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CHA BEGINS MAJOR REHABILITATION ON SOUTH SIDE
Hilliard Restoration Launches Wave of Redevelopment at Seven CHA Sites
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In the first step of a major building boom to be unleashed across the city in the next year, the Chicago Housing Authority has begun work on a comprehensive rehabilitation of Raymond Hilliard Homes, according to CHA CEO Terry Peterson.

Peterson spoke during a news conference Wednesday outside the South Side public housing development (near 22nd & State) – one of seven sites where the CHA will begin construction work on new mixed-income communities by the end of 2003. The work is being done as part of the CHA’s revolutionary Plan for Transformation, which calls for the conversion of distressed public housing developments into viable, economically diverse neighborhoods.

Unlike other high-rise public housing sites, where buildings have been demolished so that new housing can be constructed from the ground up, the mixed-income community at Hilliard is being created within the walls of the original structures, which were designed by legendary architect Bertram Goldberg and have earned landmark status. Goldberg also designed Marina Towers and River City.

“This is a historic moment for a historic site,” said Peterson. “By beginning this exciting rehabilitation project, we’re breaking with the sad legacy of public housing in Chicago. In its place, we’re offering concrete proof that we can reverse the history of failed public housing policy in this city and build a new future of hope.”

Under the \$47 million first phase of the Hilliard project, the CHA will renovate one family and one senior building, creating 327 mixed-income rental units. Of that total, 153 units will be designated as public housing, while another 174 will be rented at discounted rates, through the use of low-income housing and historic preservation tax credits awarded to the developer, Holsten Real Estate Development Corp.

Holsten Real Estate Development Corp., with a commitment to more than just construction work, has given jobs to 47 community residents and plans to hire 65 more.

This is the first stage of a project that ultimately will create a total of 654 rental

units at Hilliard, including 305 for public housing apartments and 349 affordable units. In addition to expanding the size of nearly half the family units, improvements include restoration of building facades, doors, windows, railings and other common elements; installation of new central air-conditioning and heating systems, new elevators and new plumbing and electrical systems; construction of new walls, floors, kitchens and bathroom; and refurbishment of outdoor amenities, including landscaping and parking facilities.

In recent years, redevelopment has flourished on the near south side and the Hilliard project perpetuates that trend, forming a gateway to other CHA revitalization projects. In fact, Hilliard is one of five South Side properties where the CHA will begin construction on mixed-income housing over the next year. Collectively, these sites could play a major role in economic recovery on the South Side.