Pullman Artspace Lofts
Community Update
November 7, 2017



The Pullman Artspace Lofts team has received lots of questions lately about the details and timing of the Pullman Artspace Lofts project. The team has put together an update, as well as some answers to questions that have been asked frequently.

A Spring Groundbreaking
The project partners – PullmanArts, Artspace, and CNI – are eagerly looking forward to a Spring 2018 groundbreaking for Pullman Artspace Lofts, the first affordable live/work housing to be built for the community's burgeoning artist/craftsperson population.

Located on Langley Avenue, just south of 111th Street, the housing involves the construction of a new building on an 18,500-square foot empty lot and the restoration of two long-vacant, historic buildings on either side of the lot. The $18 million development will include 38 affordable, live/work apartments and 2,000 square feet of community space intended for use as a gallery, meeting place, and community room for special community arts classes. Over the winter, the three-organization team is working to finalize construction plans and pricing, as well as to finalize financing details with all the government partners.

In 2016 the project was approved by local, state, and federal authorities to proceed as proposed following the Secretary of the Interior's Standards for Rehabilitation of Historic Properties. The Pullman Artspace Lofts will utilize federal Historic Rehabilitation Tax Credits and Low Income Housing Tax Credits (LIHTC), which will provide $14+ million in equity to the project's capital budget. Also in 2016, the project received approvals from the City of Chicago Department of Planning & Development and the City of Chicago Committee on Zoning, Landmarks and Building Standards to proceed as designed. The Commission on Chicago Landmarks has also reviewed and approved the proposed project.

Getting Ready for Construction
Pepper Construction, well-known builder and general contractor for the project, currently is completing the permitting and subcontractor bidding processes. Minority and Women Business Enterprises are particularly encouraged to apply and may contact CNI for more information. Subcontractors can direct information and questions to Ciere Boatright at cboatright@cnigroup.org.

Financing Requirements
In 2016, the Pullman Artspace Lofts project received approvals from the City of Chicago's Department of Planning & Development, Committee on Zoning, Landmarks, and Building Standards to proceed as designed. To ensure affordability to a broad spectrum of artists and their families, including veterans and those with disabilities, the Pullman Artspace Lofts applied for and received approval for rental assistance from the Chicago Housing Authority for six of the 38 live/work spaces. This funding in turn requires one more public input process, which is being managed by the City of Chicago Department of Fleet and Facility Management. If you do not receive a direct communication from the City, please mail comments by 12/11/17 to:

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Thanks for your continued support. We look forward to an exciting 2018. For more info on the project and frequently asked questions please visit
http://www.artspace.org/our-places/pullman-artspace-lofts and

http://www.artspace.org/sites/default/files/public/downloads/place/faq_pullman_artspacellc_final_0.pdf

About Artspace
The nonprofit Artspace is one of America's leading developers of arts facilities. They create affordable, appropriate places where artists can live and work in ways that build sustainable, healthy communities anchored in existing assets. With headquarters in Minneapolis, and offices in Denver, L.A., New Orleans, NY, and Washington, D.C., Artspace has consulted for hundreds of communities and arts organizations nationwide. Additional information is available at www.artspace.org.

About PullmanArts
PullmanArts protects, preserves, and promotes Pullman as a unique, major arts hub through the promotion of local artists by creating and supporting ongoing art and cultural events, activities and programs. Historically, Pullman was built to be an exceptionally beautiful place that would attract and retain the best artisans and craftsmen to build luxurious Pullman Palace Cars. Today, the National Historic Landmark District of Pullman continues to entice and inspire a diversity of artists whose creativity immeasurably enriches the community. PullmanArts was one of the key partners to advance Pullman being designated as a National Historical Monument. For more information, visit www.pullmanarts.org

About Chicago Neighborhood Initiatives (CNI)
CNI is a Pullman based community development organization working collaboratively in under-resourced communities to identify and implement high-impact projects that build strong, healthy neighborhoods and improve the quality of life for its residents. Since its inception in 2010, CNI has generated more than $300 million in investments for new developments, creating more than 1,100 new jobs. CNI has preserved over 40 vacant, historic row homes for new homeowners, earning CNI numerous awards from the Chicago Commission on Landmarks. Additional information is available at www.cnigroup.org.