



## 2009 Year in Review

### Task Force on Assisted and Independent Living Facility

In early 2009, the board voted to form a task force to focus on developing affordable assisted and independent living facility in the area. Members of the Older Women's League were invited to join. The task force and board met on numerous occasions with an architect with extensive experience building or creating through conversion nursing and of care facilities, as well as with developers of such project.

The board commissioned a market study from Valerie S. Kretchmer Associates, Inc. to determine the need for an affordable assisted living and subacute care facility within two miles of Hyde Park. The report shows demand would be for 30-55 independent living and up to 75 assisted living units. The task force continues meeting with developers and planners on this subject.

### Affordable Housing Advocacy

The AHA Committee teamed with SOUL on affordable housing issues, including the future of Grove Parc.

At the recommendation of AHA, the CECD board endorsed the Gold Line feasibility study, approved by RTA in a South Lakefront Corridor Study. The Gold Line was placed by Rep. Davis in the list of eligible Federal projects, and State Rep. Ken Burns' office worked on a \$300,000 feasibility study grant under CDOT.

AHA also participated in a lobby day in Springfield that included a meeting with Barbara Flynn Currie.

### Shoreland and Del Prado Redevelopment

Representatives of CECD attended public meetings on the redevelopment of the Shoreland and Del Prado. No affordable component will be included in these projects.

The board also met with Eli Ungar and Peter Cassel of Antheus Capital, MAC Properties, and Silliman Group, to discuss the current status of the Solstice project and the affordable units in the north building; state of the rental market—quite strong so far, especially student, and plan-

ning and renovation status for its larger East Hyde Park buildings. Ungar noted efforts to be sensitive in pricing and redesign to the needs of vulnerable and other populations and that many have chosen to stay with MAC despite remodeling.

### 53rd/Harper Court

Members of CECD continue to play a vocal role in the redevelopment decisions for Harper Court. The housing component may include a 25-story condo building and two rental apartment buildings (all of which will have an affordable component), along with a 200-room hotel, an office building, and retail.

Concern has been expressed about affordable office space for the community. There was no information about what retail might be in some sense affordable.

### Research

The Research Committee distributed a draft proposal to be submitted to CMAP. Further development was discussed, specifically stating how research will advance CECD objectives such as informing the community, being able to project changes in trends and needs, furthering a vision through time, and advocacy if it shows, for example, that people are being priced out of the community.

### Meeting with Realtors

The board set up an initial breakfast meeting with property management agents. The purpose was to have a get-to-know-you meeting between CECD and realtors and management companies.

### CECD Strategic Review

Ken Oliver, facilitator, conducted a "Strategic Review" of board objectives. He concluded that most of the board and participating CECD members thought the organization is on the right track and knows what is needed, including expanded conversations and recruitment. Most felt we should continue to concentrate our efforts in Hyde Park-Kenwood, while also reaching out to our neighboring communities.