



**Mercy Housing Lakefront  
Roseland Place Senior Apartments  
Chicago, Illinois**

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# 2015 RUDY BRUNER AWARD PROJECT DATA



# PROJECT DATA

Please answer questions in space provided. If possible, answers to all questions should be typed or written directly on the forms. If the forms are not used and answers are typed on a separate page, each answer must be preceded by the question to which it responds, and the length of each answer should be limited to the area provided on the original form.

**Project Name** Roseland Place Senior Apartments **Location** City Chicago **State** IL

**Owner** Mercy Housing Lakefront

**Project Use(s)** Affordable Senior Housing and Community Senior Center

**Project Size** 60 units and 64,677 square feet **Total Development Cost** \$17,786,095

**Annual Operating Budget (if appropriate)**

**Date Initiated** December 2009 **Percent Completed by December 1, 2014** 100%

**Project Completion Date (if appropriate)** March 2011 **Project Website (if appropriate)**

Attach, if you wish, a list of relevant project dates

**Application submitted by:**

**Name** Alva Winfrey Kennedy **Title** Resource Development Director

**Organization** Mercy Housing Lakefront

**Address** 120 South LaSalle, Suite 1850 **City/State/Zip** Chicago, IL 60619

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**E-mail** awinfrey@mercyhousing.org **Website (if appropriate)** www.mercyhousinglakefront.org

**Perspective Sheets:**

<b>Organization</b>	<b>Name</b>	<b>E-mail</b>
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<b>Public Agencies</b> City of Chicago 9th Ward Alderman's Office	<b>Alderman Anthony Beale</b>	<b>tracy.murray@cityofchicago.org</b>
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<b>Architect/Designer</b> Landon Bone Baker Architects	<b>Jeff Bone</b>	<b>jbone@landonbonebaker.com</b>
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**Developer**

**Professional Consultant**

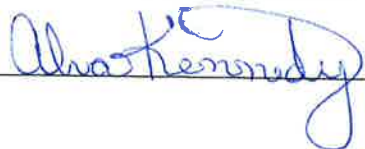
<b>Community Group</b> Neighborhood Housing Services of Chicago	<b>Mary Carlson</b>	<b>mcarlson@nhschicago.org</b>
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<b>Other</b> Applegate, Thorn, Thomsen	<b>William Skalitzky</b>	<b>wskalitzky@att-law.com</b>
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Please indicate how you learned of the Rudy Bruner Award for Urban Excellence. (Check all that apply).

- |   |   |  |   |
|---|---|--|---|
| <input type="checkbox"/> Direct Mailing           | <input type="checkbox"/> Direct Email         | <input type="checkbox"/> Previous Selection Committee member | <input type="checkbox"/> Other (please specify) |
| <input checked="" type="checkbox"/> Online Notice | <input type="checkbox"/> Previous RBA entrant | <input type="checkbox"/> Professional Organization           |   |
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**Date** 12/9/14

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**2015**  
**RUDY BRUNER AWARD**  
**PROJECT**  
**AT-A-GLANCE**



# PROJECT AT-A-GLANCE

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This sheet, the Project Data sheet, and the representative photo will be sent to the Committee in advance as the *Project Overview*.

## Roseland Place Senior Apartments

Project Name

Address 10426 South Michigan Avenue

City/State/ZIP Chicago, IL 60628

1. Give a brief overview of the project. Approximately 500 words.

The Roseland Place Senior Apartments is a \$17.7 million, 5-story, 60-unit affordable rental residential building that serves as the heartbeat of the Roseland Senior Campus. The Roseland Senior Campus is a planned community that provides a continuum of care in a safe, service-enriched environment. The campus consists of three buildings: the 124-unit Victory Centre assisted living facility, the 60-unit Roseland Place Senior Apartments and the 10-unit Roseland Village Grand-Family Apartments. However, Roseland Place also provides residents from all three buildings as well as the larger community, with services and programs through the attached City of Chicago Senior Satellite Center that resides in the building. The City of Chicago Senior Satellite Center provides numerous services and activities including exercise classes, computer classes, library, meals, special events, and literacy training.

Roseland Place as well as the surrounding senior campus was created as a solution to the lack of affordable housing options to low-income seniors who were aging in the community, many of which were lifetime residents but were now unable to maintain single family homes. With this population in mind, the development was designed to serve residents over 62 years of age earning less than 50% of the Chicagoland-area median income. At Roseland Place, Mercy Housing Lakefront has developed an evidence-based senior service model designed to improve the long-term health and wellness of the residents. This service model includes health assessments, benefits acquisition, activities for daily living supports, healthcare referrals, nutrition, physical fitness activities, wellbeing checks, lease education, financial literacy training, arts and cultural activities, and community volunteer opportunities. In addition, the program staff at Roseland Place also provides supportive services for the grandparents raising their grandchildren who reside in Roseland Village next door.

The development of Roseland Place, which addressed Chicago's Senior Housing Plan to create 4,000 new units of senior housing by 2010, was also key in spurring community development in a community plagued by disinvestment for the last several decades. The revitalization of this area has long been a priority of the community and was strategically planned within the Roseland/Michigan Tax Increment Financing (TIF) district. The strategy included new construction of affordable housing on vacant lots, revitalization of the commercial district, and creating a positive environment for reinvestment. The project's vision addressed the housing needs of Roseland's seniors while also attracting much needed jobs and businesses to create a more vibrant community.

