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CHA Board of Commissioners Approves Community Enhancements for Altgeld Gardens

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CHA Board approves next phase of development at Roosevelt Square; Agency provides updates on Year of Renewal initiatives

CHICAGO (May 27, 2025) – At its May 2025 Board Meeting held today, the Chicago Housing Authority Board of Commissioners approved two actions that will provide significant community benefits to the residents of Altgeld Gardens.

- **New Trail Connection to Provide Enhanced Access to the Beaubien Woods Forest Preserve:** CHA's Board approved the disposition of approximately 2,200 square feet of land to be acquired by the Forest Preserves of Cook County. The land will be used to create a new, fully ADA accessible forested path for residents to access and enjoy Beaubien Woods in greater capacity. This move aligns with the Chicago Transit Authority's Red Line extension and the Chicago Department of Transportation's planned bike trail and safety improvements to 130th Street and Greenwood Ave.
- **By The Hand Club for Kids (BTHCK):** CHA approved the disposition of 1.24 acres of land (primarily comprised of a parking lot) at 132nd Street and S. Ellis Avenue to the nonprofit By The Hand Club for Kids. The land is located immediately to the north and east of the historically significant "Up Top" building. The disposition will allow BTHCK full access to the building and enable right-of-way access and the rebuilding and improvement of sidewalks. The building is currently privately owned, and BTHCK has a signed agreement to purchase that property following today's action. BTHCK will renovate, improve and potentially expand the Up Top building to serve more youth in the Altgeld Community and surrounding neighborhoods. The Up Top Building was designed by noted Chicago architecture firm Keck & Keck, and is historically significant. It has previously been included on Landmarks Illinois' "Most Endangered Historic Places in Illinois."

"CHA residents deserve investments that make their communities a better place. This is especially important in historically disinvested areas like Altgeld Gardens. With today's Board actions, CHA is demonstrating our commitment to improving the lives of Altgeld Gardens residents – especially young people. We are excited about these enhancements and the community benefits they will provide," said CHA Interim CEO Angela Hurlock.

ROOSEVELT SQUARE HOMEOWNERSHIP

The CHA Board of Commissioners also approved the next phase of development at Roosevelt Square – a land sale which will allow Related Midwest to develop four townhome buildings, consisting of a total of 23 units, on CHA-owned vacant land between 1237-1357 W. Grenshaw. A minimum of four of the units will be designated as affordable for buyers at or below 120% of the Area Medium Income.

This deal fulfills the long-promised homeownership phase of the Roosevelt Square development, which was included in the original Master Plan for the area. Additionally, Related proposes to contract with two Black-owned local builders (Center Court LLC and MKB Business Strategies LLC.) to complete the construction and sales of the homeownership units. Related will not receive any compensation.

28th Ward Alderman Jason Ervin, who attended the Board meeting in support of the item, stated: “This is a component that was promised to the residents of the Near West Community, part of which could be utilized for CHA residents through the Choose to Own program. Overall, this whole development is a win-win for the community.”

“Partnering to create affordable homeownership opportunities is one of the best ways that we can help lower-income families achieve generational wealth and maintain a diverse and thriving city, especially in gentrifying areas like the Near West Side” Hurlock said. “At Roosevelt Square, CHA and Related’s partnership over the past twenty years has resulted in nearly 900 new homes for families at all income levels, including hundreds of subsidized housing opportunities. We are excited to launch this next phase.”

YEAR OF RENEWAL PROGRESS REPORT

As part of its “Year of Renewal,” the Chicago Housing Authority also announced progress on key initiatives previously outlined as part of the agency’s Year of Renewal. These efforts reflect CHA’s continued focus on enhancing housing, supporting residents and strengthening transparency.

“CHA is committed to increasing accountability, strengthening transparency, and ensuring we provide strong services to our residents,” Hurlock said.

CEO Search

During the first quarter, CHA formed a diverse and inclusive search committee to guide the selection of its next CEO, including resident leadership, government partners and Board members. More than 100 people applied for the position, and CHA remains on track to welcome a new CEO this summer.

Healthy Homes Division

CHA has created a Healthy Homes Division with a new team of nationally recognized experts to proactively address environmental health issues by eliminating hazards and promoting healthier living conditions for the 32,000 people living in CHA public housing. From removing environmental hazards such as lead-based paint, mold, and pests to promoting energy efficiency and indoor air quality, the division is focused on ensuring homes are safe, preserved, and sustainable for future generations.

Resident Survey

CHA will survey all residents beginning in June to gauge satisfaction with housing, support services, communication and overall customer experience. CHA is interested in determining how the agency’s current resident satisfaction aligns with its values and mission and addresses discrepancies. The

survey will help shape CHA's policies, programs, and operations. The input will be taken into account as CHA undergoes long-term strategic planning.

Key points in the survey will cover overall housing satisfaction, maintenance and repair, safety, resident support programs and services, communication with property managers and CHA staff, timeliness of responsiveness, and CHA procedures.

For more information, visit the [Data and Impact Hub](#).

About the Chicago Housing Authority (CHA): CHA is the third largest public housing authority in the nation and the largest single owner of rental housing in Chicago. Through its public housing and voucher programs, CHA serves 135,000 people in 65,000 households across all 77 of Chicago's community areas. CHA's mission is to create and sustain strong communities where seniors thrive and everyone can unlock their economic power, ensuring that every neighborhood in Chicago has quality affordable housing and everyone feels welcome. For more information, visit www.thecha.org.