

## **Heart's Place Narrative**

Heart's Place will be a new construction apartment building at 120 & 122 E. Boeger Drive in Arlington Heights, IL. This is the same site as the previously IHDA-approved Boeger Place (2010 LIHTC Award), which was denied by the Village Board. Now re-designed as a small family PSH development, Heart's Place will be a 16-unit apartment building targeted towards people living with disabilities and needing access to services. The first floor will be a mixture of residences, office space, and community space. The second floor will consist of private residential apartments. The whole building will be monitored by a camera surveillance system and all apartments will have intercom access to the front entrance for guests. The unit mix will incorporate 2 bedroom apartments of various sizes and targeted to different referral lists, all qualified as supportive households. As the Village of Arlington Heights' Affordable Housing Guidelines call for, this development would inject much-needed affordable housing units into the housing stock of the community while providing accessible and attainable units for the disabled.

Residents considered for Heart's Place will include adults with any sort of disabling condition that is serious enough to cause a disability, but not so serious as to require institutional or supervised living. All residents will maintain leases and live independently. Social services will be made available both onsite and in the community for residents who desire them. These supportive, wraparound services will be based on individual assessment, need and desire. A full spectrum of services will be offered, targeted towards providing life skills, employment support, and case management that will benefit persons with disabilities, regardless of their specific disability. During the tenant selection process, priority consideration will be given to families with disabled heads of household, as well as single parent households at risk of homelessness or domestic violence. We intend to partner with Wings, Kenneth Young Center and Alexian Bros. Center for Behavioral Health.

It is important for the long-term success of the development that the residents be surrounded by community assets as well as job opportunities. The Heart's Place site is located in a well-established mixed-use area and is conveniently located near many public and private amenities. The site is surrounded by single family and multifamily subdivisions, as well as commercial development (Walgreens, Firestone, etc). Additional amenities within walking distance include retail stores, restaurants, a bank, and a pharmacy, in addition to parks, schools, and healthcare facilities. Arlington Heights also offers many opportunities for employment in multiple sectors likely to have wages consistent with affordable housing, such as retail, service, manufacturing, and hospitality.