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City of Chicago, Chicago Housing Authority, and Related Midwest Break Ground on Next Phase at Roosevelt Square

Published on January 25, 2023



Image



CHICAGO (Feb. 2, 2023) – Today Mayor Lori E. Lightfoot was joined by representatives of the Chicago Housing Authority, the City of Chicago Department of Housing, and Related Midwest for the ceremonial groundbreaking of Roosevelt Square Phase 3B, part of the innovative, master-planned, 160-acre development on Chicago’s Near West Side. Formerly the site of the ABLA public housing project, Roosevelt Square is a multiphase, mixed-income development that will ultimately bring more than 2,000 new housing units to Chicago’s Near West Side.

"As Mayor, one of my highest priorities is ensuring that all of our residents have access to affordable, safe and high-quality housing that empowers them on their journey toward upward mobility," said Mayor Lightfoot. "By breaking ground on Phase 3B of the Roosevelt Square project, we will be that much closer to making this goal a reality for residents on the Near West Side. Once completed, this transformative project will not only add to our affordable housing stock, but also serve as a shining example of what is possible when we all work together to advance equity and inclusion."

Phase 3B includes three new-construction mid-rise buildings with a mix of studios and one-, two- and three-bedroom apartments with 92 market-rate apartments, 80 apartments for families with CHA subsidies, and 50 affordable/workforce apartments. Included in this phase is the restoration of the last remaining Jane Addams building which will house the new National Public Housing Museum, including 15 apartment homes. As part of this phase, Related Midwest and partners are reinvesting in 184 existing affordable apartments that were built during Phase 1. The rehabilitated homes will be upgraded with new flooring, modern cabinets, quartz countertops, stainless steel appliances and new energy-efficient systems.

Related Midwest collaborated with the architectural firms Moody Nolan and Landon Bone Baker (for [1002 S. Racine Ave.](#)), DesignBridge (for 1257 and [1357 W. Roosevelt Rd.](#)), HED and Landon Bone Baker (for [925 S. Ada St.](#)), and Nia Architects (for the rehabilitation of Roosevelt Square Phase 1). Approximately 74% of the architecture and engineering work was completed by minority- and

women-owned businesses.

The general contractor on the project is a group of 100% minority-led firms, including BOWA Construction, a Black-owned firm headed by Nosa Ehimwenman, which was integral to the AIA award-winning Street Apartments and Little Italy Branch Library and is currently building the luxury high-rise at [900 W. Randolph](#), The Row Fulton Market; Blackwood Group, a Latinx-owned firm led by Jose Duarte; and MIKK, which was instrumental on the Lathrop 1B development. Work on the apartments within the National Public Housing Museum building will be led by GMA Construction, a Black-owned MBE with extensive experience rehabbing residential developments throughout Chicago.

“Together with the City of Chicago and non-profit and for-profit developers like Related, CHA is committed to building strong communities where all families, regardless of income, have the freedom to make choices and be successful,” said CHA CEO Tracey Scott. “When Roosevelt Square Phase 3B is finished in 2024, CHA’s investments will mean that nearly 900 new mixed-income homes have been created in the Roosevelt Square community since 2006.”

“The Department of Housing is thrilled to support 406 new and rehabbed places for Chicagoans to call home in Roosevelt Square. This phase speaks to the power of compounded investment, as it builds on the award-winning Little Italy Library co-located with housing on Taylor Street, and the investment in the National Public Housing Museum,” said DOH Commissioner Marisa Novara.

All apartments will include luxury finishes. The new building at Taylor and Racine will feature a fitness center, an indoor entertainment space, an amenity terrace, resident parking, tenant storage and indoor bike storage. Fresh Stop Produce & Deli and The Slice Shop, a local grocer and pizzeria, will be opening its largest location on the ground floor of the building. The new buildings at [1257 W. Roosevelt](#) and [1357 W. Roosevelt](#) will feature a fitness center, outdoor amenity space, a dog run, a package receiving room, resident parking, tenant storage and indoor bike storage.

In addition, Phase 3B of Roosevelt Square is designed to meet the criteria for the Chicago Sustainability Program, including exceeding the energy code by 25 percent and reducing indoor water use by 25 percent. The site design also includes native plantings and car charging stations for electric vehicles.

