

Howard Paulina Chicago Property

Proposed Mixed-Use Workforce Housing Development



7603-7609 North Paulina St, 7613-7619 North Paulina St, and 1646-1660 West Howard St

The Werner

- Housing for All is seeking to convert this over 80% vacant space into a mixed-use development that provides highly needed workforce affordable housing and a complementary mix of commercial/retail tenants that would benefit Rogers Park.
- We are proposing a two-parcel development and submitting this as a twinning project with IHDA.
- The Werner Bros Storage building would be redeveloped into approximately 20-units of workforce affordable housing.
- The corner parcel will consist of new construction of 66-units of workforce housing located at the corner of Howard and Paulina.
- The development will be a mix of studio, one-, two-, and three-bedroom units of workforce housing for residents such as teachers, health care providers, hospitality and service industry workers. These community members will help further support area businesses and revitalize the area.
- The project will be a transit-oriented, as it is within one block of the Howard EL station and the Howard bus line.
- The proposed amenities will include a fitness center and community room.

The Commercial Space

- There are several restaurants, a local supermarket, and the U.S. Post Office in the immediate area to support current residents.
- The corner parcel will have 5,022 square feet of commercial space on the first floor.
- The U.S. Post Office is currently located in the Werner Bros. building, and we are working with them on relocating to the new commercial space.
- A Just Harvest has indicated an interest in some of the commercial space. A number of key partnerships have been forged to identify commercial/retail tenants for integration into the project.

The Community

- The property will remain affordable for 30 years.
- This development will allow for greater discretionary income for residents to spend in the community to support schools, and extracurricular activities.
- Greater utilization of the land and space as well as improvement in the property tax value.

Proposed Redevelopment Rendering



Southwest View

Proposed Redevelopment Rendering



Southeast Corner View

Proposed Redevelopment Rendering



Southwest Corner View



For any further information please contact,

Crystal Rollins

Director of Business Development & Marketing Strategy



Jterealestateservices.com

crollins@jterealestateservices.com

630.340.4998