2. Why does the project merit the *Rudy Bruner Award for Urban Excellence*? (You may wish to consider such factors as: effect on the urban environment; innovative or unique approaches to any aspect of project development; new and creative approaches to urban issues; design quality.) Approximately 500 words.

Roseland Place Senior Apartments merits the Rudy Bruner Award for Urban Excellence because it not only allows seniors to age gracefully in the community they know and love, but has also been a catalyst for extensive community and economic development in Roseland.

The Roseland Campus provides three beautiful new buildings where a vacant lot filled with debris formerly stood along the busy Michigan Avenue corridor. The adaptive re-use of vacant land and development of new housing opportunities have attracted jobs and viable businesses in the project area. As a result, other new developments have emerged to add support and services to residents of Roseland. For example, the community has been a food desert for many years but after 30 years of little development in terms of grocery stores, Aldi and Wal-Mart recently built in the community. These stores in addition to the expansion of Roseland Community Hospital provide the community with quality food and healthcare options to promote healthy lifestyles. In addition, a CVS and Metropolitan Family Services provide additional health and wellness services to seniors in the community. Finally, this development has created an alternative housing option for seniors. Therefore, it puts more single-family housing on the market and presents additional opportunities for new, younger families to purchase and to rehab homes and to become invested members of the community.

The project utilized an innovative public/private collaboration to develop the City of Chicago Satellite Senior Center in the Roseland Place building. Thus, while the Senior Center is operated by the City of Chicago it is housed within the privately-owned Roseland Place Senior Apartment building. This approach helps in creating a more vibrant community with new activities and resources. This partnership also ensures that the Satellite Senior Center is centrally located for Roseland residents.

Finally, the overall design of Roseland Place Senior Apartments is intended to promote a healthy, vibrant community. The building includes numerous green features to promote energy-efficiency, such as solar thermal panels, green roof trays, and permeable pavers in the parking lot. In addition, Roseland Place has a large outdoor garden, walking path, planted courtyard including trellises, and patios. These features coupled with the supportive services Mercy Housing Lakefront staff provides truly displays a commitment to improving both the lives of the residents as well as the larger community.

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# 2015 RUDY BRUNER AWARD PROJECT DESCRIPTION



# PROJECT DESCRIPTION

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1. Describe the underlying values and goals of the project. What, if any, significant trade-offs were required to implement the project? Approximately 500 words.

The Roseland Place Senior Apartments is part of the Roseland Senior Campus. The vision for the project was to provide a wide range of care options in a safe, service-rich environment for seniors. Both the Roseland Place Senior Apartments and the larger Roseland Senior Campus has created an extensive system of support for low- to moderate-income seniors who wish to age in place in community they call home.

Overall, the project was built with a commitment to meaningful community partnerships, creative vision, community planning and excellence in design. The Roseland community had been a victim of disinvestment throughout the last several decades resulting in crime and blight. With dwindling resources the community had a desperate need for new developments and specifically affordable housing options for the growing senior population. This development served as a positive investment and a source of hope for the neighborhood, which has not only brought additional affordable housing units to the area but also attracted new businesses and created new jobs.

Specifically, the Roseland Place Apartments features several on-site amenities with the goal of enabling older adults to improve their financial, physical, and social health including on-site property management and resident services staff. Mercy Housing Lakefront (MHL) has developed and integrated an evidence-based senior service model designed to improve the long-term health and wellness, economic, and community outcomes of residents at the building. This service model includes: health assessments, benefits acquisition, activities for daily living supports, healthcare referrals, nutrition, physical fitness activities, wellbeing checks, lease education, financial literacy training, arts and cultural activities, and community volunteer opportunities. The City of Chicago Satellite Senior Center is located in the east wing of the building and is open to all residents of the campus and the wider community and offers several services and activities including exercise classes, computer classes, massage room, meals, and special events.

In an effort to promote energy efficiency and green building design, the Roseland Place Senior Apartments incorporated several practices and technologies to help provide a healthier indoor environment for the occupants, reduce operating costs, and conserve energy and resources. These practices and technologies include solar thermal panels which supply 50% of domestic hot water, advanced air sealing package and super-insulated walls, green roof trays on 50% of roof, low-flow plumbing fixtures and low VOC paints and finishes, Energy Star rated appliances, and built-in recycling centers on each floor.

Additionally, the Roseland Place Senior Apartments design concept aims to provide a sense of community for residents in a healthy, environmentally sensitive setting. Roseland Place is an “L” shaped building which address the street while opening up to a large, naturally landscaped garden. There is a walking path through the garden area. Storefront glazing at the ground floor public areas of Roseland Place allow for views and access to the planted courtyard and patio spaces.

2. Briefly describe the project’s urban context. How has the project impacted the local community? Who does the project serve? How many people are served by the project? Approximately 500 words.

The project was developed along 3.5 acres of Michigan Avenue in Chicago’s Roseland community. Once a thriving community, Roseland has suffered from years of disinvestment. More than 29% of the Roseland population lives below the poverty level, and a survey of the community revealed a serious paucity of rental housing for low-income seniors. Many seniors are “aging in place” in deteriorating housing. The revitalization of this area has long been a priority of the community located within the Roseland/Michigan TIF district.

A comprehensive redevelopment strategy was developed by the Roseland Redevelopment Planning Board, residents, churches, businesses, Alderman Anthony Beale, Neighborhood Housing Services (NHS) and other non-profits, in cooperation with City agencies and officials. The strategy included new construction of affordable housing on vacant lots, revitalization of the commercial district, and creating a positive environment for reinvestment.

