Since 1991, Claretian Associates (a faith-based non-profit agency) has developed over 130 affordable homes within a 12 block area, returning more than 75 vacant lots to productive use. Claretian Associates supports community leadership, provides resources, and connects residents to jobs, schools, and more. Given the history of environmental justice issues in South Chicago, Claretian prioritizes sustainability as a key component of its approach to neighborhood revitalization.

Angela Hurlock has been Executive Director of Claretian Associates since 2004. Over the past 12 years, Angela has built a team from one company of four fulltime and four part-time workers to its current affiliation of four companies with over 100 employees, many of them local residents. Angela is one of two working in Claretian Associates’ real estate development practice, and she oversees the management department in addition to her role implementing the broader mission, vision, and goals for the organization. Angela holds a M.Arch from the University of Illinois at Urbana-Champaign.
**PROJECT INFORMATION**

**DEVELOPMENT STRATEGY**
- ☑ New Construction
- ☐ Rehabilitation/Preservation
- ☐ Adaptive Reuse
- ☐ Scattered Site Infill

**HOUSING TYPOLOGY**
- ☑ Multi-Family (Mid-High Rise)
- ☐ Multi-Family (Townhouse)
- ☐ Single Family
- ☑ Supportive Housing
- ☐ Senior Housing
- ☐ Tribal/Native American
- ☐ Workforce Housing

**RESIDENTIAL UNIT INFORMATION**
- Number of Units: 46
- >> 5 story, 16 1BR, 18 2BR, 12 3BR, 30-60% AMI
- >> Parking: 43 spaces

**NON-RESIDENTIAL FEATURES**
- ☐ Commercial/Retail Space
- ☑ Community Space:
  - ☑ Offices: Property Management
  - ☑ Service Space
- ☑ Open Space: Roof Deck and Courtyard
- ☑ Recreation/Exercise Room: Meditation, Yoga
- ☐ Other

**PROJECT SUMMARY**
Casa Verde was designed by Landon Bone Baker Architects and will include a 5-story building providing 46 units of permanent supportive and affordable housing. The development includes an exterior courtyard, terrace, roof garden, office, and community space. The basement level will provide 43 parking spaces. The building’s sustainable design is expected to be certified LEED Silver. The proposed site of the development is located in the South Chicago community area, a neighborhood hit hard by the collapse of the steel industry and in great need of affordable housing for working families, seniors, veterans, and grandfamilies. The site is accessible to transit, being located just one block from the Metra Electric District commuter rail line providing access to downtown. Within South Chicago, 66.1% of renters are cost burdened. The site may also need to be remediated given the previous quasi-industrial use - soil samples have tested at higher-than-neutral pH levels, and groundwater samples have two detections above Tier 1 Groundwater Remedial Objectives for Class 1 groundwater.

**INSTITUTE OUTCOMES**
Claretian Associates has consistently prioritized environmental sustainability as a key component in its overarching goal of neighborhood revitalization. Claretian Associates is looking to incorporate green components into Casa Verde - these may include a passive solar design, strategies for reducing overall energy usage, and using rainwater and greywater to meet some of the development’s water needs. There is also the goal of creating a scattered asset management strategy incorporating green practices across Claretian Associates’ portfolio. However in order to incorporate these elements and others alike, Claretian Associates will need to locate and secure alternative sources of funding that have not been tapped on preceding developments. In addition, if the organization is to be successful in utilizing such green technologies, it must identify strategies of value engineering in order to get the maximum effects while minimizing costs. Another goal of the project is to meet the local demand for affordable housing that meets the needs of grandfamilies, veterans, and domestic violence survivors. Claretian Associates aims to connect these families with employment opportunities, transportation, and social services.
Neighborhood context

Locus, including Metra stop, Victory Center, Black Industry Supply, Casa Kirk

Basement parking

Floor 1

Floors 2-4

Floor 5