MERCY HOUSING LAKEFRONT: RIVER STATION SENIOR RESIDENCES
Affordable Apartments for Seniors

**Project Location:** 245 S. 6th Avenue, Kankakee – River Station is located in Kankakee’s West Downtown District and is within walking distance to a grocery store, commercial business, and religious institutions.

**Build Illinois Bond Program (BIBP) Impact:** The $1.8 Million Build Illinois Bond Program loan to River Station leveraged an additional $13.7 Million in equity and other funding, not only contributing to the project’s financial viability, but also broader community revitalization efforts in Kankakee. The project created 112 jobs in the first year while also generating an estimated $8.1 Million in local income and $1.5 Million in taxes and other revenue.* The development is the cornerstone of neighborhood stabilization efforts in the West Downtown District. Prior to the start of construction, the site where River Station now sits contained blighted properties that prevented further development in the area. Today, with a modern, high-quality facility anchoring the neighborhood, it is poised for growth that would not be possible otherwise. The development’s health clinic not only also provides a critical health care amenity for senior residents in the building allowing them to age in place, but also services to members of the community at large.

**Project Description:** Opened in April 2018, River Station Senior provides 70 apartments for low-to-moderate-income seniors. The development is the result of a collaboration between Mercy Housing Lakefront, AMITA Health, the Kankakee County Housing Authority and the City of Kankakee. Adjoining a planned greenway along the Kankakee River, River Station provides residents with opportunities for active recreation and serves as an innovative model for addressing the needs of an aging population in small U.S. cities. The development is Energy Star certified and features a community room, laundry facilities and a computer center. River Station fully integrates health and housing with the inclusion of an onsite health clinic facilitated by Presence St. Mary’s Hospital, which serves residents as well as members of the community. The clinic is part of the hospital’s ambulatory care strategy, providing a convenient, inviting atmosphere in which to receive primary care services that can be delivered at a much lower cost than services within the hospital. Mercy Housing Lakefront’s partnership with the Kankakee County Housing Authority also ensures that residents previously housed in mixed-age communities are able to move into high-quality, affordable senior housing.

**Project Partners:** Mercy Housing Lakefront, Heritage Development and Construction, JH2B Architects, McColly Bennett Commercial Real Estate, AMITA Health (formerly Presence Health), PNC Bank, Illinois Housing Development Authority, Kankakee County Housing Authority.

**Project Funds:** Low Income Housing Tax Credit Equity, BIBP, AMITA Health capital grant, permanent first mortgage

---

*Based on an April 2015 modeling estimate from the National Association of Home Builders.*