Roseland Place Senior Apartments, provides homes for 60 low-income seniors, over 62 years of age earning less than 50% of median income. However, the project also provides services for the 30 residents of the neighboring Roseland Village Apartments. In addition, the building also houses the City of Chicago’s Satellite Senior Center which provides crucial resources to hundreds of members of the larger Roseland community.

On a larger scale, the project helped to propel new growth and hope within the local community. Improvements have been made along the Michigan Avenue corridor, and new corporations are looking at the area as a viable place for business. In the past two years, following the development of the Roseland Senior Campus, Walmart and Aldi have opened in the Roseland community. Not only, do these stores provide potential jobs to residents of the area, but they also offer healthy food options in an area that had been known as a food desert. These new investments in the community are helping to revitalize the area and improve the local economy.

3. Describe the key elements of the development process, including community participation where appropriate. Approximately 400 words.

The vision of the Roseland Place Apartments and the entire Roseland Senior Campus was made a reality due to the collaboration of many dedicated community partners. Neighborhood Housing Services (NHS) and Mercy Housing Lakefront were key leaders in helping complete this development. Neighborhood Housing Services steered the vision for the campus and helped facilitate and build out the site plan. As the project moved forward, NHS enlisted the senior housing and property management expertise of Mercy Housing Lakefront to complete the plan. Mercy Housing Lakefront partnered with NHS to co-develop Roseland Place and Roseland Village in the second and third phases of the Roseland Senior Campus development. MHL is now the property manager for both developments and is the permanent owner of Roseland Place. MHL and NHS also worked together to coordinate marketing, tenant selection, and move-ins for the Roseland Place and Roseland Village projects.

For construction, the project teams wanted to enlist the help of contractors and architects who would be committed to creating beautiful and structurally sound housing for seniors who need it most. Therefore, Landon Bone Baker was chosen to design both Roseland Place and Roseland Village. Contractor Linn-Mathes Inc. was chosen to build all three developments on the campus.

Now that the project is complete, NHS and MHL continue to provide community support systems through key partnerships with local service providers to offer specifically designed programs and services for seniors. Partners include the Chicago Department of Aging and local churches and community organizations, such as Catholic Charities. The local NHS office in Roseland is active in forming block clubs and engaging community members in its Local Neighborhood Advisory Council.

4. Describe the financing of the project. Please include all funding sources and square foot costs where applicable. Approximately 400 words.

The financing structure for the Roseland Place Senior Apartments includes funding from the HUD Section 202 Supportive Housing for the Elderly Program. This funding provided a capital advance to fund the construction of the project. Additionally, HUD Section 202 provides operating subsidies for all three buildings on the Campus. These subsidies fund the difference between the HUD-approved operating cost of the building and the residents' contribution for rent. The total development cost was \$17,786,095. The cost for square foot of the project was \$275 dollars.

Below please find a list of funding sources for the project:

HUD Section 202 Capital Advance - \$8,563,900  
Limited Partner Equity – Federal - \$6,753,638  
Additional Sponsor Contribution - \$10,000  
Energy Tax Credit Equity - \$30,317  
Donation Tax credit Equity - \$278,800  
Illinois Department of Commerce and Economic Opportunity (DCEO)- \$242,970  
Department of Aging - \$800,000  
HUD Grant - \$400,000  
Illinois Clean Energy Foundation Grant - \$26,470  
General Partner Equity - \$680,000  
Total Sources: \$17,786,095

5. Is the project unique and/or does it address significant urban issues? Is the model adaptable to other urban settings? Approximately 400 words.

The Roseland Place Senior Apartments is unique in that it is an integral piece of the Roseland Senior Campus, a comprehensive senior living community that addresses both the housing and social needs of low to moderate income seniors in one compact and centralized location within the community.

Another, unique facet of the development is that it combines a public and private partnership to provide additional resources to residents of the Campus as well as the larger Roseland community. Mercy Housing Lakefront and Neighborhood Housing Services worked to partner with the city of Chicago to construct the 7,000 square foot City of Chicago Senior Satellite Center in the east wing of the Roseland Place building. This partnership has helped to make essential resources accessible to some of the city's most needy residents.

Through the comprehensive design of the Roseland Place Senior Apartments and the overall Campus, Mercy Housing Lakefront and Neighborhood Housing Services are addressing several significant urban issues. First, is the growing homeless population. In Roseland, 29.4% of the population lives below poverty level. The senior population, many of whom are long-time residents of the community, are hit particularly hard by poverty as they are living on fixed or no income. Consequently, these residents are forced to move from their life-long home. Roseland Place provides a solution for these seniors, and offers an opportunity for them to age in place with dignity and to remain close to friends, family and supportive services.

Additionally, Roseland Place addresses the urban issue of increased crime and violence. The Roseland Senior Campus was built on a large, debris-filled vacant lot on the Michigan Avenue. The vacant lot promoted loitering and other dangerous activity such as drug-related crime and violence. Not only did the new construction beautify the community, but it also deters crime.

The model of the Roseland Place Apartments and the larger Senior Campus can be replicated in other urban communities. The public and private relationship that allowed Roseland Place and the adjacent City of Chicago Senior Center to be built was beneficial to all organizations involved, and may work well in other urban communities that are aiming to provide additional access to critical resources within a larger living community. This relationship allowed the Senior Satellite Center to be housed in the most logical area – surrounded by a dense population of seniors– and without requiring an entire new building to be constructed.

