



Habitat
for Humanity®
Chicago



**Neighborhoods as
Construction Clients:
The Habitat for
Humanity Chicago
Approach**

**Chicago Build Expo
October 23, 2024**

Learning Objectives

By the end of this session, participants will be able to:

1. Identify Habitat for Humanity Chicago's focus neighborhoods.
2. Speak to how Habitat for Humanity Chicago's four impact areas center the neighborhood.
3. Reframe the development cycle so that neighbors and key neighborhood stakeholders give voice and ownership to the work in their neighborhoods.

Who We Are: Habitat for Humanity

Shared Mission

As an affiliate of Habitat for Humanity International, Habitat for Humanity Chicago (Habitat Chicago) shares the same mission -- to **bring people together to build homes, communities, and hope.**

Shared Vision

A world where everyone has a decent place to live.

Affiliate Model

Habitat for Humanity International, based in Georgia, has affiliates active in all 50 states and operating in 70 countries. Each affiliate operates independently and takes an individualized approach to the specific housing needs in the communities served.

Local Mission

At Habitat Chicago, **we champion healthy neighborhoods, by investing in resident priorities, building quality homes, and supporting homeownership.**

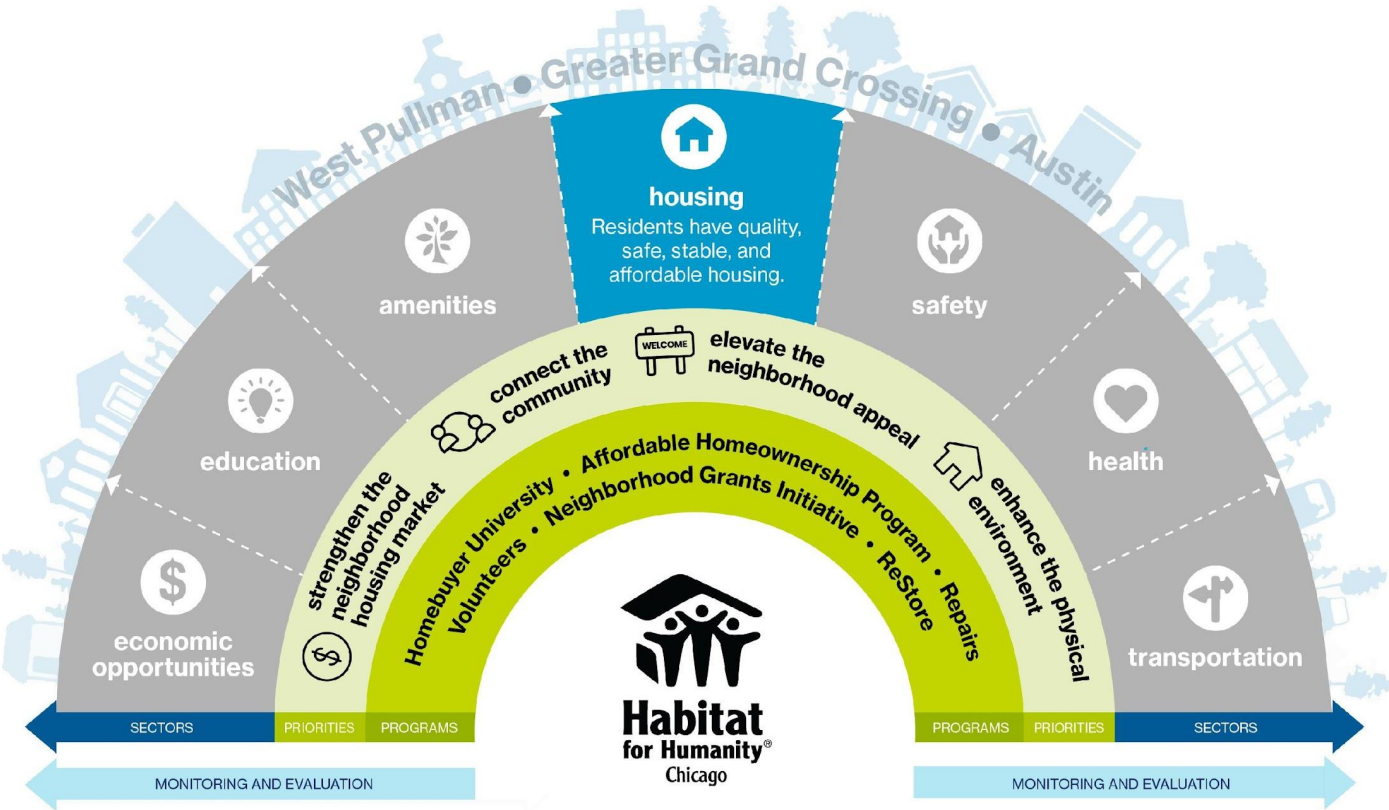




OUR NEIGHBORHOOD APPROACH

Healthy Neighborhood Approach

