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CITY OF CHICAGO

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CONTACT:

Mayor's Press Office

312.744.3334

[press@cityofchicago.org](mailto:press@cityofchicago.org)

Department of Housing and Economic Development (HED)  
(312) 744-9267

**MAYOR EMANUEL PROPOSES HOME IMPROVEMENT GRANTS, LAND SALES,  
FORECLOSURE MITIGATION STRATEGIES, IMPROVEMENTS TO SMALL BUSINESS  
IMPROVEMENT PROGRAM, AND SENIOR HOUSING REHAB PROJECT**

*Home Improvement Grants Proposed for Bronzeville*

One million dollars in home improvement grants would be made available to eligible Bronzeville property owners through a proposal submitted to City Council today by Mayor Rahm Emanuel.

The grants would be provided through the Department of Housing and Economic Development's (DHED) Tax Increment Financing-Neighborhood Improvement Program (TIF-NIP), which helps owners of one- to four-unit buildings in select TIF districts make exterior repairs and limited interior improvements.

"Tax Increment Financing is a powerful tool to foster neighborhood improvements," Mayor Emanuel said. "This would be a direct shot in the arm for Bronzeville and its residents."

To be eligible, property owners would have to meet income guidelines and live within the Bronzeville TIF District, which is generally bounded by the Stevenson Expressway (I-55), State Street, and portions of King Drive and 40<sup>th</sup> Street.

The grants would cover up to \$22,500 in exterior work involving chimney repairs, porch and roof improvements, tuckpointing, door and window upgrades, and other work. Up to



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30 percent of each grant could also be used for interior health and safety needs, and a portion could be applied toward an energy audit to improve efficiency.

Neighborhood Housing Services of Chicago Inc. would administer the program.

TIF-NIP funds were last made available in the Bronzeville TIF in 2000, when grants helped support repairs to more than 100 units of local housing.

# # #

*City Land Sales Proposed for South and West Sides*

Two churches and a pair of industrial businesses would expand their operations through a trio of City-owned land sales proposed to City Council by Mayor Rahm Emanuel.

**New Life Covenant Church**

Greater Grand Crossing's New Life Covenant Church would purchase a former industrial structure at 7522 S. Greenwood Ave. and rehabilitate it as a community youth center.

Currently vacant, the three-story structure would be sold for its appraised value of \$65,000. The center would provide onsite mentoring programs and day care services to the surrounding community.

**Centennial Missionary Baptist Church**

Grand Boulevard's Centennial M.B. Church would purchase a vacant lot at 4402-04 S. Michigan Ave. and use it as a parking lot.

Located across the street from the church, the lot would be sold for the appraised value of \$17,500.

**Lumber Street, LLC**

Sixteen parcels of City-owned land on the Lower West Side would be sold to Lumber Street LLC for future industrial purposes.

Located at 825-833 W. 22<sup>nd</sup> Pl., 824-832 W. 23<sup>rd</sup> St., 825-847 W. 23<sup>rd</sup> St. and 2338-2362 S. Lumber St., the parcels would be sold for the appraised value of \$750,000.



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The parcels would be used for the operational needs of two affiliated companies: Truong Enterprises Inc. and Halsted-Lumber Street LLC.

# # #

*Mayor Emanuel Proposes TIF for New Foreclosure Mitigation Strategy*

A new neighborhood stabilization program proposed today by Mayor Rahm Emanuel would use Tax Increment Financing (TIF) to help homebuyers purchase and reoccupy vacant, foreclosed homes in the Humboldt Park community.

The TIF Purchase Rehab program would provide forgivable loans to help qualified participants rehabilitate one- to four-unit buildings in the community's Chicago/Central Park TIF district, roughly bounded by Grand Avenue, Lake Street, Kedzie Avenue, and Pulaski Road. Assistance amounts would be up to 25 percent of a building's purchase and rehabilitation costs.

"The program builds upon a stabilization strategy that focuses City resources within specific areas that have been hit hard by the foreclosure crisis," Emanuel said. "It's the first time that the TIF program will be used to address neighborhood foreclosures, and we hope to expand it to other TIF districts in the months ahead."

Program guidelines would require each homebuyer to use the property as a primary residence. Participants' income levels must also be at or below 120 percent of area median income, or \$90,960 for a family of four.

Utilizing \$1 million in funding from the Chicago/Central Park TIF, the program would be administered by Neighborhood Housing Services of Chicago, a non-profit neighborhood revitalization organization. Approximately 30 investors would be expected to participate. The loans would not have to be repaid provided the homebuyer lives in the property for a period of five to 10 years, depending on the amount of assistance received.

In Humboldt Park, 236 foreclosure filings were initiated in the first half of 2011, following more than 550 filings in 2010, according to the Woodstock Institute, a non-profit research and policy organization. The community is one of nine target areas in which the City of Chicago is coordinating a multi-layered foreclosure mitigation strategy with local partners, sister agencies and financial institutions.



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TIF is a financial tool that leverages property tax proceeds within designated districts for a variety of local improvement projects.

# # #

*Proposal Will Enable Small Business Improvement Program to Support More Businesses*

Proposals introduced to City Council today by Mayor Rahm Emanuel would slightly revise the Small Business Improvement Fund (SBIF) program while also providing funds for the program's operation in 13 Tax Increment Financing (TIF) districts.

The SBIF program helps to improve commercial and industrial properties in select TIF districts by making funds available for improvements involving windows, floors, roofs, heating and air conditioning systems, and other upgrades. The assistance is provided upon project completion and does not have to be repaid.

Proposed changes to the program include a reduced maximum grant amount for commercial properties of \$75,000, down from \$150,000, to enable more businesses to participate in the program. Another change would require the owners of completed SBIF projects to wait three years before reapplying to the program, up from one year.

The proposals would reallocate \$500,000 in SBIF funding for the 47<sup>th</sup>/State, Bryn Mawr/Broadway, Division/Homan, Jefferson Park, Lincoln Avenue, Northwest, Pulaski, Ravenswood, Lawrence/Pulaski and Belmont/Central TIFs. One million dollars would be reallocated for the Western Avenue South and Humboldt Park TIFs and \$500,000 would be allocated for the first time to the Archer/Central TIF.

The SBIF program currently operates in 84 of the City's 163 active TIF districts. For more information about SBIF, please visit [www.cityofchicago.org/tif](http://www.cityofchicago.org/tif).

# # #

*Senior Housing Rehab Project Proposed for Grand Boulevard*

Ninety seven units of senior housing would be rehabilitated in Grand Boulevard under financial measures introduced to City Council today by Mayor Rahm Emanuel.



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“By supporting the preservation of safe, affordable housing, we can help seniors continue to live in the neighborhoods they have called home for many years,” Mayor Emanuel said.

Under the proposal, the City would provide up to \$10 million in Housing Revenue Bonds and up to \$2.7 million in TIF assistance for the rehabilitation of the 11-story Bronzeville Senior Apartments building at 460 E. 41<sup>st</sup> St.

A pending, \$18.2 million rehabilitation by Bronzeville Associates Senior Apartments LP would include new plumbing, mechanical systems, HVAC systems and upgrades to kitchens and bathrooms. Exterior work would include a new roof, windows, building entrances and parking surfaces.

In addition to the proposed bonds and TIF assistance, City support includes \$603,461 in Low Income Housing Tax Credits that will generate approximately \$5.5 million in equity for the project.

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