



Westhaven Park, Formerly Known as Henry Horner Homes

HOPE VI Community - Chicago, Illinois



The Henry Horner Homes is an existing public housing development located immediately adjacent to an area in Chicago known as the West Loop. While the West Loop is a thriving neighborhood of new residential and commercial activity, there are remnants of the Henry Horner Homes which was a severely distressed, isolated area of obsolete and dysfunctional dwelling units.

The transformation of The Henry Horner Homes, now known as Westhaven Park, into an attractive, mixed-income community that blends seamlessly into the West Loop neighborhood is well underway. An initial 200 unit phase of redevelopment, called the Village of West Haven, was completed by the Chicago Housing Authority in 1999.

The Michaels organization is developing a 2nd phase of development, including 755 new residences, a community center and commercial and retail space. The Westhaven Park Apartments, 155 new rentals in 2 to 4 story, brick-clad buildings, was completed in 2004. This phase of development consists of 87 public housing, 31 affordable and 37 market rate units.

The next phase of development, the Westhaven Park Tower, was completed in the summer of 2006. The Tower is a 9 story mid-rise building consisting of 79 homeownership condominiums and 34 public housing rental units. The Westhaven Park Cityflats, consisting of 60 for-sale condominiums in seven 3 story buildings, was completed in early 2007. Currently under construction are 127 rental units with 70 public housing, 27 affordable and 30 market rate units. MDC continues to market future homeownership units.

Concern for the well-being of our residents will continue beyond construction. Our affiliate, the Interstate Realty Management Company, in conjunction with the Chicago Housing Authority and several dozen supportive service providers will be offering residents programs of employment and job training, computer skills, education and childcare, health and homeownership counseling, and much more

A Broad Income Mix

Of the 466 rental units, 271 will be reserved as public housing, 83 will be affordable under other programs and 112 will be unrestricted by income.

Of the 289 homeownership units, 47 will be reserved for moderate-income buyers and 242 will be unrestricted by income.

Financial Structure

Funding of the \$185 million Westhaven Park Revitalization Plan will be derived from the following sources:

- \$18 m- HOPE VI Program
- \$30 m- Chicago Housing Authority
- \$30 m- Tax Credit Equity
- \$35 m- City of Chicago
- \$10 m- Tax-exempt bonds
- \$2 m- State of Illinois
- \$60 m- Private Funding

WESTHAVEN PARK TOWER



WESTHAVEN PARK CITYFLATS



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