



Washington Park SRO

A 63-unit rehab project on Chicago's South Side housing formerly homeless and other low-income single adult tenants, this development was formerly a cramped 200-unit facility with communal bathrooms and kitchens. The SRO now boasts airy, comfortable studio apartments as part of a commitment to a sustainable model of supportive housing.

Owner:

Affordable Housing Preservation Foundation

Developer and Sponsor:

East Lake Management & Development Corp.

Architect:

Piekarz Associates

Going Green:

The decision to "go green" was spurred by economic considerations. With a substantial funding gap to bridge, the developer began to look at unusual funding sources, and soon realized that a rehab project such as the Washington Park SRO was a perfect candidate for many green design incentive grants and loans. Both the developer and the architect were new to green building, but diligent research and a commitment to finding the best solutions for this project have paid off.

Meeting the Triple Bottom Line:

Such creative fundraising, along with a willingness to think outside the box, has allowed the developer to meet their 'triple bottom line': financial, social, and environmental responsibility. Because East Lake Management and Development Corporation relies solely on rent and rental subsidies to fund all operating and support costs, every dollar saved on maintenance and utilities goes directly into supportive services. This project is now a model for anyone wanting to meet that 'triple bottom line.'

Key Features and Innovations:

Green features including ground water (geothermal) heat pumps, highly insulated wall and window systems, high-efficiency HVAC systems including exhaust air heat recovery, a solar hot water heating system, and reflective and green roof systems add approximately 7% to the budget. However, even the largest of these, the geothermal system, is projected to pay for itself in 10 years, less than the term of most loans.

Many of the greenest features of this building, such as the extensive 'recycling' of the existing structure, its proximity to public transportation, and the prevalence of natural rather than electric lighting, simply needed to be recognized and enhanced. Others, such as using high-efficiency fixtures, just make good business sense.

The ample sunlight, operable windows, and durable surfaces make for easy green points, as well. The City of Chicago's support for the green features in this project was critical to its success.

Wyllys Mann, of East Lake Management, points to the spacious, comfortable apartments as an example of another kind of sustainability. "People have to want to live in their units," he says, stressing that tenants who are happy with where they live are likely to succeed in other aspects of their lives as well.



The new floor plan includes jogs in the walls to help create distinct living spaces in each unit. In contrast, the shaded area represents the previous unit's footprint.

Additional Project Details

Financing Information

Capital

Low Income Housing Tax Credit Equity	\$7,462,829
Illinois Housing Development Authority Trust Fund	\$ 750,000
Federal Home Loan Bank AHP	\$ 500,000
HUD Supportive Housing Program	\$ 400,000
Illinois Clean Energy Community Foundation (ICECF) grants	\$ 247,175
Illinois Dept. of Commerce and Economic Opportunity: Energy Efficient Moderate Rehabilitation Program	\$ 118,000
Enterprise Foundation Green Communities Initiative	\$ 50,000
Enterprise Social Investment Corporation Capacity Incentive grant	\$ 35,000
Total	\$9,563,004

Operating

Chicago Housing Authority Project-based Section 8 Subsidies	32 units
HUD McKinney Vento Project-based Section 8 Subsidies	31 units

Services

HUD SHP	\$ 77,553
Illinois Department of Human Services	\$ 95,000
East Lake Commitment	\$ 18,600

About East Lake Management and Development Corp.

East Lake Management & Development Corp. is a Chicago based firm, providing the full range of real estate services to a diverse client base since 1984. East Lake provides development services for third parties on a fee basis and for projects in which the firm itself has an equity interest. Those include, but aren't limited to, affordable and supportive housing developments for families and singles. This project was part of the City of Chicago's Supportive Housing Initiative.

CSH and the Sponsor

CSH assisted East Lake Management and Development Corp. in the development of this project by arranging site visits to other permanent supportive housing projects and by providing technical assistance on supportive services and property management in permanent supportive housing.

About CSH

The Corporation for Supportive Housing (CSH) is a national, nonprofit organization that helps communities create permanent housing with services to prevent and end homelessness. CSH advances its mission by providing high-quality advice and development expertise, by making loans and grants to supportive housing sponsors, by strengthening the supportive housing industry, and by reforming public policy to make it easier to create and operate supportive housing. CSH delivers its core services primarily in ten states (California, Connecticut, Illinois, Indiana, Michigan, Ohio, Minnesota, New Jersey, New York, Rhode Island) and in Washington, DC. CSH also operates targeted initiatives in 6 states (Indiana, Kentucky, Maine, Massachusetts, Oregon, and Washington) and provides limited assistance to many other communities.



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