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Hilliard Achieves 100 Percent Occupancy

Historic development is first in Plan for Transformation to reach completion in every phase

CHICAGO – With the Phase 2 Family Building having achieved 100 percent occupancy last month, Hilliard has become the first CHA mixed-income development to reach completion in every phase.

The total historic preservation of Hilliard cost \$98.3 million over two phases and produced 654 gut-rehabbed units. The first two Hilliard buildings were completely renovated and leased in December 2004, with the Phase 2 Senior building leasing up in December 2006. The Phase 2 Family Building completed its lease-up this past December.

Designed by Chicago's legendary Bertrand Goldberg (who also created the Marina City Towers) and built in 1966, the Near South Side structure includes twin, 16-story towers and surrounding buildings and features the architect's signature curved walls and porthole windows.

After falling into disrepair, Hilliard was renovated between 2002 and 2006, by Holsten Real Estate Development Corporation, as part of the "Plan for Transformation" – the CHA's 15-year effort to comprehensively rehabilitate or redevelop its entire housing stock.

The restored Hilliard Apartments includes a mix of approximately 45% replacement public housing units and 55% affordable rental housing in a very desirable residential neighborhood where most rents far exceed affordability guidelines. The property is also innovative for its mix of buildings, with landscaped gardens, shared meeting and activity rooms, outdoor amphitheater, and other amenities typically seen in market-rate developments.

Hilliard was placed on the National Register of Historic Places in 1999. It was awarded the prestigious National Trust/HUD Secretary's Award for Excellence in Historic Preservation in October and was formally recognized at the National Preservation Conference in St. Paul, MN.

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