT
\$350 per sq ft

SQ FT NEEDED
19,800 sq ft

TOTAL COST
\$6,930,000

FIGURE 9.4
EXISTING & PLANNED SERVICE PROGRAMS


BUILDING	EXIST. LOCATION	CURRENT PROGRAM	EXIST SF.	PLANNED PROGRAM
CENTERS FOR NEW HORIZONS 941 E. 132nd St.		Early childhood care & education (ages 2-5 years)	4,430 SF	Co-locate with CYC Gautreaux in new early childhood center
GAUTREAUX CHILD DEVELOPMENT CENTER 975 E. 132nd St.		Early childhood care & education (ages 3-5) Head Start Program Care for Children w/ disabilities	9,061 SF	Co-locate with Centers for New Horizons in new early childhood center
ALDRIDGE ELEMENTARY SCHOOL 630 E. 131st St.		Public School PK-8th Grade	36,185 SF	Renovate playground at Aldridge Elementary School
CARVER ELEMENTARY SCHOOL 901 E. 133rd Pl.		Public School PK-8th Grade Building Houses 5th-8th grade	36,928 SF	Create outdoor classrooms at Educational Commons
CARVER WHEATLEY CHILD PARENT CENTER 901 E. 133rd Pl.		Early Childhood Education, ages 3-5 Houses age 3 - 4th grade Parent Room & Classroom activities for parents	19,270 SF	Retain Carver Wheatley in Educational Campus

FIGURE 9.4
EXISTING & PLANNED SERVICE PROGRAMS [CONTINUED]






BUILDING	EXIST. LOCATION	CURRENT PROGRAM	EXIST SF.	PLANNED PROGRAM
CICS LLOYD BOND 13300 S. Langley		Charter School K-8th Grades	32,620 SF	Retain Bond ES in Educational Campus
CARVER MILITARY ACADEMY 13100 S. Doty Ave.		JROTC College counseling School-based health center Selective enrollment	270,100 SF	Connect Carver Military Academy with trails
CICS LARRY HAWKINS 801 E. 133rd Pl.		Charter School 7th-12th Grade	148,150 SF	Retain Hawkins HS as part of Educational Campus
TCA HEALTH CLINIC 1029 E. 130th St.		Internal/Family, Dental, Pediatrics, Obstetrics & Gynecology, Employment Services, Behavioral Health, Licensed psychiatrist & social worker, Healthy Start & WIC programs, Health Center at CMA	21,450 SF	Expand TCA with 10,000 sq ft addition
ALTGELD MURRAY CLINIC 13205 S. Ellis Ave.		Walk-in Clinic Center Primary Care	3,600 SF	Relocate to a commercial site

FIGURE 9.4
EXISTING & PLANNED SERVICE PROGRAMS [CONTINUED]





BUILDING	EXIST. LOCATION	CURRENT PROGRAM	EXIST SF.	PLANNED PROGRAM
CARVER PARK FIELDHOUSE 969 E. 132nd St.		Indoor Gym Fitness Center Boxing Room Multi-purpose club rooms	33,501 SF	Build new co-located Fieldhouse and Environmental Center in Carver Park
POOL BUILDING 969 E. 132nd St.		Swimming Pool	12,330 SF	Retain pool and locker rooms
UNITED CHURCH OF ALTGELD GARDENS 13015 S. Ellis Ave.		Multi-denominational	3,735 SF	Retain United Church
CHICAGO PUBLIC LIBRARY 13281 S. Corliss Ave.		Book Lending Internet Access Information Services	6,624 SF	Relocate to 13st Street and Ellis Avenue into new building
BUILDING B 132nd St. & Corliss Ave.		Not in use	11,670 SF	Retain for future use

FIGURE 9.4
EXISTING & PLANNED SERVICE PROGRAMS [CONTINUED]

BUILDING	EXIST. LOCATION	CURRENT PROGRAM	EXIST SF.	PLANNED PROGRAM
BUILDING C 132nd St. & Corliss Ave.		Not in use	19,235 SF	Renovate for early childhood and adult education
CYC COMMUNITY CENTER 951 E. 132nd Pl.		Computer Lab Event Space	13,130 SF	Retain for youth programming and events
STORE BUILDING 132nd St. & Ellis Ave.		Convenience Store Fast Food outlet	25,270 SF	Replace with new library and community center
MAINTENANCE BUILDING 132nd St. & Ingleside Ave.		Storage Resident Resource for unit item replacement Maintenance Staff Offices	18,000 SF	Move maintenance to Gautreaux Building once early childhood program moves to Building C
LAUNDRY BUILDINGS Multiple Locations		Self-serve laundry centers	1,680 SF (ea.)	Retain on site

FIGURE 9.4
EXISTING & PLANNED SERVICE PROGRAMS [CONTINUED]

BUILDING	EXIST. LOCATION	CURRENT PROGRAM	EXIST SF.	PLANNED PROGRAM
FOUNDATION FOR FAMILY EMPOWERMENT 987 E. 132nd Pl.		Services	1940 SF	Moves offices to Children's Building once early childhood program is relocated
UCAN FAMILY WORKS 983-985 E. 132nd Pl.		Job Training Job Placement services Teen Counseling Approx 30 staff currently	1940 SF	Moves offices to Children's Building once early childhood program is relocated
EAST LAKE MANAGEMENT 969 E. 132nd Pl.		Property Management Offices Approximately 21 currently	3,600 SF	Moves offices to Children's Building once early childhood program is relocated

Altgeld Gardens is full of rich history, starting with its housing stock and multiple structures designated for eligibility for listing in the National Register of Historic Places. The community's past is also physically etched on the buildings with inscribed maps and murals. Maintaining the historic integrity of Altgeld Gardens is as strong a part of the community sentiment as the historic significance of the structures.



SECTION 10

HISTORIC INTEGRITY & REHABILITATION ECONOMIC INCENTIVES ASSESSMENT

A rehabilitation of Altgeld Gardens-Phillip Murray Homes may qualify for several economic incentives including those that require that Altgeld Gardens retains its historic integrity after rehabilitation.

The goal of this assessment is to:

- ❑ Provide a summary of the preferred concept plan presented to the public in September 2013 and its effects on Altgeld Gardens-Phillip Murray Homes' historic structures. The site's "historic structures" are defined as structures that have been designated as eligible for listing in the National Register of Historic Places by the Illinois State Historic Preservation Office (SHPO).

- ❑ Assess the historic integrity of Altgeld Gardens-Phillip Murray Homes' historic structures after a rehabilitation based on the preferred concept plan.
- ❑ Outline economic incentives for which a rehabilitation of Altgeld Gardens-Phillip Murray Homes' historic structures may qualify.

All historic integrity assessments are subject to review by the Illinois SHPO and the National Park Service (NPS). All information on economic incentives is subject to change. Tax professionals, the Illinois SHPO, and NPS should be consulted before beginning any rehabilitation work.

BACKGROUND

Altgeld Gardens was built between 1942 and 1945 by the Chicago Housing Authority (CHA). The original site included 1,475 two- and three-bedroom housing units for low income Chicagoans in addition to several public buildings at the center of site. Phillip Murray Homes, which included three additional blocks of housing, were completed on sites adjacent to Altgeld Gardens in the early 1950s.

In 1994, the structures highlighted in Figure 10.1 were designated as eligible for listing in the National Register of Historic Places (or simply National Register or NR) by the Illinois SHPO (see Figure 9.4 at the end of this sec-

tion for a site map showing National Register-eligible properties).

In 2013, Phillip Murray Homes' row-houses were determined not eligible for listing in the National Register of Historic Places by the Illinois SHPO.

In June 2013, a master planning team headed by Teska Associates, Inc. was chosen by CHA to create a master plan for Altgeld Gardens-Phillip Murray Homes. Responding to feedback from residents, CHA, local service and preservation organizations, sister agencies, and the general public, the planning team presented a preferred concept plan to the public in September 2013.

FIGURE 10.1
ALTGELD GARDENS-PHILIP MURRAY HOMES STRUCTURES DESIGNATED AS ELIGIBLE FOR LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES



152 TWO-STORY ROWHOUSES

Designed by Shaw, Naess, and Murphy and completed in 1944



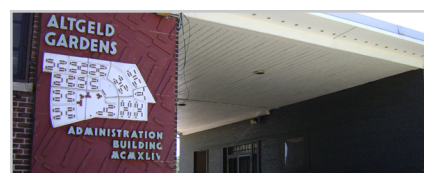
4 SCHOOL BUILDINGS

Designed by John Christensen and completed in 1944



CHILDREN'S BUILDING / FIELDHOUSE

Designed by Shaw, Naess, and Murphy and completed in 1944



ADMINISTRATION / MAINTENANCE BLDG

Designed by Shaw, Naess, and Murphy and completed in 1944



STORE BUILDING

Designed by Keck & Keck and completed c. 1945

SUMMARY OF PREFERRED CONCEPT PLAN

In the Preferred Concept Plan, as illustrated in Figure 10.2, all 1,009 existing rehabbed units in Altgeld Gardens would be retained and would see no changes. In addition, 314 units in Blocks 7, 8, and 12 would be retained, renovated, and returned to residential use. This would include bringing 32 currently repurposed units in Block 8 back to residential use. Also, 94 currently vacant housing units in Block 11 would be retained and renovated, with new senior housing on the ground floor and one bedroom units above. In Block 13, 58 vacant units would be renovated for 58 new intergenerational housing units. In total, all 466 of Altgeld Gardens' vacant units would be rehabbed and returned to residential use.

For the National Register-ineligible Philip Murray Homes, 320 existing rehabbed units in Block 17 would see no changes. In addition, 62 vacant units in NR-ineligible Phillip Murray Homes' Blocks 15 would be retained, renovated, and returned to residential use. In NR-ineligible Phillip Murray Homes' Block 16, 120 vacant units would be removed and incorporated into an expanded Carver Park.

The four school buildings in the center of Altgeld Gardens would all be retained. The northernmost school building, currently vacant, would be

FIGURE 10.2
PREFERRED CONCEPT PLAN



rehabbed as a new early childhood center and GED/job training facility.

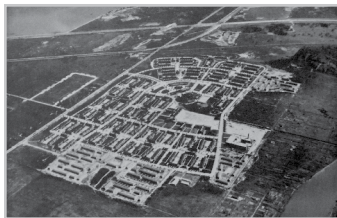
The path of a new green boulevard running from S. Ellis Avenue and E. 131st Place to E. 134th Street would intentionally avoid the existing footprint of the children's building/fieldhouse but require the removal of the administration/maintenance building. The deteriorated NR-eligible store building would be removed and replaced with a new library and community center

building with a similar footprint and form as the earlier building.

The NR-ineligible CYC Dorothy Gautreaux Child Development Center (built c. 1980) would be retained and rehabbed as a new maintenance building for the Altgeld Gardens site. The United Church of Altgeld Gardens (built 1952), indoor pool (built 1958), and CYC building (built 1972) would be retained with no changes made. A new retail building would be built at

the southwest corner of E. 130th Street and S. Ellis Avenue. The NR-ineligible TCA Health Clinic (built 1997) at the far northeast corner of the site would be expanded to serve more residents of Altgeld Gardens and the surrounding community. The NR-ineligible Carver Park to the south would be updated as a new athletic campus serving Altgeld Gardens and the surrounding community and would include a newly built field house south of E. 133rd Street.

