



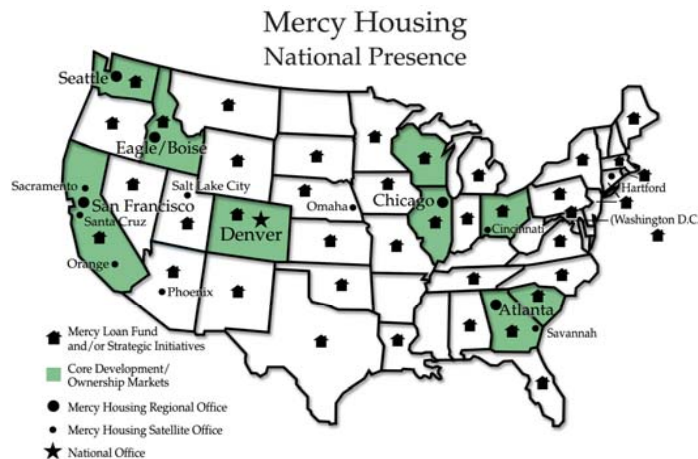
Mercy Housing Lakefront
more than a roof

Presentation
December 4, 2007

Mercy Housing Incorporated 1981 – 2007

Vision: Mercy Housing is working to create stable, vibrant and healthy communities by developing, financing and operating affordable, program-enriched housing for families, seniors and people with special needs who lack the economic resources to access quality, safe housing opportunities.

- Founded by Sisters of Mercy in Omaha, Nebraska in 1981
- Developed more than 18,500 homes
- Owns and manages its units, housing more than 50,000 residents



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Carlton Apartments, Uptown

Mercy Housing Lakefront 1986 - 2007

Largest permanent, supportive housing provider in Midwest

- 15 buildings in Chicago
- nearly 2,000 residents
- Over 1,100 households, including 35 families, in supportive housing
- Over 400 additional households in affordable family apartments

National reputation as a supportive housing provider and advocate

- Reputable staff and Board
- Relationships with funders and government agencies
- Solid Management Company utilizing the “Blended Management” approach to supportive housing.

Voluntary supportive services for tenants include

- case management and property management
- employment, training, and education
- leadership development



The Holland Apartments, Roseland

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MHL's Milwaukee Connection

2003 Mercy Housing forms partnership with Ascension Health

- Columbia St. Mary's invites Mercy Housing to Milwaukee to assess potential for affordable housing development

2004 Mercy Housing's assessment of Milwaukee market identifies need for

- senior housing
- supportive housing and housing for people with special needs
- workforce housing

2006 Mercy Housing Lakefront develops Milwaukee Strategy

- 300-500 total units of housing in Milwaukee, including 89 units of permanent supportive housing
- Neighborhood stabilization and Workforce housing development, near CSM and south side near Johnston Clinic
- Preservation and/or new construction with quality management, rehabilitation of buildings, investment of new capital

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MHL Milwaukee Supportive Housing Project

89 units of permanent supportive housing

- Affordable studio apartments
- **On-site supportive services** (case management, employment, leadership) provided through a partnership with Milwaukee-based provider **Hope House**
- Meeting rooms available to the community for neighborhood meetings, polling place, other uses
- 24 hour front desk service with security cameras in hallways

Rehabilitation with new construction

- to allow for a cost efficient number of apartments, office space, community space and meeting space.

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Permanent Supportive Housing Definition

- Permanent, affordable housing with on-site services
- Housing for people who have been homeless or at-risk for homelessness and/or disabled and/or low-income.
- Permanent Housing-residents may renew leases every year, no time limit.
- Services:
 - build self-sufficiency,
 - support housing stability,
 - reintegrate residents into community life,
 - support employment training, education and/or literacy goals.
- Housing that fits into the community and becomes a center for community activity:
 - Polling places
 - Block club meetings
 - Neighborhood activities

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Blended Management

- An approach or style of property management and service delivery where the Property Manager and Case Manager (or Resident Service Coordinator) have the **mutual goal of preserving tenancy and improving the quality of life** for residents
- Blended management is a method of delivering services that can be applied at any type of housing with services
- Property Manager and Services Manager are equals on the organizational chart
- Property Manager and Services Manager are mutually accountable to prevent homelessness by ensuring successful tenancies

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MHL Permanent Supportive Housing Tenant Profile

- Most residents are formerly homeless and/or disabled
- Most residents are middle-aged or older
- 53% of our Chicago residents are receiving some form of cash benefits (disability, veterans)
- 37% report chronic physical health problems



- 34% report a disability
- The majority of tenants have lived at MHL for over 5 years
- Tenant stability is 87% in 2005, increasing each year.

