



SILVER
Best New Development: Workforce

1st and Rosemary Family and Senior Apartments

Location: San Jose, Calif.
Developer: ROEM Corp.
Type of Property: Rental
No. of Floors: Four
No. of Units: 290
Owner/Investor: 1st and Rosemary Family Housing LP;
 1st and Rosemary Senior Housing LP.
Financier: Alliant Capital/J.P. Morgan, Citi Community Capital,
 Prop 1C Funds, City of San Jose
Architect: Architects Orange
Interior Designer: Parisi Design
Builder: ROEM Builders Inc.
Photographer: Keith Baker Photography



Elgin Artspace Lofts

Location: Elgin, Ill.
Developer, Owner/Investor: Artspace
Type of Property: Rental
No. of Floors: Three
No. of Units: 55
Financier: Bank of America, Merrill Lynch, City of Elgin,
 Fallbrook Credit Finance, Federal Home Loan Bank –
 AHP, Kane County, Ill., Housing Development Authority
Architect/Interior Designer: BKV Group
Builder: Shales McNutt Construction
Landscaping: BKV Group
Photographer: Kate Joyce Photography

Elgin Artspace Lofts provides a unique model for affordable housing, bringing together an important reuse of one of the City's storied historic buildings with a modern counterpart addition to create a community of artists and restore vitality to this neighborhood. Elgin, Ill. is located 38 miles northwest of downtown Chicago, and has recently invested more than \$300 Million to improve its public infrastructure. Through this investment, Elgin has created a unique urban environment, transforming its downtown into an eclectic gathering of businesses, civic, cultural and recreational amenities, while also striving to provide a diverse housing mix. City leaders believed permanent affordable artist's housing would strengthen their emerging downtown arts culture while serving as a catalyst for continued development bringing vibrancy to their downtown. Elgin Artspace Lofts is helping the city re-brand its downtown as an entertainment and arts center. The project was designed to meet the needs of the local community and has far exceeded these goals, as evidenced by the fact it was 100 percent leased a month after opening.



“The live/work spirit is expressed in this project’s spacious light-filled shared spaces.”

— Judge’s comment on Elgin Artspace Lofts