

**ULI Chicago 9th Annual Vision Awards
September 11, 2024**



Project Winner: Maywood Supportive Living | Celadon Partners, LLC

Project Team:

Developer/Owner: Celadon Partners, LLC

Architecture Firm: Gleason Architects, P.C.

Project Description: Maywood Supportive Living is a 100-unit and 100% affordable development in Maywood, IL, immediately west of the City Chicago. The predominantly African-American community did not

have any assisted living provider in the area for the aging and low-income residents. In the heart of the community was the former Baptist Retirement Home, built in 1927 and on the historic registry, which was vacated in the 1990s and sat vacant and deteriorating in the center of the Village. After over two decades of failed attempts by other development teams, the building was on the verge of being demolished. Celadon Partners, a Chicago-based affordable developer, in collaboration with the Village of Maywood and with the stalwart support of Illinois Housing Speaker Chris Welch, who grew up blocks away from the property, was able to pull together a unique, combination of public and private sources to complete a thorough adaptive reuse of the property. The development consists of 83 studio apartments and 17 one-bedroom units. The facility includes a commercial kitchen, dining room, resident lounge, beauty shop, exercise room, wellness rooms, a movie theater, and a general store. Residents of Maywood Supportive Living will receive assistance with activities for daily life, including prepared meals, medication management, housekeeping, laundry services, and other assistance. Programming for seniors will be led by on-site staff, and local partners will provide resident support and opportunities for entertainment. The project has already won a Driehaus Award for historic preservation and is increasingly showcased as a leading example of successful Medicaid-supported assisted living in the State of Illinois. It took an incredibly committed group of development and community leaders. Multiple funding sources were pulled back during the pandemic crisis and the development team went to loyal partners to negotiate a structure to capitalize over \$60 million in total development costs. The property was built in just over one year in 2022 and filled up all 100 of its affordable units quickly. The full-service commercial kitchen in the ground floor and community space are beautifully restored and serve as a meeting place for the now vibrant community. What was once considered a “black hole” in the middle of this community and is now serving as its center.