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The Iron Triangle

Supportive Housing Requires 3 Types of Funding
Possible sources listed:

1. Development Capital: Financing for building development

- HUD, State Funds
- City/County resources
- Private support

2. Operating Revenues: Income that supports operation

- Rent
- Rental subsidies/sources:
 - HUD, State Programs
 - City/County Programs

3. Resident Services Revenues: Financing to pay for support services in housing

- State, County
- Federal (HUD/HHS) programs
- Foundation/Private support



Residents Mural – Miriam Apts

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project information

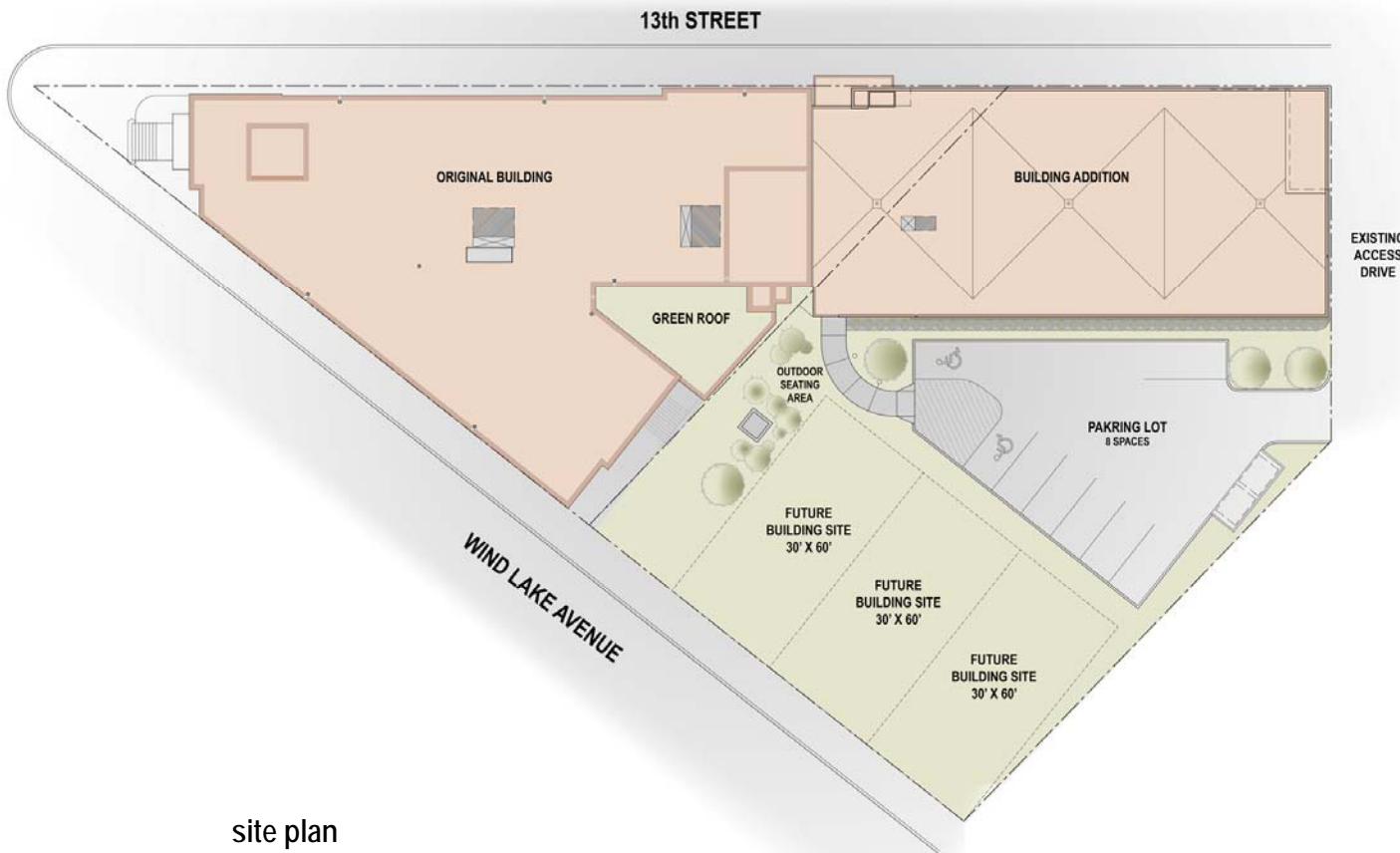
- 1230 W. Grant Street, Milwaukee
- 2 properties
- 89 living units
- 58,900 gsf project
- community amenities on site
- proposed start date of Sept. 2008
- proposed completion Oct. 2009
- resident occupancy Feb. 2010



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site plan

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lower level plan

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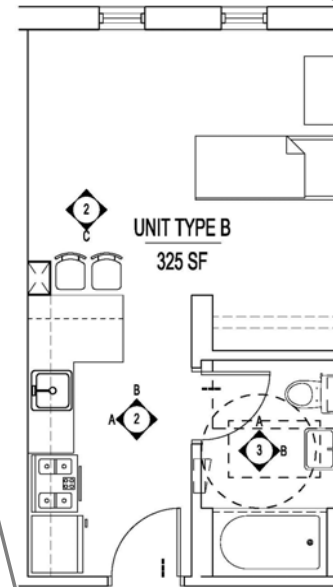
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first floor plan



typical unit plan

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elevation study: 13th street elevation



main entry



overall

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