



Margot and Harold Schiff Residences

This unique building, which houses 96 formerly homeless and disabled men and women in single apartments, is one of two projects that Mercy Housing Lakefront was chosen to create as part of the city's 10-year Plan to End Homelessness.

Owner and Developer:
Mercy Housing Lakefront

Architect:
Murphy/Jahn

General Contractor:
Linn Mathes

Model for Green Development

This was Mercy Housing Lakefront's second green building, but having the support of the city and a well-known architect on board allowed them to try many new things. "Having Mr. Jahn attracted others to get involved," noted Kristin Ostberg at Mercy Housing Lakefront.

That high level of involvement and innovation is particularly welcome given Schiff Residences' role as a model project. An indoor informational kiosk, along with occasional tours, allow Mercy Housing Lakefront to use the facility as a teaching tool about permanent supportive housing and green building.

In Phase II, the neighboring lot will become a mixed income rental building with market rate units as well as affordable and public housing units.

Key Features and Innovations:

While some people may not associate cutting-edge architecture with the recently homeless, tenant response to this building has been overwhelmingly positive. "People enjoy living in a unique building," points out MaryAnn Shanley of Mercy Housing Lakefront. And unique it certainly is. Local residents have affectionately nicknamed it 'the train,' for its sleek metallic exterior.

The metallic exterior, which reflects sunlight away from the building to help with heating and cooling costs, is one of several green innovations on this project. They include the city's first 'grey water' system, which filters water from showers and sinks for non-potable uses such as irrigation, as well as wind turbines specifically designed for use in urban environments.



In a move that gives back to the local economy, the horizontal wind turbines, manufactured by Aerotecture International, are manufactured in Chicago, as are the solar thermal collectors that help heat the building's water.

The building's green features are projected to use up to 22% less energy than traditional systems, which means they could pay for themselves in 16 to 18 years.

Additional Project Details

Financing Information

Capital Financing Sources

HUD Supportive Housing Program	\$ 400,000
Federal Home Loan Bank	\$ 750,000
IHDA Trust Fund	\$ 750,000
Tax-Increment Financing	\$ 1,000,000
Illinois Affordable Housing Tax Credit (State Donations Tax Credit)	\$ 1,800,000
IHDA HOME Loan	\$ 2,500,000
Land, Cash, and Materials Donations	\$ 4,200,000
Low Income Housing Tax Credit Equity	\$ 6,500,000
Total	\$17,900,000

Operating Financing Sources

Chicago Housing Authority Project-based Section 8 Subsidies	48 units
Shelter + Care	48 units

Services Financing Sources

HUD Supportive Housing Program	\$ 78,750
Illinois Department of Human Services	\$ 150,000
Polk Brothers Foundation	\$ 25,000

About Mercy Housing Lakefront

Mercy Housing Lakefront was formed in January 2006 by the merger of Lakefront Supportive Housing, a pioneer of supportive housing in Chicago and Mercy Housing, a national supportive and affordable housing developer. To date, Mercy Housing Lakefront has developed 1,536 units of supportive and program enriched housing for adults and families who are formerly homeless or economically poor. It is known nationally for its Blended Management approach which involves property managers and case managers working together to make sure that residents have all the support they need to become housed, stable, and as self-sufficient as possible.

CSH and the Sponsor

The Corporation for Supportive Housing has provided financial support for Mercy Housing Lakefront, and previously Lakefront Supportive Housing, over the past fifteen years. These funds were used to assist with capacity building, acquisition and predevelopment costs associated with eleven supportive housing projects. For the Margot and Harold Schiff Residences, the Corporation for Supportive Housing provided a \$100,000 predevelopment loan.

About CSH

The Corporation for Supportive Housing (CSH) is a national non-profit organization and Community Development Financial Institution that helps communities create permanent housing with services to prevent and end homelessness. Founded in 1991, CSH advances its mission by providing advocacy, expertise, leadership, and financial resources to make it easier to create and operate supportive housing. CSH seeks to help create an expanded supply of supportive housing for people, including single adults, families with children, and young adults, who have extremely low-incomes, who have disabling conditions, and/or face other significant challenges that place them at on-going risk of homelessness. For information regarding CSH's current office locations, please see www.csh.org/contactus.



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