FIGURE 10.3
EFFECTS ON NATIONAL REGISTER-ELIGIBLE STRUCTURES



HOUSING UNITS

Shaw, Naess, and Murphy
 Completed in 1944

In the preferred concept plan, no changes would be made to 1,009 previously renovated original housing units in Blocks 1, 2, 3, 4, 5, 6, 9, and 10. There is no designated Block 14 at Altgeld Gardens.

314 vacant units in Blocks 7, 8, and 12 would be retained, renovated, and returned to residential use. This would include bringing 32 repurposed units in Block 8 back to residential use.

94 currently vacant housing units in Block 11 would be retained and renovated as new ground floor senior friendly housing and one bedroom units.

58 vacant units in Block 13 would be renovated for new intergenerational housing units.

In total, all 466 of Altgeld Gardens' vacant units would be rehabbed and returned to residential use.



FOUR SCHOOL BUILDINGS

John Christensen
 Completed in 1944

In the preferred concept plan, all four original school buildings would be retained as educational buildings serving residents of Altgeld Gardens and the surrounding community.

Building C, the northernmost school building, would be rehabbed as an early childhood center and GED/job training facility.

The Chicago Public Library operates a small branch library within a wing of Carver Elementary School. Once the library is relocated to its new facility at E. 131st Place and S. Ellis Avenue, the school wing would be returned to educational use.



CHILDREN'S BUILDING / FIELDHOUSE

Shaw, Naess, and Murphy
 Completed in 1944

In the preferred concept plan, the 1944 children's building/fieldhouse would be retained and renovated to update its current recreational facilities. The building would also house site management offices, offices for local social services, and a new police substation.



ADMINISTRATION / MAINTENANCE BUILDING

Shaw, Naess, and Murphy
 Completed in 1944

In the preferred concept plan, the 1944 administration/maintenance building would be removed to accommodate a new green boulevard.

Original 1944 terra cotta wayfinding signage on the administration/maintenance building's north elevation would be salvaged and reinstalled in the new community center and library.



STORE BUILDING

Keck and Keck
 Completed in 1945

In the preferred concept plan, the c.1945 store building would be removed and replaced with a new library and community center building with a similar footprint and form as the earlier building.

The "wall of names" in the existing store building's breezeway would be fully documented before any work is undertaken on the building.

HISTORIC INTEGRITY ANALYSIS

Rehabilitation tax incentives for historic structures require a study of the impact of the proposed rehabilitation work on the historic integrity of the property's NR-eligible structures. NPS's National Register Bulletin 16A defines "historic integrity" as:

"THE AUTHENTICITY OF A PROPERTY'S HISTORIC IDENTITY, EVIDENCED BY THE SURVIVAL OF PHYSICAL CHARACTERISTICS THAT EXISTED DURING THE PROPERTY'S PREHISTORIC OR HISTORIC PERIOD."

NPS traditionally recognizes a property's historic integrity through seven aspects or qualities: (1) Location; (2) Design; (3) Setting; (4) Materials; (5) Workmanship; (6) Feeling; and (7) Association.

Though changes to historic structures are proposed in the preferred concept plan presented to the public in September 2013, most Altgeld Gardens-Phillip Murray Homes historic structures retain their historic integrity in this concept, as described below.

(1) LOCATION

NPS defines "location" as the place where the historic property was constructed or the place where the historic event took place.

In the preferred concept plan, all but two of Altgeld Gardens' National

Register (NR)-eligible structures would remain in their original locations. 100% of the property's NR-eligible active housing units would be retained and continue to serve their original residential use. 100% of the property's NR-eligible vacant housing units would be retained, rehabbed, and returned to residential use. The property's four NR-eligible school buildings would be retained as educational structures. The property's NR-eligible children's building/field house would be retained, rehabbed and returned to community use. The retention of these structures would preserve the site's overall historic character.

In the preferred concept plan, only two NR-eligible structures would be removed: the administration/ maintenance building and store building.

The administration/maintenance building's timber-frame structure shows signs of termite damage, potentially destabilizing the structure. The northeast end of the building received an addition in 1962 which altered its original appearance. The building's removal would not impact the site's overall historic character or the NR-eligibility of the site's other historic structures.

The deteriorated store building is mostly vacant and has seen the removal of all of its original storefronts and glazing. A new library and community center would be built in

its place and would retain the basic footprint and form of the original building. The building's removal would not impact the site's overall historic character or the NR-eligibility of the site's other historic structures.

(2) DESIGN

NPS defines "design" as the composition of elements that constitute the form, plan, space, structure, and style of a property.

In the preferred concept plan, all of Altgeld Gardens' retained NR-eligible structures would retain their significant Colonial Revival, Art Moderne, and Modern Style design elements. Though some vacant NR-eligible housing units would be rehabbed, their basic interior spatial layouts would remain intact. Likewise, the site's retained NR-eligible public buildings would retain their distinct exterior and interior compositions with updates made to accommodate new users.

Three new structures would be added at the northeast corner of the site: a new retail building at S. Ellis Avenue and E. 130th Street; a new addition to the existing NR-ineligible TCA Health Clinic; and a new CTA Red Line station along E. 130th Street. A new Carver Park field house will also be built south of E. 133rd Place. These buildings would be built outside Altgeld Gardens' original footprint and would not require the removal of any NR-eligible

structures. The new buildings on the site, including the new library and community center built on the site of the removed store building, would all be low-rise structures in keeping with the scale of Altgeld Gardens' original buildings and would not impact the site's overall historic character.

The path of a new green boulevard running from S. Ellis Avenue and E. 131st Place to E. 134th Street would intentionally avoid the existing footprint of the NR-eligible children's building/fieldhouse. South Ingleside Avenue would be narrowed and restricted to pedestrian use but would continue to articulate the site's original plan. The green boulevard would only require the removal of one of Altgeld Gardens' NR-eligible structures (discussed in "Location" above) and would not impact the site's overall historic character.

(3) SETTING

NPS defines "setting" as the physical environment of a historic property that illustrates the character of the place.

In the preferred concept plan, proposed changes to the site – including residential and public building rehabilitation, construction of new buildings, and the removal of the administration/maintenance building and store building – would not impact the site's existing physical environment or the site's overall historic character.

(4) MATERIALS

NPS defines “materials” as the physical elements combined in a particular pattern or configuration to form the aid during a period in the past.

In the preferred concept plan, the site’s retained NR-eligible public buildings would retain their distinct exterior and interior compositions with updates made to accommodate new users and would not impact the site’s overall historic character.

(5) WORKMANSHIP

NPS defines “workmanship” as the physical evidence of the crafts of a particular culture or people during any given period of history.

In the preferred concept plan, the site’s retained NR-eligible public buildings would retain their distinct exterior and interior compositions with updates made to accommodate new users and would not impact the site’s overall historic character.

(6) FEELING

NPS defines “feeling” as the quality that a historic property has in evoking the aesthetic or historic sense of a past period of time.

In the preferred concept plan, Altgeld Gardens would retain its original feeling as a self-contained low-rise

housing development. Historically called the “garden spot of America,” Altgeld Gardens’ reputation for its greenery would be retained and enhanced by the addition of the new green boulevard.

(7) ASSOCIATION

NPS defines “association” as the direct link between a property and the event or person for which the property is significant.

Altgeld Gardens has been determined eligible for listing in the National Register under Criterion A for Community Development and Planning and Social History specifically for its associations with CHA’s efforts to serve the 1940s demands for slum clearance, job creation, and affordable housing. In the preferred concept plan, Altgeld Gardens would retain its association with early twentieth century public housing efforts through the preservation and rehabilitation of 100% of its housing structures, and five of its seven NR-eligible public structures. Original terra cotta wayfinding signs on Altgeld Gardens’ public structures would be retained onsite to help tell the story of the community’s beginnings (signage located at the children’s building/fieldhouse would be retained in place; signage located at the removed administration/maintenance building would be protected and relocated to another public building on site).

**HISTORIC REHABILITATION
ECONOMIC INCENTIVES**

Altgeld Gardens’ National Register-eligible structures could qualify for several historic rehabilitation economic incentives outlined below:

**FEDERAL HISTORIC REHABILITATION
TAX CREDIT REQUIREMENTS**

Federal historic rehabilitation tax credits are available for income-producing buildings that are listed in the National Register of Historic Places or have been determined to be a “certified historic structure” and which are substantially rehabilitated according to the Secretary of the Interior’s Standards for Rehabilitation. Under this program, 20% of the total qualified rehabilitation costs are returned to the owner in the form of a dollar-per-dollar credit on federal income taxes.

Qualified rehabilitation costs include expenses of the work on the historic building, as well as architectural and engineering fees, site survey fees, legal expenses, development fees, and other construction-related costs, if such costs are added to the property basis and are reasonable and related to the services performed. They do not include acquisition or furnishing costs, new additions that expand the building, new building construction, or parking lots, sidewalks, landscaping, or other related facilities.

Before a federal rehabilitation tax credit application is undertaken, the property and its rehabilitation must meet the following requirements:

**(1) THE PROPERTY MUST BE LISTED IN
THE NATIONAL REGISTER OF HISTORIC
PLACES OR HAVE BEEN DETERMINED TO
BE A “CERTIFIED HISTORIC STRUCTURE”
BY THE ILLINOIS SHPO AND NPS.**

Federal historic rehabilitation tax credits are available for income-producing buildings which are listed in the National Register of Historic Places or have been determined to be a “certified historic structure” by NPS.

Altgeld Gardens was determined eligible for listing in the National Register by the Illinois SHPO in 1994 but has not yet been listed in the National Register or been determined a “certified historic structure.” In order to meet either of these requirements, a National Register nomination must be completed that provides a detailed physical description of National Register-eligible structures within Altgeld Gardens and a statement of significance that assesses Altgeld Gardens’ place within its historic context. Any National Register nomination should be undertaken in consultation with Illinois SHPO staff.

After a draft National Register nomination is completed and is reviewed and approved by the Illinois SHPO

and NPS, it can be designated a “certified historic structure” and work on a federal historic rehabilitation tax credit application may proceed. According to NPS and Internal Revenue Service regulations, the property must be officially listed in the National Register within 30 months after the Federal Historic Rehabilitation Tax Credit is claimed.

(2) THE PROPERTY AND REHABILITATION PROJECT MUST MEET THE FOLLOWING INTERNAL REVENUE SERVICE REQUIREMENTS:

- ❑ The property must be used in a trade or business or held for the production of income, including commercial, industrial, agricultural, rental residential or apartment use. As the site is currently owned by a government agency, all or portions of Altgeld Gardens-Phillip Murray Homes’ ownership structure would have to be altered in order to utilize the Federal Historic Rehabilitation Tax Credit.
- ❑ During a 24-month period selected by the taxpayer, rehabilitation expenditures must exceed the greater of \$5,000 or the adjusted basis of the building and its structural components. The adjusted basis is generally the purchase price, minus the cost of land, plus improvements already made, minus depreciation already taken.

