

Wentworth Commons Apartments



Chicago, Ill.

Developer Mercy Housing Lakefront

Total Units 51

Description Located in the inner city urban community of Roseland, this 1.14-acre site provides 51 affordable rental apartments for 27 families and 24 single adults who are formerly homeless, disabled or economically poor. Besides providing a range of supportive services for its tenants, Wentworth Commons incorporates a number of sustainable components. It is the first multi-unit residential building to receive LEED certification in the Midwest for sustainable, green design that promotes a healthier living and working environment. This is important for very low-income residents who statistically have higher levels of breathing diseases such as asthma. Wentworth Commons emphasizes socially responsible architecture. It is a nurturing environment where individuals and families feel safe, form new friendships and build community. They also have the highest level of support needed to prosper and become self-sufficient.

A Green Advantage This four-story masonry building has exposed roof trusses that support an integrated Photovoltaic (solar design) system. The solar panels supplement the building's electricity needs. Other green features include:

- Native plantings including rain gardens and bioswales to reduce water usage and storm water runoff.
- Highly reflective paving and ground cover to reduce the "urban heat island" effect.
- Integrated air-tight drywall approach at the building envelope and a high efficiency boiler and air-to-air heat recovery system.
- Regional and rapidly renewable materials and finishes.

Rent Twenty units are reserved for formerly homeless, disabled individuals or families. Ten of the family units are subsidized by the Regional Housing Initiative through the Chicago Housing Authority and 10 single residence occupancy units are subsidized by the Chicago Low Income Housing Trust Fund. Though 11 units are affordable, market rate, all tenants of Wentworth Commons earn less than 50 percent AMI.

Amenities Two bus routes run past the site, and a train stop is near by. A grocery store, elementary school and hospital (scheduled for redevelopment and expansion) are within walking distance.



Financing

Low-Income Housing Tax Credits	\$6,396,500
City of Chicago Community Development Block Grant (CDBG)	\$5,973,396
Federal Home Loan Bank (FHLB)	\$500,000
Illinois Department of Commerce & Economic Opportunity	\$121,568
City of Chicago Tax Credits	\$74,000

Social Services Mercy Housing Lakefront's motto since its founding in 1986 remains true today as it provides tenants with "more than a roof" to achieve their dreams. The organization uses its nationally replicated "blended management" approach to housing which combines property management with onsite support services. Services at Wentworth Commons include a family resource center offering employment, training and education programs to help tenants acquire necessary skills that lead to self-sufficiency. Playgrounds provide opportunities for youth to have fun and get exercise. From African drumming to mentoring and holding peer-group discussions, programs and activities at Wentworth Commons help inspire individuals, restore families and rebuild lives.

Developer Mercy Housing Lakefront is the Midwest's largest developer, manager, and provider of supportive and affordable housing for homeless and very low-income individuals and families. Mercy Housing Lakefront developed Wentworth Commons as one of the first multi-family sustainable architecture buildings in Chicago to address the severe affordable housing shortage in the Roseland community. Currently, Mercy Housing Lakefront owns and operates 15 properties, including 1,536 units of supportive and affordable multi-family apartments for adults and families who are formerly homeless or economically poor. Its properties are located in the Uptown, Lakeview, Near North, Roseland, South Loop, and Austin communities.

Mercy Housing Lakefront is one of six geographic business centers that constitute Mercy Housing, Inc (MHI). Based in Denver, MHI was founded in 1981 by the Sisters of Mercy of Omaha in response to the need for affordable housing. Today, MHI is active in 37 states and has developed 19,000 affordable units that serve over 50,000 people. Mercy Housing Lakefront's development experience includes acquisition and rehab of existing single residence occupancy properties, adaptive reuse of a former retirement home and new construction, with 750 supportive and affordable units in the predevelopment or concept phase.

Architects The principal architect is Susan F. King, AIA, LEED AP, of Harley Ellis Devereaux, an award-winning, full-service organization offering a complete range of planning, architecture, engineering, interior architecture, landscape architecture, and construction services. The firm works extensively throughout the Midwest and southern California and has made a commitment to sustainable practices that reinforce the importance of green design.

Website www.mercyhousinglakefront.org



Enterprise is a leading provider of the development capital and expertise it takes to create decent, affordable homes and rebuild communities. For more than 25 years, Enterprise has pioneered neighborhood solutions through public-private partnerships with financial institutions, governments, community organizations and others that share our vision. Enterprise has raised and invested \$9 billion in equity, grants and loans and is currently investing in communities at a rate of more than \$1 billion a year. Visit www.enterprisecommunity.org and www.enterprisecommunity.com to learn more about Enterprise's efforts to build communities and opportunity, and to meet some of the half a million people we have helped.

Through innovative new initiatives, Enterprise is providing the vision, the energy, and the resources to effect measurable change in the lives of low-income Americans. Green Communities™ is one such example of Enterprise's work. Enterprise and the Natural Resources Defense Council have joined together to transform the way communities think about, design, and build affordable housing. Green Communities will provide \$555 million of financing, equity, and grants to developers to build more than 8,500 rental and for-sale homes that promote health, conserve energy and natural resources, and enhance access to jobs, schools, and services.

For more information, please visit www.greencommunitiesonline.org.