

Roseland Place Senior Apartments

City: Chicago, IL

Project Description: Roseland Place Senior Apartments was developed through a partnership between Neighborhood Housing Services (NHS) and Mercy Housing Lakefront (MHL). This development is part of Chicago's 5-year affordable housing plan for seniors. Once completed, Mercy Housing will own and manage the building. The Roseland Place Apartments is an independent senior living facility for seniors. This is a new 5-story building with 60 one-bedroom apartments for seniors 62 and older. All units are one-bedroom, one-bath and approximately 540 square feet. Maximum occupancy is 2 persons per unit. Income must be at or below 50% of the area median income.



Roseland Place features several on-site amenities including on-site property management and resident services staff, community room with kitchenette, beauty salon, laundry room and storage areas on each floor, courtyard, green roof patio, sunroom equipped with a pool table and TV, 24-hour front desk security, parking lot, elevators, and an adjacent senior social service center.

The project team incorporated sustainable or “green” features into the building’s design in an effort to achieve a U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) Silver Certification. Green features include utilizing and creating green spaces with native plantings, solar thermal panels on the roof for heating water, green roof, Energy Star appliances, low flow water fixtures, motion censored lighting fixtures and containers for recycling on each floor.



Project Partners: Bank of America, City of Chicago Department of Aging , City of Chicago Department of Family and Support Services, City of Chicago Department of Community Development, Illinois Department of Commerce and Economic Opportunity, Illinois Department of Human Services, National Equity Fund Inc., an affiliate of LISC, U.S. Department of Housing and Urban Development.

Sources of Funds: Bank of America Charitable Foundation, Charter One Foundation Citi Foundation, Illinois Clean Energy Community Foundation , Pierce and Associates, P.C., Searle Funds at the Chicago Community Trust, The Retirement Research Foundation.

Economic Impact: In the first year: 73 Jobs Created, \$4.74 million in local income, \$508,200 in taxes and revenue for local government. Over fifteen years: 270 Jobs created, \$21.6 million in local income, \$4.0 million in taxes and revenue for local government. In the first year: 89 Jobs Created, \$3.95 million in local income, \$413,500 in taxes and revenue for local government. Over fifteen years: 225 Jobs created, \$18 million in local income, \$3.3 million in taxes and revenue for local government.