Once the substantial rehabilitation test is met, the credit may be claimed for all qualified expenditures incurred before the measuring period, during the measuring period and after the measuring period through the end of the taxable year that the building is placed in service.

- ❑ Phased rehabilitations—that is, rehabilitations expected to be completed in two or more distinct stages of development—must also meet the “substantial rehabilitation test.” However, for phased rehabilitations, the measuring period is 60 months rather than 24 months. This phase rule is available only if: (1) a set of architectural plans and specifications outlines and describes all rehabilitation phases; (2) the plans are completed before the physical rehabilitation work begins, and (3) it can reasonably be expected that all phases will be completed.
- ❑ The property must be returned to use after rehabilitation is complete. The rehabilitation tax credit is generally allowed in the taxable year the rehabilitated property is placed in service.
- ❑ After rehabilitation, the historic building must be used for an income-producing purpose for at least five years. Owner-occupied

residential properties do not qualify for the federal rehabilitation tax credit.

(3) CHANGES TO HISTORIC STRUCTURES MADE IN THE PROPOSED REHABILITATION MUST MEET THE SECRETARY OF THE INTERIOR’S STANDARDS FOR REHABILITATION AS CERTIFIED BY NPS.

Rehabilitation projects must meet the following Secretary of the Interior’s Standards for Rehabilitation to qualify as “certified rehabilitations” eligible for the 20% tax credit for historic preservation. The Standards are intended to help maintain the historic integrity of a rehabilitated structure.

- ❑ A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- ❑ The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- ❑ Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- ❑ Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- ❑ Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- ❑ Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- ❑ Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- ❑ Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

- ❑ New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- ❑ New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Before beginning the Federal Historic Rehabilitation Tax Credit application process, CHA should seek from the Illinois SHPO and NPS preliminary review and comment on proposed critical path items such as demolition or changes to any NR-eligible buildings and any new construction proposed for the Altgeld Gardens-Phillip Murray Homes site.

If upon completion of their preliminary review the Illinois SHPO and NPS determine that the proposed work meets the Secretary of the Interior's Standards for Rehabilitation, work on a Federal Historic Rehabilitation Tax Credit application may proceed.

FEDERAL HISTORIC REHABILITATION TAX CREDIT APPLICATION PROCESS

The Federal Historic Rehabilitation Tax Credit application process is administered by the Illinois SHPO with final approval dependent on NPS. The application process is divided into three parts:

PART 1: EVALUATION OF SIGNIFICANCE

A Part 1 should be submitted before demolition and rehabilitation begins. Information submitted in a Part 1 is reviewed by the Illinois SHPO and NPS to determine if structures affected by a rehabilitation project are "certified historic structures" and therefore qualify for federal historic rehabilitation tax credits. Part 1 provides information on the historical and architectural significance of any structures and confirms that they are eligible for listing in the National Register. Part 1 documentation usually includes a draft National Register nomination.

An approved Part 1 is required to proceed with subsequent application steps.

PART 2: DESCRIPTION OF REHABILITATION

A Part 2 should be submitted before demolition and rehabilitation begins. Information submitted in a Part 2 is reviewed by the Illinois SHPO and NPS to determine if a proposed rehabili-

tation of historic structures complies with the Secretary of the Interior's Standards for Rehabilitation. A Part 2 requires the submittal of plans and drawings, labeled photographs, specifications, and written descriptions that clearly depict the proposed rehabilitation work and impact on the existing building. Part 2 amendments should be submitted to reviewers to clarify proposed rehabilitation work and to alert them to later design changes.

Consultation between the owner, design and construction teams, and the Illinois SHPO during the design phase prior to demolition is highly recommended.

An approved Part 2 is required to proceed with subsequent application steps.

PART 3: REQUEST FOR CERTIFICATION OF COMPLETED WORK

A Part 3 can only be submitted after rehabilitation is completed. Information submitted in a Part 3 is reviewed by the Illinois SHPO and NPS to determine if a completed rehabilitation complies with the Secretary of the Interior's Standards for Rehabilitation. A Part 3 requires the submittal of labeled photographs of completed rehabilitation work.

An approved Part 3 completes the Federal Historic Rehabilitation Tax

Credit application process, after which the tax credit can be claimed.

The Federal Historic Rehabilitation Tax Credit Part 1 and Part 2 application process takes a minimum of 90 days to be reviewed with additional time needed to complete a Part 3 review after rehabilitation is complete. Consultation with the Illinois SHPO and NPS, the size and number of rehabilitated historic structures, and changes made to rehabilitation designs during regulator review are all factors that can extend the duration of the application process. Processing fees proportional to the total rehabilitation cost are charged by NPS for the review of Parts 2 and 3.

ADDITIONAL HISTORIC REHABILITATION ECONOMIC INCENTIVES

COOK COUNTY CLASS L PROPERTY TAX INCENTIVE

Should Altgeld Gardens seek local landmark designation from the Commission on Chicago Landmarks, rehabilitation work could qualify for the Cook County Class L property tax incentive. As Altgeld Garden-Philip Murray Homes is currently a tax exempt property, all or portions of the site's ownership structure would have to be altered in order to qualify for the Cook County Class L property tax incentive.

Cook County offers this incentive to encourage the preservation and rehabilitation of landmarked commercial, industrial, and income-producing non-for-profit buildings. Owners can have their property tax assessment levels reduced for a 12-year period provided they invest at least half of the value of the landmark building in an approved rehabilitation project.

Under the Class L incentive, the assessment levels for the improvement or building portion of the assessment are reduced to 10 percent for the first 10 years, 15 percent in year 11, 20 percent in year 12, and back to the regular assessment level in year 13. The other portion of the assessment, the land portion, is also eligible for the incentive if the building has been vacant or unused continuously for the prior two years.

While the Class L incentive is a Cook County incentive program, the City of Chicago must support granting the incentive.

Contact the Commission on Chicago Landmarks for more details about the Class L property tax incentive.

PRESERVATION EASEMENTS

A rehabbed Altgeld Gardens could qualify for tax incentives from a preservation easement donation. As Altgeld Garden-Philip Murray Homes is currently a tax exempt property, all or portions of the site's ownership structure would have to be altered in order to qualify for a preservation easement tax incentive.

A preservation easement is a legal agreement between a property owner and a qualified easement-holding

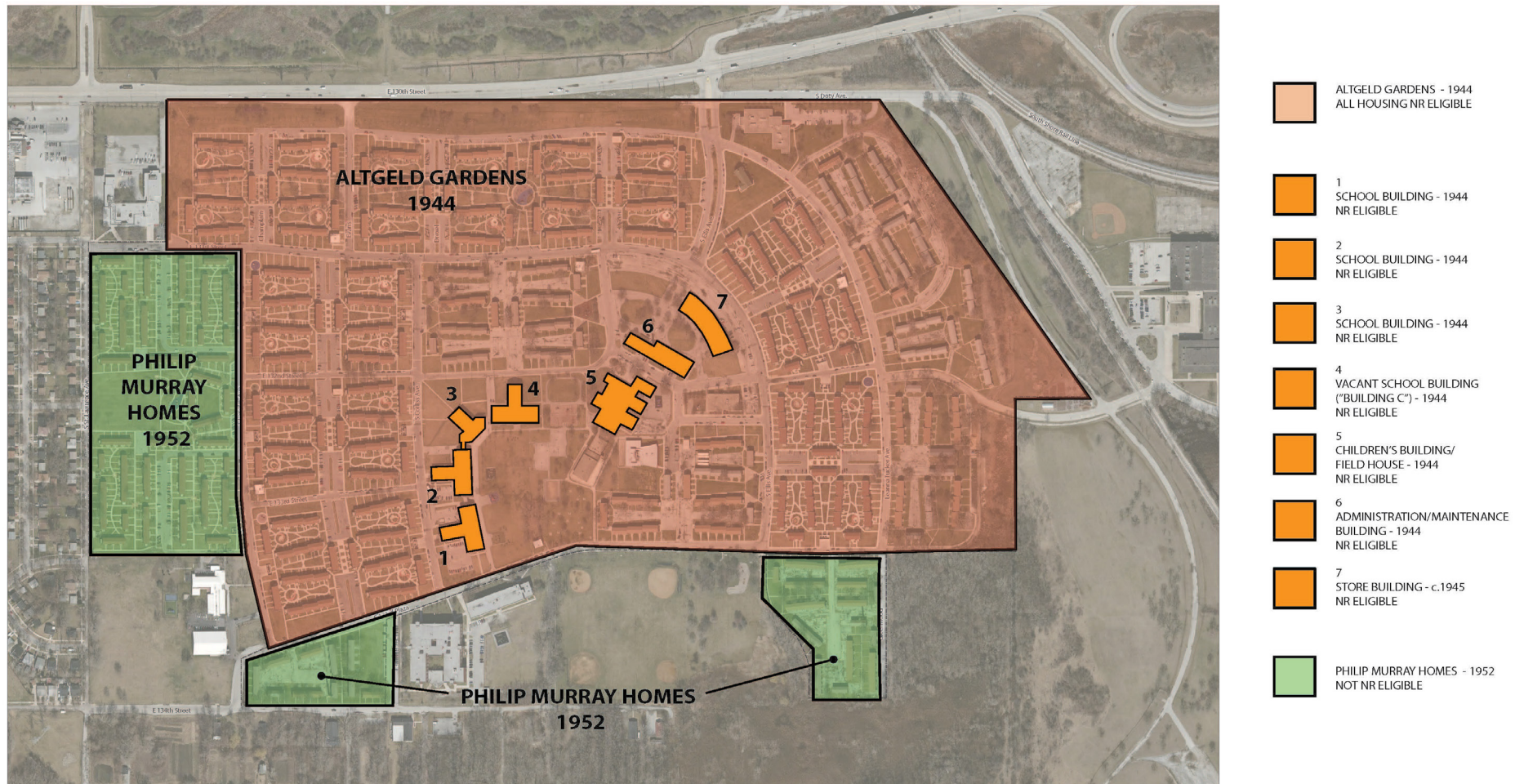
organization that protects a significant historic or cultural resource in perpetuity. Preservation easements are recognized as the strongest and only perpetual protection available for historic properties. The donation of a preservation easement is a commitment to the permanent protection of a significant historic property.

A preservation easement generally protects all open-air elevations of a structure. By donating an easement, the owner agrees to maintain the building and follow federal guidelines if they wish to make changes to the outside of the property. They further agree to obtain the approval of the easement-holding organization before making alterations to the property. Because the easement lasts in perpetuity, it binds future owners of the property as well.

Owners who donate a preservation easement to a qualifying nonprofit organization may be eligible for a charitable donation income tax deduction based upon an independent appraisal of the value of the easement. The determination of the allowable tax deduction is solely within the purview of the Internal Revenue Service.

Contact the statewide preservation advocacy organization Landmarks Illinois for more details about preservation easements.

