

Uplifting Communities with Infill Housing

October 20, 2023



Todd Wiltse, Moderator

- Partner at **WJW Architects** in Chicago
- Licensed Architect in Illinois, Indiana, and surrounding states
- LEED AP
- 29 years of practice
- Designed dozens of affordable housing projects which currently house thousands of Illinois residents
- Professional focus on community-based supportive housing, residential healthcare settings, and trauma-informed design

Dena Bell, Panelist

- Managing Director of **IFF's Home First Development Team**
- Focus on creating affordable, accessible housing for people with disabilities.
- Has developed ten projects under the program since 2012
- Projects are designed to revitalize vacant lots and abandoned buildings with small scale infill buildings



Jane Genzel, Panelist

- Executive Director of **Peoria Opportunities Foundation**
- Non-profit affordable housing developer
- Renovated 55,000 SF building for PSH
- Renovated 5 single-family homes
- Partnered with two for-profit developers on affordable senior housing developments
- Developed 30 scattered site units of affordable housing
- Neighborhood focused

Michelle Sablack, Panelist

- Licensed Architect in Illinois and Indiana
- Associate at **WJW Architects** in Chicago
- 15 years of practice - primarily in the Midwest
- Firm Member of Illinois Housing Council
- Member of IL Green Alliance and IL Energy Conservation Advisory Council
- LEED AP - BD&C and EDAC Certified Professional
- Chair firm's sustainability committee, which includes oversight of WJW's AIA 2030 Commitment

The Problem: Anywhere, USA

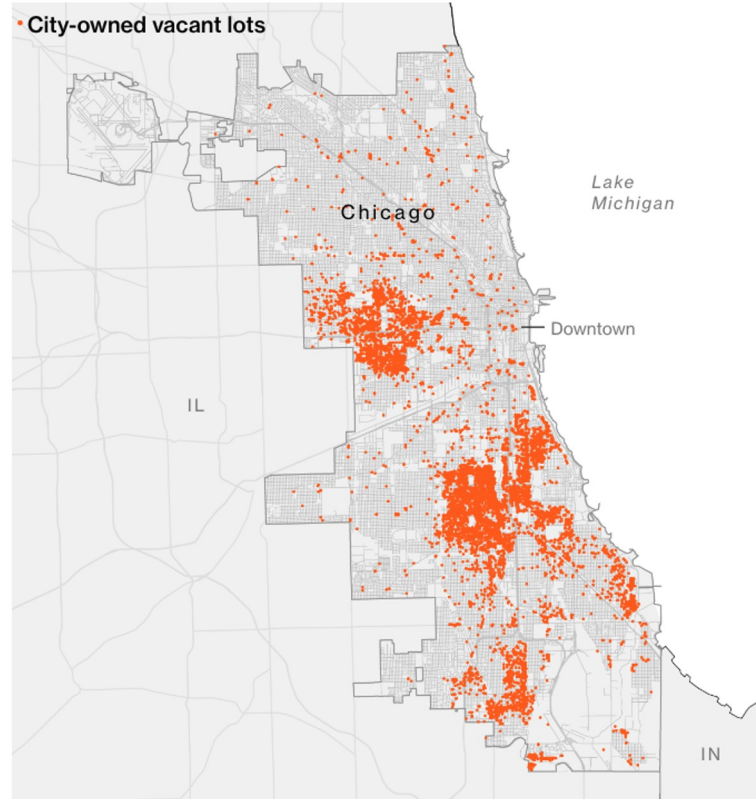


The Problem: Anywhere, USA

Chicago Vacant Lots

Windy City is trying to sell empty lots to curb crime

• City-owned vacant lots



Source: City of Chicago

The Problem: Anywhere, USA



Solution(?)