“Roosevelt Square is a great example of a group of committed, skilled partners coming together to create housing solutions that work for the community,” said **Curt Bailey, President of Related Midwest**. “With the Department of Housing and Chicago Housing Authority as our partner, Related is thrilled to invest in this community with the highest quality residences at all income levels and to help this community grow in a way that benefits all residents.”

“The Near West Side is a great community, and now it will have even more residential options for hundreds of individuals and families who want to live and work here,” said **Nosa Ehimwenman, CEO of BOWA Construction**. “After building the award-winning Taylor Street Apartments and Little Italy Branch Library, BOWA and our partners are proud to continue our work in developing this wonderful community.”

“Roosevelt Square is a project that showcases the incredible talent of a diverse group of teams,” said **Jose Duarte, founder and principal of Blackwood Group**. “Blackwood Group is proud to be a part of this important work to bring more affordable housing to the Near West Side.”

“It’s wonderful to be part of a team building such a beautiful community at Roosevelt Square,” said **Owen Pittman, Owner of MIKK**. “Thanks to the City, the Chicago Housing Authority, Related Midwest and the GC team, MIKK is proud to bring its expertise to a development that will offer exceptional apartment homes and amenities for the community.”

“As the Near West Side continues to grow, affordable housing is more important than ever,” said **Cornelius Griggs, President of GMA Construction**. “We’re thrilled to be able to help make an impact in the community by creating options for all those who want to live here.”

“Nia Architects is committed to community and purpose-driven design,” said **Anthony Akindele, Principal at Nia Architects**. “We’re proud to help enhance the Roosevelt Square community through the power of design and the way it can improve lives.”

“I welcome the development of additional affordable housing apartments and investment here on the Near West Side,” said **Alderman Jason Ervin (28th)**. “Working families are the backbone of this community, and I’m pleased that Roosevelt Square will make it possible for more families to affordably put down roots in this diverse, growing community.”

Phase 3B is expected to be completed in Summer 2024.

About Related Midwest

[Related Midwest](#), the Chicago office of Related Companies, is the preeminent developer of mixed-use properties, affordable housing communities, and luxury condominium and rental homes across Chicago. The company commands a portfolio of residential, mixed-use and master-planned properties, including pioneering projects like The 78 where the company is heading a transformational development on 62 acres in the heart of downtown Chicago to create the city’s next great neighborhood. Related Midwest is also the largest developer of affordable housing in the Midwest, with more than 10,000 units, and has never converted an affordable unit to market rate.

The firm’s other market-defining projects include ultra-luxury residential tower One Bennett Park; Fulton Market’s The Row at [900 W. Randolph](#), the first high-rise in Chicago built by a Black-owned general contractor (BOWA Construction) and 725 W. Randolph, a one-million square foot lifestyle office building; luxury rental towers [500 N. Lake Shore Drive](#) and OneEleven; Lathrop, an ongoing restoration and redevelopment of the historic Julia C. Lathrop Homes into a mixed-income community; 400 Lake Shore Drive, two residential towers situated where the river meets the lake in Chicago, and Roosevelt Square, an innovative 160-acre multi-phase development on Chicago’s west side.

For more than 30 years, Related Midwest has been an industry leader in community commitment and routinely sets the bar for measurable equity, diversity and inclusion standards on all of its projects. The company is deeply committed to improving neighborhoods, creating sustainable opportunities for small businesses and community residents, and building inspirational places and homes for all. Related Midwest’s business model is built on partnership with minority- and women-

owned firms as well as mentorship of small minority- and women-owned businesses as they launch and grow. The firm is a founding partner in HIRE360, a first-of-its-kind community partnership designed to expand professional development and employment opportunities in the trades.

About the Chicago Housing Authority

The Chicago Housing Authority's vision is to foster strong, vibrant communities throughout Chicago by increasing affordable housing choices for low-income families. As the largest rental housing provider in the City of Chicago, CHA serves more than 133,000 people in 63,000 households across the city through our Public Housing, Housing Choice Voucher, and Project-Based Voucher programs. For more information, visit www.thecha.org