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New 300-home mixed-income community, hospital and ambulatory care center to rise on Chicago's West Side *CHA/City/Sinai Health agree to principles of a 3-phase development deal; redevelopment agreement wins praise of parties, community*

CHICAGO – Bringing Chicago's West Side one step closer to much-needed jobs, health care and housing, the Chicago Housing Authority and Sinai Health System, along with the City of Chicago, have agreed to negotiate a land transfer that will facilitate the development of housing, a free-standing ambulatory care center and ultimately the replacement and expansion of the existing Mt. Sinai Hospital in North Lawndale.

A resolution allowing the negotiation of a land transfer between the CHA, the City of Chicago and Sinai Health System for the implementation of a multi-phased mixed-use redevelopment project in the North Lawndale neighborhood was approved at Tuesday's CHA Board of Commissioner's meeting.

When completed, the three-phased redevelopment will be comprised of a 300-unit mixed-income housing development – with 100 units reserved for public housing leaseholders. It will include a new, expanded Sinai Health System facility, a free-standing ambulatory care center, and the future redevelopment of the Sinai Hospital campus.

Phase 1 will include 158 units of mixed-income housing on the site of the former Lawndale Complex at 12th and Washtenaw, augmented by adjacent land provided by the City or privately. In return for the City land, CHA will provide to Sinai the former Ogden Courts parcel on Ogden Avenue West, between Washtenaw and Fairfield for a new 200,000 square-foot ambulatory care center.

In Phase 2, 72 units of mixed income housing will be built on land provided to the CHA by Sinai Health System, on California Avenue across from Douglas Park. In return, the CHA will provide Sinai Health System with land on Ogden Court between South Washtenaw and Talman Avenues, for the construction of a multi-story parking deck.

Phase 3 will include 70 more mixed-income units on California Avenue, adjacent to those built in Phase 2. During this phase, Sinai Health System plans to develop a 900,000 square-foot replacement hospital facility on the remainder of the former Lawndale Complex land.

Parties and community leaders have been meeting with Sinai Health System and CHA personnel. All are enthusiastic about the proposed development.

“This is a comprehensive development for a community in need of quality housing, health care and employment. It also grants an aggressive invitation to other developers to build in the 28th Ward,” said Ald. Ed Smith. “We cherish this opportunity and look forward to a continuing working relationship with these bodies.”

CHA CEO Lewis Jordan expressed his satisfaction with the proposed land exchange after the Board meeting.

“We are pretty excited,” he said. “Here we have the opportunity to redevelop housing on an appropriate location, across from one of the city’s most beautiful parks; while, at the same time, helping to ensure that there are jobs and services that will meet leaseholders’ needs for both. This is just the kind of redevelopment for which the Plan for Transformation was meant – in a residential setting, and near transit, jobs and commerce.”

Going beyond the general good that the hospital redevelopment will bring the community and CHA leaseholders, Jordan said there are also discussions regarding a program to encourage hospital employees to buy market-rate homes in the new development; the possible hiring of CHA residents in the hospital’s construction and operations fields; the creation of a community health worker program that provides greater outreach and education to the North Lawndale Community; and extensive health education and outreach on issues of health care that affect the children and adults of North Lawndale.

Steve Koch, Chairman of the Board of Sinai Health Systems, expressed gratitude to the staff which, as he put it, “have spent the better part of their lives over the past year achieving the redevelopment plan.”

He continued:

“While Sinai Health System is one of the city’s oldest hospitals, it is the largest provider of health care for low-income patients in Illinois - treating more than 600,000 patients a year – and the largest employer in North Lawndale, with more than 3,000 employees, there is no question that our future was in doubt. Were we not able to find land on which to build a modern health facility, this critical North Lawndale resource would have disappeared – and with it one of the community’s most enduring and important institutions. As a healthcare

provider, Sinai is unique. Through the Sinai Community Institute we have worked with CHA and the leaseholders to prepare for, find and create jobs.

“It must be said that, while we, the City of Chicago and the CHA, worked tireless to find a solution that improved housing, employment, and medical care, we could not have done this without the invaluable assistance of the supportive legislators and regulators in Springfield and in Washington. It’s a great beginning...now the hard work begins.”

Martin Nesbitt, Chairman of the CHA Board of Commissioners, joined in Koch’s praise.

“This great plan is the result of an equally great and continuously developing partnership between the City of Chicago, the Sinai Health System, the CHA and the community – one that has resulted in a win for everybody.”

To begin the work, the CHA Board today approved a predevelopment loan to Brinshore-Michaels LLC as the Selected Developer for the Initial Housing Phase in the Lawndale Complex Development area.

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