Chicago, IL

Hope Manor Village
Englewood neighborhood



East Bluff Homes Peoria, IL

Project Snapshot



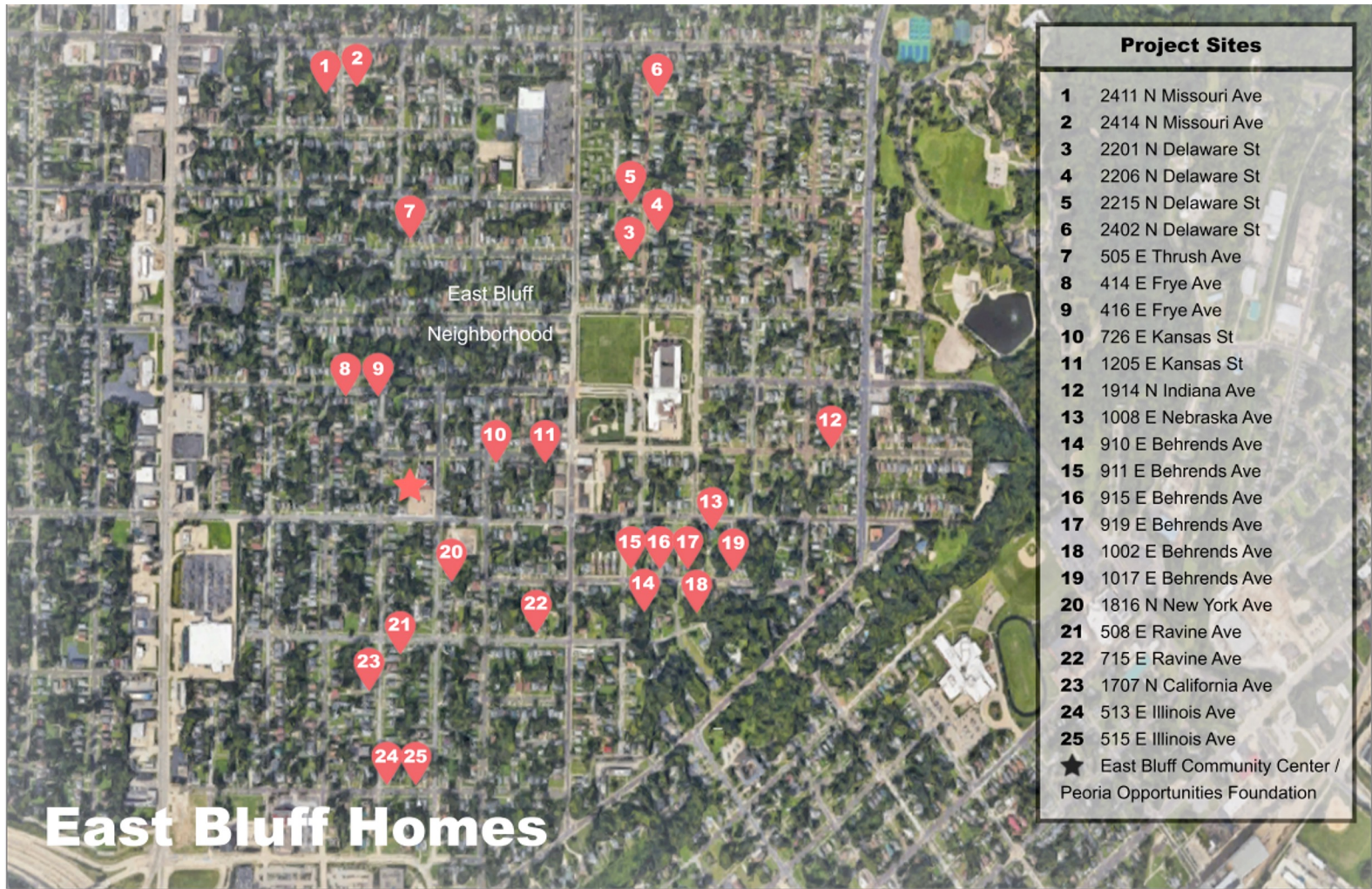
Neighborhood Characteristics

- Distressed neighborhood
- Scattered vacant lots and buildings
- Primarily low income residents
- Almost 100% single family homes
- Good access to public transportation
- Proximity to several major employers
- Access to health care clinics, shopping centers, parks and the neighborhood community center

East Bluff Homes



- New Construction
- 30 Units of affordable housing on 25 sites
- 20 Single family homes
- 5 Two-Flats
- 2 & 3 Bedroom Units
- 18 lots city owned
- 4 lots county owned
- 3 lots private owners