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**2015**  
**RUDY BRUNER AWARD**  
**COMMUNITY**  
**REPRESENTATIVE**  
**PERSPECTIVE**



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This sheet is to be filled out by someone who was involved, or represents an organization that was involved, in helping the project respond to neighborhood issues.

Name	Mary Carlson	Title	Director, Resource Development & Public Affairs
Organization	Neighborhood Housing Services of Chicago, Inc.	Telephone	(773 ) 329-4129
Address	1279 N. Milwaukee Ave, 4th floor	City/State/ZIP	Chicago, IL 60622
Fax	(773 ) 329-4120	E-mail	mcarlson@nhschicago.org

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Signature	Mary Carlson	Date	12/4/2014
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Digitally signed by Mary Carlson  
DN: cn=Mary Carlson, o=Neighborhood Housing Services of Chicago, Inc, ou=Resource Development, email=mcarlson@nhschicago.org, c=US  
Date: 2014.12.04 10:55:06 -0500

1. How did you, or the organization you represent, become involved in this project? What role did you play? Approximately 400 words.

Neighborhood Housing Services Redevelopment Corporation (NHSRC) was responsible for the land acquisition, securing the HUD capital grant, and designing the project. After HUD funding was secured, NHSRC took the lead to assemble and re-zone the land parcels, remediate the site of all environmental hazards, secure bridge financing, submit additional grant applications, and obtain building permits. NHSRC worked to have the vacant project area designated as a "Planned Unit Development" to allow the adaptive re-use of vacant land and redevelopment of new housing opportunities, and to attract jobs and viable businesses in the project area.

NHSRC created the vision for this project and the larger Senior Campus, which resulted in establishing a seamless system of support for low- to moderate-income seniors who wish to remain in Roseland, aging in place, and avoiding distant nursing home placement. NHSRC was responsible for convening the partners to build and manage the project which included Mercy Housing Lakefront (MHL). Mercy Housing Lakefront partnered with NHS to co-develop Roseland Place and Roseland Village. MHL is now the property manager and permanent owner of these this property. NHSRC worked closely with Landon Bone Baker Architects from concept drawing to overseeing construction. In partnership with Mercy Housing Lakefront's Property Management Division, NHSRC coordinated marketing, tenant selection, and move-ins.

A unique aspect of NHSRC and MHL development is the intentional personalization of the building. The developers spent time with residents to understand how they want to live and what is most important to them. The building has amenities that enrich the residents' lives and reflect their needs including a hair salon, billiards room, and indoor and outdoor communal areas. Each floor of Roseland Place has a theme and style celebrating local African-American successes with photos, such as Walter Payton on the sports-themed floor and Nat King Cole on the music themed floor. A striking photo mural at the entrance of the building showcases the history of the area, including the Pullman Porters and current residents who spoke at the building dedication. Design details from the décor to the extra wide hallways and doorways, as well as the energy efficient features, emphasize the best of quality, accessible, green living.

2. From the community's point of view, what were the major issues concerning this project? Approximately 400 words.

Located on the far South Side of Chicago, Roseland is a working class community whose major assets are its long-time residents who have established a tradition of homeownership (over 60 percent of residents own their homes). Many seniors have lived in their homes for most of their adult lives. Once a thriving commercial, industrial and residential community, Roseland has suffered from disinvestment over the past two to three decades. In some areas of the community, seniors are "aging in place" in deteriorating, semi-abandoned, neglected housing on blocks where many of the buildings have been demolished and retail space stands empty. They stay, partly, for lack of alternative housing resources, but they also wish to remain in their community network.

Neighborhood Housing Services Redevelopment Corporation (NHSRC) staff in the NHS Roseland office worked for several years to determine the needs and desires of seniors in the community in collaboration with Metropolitan Chicago Information Center (MCIC), Retirement Research Foundation, and Metropolitan Family Services. A survey of the community revealed the paucity of rental housing, either in small two and three flats or large multifamily buildings. The median income was \$39,596 at the time the report was completed in 2004. However, the median income among seniors was \$28,441. Many seniors felt they had few options for "aging in place" and most wanted to stay in their community. One respondent noted, "Your choices are getting away from you as you age."

A study of the properties that serve low-income seniors conducted by Valerie Kretchmer and Associates in 2005 and updated in 2007 also demonstrated need for this project. The survey found that each of the affordable senior buildings (those that serve seniors with an income at 50 percent of the area median or less), all had extensive waiting lists. There were 476 affordable senior rentals in the market area. All reported occupancy of between 99 and 100 percent with long waiting lists of six months to four years. Roseland had only a couple of Section 202 buildings, some additional affordable units were available in properties associated with Section 8, and there was no public housing in the community. This underscored the need for senior housing.

## COMMUNITY REPRESENTATIVE PERSPECTIVE (CONT'D)

3. Has this project made the community a better place to live or work? If so, how? Approximately 400 words.

NHSRC's well-executed vision in partnership with Mercy Housing Lakefront has created a seamless system of long-term care and support for low- to moderate-income seniors who wish to remain in their community of Roseland, living in a comfortable environment close to friends, family and supportive services. Now an anchor in the community, the Roseland Senior Campus has transformed the 10400 block of South Michigan Avenue by providing 194-units of quality, affordable, community-based senior housing.

Services offered at Roseland Place enhance independent living, such as meal plans, laundry, maid service, home health services, a visiting doctor, and access to transportation and other social services. The ground floor of Roseland Place houses a Senior Satellite Center which opens up onto the courtyard and is close to the street. At approximately 7,000 square feet, the Senior Satellite Center is operated by the City of Chicago Department of Family and Support Services and contains a large multi-purpose room, library, computer lab, fitness and aerobic room, wellness center, and a warming kitchen.