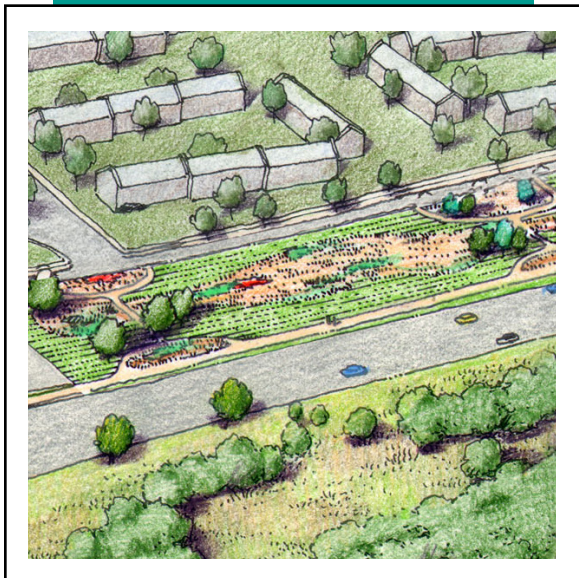
FIGURE 10.4
SITE PLAN - NATIONAL REGISTER (NR) ELIGIBLE STRUCTURES



SITE PLAN - NR ELIGIBLE STRUCTURES

NOT TO SCALE





SECTION 11

CIVIL ENGINEERING ASSESSMENT

RECOMMENDED CIVIL IMPROVEMENTS

The following summarizes the recommended civil engineering related improvements developed as part of this Master Plan. The civil related improvements are provided to support the rehabilitation of the existing residential units, expansion of Carver Park, rehabilitation and construction of new community buildings, and construction of new retail facilities.

PAVING & GRADING

For the residential units on Blocks 7, 8, 11, 12, 13, and 15, the existing buildings are to remain and the overall layout, including parking and sidewalks, are to match existing. The layouts are shown on the Preferred Concept Plan. The existing concrete sidewalks will be replaced throughout the site. The sidewalks will be a minimum of 5 feet wide with a maximum cross slope of 2.0% to conform to ADA standards. Off street parking lots will remain in their existing locations, but have deteriorated to the point where the pavement, curbs and gutters must be removed and replaced. The new parking lots are expected to be hot mix asphalt pavement, but dependent on stormwater and sustainability considerations could potentially be constructed of concrete or permeable pavers. Parking spaces should be a minimum of 8.5 feet wide and 18 feet long. Sixteen foot wide ADA spaces will be provided to meet City of Chicago

requirements. New sidewalk will be installed adjacent to the public and private streets as part of the proposed development. Grades through the site are relatively flat and the proposed elevations for new sidewalk and parking should be similar to existing elevations. The grading will be designed to allow storm water to overflow into the public street prior to encroaching back to the existing units or flooding the parking lots. The private roadways surround the residential areas will be either resurfaced or reconstructed depending on condition. The public roadways will be resurfaced.

For the renovation of the community buildings on Block 8, the existing sidewalks will be replaced and existing parking lots repaired and resurfaced. Additional new sidewalks will be provided east of the educational campus and training areas. New sidewalks and parking will be provided to support construction of the new library and Market Commons at 131st Street and Ellis Avenue and new retail at 130th Street and Ellis Avenue. For the expansion of Carver Park, the improvements include new public sidewalks along the new streets layouts on Ellis Avenue, 134th Street, and Greenwood Avenue, interior sidewalk within the park, and a new off street parking lot for the new fieldhouse. For the community areas, sidewalks should be 6 feet wide where possible. Sidewalk slopes, parking sizes, ADA requirements, and grading to provide

stormwater overflow are the same as noted for the residential areas. The private roadways surround the residential areas will be either resurfaced or reconstructed depending on condition. The public roadways will be resurfaced.

STORMWATER MANAGEMENT

The renovated blocks are subject to the latest version of the Chicago Department of Water Management (CDWM) Stormwater Management Regulations. Based on the size and scope of improvements within the blocks, the flow of stormwater from the blocks will be restricted and stormwater detention will be required. The maximum allowable release rate for Altgeld Gardens is 1.20 cubic feet per second (cfs) per acre. This rate is relatively high for the City of Chicago, resulting in a lower than average amount of required detention. The actual rate would be determined as part of the initial design process based on the existing and proposed improvements in the overall vicinity and size of the existing public storm sewers.

As part of the previous improvements in the residential area, stormwater detention was stored underground precast concrete detention vaults located under the parking and landscaped areas and above ground within the off site parking lots. In addition to the use of precast detention vaults, underground options to store

the stormwater detention include oversized sewer pipes and permeable pavers with stormwater stored in the stone layer beneath the pavers. Above ground storage options include rain gardens or bioswales within the landscaped areas. The above ground storage options are most feasible for areas with relative large open space, such as the area adjacent to the retail at the intersection of 130th Street and Ellis Avenue, the area east of the Education Campus in Block 8, or Carver Park. Within Carver Park, detention could also be provide below the athletic fields if artificial turf is used as part of the improvements. A combination of these options noted above can also be used. However, the detention storage should be provided within each individual block rather than in a single location within the overall site.

UTILITIES

The existing storm sewer systems within the residential developments will be removed; in addition, new sewer lines, catchbasins, and manholes will be installed and rerouted to connect to the stormwater detention system prior to leaving the site. Catchbasins with plate orifices will be placed immediately prior to the connection to the public sewer on each block to allow detention to occur within the individual blocks. Roof drains will be disconnected from the existing storm sewer system and allowed to sheet flow to adjacent landscaped area. Any sanitary sewers to remain and

connections to the existing public sewers should be cleaned and televised as part of the initial design process to confirm their condition and replaced where cracked or damaged. It is expected that portions of the existing water main and electric service will require replacement due to age and condition of the lines. Water mains should be tested as part of the initial design process to check for leaks. Damaged pipes should be replaced. No changes in pipe size are expected.

New building utility connections will be required for the fieldhouse, library, and retail buildings. Utility connections to be provided include

storm, sanitary, water, gas, electrical, telephone, cable, and communication. The services will connect to existing utilities within the adjacent public right of way. The size of the utilities servicing the TCA expansion will need to be checked to confirm that they are sufficient to accommodate the expansion and either be upgraded or have separate building services provided to the addition. For the new retail, in addition to the provision of new utilities, the building must be located to accommodate the existing utilities including the Metropolitan Water Reclamation District and existing pipe line south of 130th Street. In addition to the utilities for the new fieldhouse,

Carver Park will require new electrical service to provide exterior lighting for the park, courts and fields. Underdrains should be provided for the fields to ensure drainage and limit the time that the fields are out of service due to weather conditions. Storm sewers and drainage structures will be provided to drain the remainder of the field. Water mains and sanitary sewer will be required if water fountains are to be provided.

New public sewers will be required for the new streets on Ellis Avenue, 134th Street, and Greenwood Avenue. The sewer will be designed to accommodate a 5 year flow from the roadway

right of way. Catchbasins with orifice restrictors will be installed in the gutter line to restrict the flow of stormwater from the streets to the underground sewer system. Existing water service is located within the 134th Street right of way and the future Greenwood Avenue right of way.

LETTER OF CIVIL ENGINEERING FINDINGS FROM GOODFRIEND MAGRUDER STRUCTURE LLC

A letter of civil engineering findings, based on observations of existing conditions at Altgeld Gardens by Goodfriend Magruder Structure LLC, is provided on the following pages.



SECTION 12

SUSTAINABILITY DESIGN

PRELIMINARY LEED ND CHECKLIST

A basic level of LEED ND certification seems relatively easy for Altgeld Gardens to achieve. The preliminary LEED ND checklist follows on the next page. Silver level certification is achievable with moderate financial impact with the addition of a handful of credits like certification of the residential buildings, tree planting, or on-site renewable energy. Gold certification would be possible, but would have a greater financial impact.

The principal difficulty the Preferred Concept Plan faces in attaining LEED ND certification is the density of the non-residential parcels in the redevelopment areas. The requirement is for non-residential land to be used at an intensity of 0.5 FAR. On most of the non-residential blocks, Altgeld Gardens has about a 0.25 FAR — about half as dense as the minimum requirement. There are two ways to address this shortcoming: (1) obtain a waiver for this requirement because

of its historic status; or (2) exclude the non-residential areas from the LEED ND boundaries. The former option (pursuing a waiver) would make higher levels of certification easier to achieve. If the consultant team pursued the latter option (excluding non-residential blocks of the redevelopment), the LEED ND project boundary would include only Blocks 11, 12, and 13. This may have some negative impacts on some of the points provided in the sample scorecard.

Altgeld Gardens has a number of assets from a LEED ND perspective: it is a previously developed site; has access to a number of services, reuses historic buildings; will gut rehab most of those buildings; etc. There are some liabilities as well: the project is relatively low density and suburban, and isolated from jobs and retail development.

A brief summary of the LEED ND categories is provided in the graphic on the right.



SMART LOCATIONS & LINKAGES

Altgeld Gardens meets the prerequisites of this category principally because it is a previously developed site, and is sufficiently far from the Little Calumet River. Most of the points that this project scores within this category are due to the site being previously developed and serviced by public transit. Calculations made by the consultant team did not assume the CTA 130th Street Redline Station was built, but did assume that Pace Bus Route 353 could get a new stop at 130th Street and Ellis Avenue. The Preferred Concept Plan does not score well on points related to connectivity and proximity of jobs.

NEIGHBORHOOD PATTERN & DESIGN

The Preferred Concept Plan will not meet the prerequisite for compact development for non-residential areas without a waiver or a LEED ND project boundary that includes only Blocks 11, 12, and 13. Beyond this prerequisite, the Preferred Concept Plan scores well on a number of points based on the existing and proposed sidewalk designs, access to public services, parks, local food production, educational facilities, etc. In addition to the liability of the previously-discussed low building densities, the project does not score

any points for mixed-use neighborhood centers because of the limited retail on and near the site.

GREEN INFRASTRUCTURE & BUILDINGS

The Preferred Concept Plan scores very well with points in this category. This is because the Preferred Concept Plan proposes gut rehabilitation of existing, historic structures. It is presumed that high quality, energy efficient construction techniques and products will be used which allows scoring on a great deal of points including energy efficiency, water efficiency, and efficient landscaping. However, there was no presumption that any points will be scored for renewable energy or district heating and cooling. Stormwater Management points are largely dependent on the porosity of the soil and can be challenging in Chicago.

INNOVATION & DESIGN PROCESS

The Preferred Concept Plan appears to be eligible for IDP points for NPD Mixed-Income Diverse Communities and Historic Resource Preservation.

REGIONAL PRIORITY CREDIT

The Preferred Concept Plan appears to be eligible for three out of the four Regional Priority Credits.



