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“Using Design to Cultivate Community and Enhance Livability”
Indiana Housing and Community Development Authority

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Homan Square

Chicago, Illinois

- ❑ Urban mixed-use redevelopment of former Sears, Roebuck and Co. Headquarters (1907 to 1973)
- ❑ 55 total acres
- ❑ 14 acres of open space (25%)
- ❑ 308 for-sale and rental homes
- ❑ One million sf of adaptive reuse of commercial and institutional space to serve as “vessels for jobs” and community services
- ❑ Development: 1994 to 2000
- ❑ Developed as a venture of The Shaw Company, Sears, Roebuck and Co., and the City of Chicago

Vacancy to Vibrancy



1990 Census

- ❑ 70% unemployment
- ❑ 70% single parent HH
- ❑ 50% of families in poverty
- ❑ 20% home ownership

Homan Square: Strategy



- ❑ One million sq. ft. of adaptive reuse of commercial and institutional space to serve as “vessels for jobs”
- ❑ New community services
- ❑ Mixed-income for-sale and rental homes



Economic Development

- ❑ Adaptive reuse of commercial buildings for non-profit and business incubator space
- ❑ Chicago Police Training Facility
- ❑ Henry Ford Academy: Power House Charter High School
- ❑ Holy Family Lutheran School
- ❑ 3,000 jobs generated
- ❑ Spurred development of new grocery anchored community shopping center



Community Services

- ❑ Chicago Park District Recreation Center
- ❑ North Lawndale YMCA
- ❑ Robert Crown Center for Health Education
- ❑ Lawndale Christian Health Center
- ❑ Family Focus of North Lawndale
- ❑ Neighborhood Technology Resource Center





New Life for North Lawndale

- ❑ 308 units of mixed-income housing
- ❑ 50% owner-occupied housing from \$90,000
- ❑ 50% rental housing from \$395 per month
- ❑ Integrated housing products
- ❑ Housing for families earning between \$15,000 to over \$75,000 (1999)
- ❑ Decreasing subsidy over time – market rate homes sold for \$185,000 (1999)

Public/Private Partnership

- ❑ ***Private Sector***
 - ❑ Sears, Roebuck and Co.
 - ❑ LIHTC Equity Investors
 - ❑ The Shaw Company
- ❑ ***HUD***
 - ❑ HOME funds
 - ❑ CDBG
- ❑ ***City of Chicago***
 - ❑ Infrastructure
 - ❑ New Homes for Chicago
 - ❑ Chicago Park District

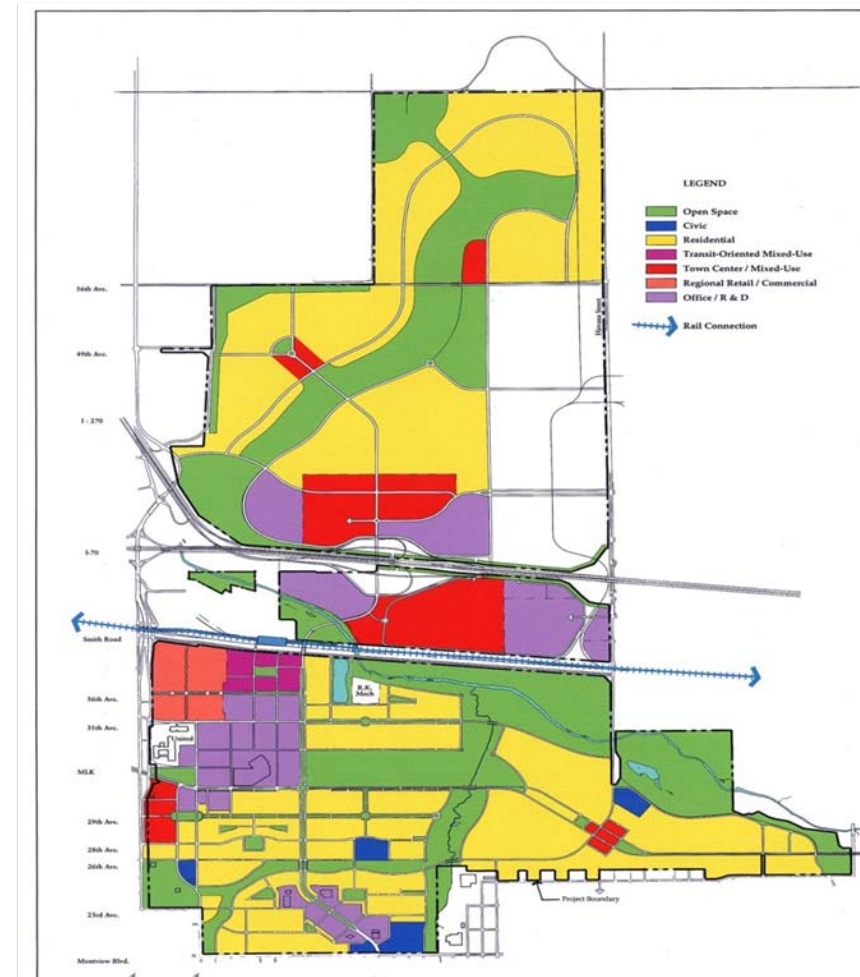
Lessons Learned

- ❑ Committed founders and patient capital
- ❑ Compelling vision to inspire partnerships
- ❑ Community that is vested in the result
- ❑ Resident screening and strong HOA
- ❑ Homes + Jobs + Community Services
- ❑ Homes vs. “affordable” or “workforce”
- ❑ Design for safety and security
 - ❑ orientation, fencing, security, police
- ❑ Creating value by design
 - ❑ open space, green building, architecture

Stapleton

Denver, Colorado

- ❑ Urban mixed-use redevelopment of Stapleton Airport
- ❑ 4,700 total acres
- ❑ 1,200 acres of open space
- ❑ 12,000 homes
- ❑ 13 million s.f. of commercial space
- ❑ Developed by venture of Forest City Enterprises, City of Denver





Affordable Housing Plan

For Sale Obligation

10% of total for sale
units at 80% AMI
(\$33,413)

Projects to date:

Roslyn Court
Syracuse Village
29th Drive Rowhomes

Rental Obligation

20% of total rental units
below 60% AMI
(\$25,060)

Projects to date:

Clyburn Village
Parkside Apartments
Central Park Apartments

Rental Homes



For Sale Homes



Thank You

- ❑ www.greenstreetltd.com
- ❑ www.homansquare.org
- ❑ www.stapletondenver.com