The development of Roseland Place is consistent with goals and intentions of the Roseland-Michigan TIF and has already had a major impact on the community. From a physical standpoint, these beautiful new buildings replace a 2-block stretch of debris filled vacant lots along the busy Michigan Avenue corridor. From the standpoint of community investment, other new developments have emerged to add support and services to residents of the Roseland Senior Campus. The first new grocery stores in three decades, Aldi and Wal-Mart, provide access to fresh produce within a short bus ride from Roseland Place. The expansion of Roseland Community Hospital and its top-notch pulmonary care unit provides Roseland Place residents with quality health care options. Metropolitan Family Services, located two blocks from the Senior Campus, has a Senior Wellness Program that will provide supportive services to residents, and CVS opened a pharmacy at 103rd and Michigan, one block from Roseland Place, in 2012.

This high-impact development is thus a catalyst for new neighborhood investment –changing whole blocks and transforming Roseland for all the residents who call it home. This project expanded the affordable options available to elderly persons on the south side of Chicago faced with limited housing choices. The well-executed design and amenities sets a high standard for independent senior living. For many residents, Roseland Place feels like a modern hotel or resort-style living. It is a wonderful community experience and enables seniors to stay active. In the words of one grateful resident, "I always dreamed that my later years would be my best years...Thanks to Roseland Place, I'm living my dream."

4. Would you change anything about this project or the development process you went through? Approximately 400 words.

Throughout this process, NHSRC learned that obtaining HUD funding for the project was a challenge. With support from the City of Chicago, Department of Housing and Economic Development, and the Mayor's Office for Housing, NHSRC submitted the project for a HUD 202 grant in 2005 and again in 2006 and was not selected for an award in either year. NHSRC and its supporters persevered and were successful in obtaining a HUD 202 grant on its third application in 2007. Because of this experience, NHSRC better understands how to be successful in HUD funding applications. In the future, NHSRC would still seek HUD funding but would anticipate and plan for the long process that this may include.

In order to obtain the HUD 202 grant, NHSRC had to completely remediate the project site of environmental hazards. After the site was remediated and construction began, additional underground hazardous storage tanks were discovered. NHSRC implemented a thorough Remediation Action Plan to remove all contaminants and environmental hazards from the site. Although this was an unforeseen cost, the project site was completely remediated in a few weeks and then cleared by the IEPA for development to resume. Due to this experience, NHSRC would leave room in the project timetable and budget for this remediation to occur on future development projects.

Other challenges NHSRC navigated in developing the project included vacation of alleys and easements, zoning changes, clearing titles, and working with utility companies on adjusting encroachments, as well as removing old utility poles from the site. NHSRC has increased understanding of these challenges as a result of the project and will be able to better anticipate these challenges in future projects.

NHSRC envisioned an "elevator approach" to housing for the Roseland community. Echoed by the single-family rental and owner-occupied new construction housing built by NHSRC, Roseland Place enables residents to age in place. The challenge was coordinating the vision for this comprehensive community strategy. Through successful partnerships with the City, HUD, Mercy Housing Lakefront and others, NHSRC was able to make this vision a reality.

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**2015**  
**RUDY BRUNER AWARD**  
**PUBLIC AGENCY**  
**PERSPECTIVE**



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This sheet is to be filled out by staff representative(s) of public agency(ies) who were directly involved in the financing, design review, or public approvals that affected this project.

Name	Alderman Anthony A. Beale	Title	Alderman, 9th Ward
Organization	City of Chicago - 9th Ward	Telephone	(773) 785-1100
Address	34 East 112th Place	City/State/ZIP	Chicago, IL 60628
Fax	(773) 785-2790	E-mail	ward09@cityofchicago.org

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Signature  Date 12-8-14

1. What role did your agency play in the development of this project? Describe any requirements made of this project by your agency (e.g., zoning, public participation, public benefits, impact statements).

The City of Chicago's 9th Ward and Alderman Anthony Beale were instrumental in the development of the Roseland Place Senior Apartments. As Alderman, I provided steadfast advocacy to garner public support for the new development. Ultimately, the support for the project was key in being successful in receiving City Council approval for the tax credit award of \$451,266 which was crucial in funding the development of the project.

Additionally, through my advocacy as Alderman and the support of the leaders in the 9th Ward, Mercy Housing Lakefront and Neighborhood Housing Services received City Council approval for the inclusion of the City's Senior Satellite Center as a part of the development project. The 7,000 square foot center is operated by the City of Chicago and contains a large multi-purpose room, a library and craft space, computer lab, fitness and aerobic room and a warming kitchen.

2. How was this project intended to benefit your city? What trade-offs and compromises were required to implement the project? How did your agency participate in making them? Approximately 400 words.

The Roseland Place Senior Apartments were intended to provide critically-needed affordable, independent senior apartments in Chicago's Roseland neighborhood. Ultimately, this development is part of Chicago's 5-year affordable housing plan for seniors.

The Roseland neighborhood has suffered from years of disinvestment. Surveys of the community have revealed a serious scarcity of rental housing for low-income seniors; thus, many seniors have resorted to "aging in place" in deteriorating housing. Through this project the Roseland neighborhood gained 60 new, safe and affordable homes for seniors in need. Additionally, the development of the Satellite Senior Center on the campus, aimed to provide seniors with vital services and social gathering space that were previously unavailable in Roseland.