LEED 2009 for Neighborhood Development Project Scorecard

Project Name:
Date:

Altgeld Gardens
9/19/2013

Yes ? No

13 7 7 Smart Location and Linkage 27 Points Possible

Y				Prereq 1 Smart Location	Required	1	4	
Y				Prereq 2 Imperiled Species and Ecological Communities	Required	2		
Y				Prereq 3 Wetland and Water Body Conservation	Required		1	
Y				Prereq 4 Agricultural Land Conservation	Required	1		
Y				Prereq 5 Floodplain Avoidance	Required	1		
8			2	Credit 1 Preferred Locations	10	1		
			2	Credit 2 Brownfield Redevelopment	2	1		
4	3			Credit 3 Locations with Reduced Automobile Dependence	7		4	
	1			Credit 4 Bicycle Network and Storage	1		1	
			3	Credit 5 Housing and Jobs Proximity	3			1
1				Credit 6 Steep Slope Protection	1		3	
	1			Credit 7 Site Design for Habitat or Wetland and Water Body Conservation	1		2	
	1			Credit 8 Restoration of Habitat or Wetlands and Water Bodies	1	1		
	1			Credit 9 Long-Term Conservation Management of Habitat or Wetlands and Water Bodies	1		2	

Yes ? No

15 8 21 Neighborhood Pattern and Design 44 Points Possible

Y				Prereq 1 Walkable Streets	Required			
Y				Prereq 2 Compact Development	Required	3	3	0
Y				Prereq 3 Connected and Open Community	Required			
3	1		8	Credit 1 Walkable Streets	12	1		
	1		5	Credit 2 Compact Development	6	1		
	2		2	Credit 3 Mixed-Use Neighborhood Centers	4		1	
3			4	Credit 4 Mixed-Income Diverse Communities	7		1	
1				Credit 5 Reduced Parking Footprint	1		1	
			2	Credit 6 Street Network	2	1		
1				Credit 7 Transit Facilities	1			
1	1			Credit 8 Transportation Demand Management	2	3	1	0
1				Credit 9 Access to Civic and Public Spaces	1			
1				Credit 10 Access to Recreation Facilities	1	1		
1				Credit 11 Visitability and Universal Design	1		1	
1	1			Credit 12 Community Outreach and Involvement	2	1		
1				Credit 13 Local Food Production	1	1		
	2			Credit 14 Tree-Lined and Shaded Streets	2			
1				Credit 15 Neighborhood Schools	1			

Yes ? No

10 18 1 Green Infrastructure and Buildings 29 Points Possible

Y				Prereq 1 Certified Green Building	Required			
Y				Prereq 2 Minimum Building Energy Efficiency	Required			
Y				Prereq 3 Minimum Building Water Efficiency	Required			
Y				Prereq 4 Construction Activity Pollution Prevention	Required			

Yes ? No

1	4	
2		
	1	
1		
1		
1		
1		
1		
	4	
	1	
		1
	3	
	2	
1		
1		
	2	
1		
1		
	1	

Green Infrastructure and Buildings, Continued

Credit 1 Certified Green Buildings	5
Credit 2 Building Energy Efficiency	2
Credit 3 Building Water Efficiency	1
Credit 4 Water-Efficient Landscaping	1
Credit 5 Existing Building Use	1
Credit 6 Historic Resource Preservation and Adaptive Reuse	1
Credit 7 Minimized Site Disturbance in Design and Construction	1
Credit 8 Stormwater Management	4
Credit 9 Heat Island Reduction	1
Credit 10 Solar Orientation	1
Credit 11 On-Site Renewable Energy Sources	3
Credit 12 District Heating and Cooling	2
Credit 13 Infrastructure Energy Efficiency	1
Credit 14 Wastewater Management	2
Credit 15 Recycled Content in Infrastructure	1
Credit 16 Solid Waste Management Infrastructure	1
Credit 17 Light Pollution Reduction	1

Yes ? No

3	3	0
1		
1		
	1	
	1	
	1	
1		

Innovation and Design Process 6 Points

Credit 1.1 Innovation and Exemplary Performance: Exemplary Performance NPD 4	1
Credit 1.2 Innovation and Exemplary Performance: Exemplary Performance GIB 6	1
Credit 1.3 Innovation and Exemplary Performance: Provide Specific Title	1
Credit 1.4 Innovation and Exemplary Performance: Provide Specific Title	1
Credit 1.5 Innovation and Exemplary Performance: Provide Specific Title	1
Credit 2 LEED® Accredited Professional	1

Yes ? No

3	1	0
1		
	1	
1		
1		

Regional Priority Credit 4 Points

Credit 1.1 Regional Priority Credit: GIBc2	1
Credit 1.2 Regional Priority Credit: GIBc8	1
Credit 1.3 Regional Priority Credit: NPDc4	1
Credit 1.4 Regional Priority Credit: SLLc3	1

Yes ? No

44 37 29 Project Totals (Certification estimates) 110 Points

Certified: 40-49 points, Silver: 50-59 points, Gold: 60-79 points, Platinum: 80+ points

PRELIMINARY ENTERPRISE GREEN COMMUNITIES CHECKLIST

The preliminary Enterprise Green Communities (EGC) Checklist is provided on the following pages. Based on EGC's classification divisions, Altgeld Gardens will be classified as a Substantial Rehab project for rating purposes. Under this criterion, a project is required to qualify for a minimum of 30 points to earn classification as an EGC. Altgeld Gardens should easily qualify for this classification. From the consultant team's preliminary analysis, 49 points should be an achievable mark to reach, which is well above the 30 point minimum.



ENTERPRISE GREEN COMMUNITIES

One important point to consider is that under the EGC criteria, only buildings that contain housing units will be considered. Buildings that do not, such as the CYC, fieldHouse, new community center, child care centers, etc. are excluded from any of the calculations/criteria.

Similar to its potential LEED classification, Altgeld Gardens both benefits and receives penalties from its status as a previously developed site according to the EGC criteria. Its density earns it points in categories such as Compact Development (2.4), and its quantity of open space earns it points in Preservation of and Access to Open Space (2.7). Additionally, the quantity of CTA Bus Stops in Altgeld Gardens earns it points for Access to Public Transportation (2.8). EGC does, however, restrict points for Proximity to Existing Services (2.5) and Walkable Neighborhoods (2.9) to New Construction project conditions that do not apply to Altgeld Gardens. Because the scope of the Master Plan as it pertains to housing is limited to rehabilitation of existing buildings,

the project loses points in some categories, including Smart Site Location for Passive Solar Heating/Cooling (2.10).

Throughout the EGC checklist, the major places where points are unattainable are categories where Altgeld Gardens is precluded from earning points because the points are restricted to other project classifications. Section 7 is an example of this: 7.4b, 7.5b, and 7.6b consist of 17 points that the Preferred Concept Plan cannot earn because they are restricted to Moderate Rehab projects.

As previously stated, the qualification for EGC should be easily attainable without adding substantial costs to the project. A number of the points that have been classified as "Maybe" on the preliminary EGC Checklist would add substantial costs to the project while offering little direct benefit because EGC qualification is a binary choice: there is either qualification or not qualification, unlike LEED ND in which a series of different levels are attainable.

2011 ENTERPRISE GREEN COMMUNITITES CRITERIA CHECKLIST

1: INTEGRATIVE DESIGN

Criteria Item		POSSIBLE POINTS	YES	MAYBE	NO	N/A
1.1a	Green Development Plan: Integrative Design Meeting(s)	M	M			
1.1b	Green Development Plan: Criteria Documentation	M	M			
1.2a	Universal Design <i>(New Construction only)</i>	2			2	X
1.2b	Universal Design <i>(Substantial & Moderate Rehab only)</i>	2-3	2	1		
SUBTOTAL POINTS			2	1	2	

2: LOCATION + NEIGHBORHOOD FABRIC

Criteria Item		POSSIBLE POINTS	YES	MAYBE	NO	N/A
2.1	Site Sensitive Selection <i>(New Construction Only)</i>	M				X
2.2	Connections to Existing Development and Infrastructure <i>(New Construction only, except for projects located on rural tribal lands, in colonias communities, or in communities of population less than 10,000)</i>	M				X
2.3	Compact Development <i>(New Construction Only)</i>	M				X
2.4	Compact Development	5-6	5		1	
2.5	Proximity to Services <i>(New Construction only)</i>	M				X
2.6	Preservation of and Access to Open Space	M				X
2.7	Preservation of and Access to Open Space	1-3	3			
2.8	Access to Public Transportation	5	5			
2.9	Walkable Neighborhoods: Connections to Surrounding Neighborhood	5				X
2.10	Smart Site Location: Passive Solar Heating / Cooling	7			7	
2.11	Brownfield or Adaptive Reuse Site	2			2	
2.12	Access to Fresh, Local Foods	6	6			
2.13	LEED for Neighborhood Development certification	4		4		
SUBTOTAL POINTS			19	4	10	

3: SITE IMPROVEMENTS

Criteria Item		POSSIBLE POINTS	YES	MAYBE	NO	N/A
3.1	Environmental Remediation	M	M			
3.2	Erosion and Sedimentation Control <i>(Except for infill sites with buildable area smaller than one acre)</i>	M	M			
3.3	Low Impact Development <i>(New Construction only)</i>	M				X
3.4	Landscaping	M	M			
3.5	Efficient Irrigation and Water Reuse	M	M			
3.6	Surface Stormwater Management	2 or 6	0	6		
SUBTOTAL POINTS			0	6	0	

2011-2012 Green Criteria Checklist

4: WATER CONSERVATION

Criteria Item		POSSIBLE POINTS	YES	MAYBE	NO	N/A
4.1	Water-Conserving Fixtures	M	M			
4.2	Advanced Water-Conserving Appliances and Fixtures	6 max		6		
4.3	Water Reuse	4 max			4	
		SUBTOTAL POINTS	0	6	4	

5: ENERGY EFFICIENCY

Criteria Item		POSSIBLE POINTS	YES	MAYBE	NO	N/A
5.1a	Building Performance Standard: Single family & Multifamily, 3 stories or fewer (<i>New Construction only</i>)	M				X
5.1b	Building Performance Standard: Multifamily, 4 stories or more (<i>New Construction Only</i>)	M				X
5.1c	Building Performance Standard: Single family & Multifamily, 3 stories or fewer (<i>Substantial and Moderate Rehab</i>)	M	M			
5.1d	Building Performance Standard: Multifamily, 4 stories or more (<i>Substantial and Moderate Rehab</i>)	M				X
5.2	Additional Reductions in Energy Use	15 max	10	5		
5.3	Sizing of Heating and Cooling Equipment and Ducts	M	M			
5.4	ENERGY STAR Appliances	M	M			
5.5a	Efficient Lighting: Interior Units	M	M			
5.5b	Efficient Lighting: Common Areas and Emergency Lighting (<i>all multifamily projects</i>)	M	M			
5.5c	Efficient Lighting: Exterior	M	M			
5.6a	Electricity Meter (<i>New Construction and Substantial Rehab only</i>)	M	M			
5.6b	Electricity Meter (<i>Moderate Rehab only</i>)	3			3	X
5.7a	Renewable Energy	12		12		
5.7b	Photovoltaic / Solar Hot Water Ready	1-2		2		
5.8	Advanced Metering Infrastructure	5		5		
		SUBTOTAL POINTS	10	24	3	

