



FHS GROWING...  
BUILDING...  
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HOMAN SQUARE  
PSH AND  
HOMEOWNERSHIP  
INITIATIVE

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FAMILY FOCUS  
LAWNDALE HELPS  
PEOPLE THRIVE

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# GROWING. BUILDING. THRIVING.

## GROWING:

### A history of service through affordable housing THE FOUNDATION OF HOMAN SQUARE AND IFF

Since 1995, FHS's mission has been to oversee the redevelopment of the former Sears, Roebuck & CO. headquarters—stewarding community assets and facilitating services that strengthen the neighborhood. These assets and services include a community center, a nonprofit hub located in the rehabilitated Nichols Tower, career development and training, a full spectrum of education services from early childhood through high school, and more than 400 units of affordable rental and for-sale housing.

FHS and IFF are currently working on two active projects in the neighborhood: the development of 21 units of permanent supportive housing (Homan Square PSH) and 20 for-sale homes designed to be affordable to residents

earning 80 percent of the area median income (Homan Square Homeownership Initiative). Learn more about both projects on page three.



*FHS Community Advisory Council meeting in September*



## **Growing. Building. Thriving.**

### DEAR FRIENDS,

The past year has been one focused on growing, building, and thriving. By pursuing development projects that strengthen community infrastructure and deepening our relationships in the neighborhood, we are positioned for continued growth and greater impact.

Quality housing, in particular, has been identified by Homan Square residents as a significant need, and we are excited to add permanent supportive housing to the neighborhood for seniors and people with disabilities that will enable them to live with dignity in their own homes, as well as affordable single-family homes that will provide families with the opportunity to build wealth while living, raising children, and retiring in Homan Square. By reclaiming vacant lots, these developments also send a powerful message about the future of our neighborhood.

This past year was also one of loss as our longtime benefactor, John Nichols, passed away. John was instrumental in helping our organization grow and achieve sustainability over the past 20 years, and his legacy is one of unwavering belief in the future of Homan Square. We offer our deepest condolences to his family and wife, Alexandra. In 2024, FHS will embark on a multiyear restoration of the Nichols Tower façade, completing extensive tuckpointing to ensure that this historic community asset can be enjoyed by Homan Square residents and community-based organizations for years to come.

Our work and focus are rooted in our relationships in the North Lawndale area and, moving forward, we will continue to invest in those relationships as we work closely with our partners in the neighborhood to improve the quality of life for all those who live, work, and spend time in this community.

We are grateful for the generous support of our donors in helping to make this work possible, as well as every person who has supported our mission in ways large and small. Every contribution matters, and we look forward to continuing to work together to propel Homan Square forward.

Thank you,

**Kevin Sutton**

Executive Director  
Foundation for Homan Square



**Kevin Sutton**

*Homan Square strives to sustain an environment that helps students and families live their best lives through quality education, recreation, healthcare and family support services, while instilling the desire to DREAM BIG and the skills to maximize success. The Homan Square campus includes:*

- **AMPT: Advancing Nonprofits**
- **Chicago Park District**
- **Chicago Cares, Inc.**
- **DRW College Prep**
- **Family Focus Lawndale**
- **Gardeneers - Homan Rails Farm**
- **Holy Family School**
- **IFF**
- **Lawndale Business Renaissance Association**
- **Lawndale Christian Health Center**
- **Lawndale Employment Network**
- **The Lunch Box Café**
- **North Lawndale Employment Network**
- **North Lawndale YMCA**
- **Options for Youth**
- **School of the Art Institute of Chicago**
- **West Side United**
- **YWCA Julian Grace Innovation and Technology Institute**



**BUILDING:**

## Future homes to build a thriving community

Homan Square PSH is a scattered-site rental housing development with universal design features designated for adults with disabilities or seniors wishing to age in place. Construction has been ongoing since August 2022 and is scheduled to be completed in early 2024.



*Rendering of PSH units at Site A*



*PSH Site B under construction in July 2023*

## Homan Square Homeownership Initiative

The Homan Square Homeownership Initiative is FHS's second single-family, for-sale development project. Designed to provide affordable homeownership opportunities for residents who live, work, or worship on the West Side, the initiative will result in 20 new homes in the community by the end of 2025 built on previously vacant lots. In early October, construction crews broke ground on what will become the model home for this effort – enabling prospective buyers to “tour” their future home before it is actually built. Qualified buyers will be offered subsidies and grants to reduce the out-of-pocket cost of purchasing their homes, while also being provided with personalized counseling and assistance on the path to homeownership.



*Home site, November 2023*

**GROWING:**

### MEET THE FHS STAFF

The Foundation for Homan Square is a community-based organization by Homan Square residents, for Homan Square residents. More than half of our growing staff lives in the neighborhood, reflecting our commitment to support local hiring. This is also critical to our success, ensuring that the needs and aspirations of the neighborhood and its residents remain at the center of our work to contribute to a thriving, vibrant community by concentrating resources on our campus.



THRIVING:

## Family Focus Lawndale helps families and individuals thrive

For almost 50 years, Family Focus has invested in strengthening families so that they can build social capital and achieve upward economic mobility – offering a mix of innovative programs and services designed to teach foundational parenting skills, foster parental resilience, support the development of children’s social and emotional skills, and help meet families’ basic needs. Despite the challenges of the pandemic, the organization has emerged from the experience stronger than ever and continued to provide critical support to Lawndale families in the past year.

“By focusing on the strengths of the 1,299 participants in our program in 2023, we have been able to keep 99% of children living with their families and prevent further acts of abuse and neglect,” says Darren Harris, Family Focus Lawndale Program and Center Director. “This work is complex and requires building trust with each participant. Our partners and team work hard at changing lives.”

Among the organization’s biggest programmatic successes in 2023 was a diverse mix of after-school programs at Marshall High School, where students had the opportunity to develop the basic skills necessary to succeed in the workforce. One example of this was a four-week cosmetology program offered over the summer that transformed a classroom into a full-service salon. Instructors helped students learn professional hair care techniques, customer service, and marketing, providing them with a foundation on which to build sustainable careers and a stipend for their participation in the program.

“Helping young people develop the skills they need to become self-sufficient as adults is one element of our multifaceted approach to strengthen families, and we’re excited about the programming we were able to offer in the past year to advance that work,” says Harris. “Looking toward 2024, we will continue working with our participants to keep families together and help individuals grow.”



Marshall High School salon

## 2022/2023 ANNUAL FUND

Because of you, we are able to continue expanding our capacity to meet the need for education, health care, recreation, and family support services in our community.

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### NICHOLS TOWER UPDATE

In 2024, FHS will embark on a multiyear restoration of the Nichols Tower façade, completing extensive tuckpointing to ensure that this historic community asset can be enjoyed by Homan Square residents and community-based organizations for years to come.



### FOUNDATION FOR HOMAN SQUARE

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