Habitat Chicago defines a healthy neighborhood as a place where residents are connected and have a strong sense of belonging, work cooperatively, drive ongoing work in the neighborhood, and have access to resources in seven key neighborhood sectors.



Community Impact Areas

01. Strengthen the neighborhood housing market

- Invest in new construction for owner-occupied purchases
- Preserve existing housing stock through rehab
- Expand educational opportunities to promote sustainable, long-term homeownership



02. Connect the community

- Support resident-led projects and neighborhood vision
- Participate in existing formal networks and support ongoing efforts for collective impact
- Serve as a conduit to connect people to resources and each other



03. Elevate the neighborhood appeal

- Enhance our volunteer program to include asset-based and racial equity education
- Foster neighborhood pride through civic engagement and community-building events
- Work in partnership with local organizations to attract additional investment

04. Enhance the physical environment

- Support resident-led beautification projects that enhance the community's look and feel
- Provide resources for home maintenance and critical repairs
- Ensure accessibility and public works improvements in all new housing developments

Focus Neighborhoods

West Pullman

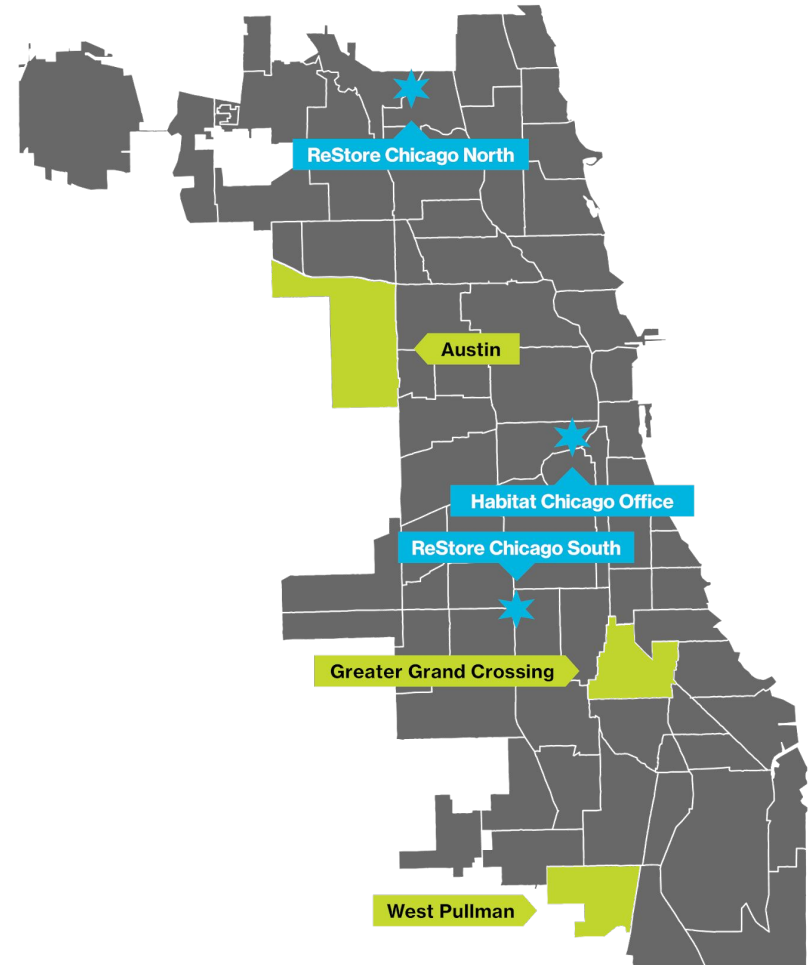
- \$17 million invested since 2012
- 42 homes completed; 1 home in progress
- 20-unit townhome development in pipeline
- 76 neighborhood projects funded
- Member of Far South Chicago Coalition