6: MATERIALS BENEFICIAL TO THE ENVIRONMENT

Criteria Item		POSSIBLE POINTS	YES	MAYBE	NO	N/A
6.1	Low / No VOC Paints and Primers	M	M			
6.2	Low / No VOC Adhesives and Sealants	M	M			
6.3	Construction Waste Management	M	M			
6.4	Construction Waste Management: Optional	5 max	3	2		
6.5	Recycling Storage for Multifamily Project	5	5			
6.6	Recycled Content Material	5 max	5			
6.7	Regional Material Selection	5		5		
6.8	Certified, Salvaged and Engineered Wood Products	5	5			
6.9a	Reducing Heat-Island Effect: Roofing	1 or 3			3	
6.9b	Reducing Heat-Island Effect: Paving	2		2		
		SUBTOTAL POINTS	18	9	3	

2011-2012 Green Criteria Checklist

7: HEALTHY LIVING ENVIRONMENT

Criteria Item		POSSIBLE POINTS	YES	MAYBE	NO	N/A
7.1	Composite Wood Products that Emit Low / No Formaldehyde	M	M			
7.2	Environmentally Preferable Flooring	M	M			
7.3	Environmentally Preferable Flooring: Alternative Sources	4		4		
7.4a	Exhaust Fans: Bathroom (<i>New Construction and Substantial Rehab only</i>)	M	M			
7.4b	Exhaust Fans: Bathroom (<i>Moderate Rehab only</i>)	6			6	X
7.5a	Exhaust Fans: Kitchen (<i>New Construction and Substantial Rehab only</i>)	M	M			
7.5b	Exhaust Fans: Kitchen (<i>Moderate Rehab only</i>)	6			6	X
7.6a	Ventilation (<i>New Construction and Substantial Rehab only</i>)	M	M			
7.6b	Ventilation (<i>Moderate Rehab only</i>)	5			5	X
7.7	Clothes Dryer Exhaust	M	M			
7.8	Combustion Equipment	M	M			
7.9a	Mold Prevention: Water Heaters	M	M			
7.9b	Mold Prevention: Surfaces	M	M			
7.9c	Mold Prevention: Tub and Shower Enclosures	M	M			
7.10	Vapor Barrier Strategies (<i>New Construction and Rehab projects with foundation work only</i>)	M	M			
7.11	Radon Mitigation (<i>New Construction and Substantial Rehab only</i>)	M	M			
7.12	Water Drainage (<i>New Construction and Rehab projects replacing assemblies called out in Criterion only</i>)	M	M			
7.13	Garage Isolation	M	M			
7.14	Integrated Pest Management	M	M			
7.15	Lead-Safe Work Practices (<i>Substantial and Moderate Rehab only</i>)	M	M			
7.16	Smoke-Free Building	9		9		
SUBTOTAL POINTS			0	13	17	

8: OPERATIONS + MAINTENANCE

Criteria Item		POSSIBLE POINTS	YES	MAYBE	NO	N/A
8.1	Building Maintenance Manual (<i>all multifamily projects</i>)	M	M			
8.2	Resident's Manual	M	M			
8.3	Resident and Property Manager Orientation	M	M			
8.4	Project Data Collection and Monitoring System	12		12		
SUBTOTAL POINTS			0	12	0	

TOTAL INTENDED POINTS	49	75	39
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ENERGY MODELING ASSESSMENT

UNDERSTANDING THIS ASSESSMENT

As the CHA considers the redevelopment of the Altgeld Gardens - Philip Murray Homes site, there are energy and sustainability elements that can be integrated into that process for minimal added costs that will pay for themselves via cost savings over time. Additionally, reductions in energy consumption benefit the environment through a reduction in emissions, which translates to a healthier environment for residents. Direct benefits include increased comfort and a reduction in household expenditures. All of these, combined with other sustainability elements of the plan, result in a higher quality of life for residents.

This assessment was developed to assist the CHA in thinking about energy efficiency recommendations and considerations before it begins moving forward in the actual physical redevelopment of the site, because in most cases, strategies will be cheap-

est and less intrusive when done within the already planned construction process instead of stand-alone energy retrofit projects. Using existing residential building plans and limited energy data, CNT Energy used energy modeling technology to estimate per unit/per building energy consumption and identify the potential for energy savings by employing common, “best practice” energy efficiency strategies.

ENERGY MODELING

Energy modeling is the use of software and building information to predict a given building’s energy usage. To design a building in energy modeling software, information about the building type is gathered, ranging from building material (i.e. brick, vinyl, etc), to current building energy usage, to mechanical systems installed in the building (boiler versus furnace). Depending on the amount and detail of the information known to the energy modeler, energy models can vary from vague and relative, to specific and fairly accurate. The outputs of the software let the user know what the energy usage for the given building should be, or what it could be,

if different aspects of the building are changed and the model is run again.

For the Altgeld Gardens project, energy modeling is useful because the actual energy use for each individual building’s units is not known. By using some information on the buildings’ construction, and inputting those into the energy modeling software, it is possible to get an idea of what the energy use for each building would be and what certain changes to the building and occupancy habits could do to change that energy usage. If additional detailed building unit energy usage becomes known, the energy model developed could then be validated and/or adjusted.

ENERGY DATA LIMITATIONS

In order to model energy consumption in residential units and potentially determine anticipated savings based on energy efficient renovations, per-unit or at minimum, residential-only electricity and natural gas data is needed. The CNT Energy team was limited by the energy data provided by the CHA. It included monthly residential natural gas data, broken out by buildings, but the electricity

data was the summation of the entire Altgeld Gardens project. This total monthly electricity usage, of both residential buildings and public spaces/buildings alike, made it impossible to assign electricity consumption to just residential buildings’ consumption. What was known about the buildings’ construction, from plan drawings, was used in the modeling software, and where assumptions about things such as occupancy and operation had to be made, they were made based off of typical building usage (industry standards).

NEXT STEPS

As the Chicago Housing Authority seeks to renovate additional housing units at Altgeld Gardens, there are additional considerations that could be made to reduce energy consumption, either on a per unit or per building basis. Using the energy modeling numbers, the final section of this report outlines key strategies that could be implemented and the estimated energy savings per measure implemented along with energy efficiency considerations for any new construction projects on the site.

ENERGY MODELING RESULTS

The graphics in Figures 12.1 and 12.2 illustrate the energy inputs and energy modeling outputs (results) in relation to the Altgeld Gardens site.

FIGURE 12.1
ENERGY INPUTS

In order to model energy, the CNT Energy team input key general building construction components into the energy modeling software as shown in the table below. The figure on the right illustrates the modeled single unit row home used in the software to compare energy use per building/unit.

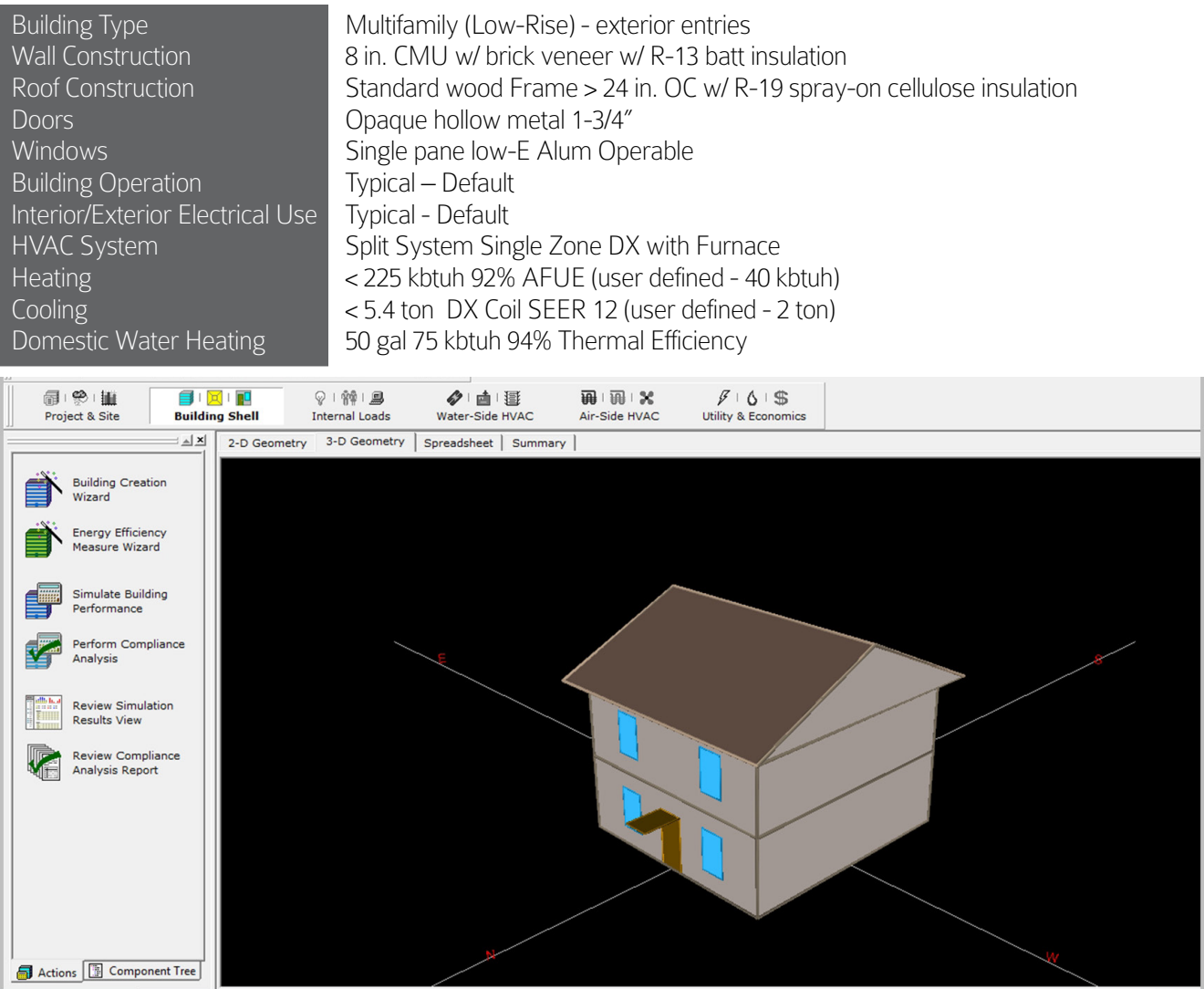


FIGURE 12.2 ENERGY MODELING OUTPUTS (RESULTS)

Natural gas consumption among 12-unit buildings varies slightly from building to building, as shown in the table in Chart 12.2A, while in comparison; the output from the energy modeling software depicts a higher consumption. This means that the buildings are performing slightly better than anticipated. Because the physical building characteristics are unchanged (the inputs were based on actual construction drawings), we can assume that the difference in actual and modeled natural gas consumption is likely due to occupant behavior.