## PUBLIC AGENCY PERSPECTIVE (CONT'D)

3. Describe the project's impact on your city. Please be as specific as possible. Approximately 400 words.

As a whole the Roseland Place Senior Apartments have had a significant and lasting impact in the Roseland neighborhood. The Satellite Senior Center which is directly adjacent to the apartments is open to all residents of the building as well as the wider community, and offers several services and activities including exercise classes, computer classes, literacy classes, meals, and special events.

While providing safe and affordable homes for more than 60 low-income seniors, the development also helped to beautify the Michigan Avenue Corridor. Consequently, as the aesthetics of the neighborhood improved while the project progressed viable businesses became attracted to the area. As a result, numerous new developments have emerged which provide additional support and services to the residents of Roseland. For example, Aldi and Walmart have agreed to build new storefronts in the community which will give residents access to a wider variety of healthy food choices.

Finally, the project served as a conduit to promote neighborhood investment and growth. This project has provided additional housing options for seniors. These new options have resulted in additional new and existing single-family homes being placed on the market which presents additional opportunities for new and current residents to become invested members of the community by becoming homeowners.

4. Did this project result in new models of public/private partnerships? Are there aspects of this project that would be instructive to agencies like yours in other cities? Approximately 400 words.

The vision of the Roseland Place Apartments Campus was made a reality due to the collaboration of dedicated community partners, including both public and private partnerships. Mercy Housing Lakefront and Neighborhood Housing Services were key leaders in helping complete this development. However, the project would not have been possible without the partnerships with the City of Chicago and specifically the Chicago Department of Aging and Chicago Department of Family and Support Services.

This project was a part of the City of Chicago's larger 5-year Affordable Housing Plan for Seniors. However, it was unique in that it combined housing development with the development of a new Chicago Satellite Senior Center. The Center is located in the east wing of Roseland Place and is operated by the city. The facility provides many services and activities for all residents of the campus and other seniors in the neighboring community. This joint effort to construct private affordable housing units and new publicly-operated community center facilities may prove to be an innovative and strategic approach for other cities throughout the country.

5. What do you consider to be the most and least successful aspects of this project? Approximately 400 words.

Overall, the most successful aspect of the Roseland Place Senior Apartments was the commitment to developing quality affordable housing that promotes a sense of community for residents in a healthy, eco-friendly setting.

The project was designed to help close the gap in the need for affordable senior housing in Roseland while also providing new services that were previously unavailable to seniors in the neighborhood. As Alderman, I am committed to the well-being of the citizens in the 9th Ward. The Roseland Place Senior Apartments has vastly improved the neighborhood. Residents of the development can now age in place without fear for the future, and members of the larger community also continue to benefit from the resources offered at the Chicago Satellite Senior Center.

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**2015**  
**RUDY BRUNER AWARD**  
**ARCHITECT**  
**OR DESIGNER**  
**PERSPECTIVE**



Please answer questions in space provided. If possible, answers to all questions should be typed or written directly on the forms. If the forms are not used and answers are typed on a separate page, each answer must be preceded by the question to which it responds, and the length of each answer should be limited to the area provided on the original form.

This sheet is to be filled out by a design professional who worked as a consultant on the project, providing design, planning, or other services. Copies may be given to other design professionals if desired.

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Signature	Jeff Bone	Date	12/5/2014
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1. Describe the design concept of this project, including urban design considerations, choice of materials, scale, etc. Approximately 400 words.

Roseland Place Senior Apartments is a project which was planned for a vacant 1.3 acre (56,994-square-foot) urban site and consists of a 60-unit Independent Living Facility (ILF) and a 10-unit grandfamily facility for grandparents raising grandchildren. These buildings, along with an previously completed assisted-living building, work together to provide a continuum of care for local seniors.

The five-story L-shaped ILF building is approximately 65,000-square-foot and addresses the street while opening up onto a naturally landscaped garden and gazebo space. There is a walking path through the garden area, and a 36-car parking lot is concealed at the rear of the site, out of view from the street. In addition to the ILF lobby and accessed through a separate entry, the ground floor also houses a Senior Satellite Center of approximately 7,000-square-foot. The Senior Center is operated by the City of Chicago and contains a large multi-purpose room, a library and craft space, computer lab, fitness and aerobics room, and warming kitchen.

The smaller scale two-story, 14,620-square-foot grandfamily building is sited to the north of the ILF building and completes the courtyard. The building is one unit wide with an exterior protected corridor, which allows natural light and ventilation to penetrate two sides of each unit. Each unit overlooks the garden and play space so grandparents can keep an eye on their grandchildren.

2. Describe the most important social and programmatic functions of the design. Approximately 400 words.

The inspiration and program of Roseland Place Senior Apartments was a response to the needs of the Roseland neighborhood's aging senior population. The intention was to provide a safe and comfortable community atmosphere for Roseland seniors to live, within the neighborhood that is familiar to them. The project was designed so the ILF building and grandfamily apartments define an edge around the sides of the large common open space between the two buildings. Shared views of the garden space and play areas are intended to encourage community by enabling the residents of the two buildings to come together. The interaction between the children and the seniors will help enliven the garden space and provide residents with greater opportunities to be more active.

Roseland Place Senior Apartments includes a number of amenities and functions that contribute to the physical and mental wellness of the residents. Seniors can remain physically active with the aerobics room, fitness room, walking path, and play area for grandchildren. The beauty shop, solarium/game room, crafts room, shared garden plots, and community rooms provide comfortable places for social interaction and educational and creative work. The computer lab allows the residents to keep up with new computing and internet technologies as well as providing another source of connection with family and friends.