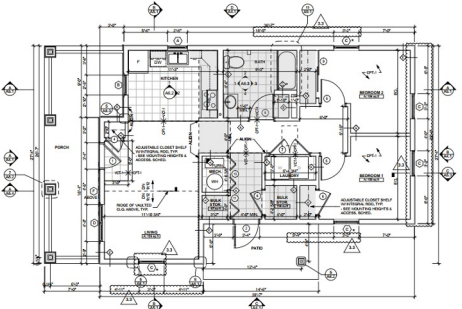


East Bluff Homes

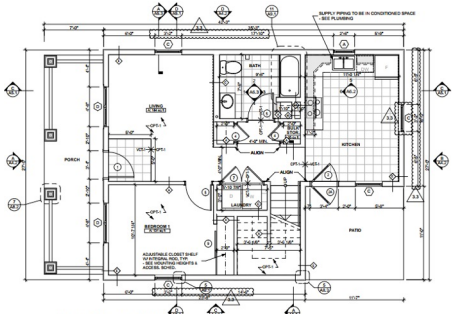
Project Sites

- 1** 2411 N Missouri Ave
- 2** 2414 N Missouri Ave
- 3** 2201 N Delaware St
- 4** 2206 N Delaware St
- 5** 2215 N Delaware St
- 6** 2402 N Delaware St
- 7** 505 E Thrush Ave
- 8** 414 E Frye Ave
- 9** 416 E Frye Ave
- 10** 726 E Kansas St
- 11** 1205 E Kansas St
- 12** 1914 N Indiana Ave
- 13** 1008 E Nebraska Ave
- 14** 910 E Behrends Ave
- 15** 911 E Behrends Ave
- 16** 915 E Behrends Ave
- 17** 919 E Behrends Ave
- 18** 1002 E Behrends Ave
- 19** 1017 E Behrends Ave
- 20** 1816 N New York Ave
- 21** 508 E Ravine Ave
- 22** 715 E Ravine Ave
- 23** 1707 N California Ave
- 24** 513 E Illinois Ave
- 25** 515 E Illinois Ave
- ★ East Bluff Community Center / Peoria Opportunities Foundation

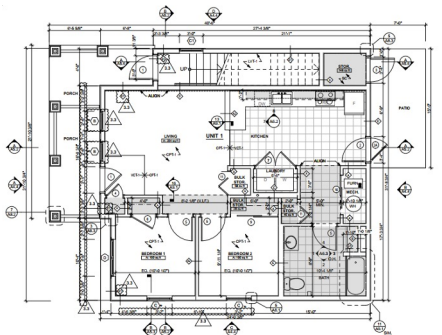
East Bluff Homes - 4 Floor Plans



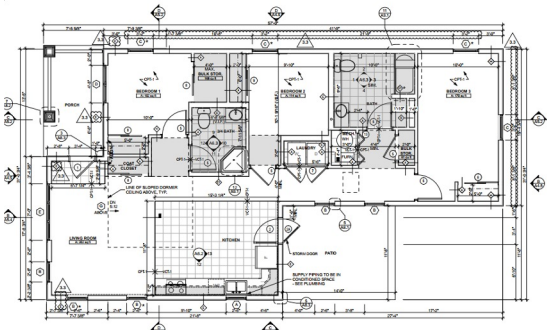
A BUILDING A - FLOOR PLAN
SCALE 1/8" = 1'-0"



A BUILDING B - 1ST FLOOR
SCALE 1/8" = 1'-0"



A BUILDING C - 1ST FLOOR
SCALE 1/8" = 1'-0"



A BUILDING D - 1ST FLOOR
SCALE 1/8" = 1'-0"



Designed to be contextual with historic character of surrounding homes

Capital Funding	
City of Peoria HOME	\$660,077
City of Peoria TIF	\$300,000
IHDA HOME	\$1,725,560
Federal Home Loan Bank	\$350,687
Deferred Developer Fee	\$277,604
State Capital Fund	\$250,000
LIHTC Equity	\$7,866,165
TOTAL	\$11,430,0934





