

CDFI FINANCING FOR AMERICANS WITH DISABILITIES

HOME FIRST'S ACCESS SOUTH COOK

BUILDING HOMES, INDEPENDENCE, AND COMMUNITY

Park Forest, IL

CDFI: IFF

People with disabilities often face outsized challenges in accessing affordable housing that meets their needs. That's why IFF launched its Home First initiative, a full-service housing development group, tasked with creating new models of housing for people with disabilities.

IFF's Home First team develops community-based housing for people with disabilities across Illinois. Projects are located in communities with local supports and amenities, and buildings are new construction or fully rehabbed housing, providing stable long term housing options for this population. Launched in 2011, to date over 300 units of housing, in nine distinct projects across Illinois, have been developed.

IFF's most recent Home First development, Access South Cook, an affordable housing development located on the Park Forest village campus near retail businesses, government offices, banks, a prairie garden, restaurants, and a farmers market. The project includes new construction of 44 rental units (24 one-bedroom units and 20 two-bedroom units), a shared green space, and a community building. The residential units feature central air-conditioning, in-unit laundry, high-quality cabinetry and flooring, energy efficient appliances and lighting. All first-floor apartments are fully accessible.

Construction of Access South Cook began in 2024, with leasing commencing in November 2025.