The senior café is available for use by the residents and the public alike. It is located close to the street and public sidewalk to encourage the immediate community to come in and use the facility and mix with the residents.

## ARCHITECT OR DESIGNER PERSPECTIVE (CONT'D)

3. Describe the major challenges of designing this project and any design trade-offs or compromises required to complete the project. Approximately 400 words.

A major design challenge at Roseland Place Senior Apartments was to develop a site strategy and physical layout that would allow the two separate buildings to interact together while defining an exterior common garden space; and at the same time allowing each to be functionally and individually secure.

Additionally, energy efficiency and green upgrades were an integral part of the design and produced a building that is affordable to operate. A great deal of attention was given to this aspect of the building: high efficiency mechanical systems were specified, exterior surfaces (including windows) were insulated to a very high degree, and all exterior surfaces were well sealed. The efficiency allows for a comfortable and healthy environment for residents while also keeping the utility costs low for the facility manager and owner.

To encourage construction economies, the design uses simple forms, shapes, and materials, and relies on repetition. The floor plans are simple and straight forward and utilize natural light, simple materials, and color to create a bright, durable, and environmentally friendly setting.

Another challenge was to address and coordinate the various funding and local agency requirements such as US Department of Housing and Urban Development (HUD) and the City of Chicago's Department of Housing and Department of Planning.

4. Describe the ways in which the design relates to its urban context. Approximately 400 words.

Roseland Place Senior Apartments responds to the urban neighborhood context by developing and giving new life to an underused and vacant two-block stretch of debris-filled property on South Michigan Avenue. The new buildings provide an outward and active face along a fairly depressed stretch of a main thoroughfare in the Roseland community. The desire for good design, environmental responsibility, and the creation of buildings with a positive social environment is meant to be a model for future building and development in the area.

Architecturally, the ILF building responds to the neighborhood context by pulling the five-story portion of the building away from Michigan Avenue, forming a safe and beautiful green space. The building then steps down toward Michigan Avenue to maintain a more human-scaled presence along the street. The grandfamily building was brought down to two stories to fit in more comfortably with the two-story single family context of the neighboring buildings on 104th Street. In keeping with the exterior of our residential neighbors along 104th Street, materials such as colorful siding and modular brick were utilized on the building facades. Both buildings were designed to complement each other while knitting together to define a green courtyard.

The revitalization of Michigan Avenue has long been a priority of the Roseland community. A comprehensive redevelopment strategy was developed by the Roseland Redevelopment Planning Board, residents, churches, businesses, Alderman Anthony Beale, Neighborhood Housing Services of Chicago, and other non-profits, in cooperation with city agencies and officials. The strategy included new construction of affordable housing on vacant lots, revitalization of the commercial district, and creating a positive environment for reinvestment. Alderman Beale introduced an Aldermanic Zoning Change to City Council for the project site to allow for multi-family development. The City of Chicago, Department of Housing (DOH), and the Mayor's Office on Housing assisted with securing funding and land for the project. This was a most important project for the DOH, the Roseland community, and retailers, and was recommended by the board of both organizations and other groups in the area.

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**2015**  
**RUDY BRUNER AWARD**  
**OTHER**  
**PERSPECTIVE**



Please answer questions in space provided. If possible, answers to all questions should be typed or written directly on the forms. If the forms are not used and answers are typed on a separate page, each answer must be preceded by the question to which it responds, and the length of each answer should be limited to the area provided on the original form.

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Signature		Date	December 1, 2014
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1. What role did you play in the development of this project? Approximately 400 words.

I am the attorney who was responsible for the project's real estate and finance legal work. In this capacity, I worked with the loan officers and counsel for each of the project's funders, including the United States Department of Housing and Urban Development ("HUD"), National Equity Funds, Inc., the City of Chicago, Bank of America, N.A., the State of Illinois Department of Commerce and Economic Opportunity, and the Illinois Clean Energy Community Foundation. This was the first project in Chicago that combined the federal low income housing tax credit with funding under HUD's Section 202 Supportive Housing for the Elderly program.

2. Describe the impact that this project has had on the your community. Please be as specific as possible. Approximately 400 words.

Although I am not a resident of Roseland, I believe that the housing and attached senior center have helped transform the community for the better. First, the building is well-designed architecturally, and adds beauty to the community (replacing vacant land that had become an eye sore). Second, the building offers sixty (60) units of well-built affordable housing for the community's elderly. I once heard a minister describe a similar housing project in a different community as a place of healing. He talked about how hard a person must struggle to live in and raise a family in a community ravaged by poverty, and how the new building is a refuge from those problems. In the building, the person is safe and secure -- perhaps for the first time in his or her life. In that security, and as part of a new elderly community within the broader Roseland community, the person can start to heal from all the suffering he or she endured on his or her life's journey to that point. I like to think of Roseland Place Senior Apartments in this context: it offers safe, decent and affordable housing to the elderly of Roseland and also provides a place of healing and of hope. The building thus transforms the community and its residents for the better. Finally, third, the attached Senior Center is a great asset for elderly residents of Roseland. It offers effective programming and services to help seniors live independently in their homes and community for as long as possible.

## OTHER PERSPECTIVE (CONT'D)

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3. What trade-offs and compromises were required during the development of the project? Did you participate in making them? Approximately 400 words.