Access Health & Housing + Access West Cook

Maywood, IL

Project Snapshot



WJW
Architects

Two Projects, One Community

- Access West Cook - part of a four-community scattered site LIHTC project. Completed in June 2020
- Access Health & Housing - sister project funded under IHDA's Permanent Supportive Housing Round. Completed October 2023
- Both projects were developed on vacant land and abandoned property
- New management office and resident service space will serve both housing phases and the greater community



Neighborhood Characteristics

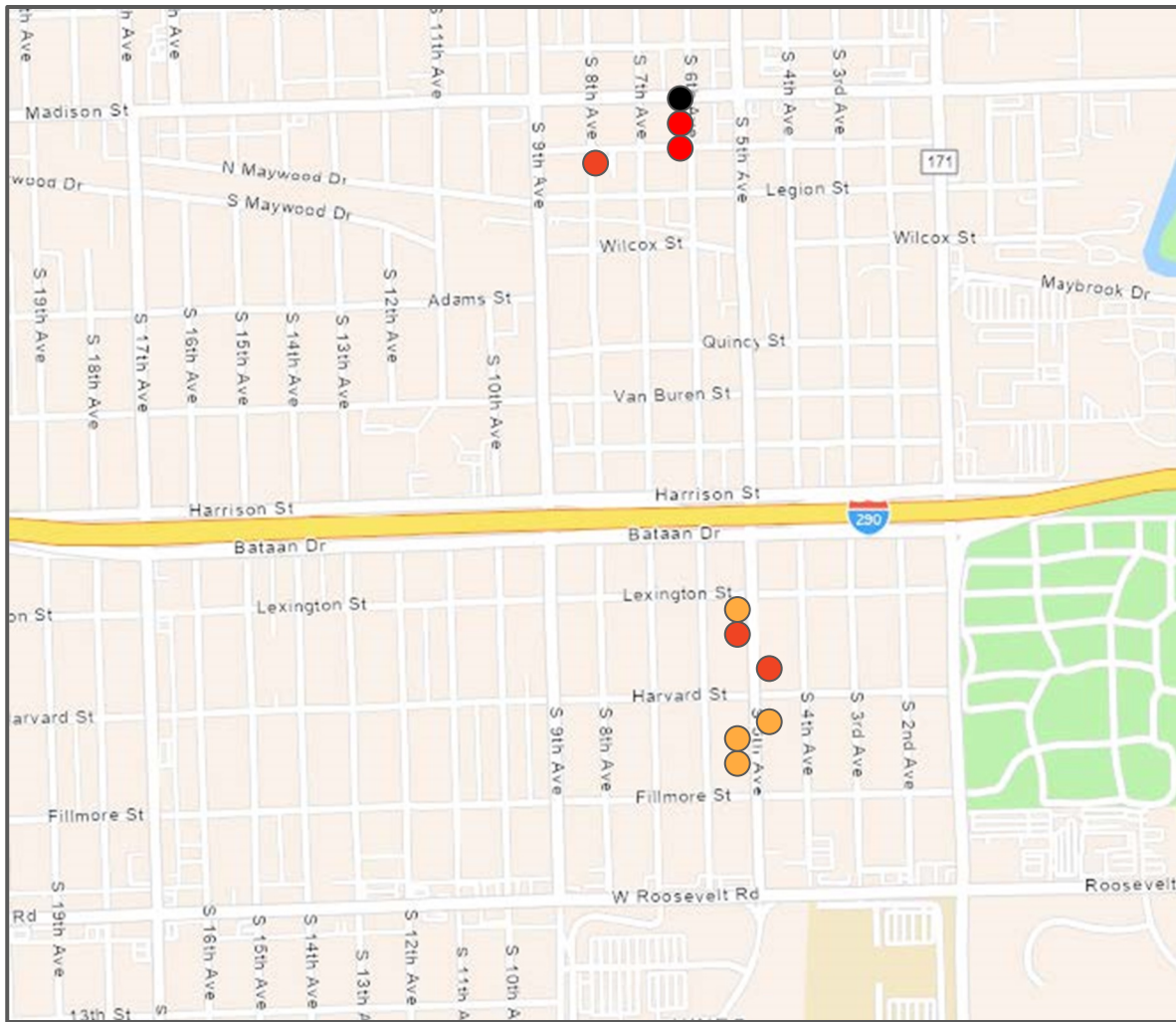
- Distressed neighborhood
- Vacant lots and abandoned buildings
- Primarily low income community
- Active local government
- Access to public transportation
- Limited availability of accessible housing
- Limited access to local health care system