Greater Grand Crossing

- \$3.6 million invested since 2019
- 8 homes completed; 4 homes in progress
- 73 neighborhood projects funded

Austin

- Formally joined local coalition in 2024
- Land acquisition underway
- 1st neighborhood project funded
- Owner-occupied home repair program launched





OUR PROGRAMS

Programs & Services

Affordable Homeownership Program

- New Home Construction: Thousands of volunteers each year work alongside homebuyers and construction professionals to build new, energy-efficient homes.
- Homeowner Preparation: Homebuyers attend homeownership preparation classes to receive guidance from loan application through closing and volunteer 200+ hours with Habitat Chicago.
- Affordable Loan: Homebuyers apply for an affordable mortgage based on their income.



Homebuyer University

- Public program to equip future buyers with the tools, knowledge, and resources to navigate the process of purchasing a home for the first time.
- Courses are facilitated by real estate and financial professionals.
- Students learn the steps of the homebuying process, set personal homeownership goals, and create an action plan for financial and lending readiness.



Programs & Services

Neighborhood Grants Initiative

- Small grants program to support resident-led community improvement projects in our focus neighborhoods.
- Projects work to improve physical conditions or social cohesion in the community while encouraging residents to work collaboratively.
- Past projects include porch repairs, a back-to-school supply drive, community safety bike ride, holiday block parties and decorations, and more.

Home Preservation

- We are partnering with public and private funding sources to launch our Home Preservation Program efforts, focused initially on home repair projects in Austin.
- We'll continue to build out this program, making needed repairs to owner-occupied houses and rehabbing existing vacant houses. This will ensure families can stay in their homes long-term, while also providing additional first-time homebuyer opportunities.



Programs & Services

Volunteers

- Individual and group hands-on volunteer opportunities to contribute their time, their skills, and their dollars.
- Impacts Habitat Chicago's construction-in-progress, Affordable Homeownership Program, and ReStores.
- Over 15,700 hours served by volunteers in the last year!



ReStore

- Home improvement store operating as a social enterprise selling new and gently used donated furniture, home goods, and remodeling/building materials.
- All proceeds from ReStore Chicago benefit the neighborhood programs of Habitat for Humanity Chicago.
- ReStore Chicago North operating in Sauganash neighborhood since November 2014; ReStore Chicago South opened in the Chicago Lawn neighborhood in September 2024.