The legal work necessarily involved negotiation and compromise in order to accomplish the objectives of the community, the developers and the project's funders. Thankfully, all of the parties worked towards a common goal; namely, the creation of safe, decent and affordable housing. The trade-offs would have occurred prior to my involvement in the legal capacity. Was there a better use of the vacant land for the needs of the community? Could the land have been re-developed as a grocery store or as a community center for all ages? Once the parties agreed to develop the land for housing and determined the financing sources, there was not much opportunity for trade-offs or compromises of significant scope. The statutory and regulatory requirements associated with HUD's Section 202 Supportive Housing for the Elderly program, the federal low income housing tax credit and the Illinois Affordable Housing Tax Credit necessarily dictated the project's broad parameters: the building must be designed and constructed in accordance with HUD's requirements for supportive elderly housing; the units must be restricted to elderly households of very low-income in which at least one member is age 62 or older at initial occupancy; and restricted rents must be charged.

4. What do you consider to be the the most and least successful aspects of this project? Approximately 400 words.

The project is part of a broader plan to address the needs of Roseland's elderly. The adjacent supportive living facility (to the south) and intergenerational housing for grandparents raising grand-children (to the north) provide a continuum of housing and care that allows residents of Roseland to grow old together in the community in which they live. I consider the opportunity to offer the elderly a safe place to live with hope, healing and dignity as the project's greatest success. I am not aware of its least successful aspect, since the project has accomplished (and continues to accomplish on a daily basis) its purpose.



**Mercy Housing Lakefront  
Roseland Place Senior Apartments  
Chicago, Illinois**

**Visual Representation**

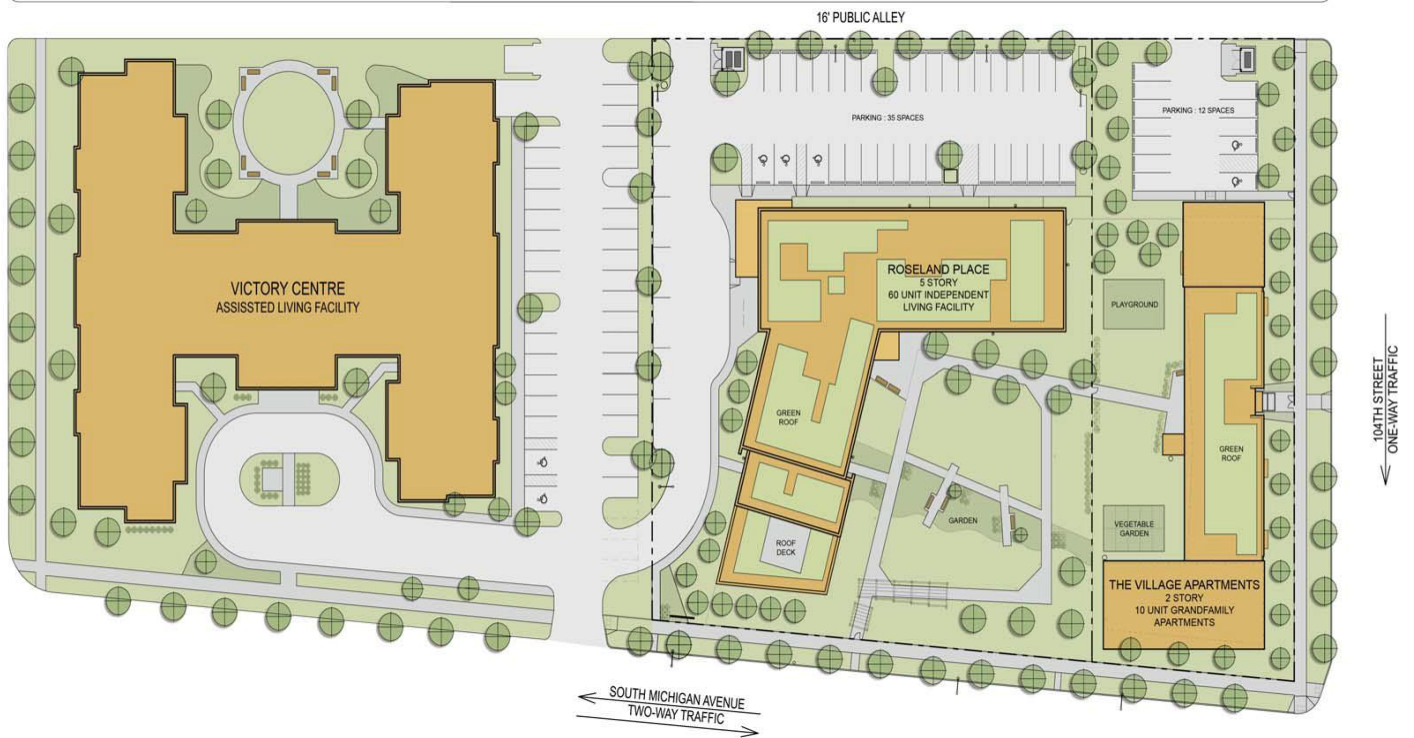


**ROSELAND PLACE**  
SENIOR APARTMENTS

CITY OF CHICAGO SENIOR SATELLITE CENTER



**Before Photo of Vacant Lot**



**Mercy Housing Lakefront**



**Mercy Housing Lakefront**



**Mercy Housing Lakefront**



**Mercy Housing Lakefront**



**Common Area/Gathering Space**



**Front Desk**



**Solarium**



**Unit Bathroom**

**Mercy Housing Lakefront**



**Unit Kitchen**