



CHA Plan for Transformation/Redevelopment Site Profile:

Madden Park/Ida B. Wells/Darrow

Development Team: The Oakwood Boulevard Associates
 (collaboration of the Community Builders, Thrush and Granite Development)
LAC President, Madden Park: Eunice Crosby
 773/791-8736 or 773/567-6647
LAC President, Ida B. Wells: Sandra Young
 773/791-8737 or 773/567-6036

Summary of Redevelopment Plan

Located in the Douglas and Oakland neighborhoods four miles south of downtown Chicago, this development includes four housing complexes: Ida B. Wells, with 1,654 units of public housing, and the Wells extension, with 376 units; Madden Park, with 218 units; and the Darrow Homes, where all units have been demolished. The entire project borders 35th Street on the north, 39th Street on the south, King Drive on the west and Ellis Avenue on the east.

The master plan proposes to develop new parks and open space interspersed with diverse housing types in a variety of architectural styles. To create the feeling of a traditional Chicago neighborhood, the plan will also reinstate neighborhood street grids where appropriate.

Type of units

Single-family homes, townhouses, two- and three-flats, mixed-use buildings and senior apartments.

TOTAL UNITS		
	CHA	Total
Rental	750	2200
Senior Housing	150	
For Sale	100	800
Total Units	1000	3000

TYPE OF UNITS BY AFFORDABILITY - PHASE I		
	CHA	Total
Rental	126	325
For Sale	10	171
Total Units	136	496

Data as of August 2002

Special Features

Madden Park/Ida B. Wells/Darrow project is a five-phase development plan, which received a \$35 million HOPE VI Revitalization Grant in 2000.¹ The first master plan was developed with community involvement, refined by a working group of tenants and community leaders, and led by the first development team, McCormack Baron, a housing development firm based in St. Louis. However, the CHA and the master plan development team ultimately could not come to a partnership agreement to implement the plan. The CHA immediately issued a second Request for Proposals for Phase I, and the Oakwood Boulevard Associates were selected as the master developer.

Development Process

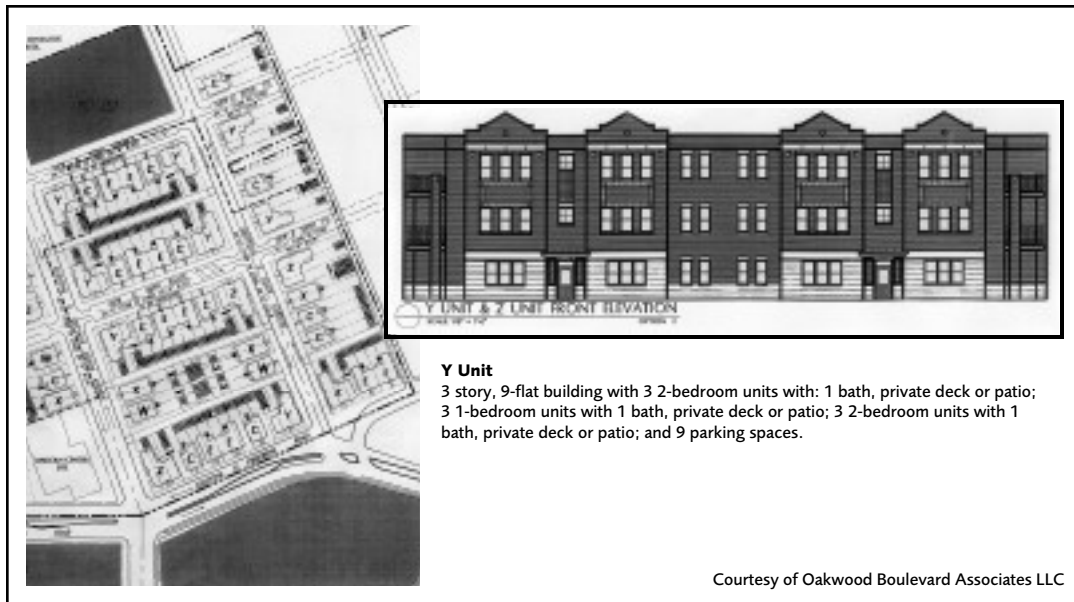
Two high rise buildings were demolished in 2001, and two more buildings are scheduled for demolition by 2002.

Resident Participation and Community Involvement

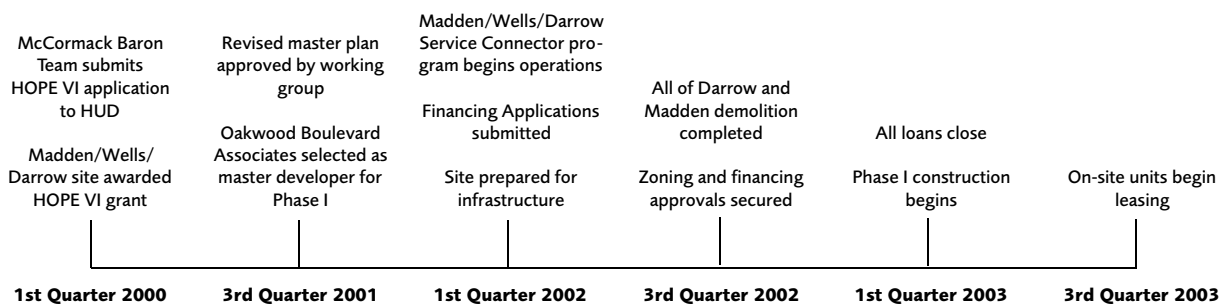
The working group for this development has strong resident leadership² which has advocated for Service Connector-type support. Unlike other CHA projects, the work of the Service Connector will be supplemented by a HOPE VI and foundation supported community and supportive service contract for intensive services, to ensure that residents are successful throughout the redevelopment and relocation process.

Community Development Impact

The master plan includes re-establishing street grids, mixed-use buildings and a diversity of housing types throughout the complex. Grocery stores, restaurants, new parks and a community field house are also included in the design.



Current Status of Wells/Madden/Darrow Redevelopment



¹ HOPE VI is a federal program providing capital for development activities, such as rehabilitation, construction, demolition, management improvement, planning assistance and technical and self-sufficiency programs, to improve public housing.

² In the 1980s, MPC worked intensively on public housing issues through a project called the Wells Initiative. The goal was to work with tenants of three buildings at Ida B. Wells on effective resident management, facilitating resident leadership training, developing rehabilitation and energy efficiency plans for CHA high-rises, and helping create partnerships between CHA residents and local nonprofit organizations and corporations.