Funding Partners

- IHDA funding programs provided the majority of project funding
- Trinity Health (operating locally as Loyola Hospital) is a funding partner and will provide health-focused services in the resident services space
- A philanthropic Foundation provided funding to advance both projects
- Rental assistance provided by the Housing Authority of Cook County and the IL Dept. of Human Services supports low income residents with disabilities



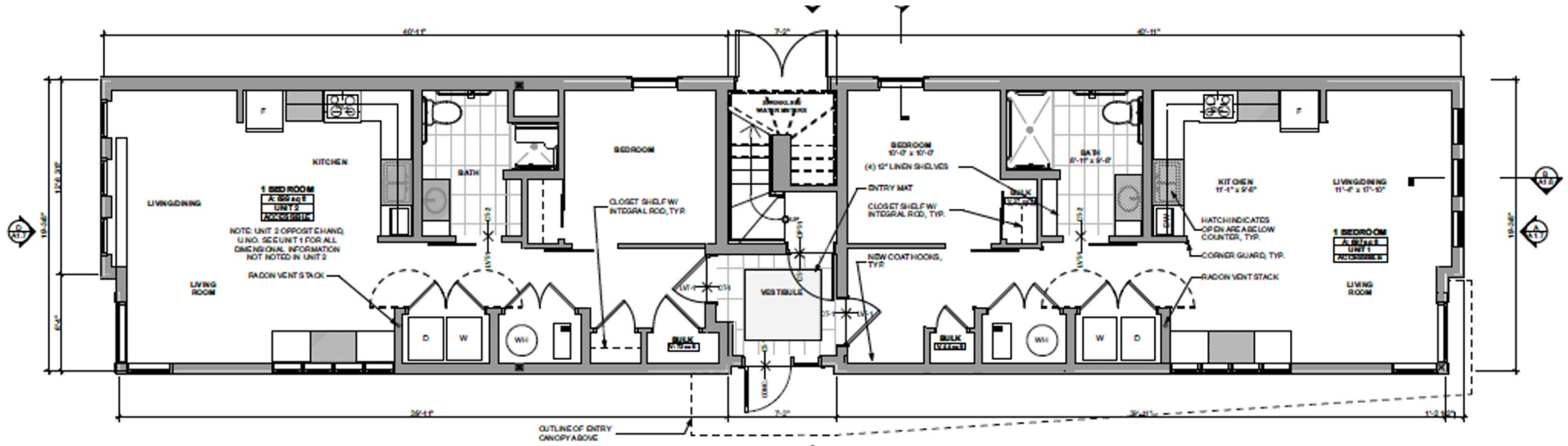


- Access West Cook (9% LIHTC) 2020
- Access Health & Housing (PSH) 2023
- Management and Resident Services Space

32 Units of affordable housing on 10 sites



Designed for Accessibility



- Sites were designed to maximize the buildable space of a standard 25x125 infill lot. Two accessible one-bedroom units on the first floor and one walk-up unit on the second floor
- Interiors are open, roomy and accessible. Additional features include casement windows and barn-style interior doors



Abandoned, foreclosed property purchased from Land Bank Authority. Four unit new construction rental building on same site.





- Local impact of projects
Between initial and second phase, adjacent buildings were rehabilitated and rented or sold





- Local Impact of Projects
New construction housing built on long-vacant land. Site was extensively remediated due to former industrial use.