DEVELOPMENT CYCLE

Land Acquisition Rubric

Lot Condition	Ideal	Acceptable	Negotiables	Not Acceptable
Cost of Acquisition (Out right and indirect)	less than \$5,000 (As low as possible)	\$10,000 and under	Over \$10,000	
Compliance Costs to Build	baseline costs acceptable	10% of baseline cost allowed		Over 10% of baseline cost
Size (Single Family)	25'x 125'	Larger size that is divisible to 25'x125'		Smaller than divisible 25' x 125'
Size (Multi-Fam/Townhome)	Large enough for 4 townhomes	Large Enough for 3 townhomes in connection with other development	Smaller than 4 homes - not connected to larger development	
Quantity (Continuous)	4+ lots continuous	Lots within very close proximity (eye sight) of continuous lots in development	One-off infill lots; multiples under 4 not in close proximity to continuous developments	
Quality		Adjacent lots need to be evaluated for neighborliness		
Visibility	Corner Lot or other visible location to signal visible physical change	Lots less visible within a larger development plan that has an anchor visible location	Independent development (less than 4 homes) in the middle of a residential street	
Environmental Factors	No REC (Environmental Condition) identified in Phase 1 Environmental Review	REC (Environmental Condition) exists, and the costs to remediate are less than \$30,000 or subsidized by outside resource		REC (Environmental Condition) exists, and the cost to remediate the concern is cost prohibitive (~\$30,000)
Zoning	Single Family: RS-3 Multi Family: RT-4	Different zoned property - understand the timeline for zoning change and have Aldermanic support		Any other zoned property - no time or Aldermanic support to work through the change
Property Status	Vacant	Minor removals or subsidized removals of existing structures	Current structure can be considered for REHAB	Full demolition of previous structures - no subsidies
Neighborhood Impact	Surrounding housing typology is compatible with HC home design plans	Surrounding housing typology is mixed; Mostly positive feedback from neighborhoods		Negative feedback from residents or local players who do not support the development

Land Acquisition & Design

Because we've centered our work in key neighborhoods, we have relationships with key stakeholders in place that create input opportunities and feedback loops.

Parcel Identification

1. Alderman 1:1s
2. Coalition/community leadership meetings

Design

1. Alderman 1:1s
2. Alderman town halls/community meetings
3. Designs hosted at Alderman offices
4. Housing fairs
5. Community fairs
6. Homebuyer and homeowner feedback
 - a. Overall design
 - b. Space usage
7. NEW! Invite neighbors to name 20-unit townhome development

Before construction starts and ongoing through construction...

1. Host groundbreaking and invite neighbors
2. Flyer the neighborhood before new construction begins AND if holding special events or activities
3. Train construction staff to invite neighbors to learn more
4. Post materials on fencing inviting neighbors to learn more



DESIGNS

Greater Grand Crossing



Austin and Greater Grand Crossing



1 EXTERIOR STREET ELEVATION
1/32" = 1/2"



PROJECT
HABITAT FOR HUMANITY, CHICAGO

AUSTIN PROTOTYPE
N LOCKWOOD AVE
60644
CHICAGO, IL

PROJECT NUMBER: F03M
PERMIT NUMBER: 00060

ARCHITECT OF RECORD
CANOPY ARCHITECTURE + DESIGN, LLC
361 N. WASHINGTON STREET, SUITE 200
CHICAGO, IL 60610
PHONE: (312) 562-8008
canopy-illinois.com

PROJECT OWNER
HABITAT FOR HUMANITY
1120 N. CALIFORNIA RD. SUITE 406
CHICAGO, IL 60642
PHONE: (312) 863-2266

STRUCTURAL ENGINEER
GRUMP
303 S. ARCHERDALE RD #1400
CHICAGO, IL 60604
PHONE: (312) 942-2600

MEP ENGINEER
ELECTRICAL ENERGY CONSULTING LLC
11 N. ROCKFORD STREET, SUITE 617
CHICAGO, IL 60604
PHONE: (312) 850-8866

CIVIL ENGINEER

ALL DIMENSIONS MUST BE CONTROLLED BY THE CONTRACTOR'S INTERPRETATION OF ANY DIMENSIONS UNLESS OTHERWISE NOTED TO THE CONTRARY.

PROFESSIONAL SEAL: EXP. 10/2024

REVISION LOG	
NO.	DESCRIPTION

PRINT DATE: SEPTEMBER 26, 2024
DESIGNED FOR: SCHEMATIC DESIGN
REVISION:

SHEET ID
A-201
EXTERIOR ELEVATIONS

West Pullman



Front Facade of Morgan Street



View From Private Alley

**Thank you!
Questions?**



Habitat for Hun
Chicago

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