



DEPARTMENT OF HOUSING
CITY OF CHICAGO

FOR IMMEDIATE RELEASE

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**CHICAGO DEPARTMENT OF HOUSING TO ISSUE \$5.5 MILLION FOR SHELTER
RENOVATIONS**

CHICAGO - The Chicago City Council authorized the Department of Housing to spend Lincoln Ave TIF funds on the rehabilitation and minor property renovations of the Haven on Lincoln.

The property, formerly the Diplomat Hotel at 5230 N. Lincoln Ave., will be the site of a Chicago Department of Public Health pilot program that will provide behavioral health and housing support for people experiencing homelessness who have unaddressed physical and behavioral health needs.

The TIF funds will support the renovations taking place in 2025 allowing the facility to begin operations in Q3 2025.

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**CHICAGO DEPARTMENT OF HOUSING TO ISSUE \$15 MILLION TO SUPPORT NON-
CONGREGATE SHELTER**

CHICAGO - Chicago City Council approved the issuance of \$15 Million in funds from the Western/Ogden TIF to support the acquisition and rehab of property for Franciscan Outreach to own and operate as mixed-use non-congregate shelter.

The property will be redeveloped to establish 84 shelter beds in a non-congregate setting to house Franciscan's current congregate men's shelter residents along with 36 flex congregate beds as they receive service and case management to transition into permanent housing. The site is located at 2508 - 2538 W 21st St in the 25th Ward.

TIF funds will pair with Chicago Recovery Plan bond funds. The ordinance will also include a minor TIF map amendment for the property from “industrial” to “mixed use” to allow the use of TIF funds for the proposed redevelopment.

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10 NEW HOMES APPROVED FOR EAST GARFIELD PARK THROUGH THE CITY LOTS FOR WORKING FAMILIES PROGRAM

CHICAGO - The Chicago City Council approved an amendment to an existing City Lots for Working Families (CL4WF) agreement with the joint venture (JV) between Joudeh Investments LLC and MKB Business Strategies LLC. to allow the JV to add ten (10) additional city-owned lots for \$1 each to build single-family or two-unit homes, and would allow the waiver or reduction of some permit fees - both standard CL4WF features

City Council approved the first ordinance for the JV in September 2021 and allowed for eight homes to be developed on the west side. After the first ordinance passed, the City approached the JV to relinquish one lot for a planned memorial to Fred Hampton and a second ordinance replacing the ceded lot was approved in November 2022.

The lots in this proposed ordinance were listed in the April 2024 round of ChiBlockBuilder.

| PIN | Address | CBRE Valuation |
|---------------|--------------------|-----------------------|
| 16-11-411-002 | 3355 W Walnut St | \$ 14,585 |
| 16-11-411-003 | 3353 W Walnut St | \$ 12,154 |
| 16-11-411-010 | 3337 W Walnut St | \$ 12,154 |
| 16-11-411-011 | 3335 W Walnut St | \$ 12,154 |
| 16-11-411-012 | 3333 W Walnut St | \$ 12,154 |
| 16-11-411-016 | 3325 W Walnut St | \$ 14,777 |
| 16-11-411-051 | 3209 W Walnut St | \$ 20,145 |
| 16-11-411-052 | 3207 W Walnut St | \$ 20,297 |
| 16-11-408-061 | 3310 W Walnut St | \$ 17,867 |
| 17-07-329-017 | 2219 W Warren Blvd | \$ 211,538 |

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CHICAGO CITY COUNCIL APPROVES AMENDMENT TO AN EXISTING LAND SALE

CHICAGO - An amendment to has been approved for an existing CL4WF land sale and redevelopment agreement with Sunshine Gospel Ministries (SGM).

The agreement was part of the United Power for Action and Justice (UPAJ) umbrella ordinance approved by Council in May 2024. The seven (7) lots being requested in this memo were removed from the Substitute UPAJ Ordinance, as the City's land database erroneously assigned the lots for "Open Space."

| PIN | Address | CBRE Valuation |
|---------------|--------------------|-----------------------|
| 20-15-310-021 | 6020 S CALUMET AVE | \$ 51,705 |
| 20-15-310-023 | 6028 S CALUMET AVE | \$ 29,415 |
| 20-15-310-024 | 6030 S CALUMET AVE | \$ 29,415 |
| 20-15-310-025 | 6032 S CALUMET AVE | \$ 29,415 |
| 20-15-310-026 | 6036 S CALUMET AVE | \$ 45,495 |
| 20-15-310-027 | 6040 S CALUMET AVE | \$ 45,315 |
| 20-15-310-028 | 6046 S CALUMET AVE | \$ 75,638 |

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