North Point Homes Sullivan, IL

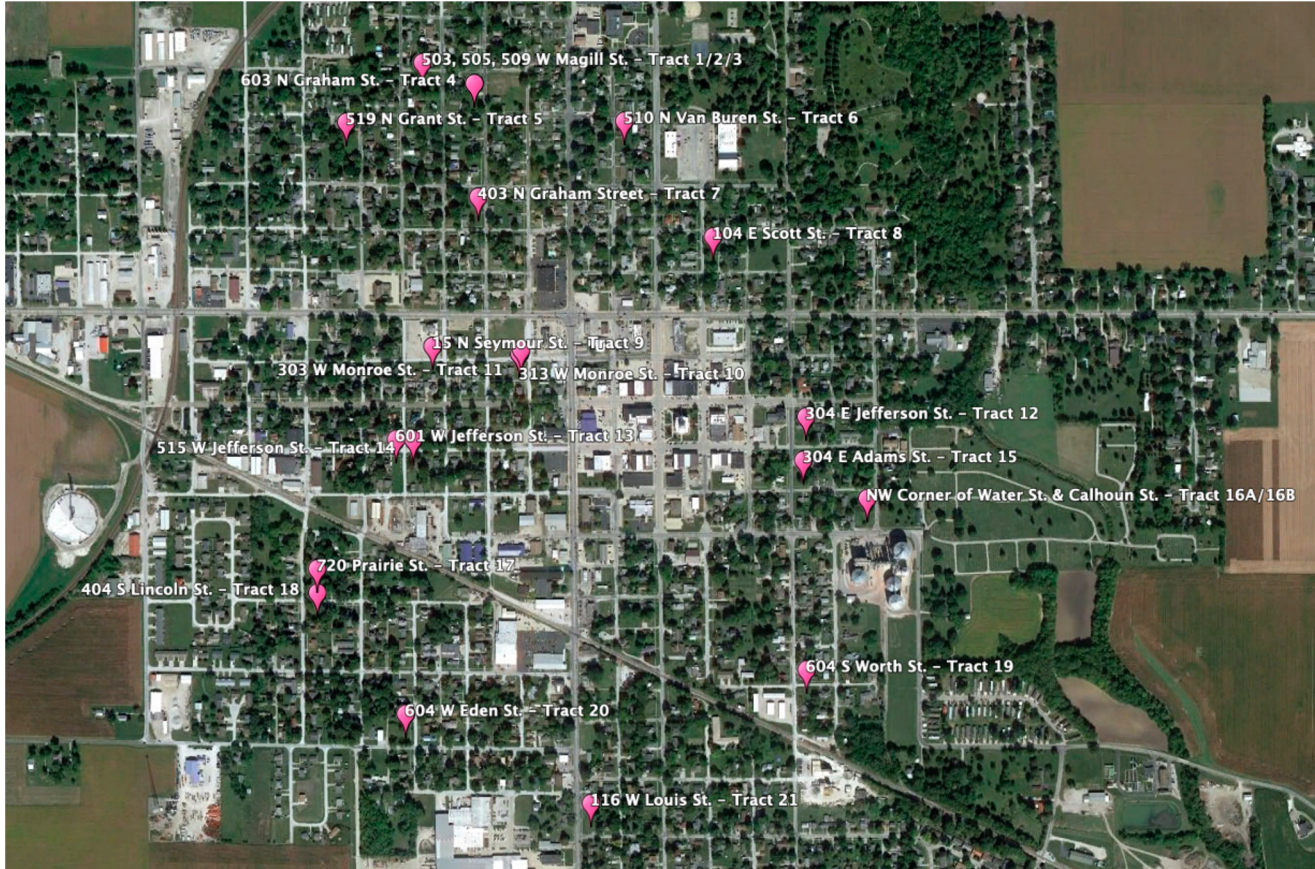
Project Snapshot



North Point Homes



- New Construction (Not Yet Built)
- 37 Units of affordable housing on 21 sites
- 11 Single family homes
- 13 Duplexes
- 1, 2, & 3 Bedroom Units
- 9% Low Income Housing Tax Credits (LIHTC)



North Point Homes - Sustainability

- Highly Energy Efficient
- All-Electric
- Designed to Meet 2020 Enterprise Green Communities (EGC) Certification & DOE Zero Energy Ready Homes
- Photovoltaic Ready



Contact Us!

Dena Bell

Managing Director - IFF

dbell@iff.org

Jane Genzel

Executive Director -

Peoria Opportunities Foundation

jane.genzel@gmail.com

Todd Wiltse

Partner - WJW Architects

toddw@wjwarchitects.com

Michelle Sablack

Associate - WJW Architects

michelles@wjwarchitects.com