The graph in Chart 12.2B illustrates the actual annual natural gas use of the three buildings from January 2011 to January 2013, as well as the modeled natural gas use. The figure shows that the three buildings' actual consumptions have very similar energy curves. These curves were analyzed relative to the energy model shown in the graph. As described above, the actual average natural gas use per building is less than the modeled energy use by about 15%. Most likely reasons for this difference may include occupancy behavior or heat transfer from adjacent units, but there are numerous factors that impact energy consumption.

The energy model curve represents a typical 12 unit building, however, during the months of January and February 2012 the curve shows an unusual increase in actual natural gas consumption. The average temperature curve represents the average daily temperature, and does not correlate with the dramatic increase in usage. The CHA may want to re-visit what on-site conditions may have occurred to result in this peak, and work to prevent them in the future. These could have been occupant or operationally driven or they may be data related (possible double billing or usage corrections).

Existing electricity consumption data provided by the CHA could not be analyzed because the monthly usage provided was for all of the buildings at Altgeld Gardens. The data could not be dissected into residential usage. The table in Chart 12.2C reflects only the modeled electricity consumption, based on the physical building characteristics input into the energy modeling software.

CHART 12.2A: ACTUAL VS. MODELED NATURAL GAS CONSUMPTION

Building	Address	Actual Annual Natural Gas 12 Units (Therms)	Per Unit	Modeled Annual Natural Gas 12 Units (Therms)	Per Unit
A	901 E 130 th St	9,744	812	11,428	952
B	801 E 130 th St	10,388	865	11,428	952
C	900 E 131 st St	9,179	764	11,428	952

CHART 12.2B: ACTUAL VS. MODELED NATURAL GAS CONSUMPTION COMPARED TO AVG TEMPERATURE

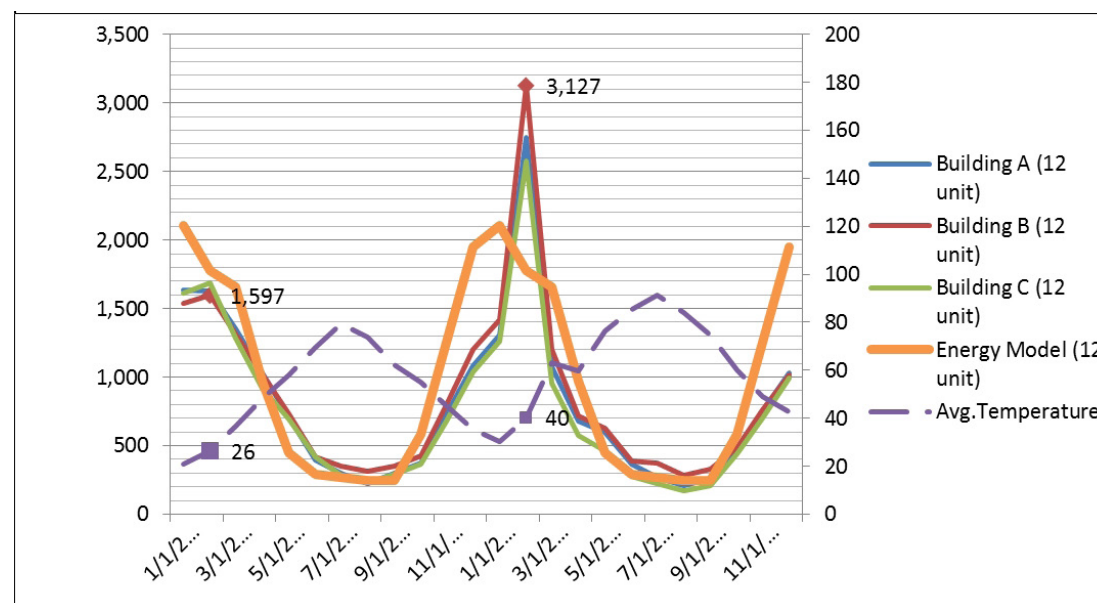


CHART 12.2C: ACTUAL VS. MODELED ELECTRICITY CONSUMPTION

Building	Address	Actual Annual Electricity 12 Units (kWh)	Per Unit	Modeled Annual Electricity 12 Units (kWh)	Per Unit
A	901 E 130 th St	Not Available	N/A	101,088	8,424
B	801 E 130 th St	Not Available	N/A	101,088	8,424
C	900 E 131 st St	Not Available	N/A	101,088	8,424

FIGURE 12.2 (CONTINUED) ENERGY MODELING OUTPUTS (RESULTS)

The inputs into the energy modeling software provide a breakdown of how electricity and natural gas consumption occurs among the 12-unit buildings. Chart 12.2D shows that over 2/3 of all natural gas consumption can be attributed to space heating, with the remainder to hot water heating. Electricity consumption is more complex however, and depicts miscellaneous equipment (televisions and entertainment devices as the primary source at over 1/3, with almost another third from lighting, 10% for space cooling and the remainder for various fans and pumps.

But of course, these activities that can be attributed to energy consumption vary at different times of the year, especially related to weather and outside air temperature. Chart 12.2E shows this breakdown by month.

CHART 12.2D: ANNUAL ELECTRICITY & NATURAL GAS CONSUMPTION BREAKDOWN

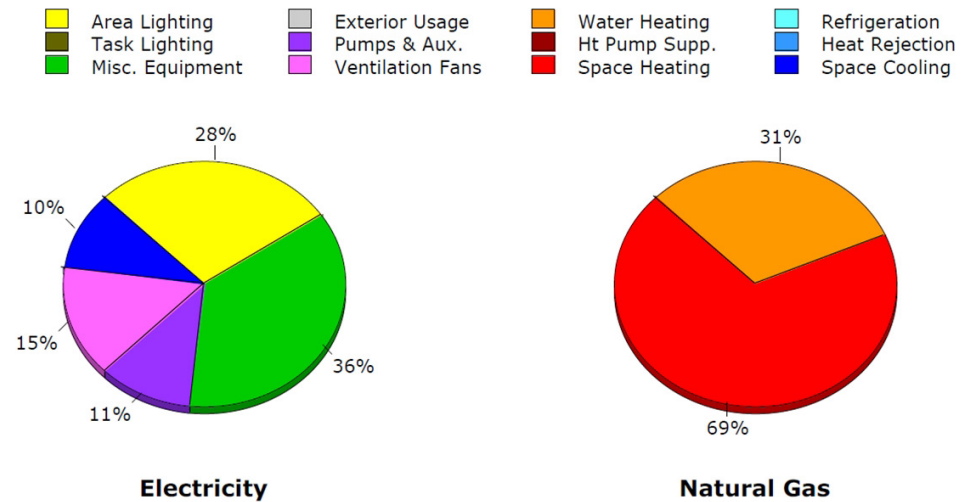
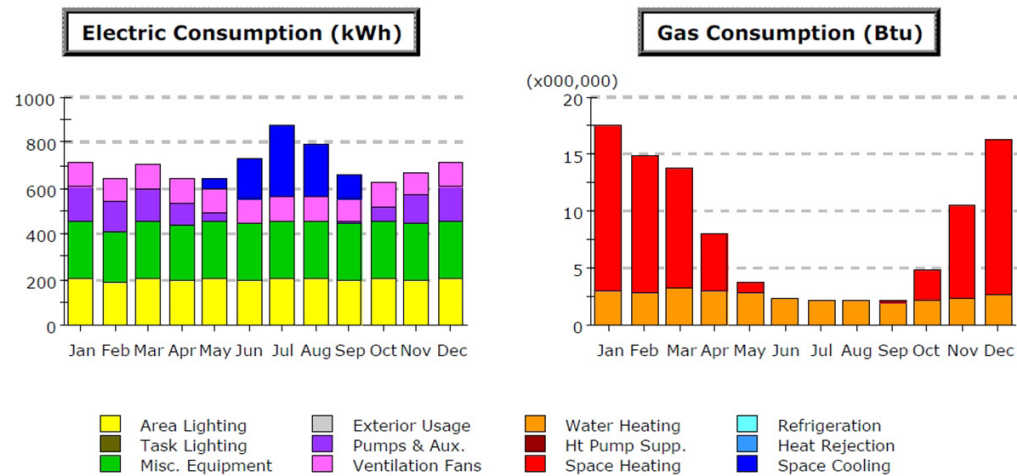


CHART 12.2E: MONTHLY ELECTRICITY & NATURAL GAS CONSUMPTION BREAKDOWN



STRATEGIES TO REDUCE ENERGY CONSUMPTION

There are numerous strategies that the CHA can employ in order to reduce energy consumption and are described in their energy savings potential as per unit, per measure and/or across the entire redevelopment plan. Though much of the energy savings can be achieved with physical improvements to the building envelope during the time of renovation, it is important to note the impact that technological advancements and addressing occupancy energy habits can have too. The tables below highlight brief strategy descriptions potential energy savings for units at the CHA's Altgeld Garden complex. Also, some general considerations for new construction are provided regarding energy code, green building and potential opportunities for renewable energy.

Figure 12.3 outlines the physical improvements in the renovation process for residential structures.

Figure 12.4 describes the physical improvements in the renovation process for non-residential structures.

Figure 12.5 summarizes the process for addressing technology and occupancy habits/behavior that influence energy consumption.

Figure 12.6 identifies energy efficiency considerations for new construction.

FIGURE 12.3
PHYSICAL IMPROVEMENTS IN THE RENOVATION PROCESS FOR RESIDENTIAL STRUCTURES

TARGET:	528 residential units (not all renovated)	
TOTAL POTENTIAL COST SAVINGS:	Per unit: \$1,102	All 528 renovations: \$581,856
TOTAL POTENTIAL kWh SAVINGS:	Per unit: 1,757 kWh	All 528 renovations: 927,696 kWh
TOTAL POTENTIAL THERMS SAVINGS:	Per unit: 984 therms	All 528 renovations: 519,552 therms

Energy Conservation Measure	Electricity Savings (kWh)		Natural Gas Savings (therms)		Cost Estimate (\$)	Savings (\$/yr)	Payback (yrs.)
	Per Unit	528 total units	Per Unit	528 total units	Per unit		
Convert all incandescent bulbs to CFL (Assume: 10 bulbs per unit)	891	470,448	n/a	n/a	\$50	\$112	0.4
NOTES: Lighting in buildings can represent up to 15% of the electric bill. By swapping old incandescent bulbs with compact fluorescent bulbs you can reduce the amount of electricity usage in your home by 15-20%.							
Install ENERGY STAR qualified double pane low-e windows	229	120,912	47	24,816	\$1600	\$71	22.7
NOTES: Energy efficient windows can save energy by reducing temperature transfer between indoor and outdoor. This allows the HVAC system to work less when combating the temperature in your home. By reducing the amount of work your heating and cooling appliances have to do, you are not only reducing the amount of energy you use, but also saving money on your utility costs as a result.							
Install R-49 blown-in cellulose roof cavity insulation above ceiling	n/a	n/a	798	421,344	\$2,500	\$710	3.5
NOTES: Generally the most cost effective way to reduce the airflow and increase the efficiency of a home is to air seal and insulate within roof cavities or along roof decking using materials such as 12-15 inches of blown-in cellulose (R-49) or 6-8 inches in polyurethane spray foam (R-40). This significantly reduces drafts and reduces heat loss from the building, thereby reducing the work load of both the heating/cooling equipment.							
Replace boiler with high efficiency furnaces (>92% AFUE)	n/a	n/a	145	65,472	\$1,600 *Duct installation not incl	\$129	12.4
Replace central air conditioning with ENERGY STAR units (14.5 SEER rating)	637	336,336	n/a	n/a	\$1,500	\$80	18.7
NOTES: Older HVAC systems have efficiencies in the range of 60%-75%, but modern systems can achieve efficiencies as high as 97% AFUE. Replacing systems involve significant financial commitment. When deciding whether to replace the system, the owner should consider energy savings along with other benefits such as decreased maintenance costs and better reliability.							

