
Near North Apartments

1234-54 N. Clybourn / 526-38 W. Scott St.
Chicago, Illinois • 60610

Census Tract: 804
PMSA: 1600

Project Basics

The \$18 million Near North SRO Apartments is the new construction of 96 single-room occupancy units of which 58 target homeless and disabled adults and 38 target former/current Chicago Housing Authority tenants. On-site support services are being offered to residents. This project is a component of the redevelopment already occurring in Chicago's Near North area located within the redevelopment of the Cabrini Green public housing development. This building, designed by the renowned architect Helmut Jahn, features "green" design/energy efficient systems, a key initiative of Chicago's Mayor Richard Daley. Rents target those individuals earning less than 50 percent of AML.

The first floor of the building consists of social service offices, property management offices and other community space for tenants and community residents. In-house support services include activities/social programming, assessments and referrals, case management, crisis intervention, education, financial benefits advocacy, job placement, job training, medical services, mental health services, money management, substance abuse treatment, transportation and other leadership and advocacy work.

Neighborhood

The Near North neighborhood of Chicago is a thriving residential community that has seen extreme gentrification and development over the last five years. The project is close to several major commercial districts. The real estate market has been successfully expanding within and around Near North for several years. Nearby are several new high-end, multi-family apartments, condo buildings and new retail shops. The project is within walking distance to public transportation, a grocery store and is less than two-miles from Chicago's loop.

Project Impact

With Near North SRO, the sponsor is breaking new ground in the use of green technology. Currently, state-of-the-art green design elements and their holistic use or integration under one roof are features of upscale developments, not of affordable housing. Near North SRO will be the first and only affordable housing development in Chicago to holistically incorporate multiple energy efficiency and renewable energy systems under one roof.

Sponsor

Lakefront Supportive Housing (LSH) was created in 1986 for the purpose of developing and managing affordable permanent housing for the homeless and very-low income individuals. The organization has evolved from being an advocate for the restoration of solely SRO units to being a sophisticated developer of attractive new housing for the lowest end of the income scale. It currently manages 973 units throughout Chicago.

Community Development Objectives

- *Qualified investment amount:* \$10,174,883*
- *Innovativeness or complexity of investment:* This project employs complex and leveraged financing with multiple partners to provide quality affordable housing to special needs tenants.
- *Responsiveness of qualified investment to community development needs:* Market studies reveal that Near North Apartments offers the best location and amenities, with private kitchen's and baths, at lower rents.
- *Degree to which qualified investment is not routinely provided by private investors:* Private investors are not providing enough affordable units in the market to satisfy the area's demands. This project expands the affordable SRO housing stock while providing support services and a unique "green" setting in a desirable location.

* Gross equity includes syndicator fees and bridge interest.

Financing¹

Total Development Costs	\$18,138,548	
Sources		
IHDA Trust fund	\$750,000	@0% interest, 30-year amortization, 30-year term
IHDA HOME	\$2,500,000	@0% interest, 30-year amortization, 30-year term
Sponsor Loan (FHLB)	\$750,000	@2% interest, 30-year amortization, 30-year term
Sponsor Loan (SHP)	\$400,000	@2% interest, 30-year amortization, 30-year term
Sponsor Loan (Donation tax-credits)	\$1,885,722	@2% interest, 30-year amortization, 30-year term
General Partner Capital	\$5,367,475	
NEF Fund(s) Net Equity	\$6,485,351	
Total Sources	\$18,138,548	
No additional construction financing was needed.		

¹This project closed on 10/31/05.