NOTE: Cost savings assumes residential kWh rate of \$.1266 and therms rate of \$.8966 based on ICC 2012 Sales Statistics

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The following energy efficiency improvements should be considered in the renovation of 528 residential units, which includes 466 in Altgeld Gardens and 62 in Philip Murray. These measures represent best practices in the energy efficiency industry. Savings estimates were calculated based on the existing non-renovated building specs that were provided by CHA and estimated energy savings per measure.

The table summarizes physical building improvements to be considered during residential renovations. Annual energy savings are based on non-renovated building elements and assumptions.

FIGURE 12.4

PHYSICAL IMPROVEMENTS IN THE RENOVATION PROCESS FOR NON-RESIDENTIAL STRUCTURES

TARGET: Renovations of Store Building, Children's Building; Dorothy Gautreaux Child Development Center
See table below for varied cost and energy savings

Energy Conservation Measure	Electricity Savings (kWh)	Natural Gas Savings (therms)	Cost Estimate (\$)	Savings (\$/yr)	Payback (yrs.)
Convert all T-12's to T-8's (lighting: Assumes 2-lamp fixture)	366 per fixture	n/a	\$75 per fixture	\$35	2.1
Install R-49 blown-in cellulose roof cavity insulation above ceiling	0.24 per sq.ft.	0.30 per sq ft.	\$ 2.50 per sq. ft.	\$.24/sq. ft	4-5
Replace boilers with hi-efficiency furnace units (92+ AFUE)	n/a	238 per furnace unit	\$ 2,000 (100kbtu)	\$173	11.5
Replace central air with ENERGY STAR units (14.5 SEER rating)	2131 per a/c unit	n/a	\$ 3,000 (7.5 ton)	\$205	14.6

NOTE: Cost savings assumes small commercial kWh rate of \$.0966 and therms rate of \$.7283 based on ICC 2012 Sales Statistics

The following energy efficiency improvements should be considered in the renovation of older non-residential buildings that bring new public uses and services to the site. The store building, children's building and Gautreaux - whether renovated for the proposed uses including an early childhood center, a multi-purpose/police substation and maintenance or not - can be rehabbed with basic, best practice energy efficiency measures in mind. The following measures serve simply as a guide; however site-specific savings could not be calculated for the Altgeld Gardens site due to the absence of energy data and important building information. As a substitute, an average savings per measure is provided.

The table summarizes physical building improvements to be considered during non-residential renovations. Annual energy savings are based on industry-accepted average energy savings.

FIGURE 12.5

ADDRESSING TECHNOLOGY & OCCUPANCY HABITS/BEHAVIOR THAT INFLUENCE ENERGY CONSUMPTION

TARGET:	1,857 residential units (already renovated and not yet renovated)	
TOTAL POTENTIAL COST SAVINGS:	Per unit: \$161	All 1,857 renovations: \$298,706
TOTAL POTENTIAL kWh SAVINGS:	Per unit: 673 kWh	All 1,857 renovations: 1,249,761 kWh
TOTAL POTENTIAL THERMS SAVINGS:	Per unit: 85 therms	All 1,857 renovations: 157,845 therms

Energy Conservation Measure	Electricity Savings (kWh)		Natural Gas Savings (therms)		Cost Estimate* (\$)	Savings (\$/yr)	Payback* (yrs.)
	Per Unit	1,857 total units	Per Unit	1,857 total units	Total 1,857 Units		
Install ENERGY STAR appliances (Refrigerator; washers/dryers; et al)	See below ²						
Reduce “phantom load”: Unplug electronic devices that continue to draw energy when not in use	421	781,797	n/a	n/a	\$0	\$98,193	n/a
Use programmable thermostats and reduce heating/increase cooling temperature settings by 3 degrees	121	224,697	85	157,845	\$0	\$169,969	n/a
Turn off unused lights (Assumptions: 3 lights, 2 hours per day)	131	243,267	n/a	n/a	\$0	\$30,544	n/a
Annual Savings	673 kWh	1,249,761 kWh	85 therms	157,845 therms	\$0	\$298,706	n/a

*NOTES: The cost estimate for all but the first measure is \$0, because it does not take a financial investment to make behavioral changes, and as such, there is no payback period; Cost savings assumes residential kWh rate of \$.1266 and therms rate of \$.8966 based on ICC 2012 Sales Statistics

Changes to physical elements of a building can go a long way to reducing energy consumption per unit and across CHA Altgeld Gardens. However, these energy efficiency improvements do not address the “last line of defense” in a building—the occupants. Occupant behavior can always improve, regardless of income level, and in the case of Altgeld Gardens, among occupant behavior can improve with all tenants, both in the newest renovated units and older units. A 2007 nationwide poll by Stanford University found that 52 percent of adults said that climate change was either extremely or very important to them personally, with another 30 percent ranking it somewhat important, meaning that 82 percent of adults find climate change of importance or of some relevance to them.¹ Even more widespread, the effects of the economy are still being felt across some households in America, and energy costs are often seen as non-negotiable, changing only with the seasons. However, energy costs can be significantly reduced by more efficient use, even something as simple as turning off the lights when leaving a room results in a change in energy expense. Keeping this in mind, CHA may want to consider a campaign to encourage more responsible energy use and the benefits to the environment and finances for all of the buildings on the site. Even when costs are not directly passed on to the tenants, the case can be made that fewer dollars spent on energy can be dollars directed towards tenant services.

The table summarizes technology and occupancy energy efficiency actions. Annual energy savings are based on modeled energy consumption that could be gained across all renovated units, existing and soon-to-be renovated.

¹ ABC News/Washington Post/Stanford University Poll. April 5-10, 2007. N=1,002 adults nationwide. MoE ± 3. Fieldwork by TNS.

² Savings depend on the equipment being replaced and the efficiency of new equipment, and should be calculated on a case-by-case basis.

FIGURE 12.6 ENERGY EFFICIENCY CONSIDERATIONS FOR NEW CONSTRUCTION

TARGET: New Construction of Community Center; Library; Park District Fieldhouse
Cost and Energy Savings will vary based on construction/building plans to be developed

Should the CHA build new residential or common area buildings, the agency should keep in mind the City's energy codes which are stricter than the state's required energy codes, and may want to consider green building elements that sometimes go above and beyond established code, especially when it pertains to renewable energy.

ENERGY CODE: As of January 2013, the Illinois Energy Code aligns with the 2012 International Energy Conservation Code, and the City of Chicago's code is similar, but even stricter than the most recently adopted code. These energy codes represent the highest standards in energy efficiency and should be adhered to regardless to any potential exemption that may (or may not be) afforded to the CHA as a public agency. Elements of the energy code include requirements for residential and commercial (anything considered non-residential.) Each set of codes covers the building envelope, mechanical systems (heating, venting and cooling) and water heating. The specific requirements are too numerous to list for the purposes of this report, however there are many resources for building owners and contractors including the following:

- ❑ U.S. Department of Energy Building Energy Codes Program
<http://www.energycodes.gov/>
- ❑ Illinois Department of Commerce and Economic Opportunity
http://www.ildceo.net/dceo/Bureaus/Energy_Recycling/IECC.htm

LEED/GREEN BUILDING RATING PROGRAMS: Similar to energy codes are the variety of building rating programs that aim to improve the sustainability of buildings and sites. The U.S. Green Building Council (USGBC) defines green building as a way to "significantly reduce or eliminate the negative impact of buildings on the environment and on the building occupants" through "sustainable site planning, safeguarding water and water efficiency, energy efficiency, conservation of materials and resources, and indoor environmental quality."³ Energy consumption can be reduced by as much as 15-30% depending on measures selected. Green buildings also feature additional benefits such as reduced water consumption, healthier indoor air, durable materials, and reduced construction waste.⁴ Some of these benefits go beyond saving money and energy and can help to improve the lives of the occupants. For example, healthier indoor air quality, from proper ventilation, can lead to a reduction in asthma and other respiratory diseases. Another important benefit to building green is that the upfront costs at time of construction are small, particularly when taking life cycle savings into consideration.⁵

RENEWABLE ENERGY IN PUBLIC HOUSING: For more than 100 years, centralized power stations have provided the most efficient method of generating and distributing electricity. In recent years renewable energy and distributed generation have become more viable options as more fuel options and improved technologies have come to market. Appropriate DG systems include photovoltaic (PV) panels or wind turbines and gas-fired micro-turbines. On-site renewable energy could provide a significant portion of the energy needed on-site but may need to be supplemented by energy from the electrical grid. Most facilities like the CHA would commission a study to analyze the viability for renewable energy and its site-specific energy and costs savings. The most viable options for a community such as CHA's Altgeld Gardens are most likely photovoltaic (solar panels for electricity), solar thermal (solar hot water) and geothermal. Without federal and state subsidy, however, the current expense is often difficult for most building owners to absorb.

FUNDING SOURCES & ENERGY REDUCTION: There may be funding opportunities that the CHA could tap into to assist in implementing some energy reduction strategies. The U.S. Department of Energy and the Illinois Department of Commerce and Economic Opportunity are likely sources to fund energy efficiency efforts. Independent local and national grantors and foundations may provide other funds. The Illinois Clean Energy Community Foundation, for example, tends to fund very specific ventures and depending on the funding cycle, may be an option for CHA. In addition to these sources, saving money from reduced energy bills can also be viewed as a source of annual funding; by saving money annually, the facility is keeping money that would have otherwise been wasted on inefficient systems. This money can then be used for other things, such as other projects on the site. To determine the best energy savings for a specific building, a full energy audit should be performed to get a better idea of how the building is currently being used and where improvements could be made.

³ 26 U.S. Green Building Council Atlanta Chapter web site, U. S. Green Building Council, <http://www.southface.org/web/resources&services/USGBC-atlanta/USGBC-atlanta.htm>.

⁴ City of Chicago Green Homes Program Guide, www.cityofchicago.org.

⁵ In a 2003 report to the California Sustainable Building Task Force, Greg Kats noted that while upfront costs to support green design are 2% higher than for typical buildings, on average, they result in a life cycle savings of 20% of total construction costs. Overall savings are more than ten times the initial investment. Greg Kats, Sustainable Building Task Force. The Cost and Financial Benefits of Green Buildings. October 2003. www.ciwm.ca.gov/GreenBuilding/Design/CostBenefit/Report.pdf.

APPENDIX

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