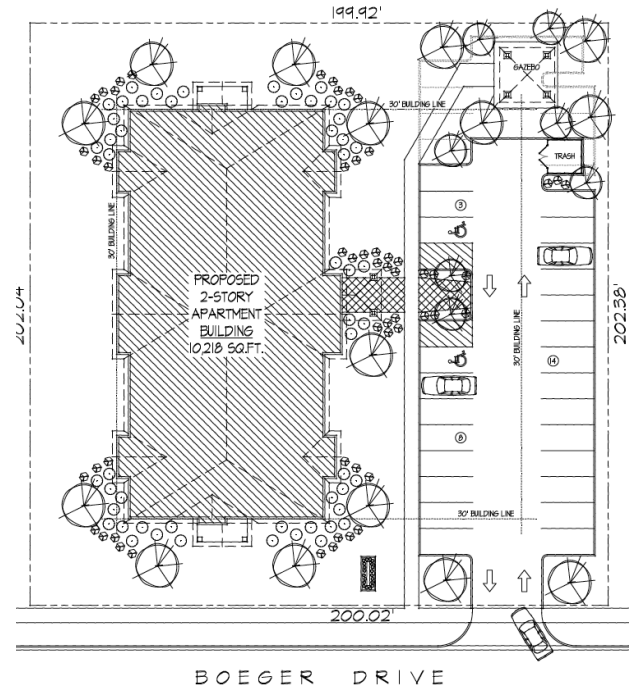


Heart's Place – Arlington Heights, IL

Heart's Place will be a new construction apartment building at 120 W. Boeger Dr & 5 W. Dundee Rd in Arlington Heights, IL. Funded through a mix of 2017 Low Income Housing Tax Credits from the Illinois Housing Development Authority and private capital, Heart's Place will be a 18-unit apartment building targeted towards people living with disabilities and needing access to services. The first floor will be a mixture of ancillary residential spaces including offices, laundry and a community room. 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 include 10 one-bedroom and 8 two-bedroom apartments targeted to different referral lists, all qualified as supportive households (please see project timeline and details on the next page).



The Project site has been vacant for many years, is located in a well-established mixed-use area and is conveniently located near many public and private amenities. The surrounding area incorporates multi-family developments, commercial uses, recreational areas and public schools along West Dundee Road, a major roadway in the area. Additional amenities within walking distance include retail stores, restaurants, a bank, and a pharmacy, in addition to parks, schools, and healthcare facilities. Arlington Heights offers many opportunities for employment in multiple sectors likely to have wages consistent with affordable housing, such as retail, service, manufacturing, and hospitality.

Residents considered for Heart's Place will include adults with any sort of disabling condition (physical, developmental, and mental) that is serious enough to cause a disability, but not so serious as to require institutional or supervised living. Residents will have access to a full spectrum of supportive services, including case management, life & parenting skills, and employment support, that are individually tailored to their needs and designed to encourage independent living. Services will be offered through a network of community-based service providers under the coordination of the Housing Opportunity Development Corporation ("HODC"). HODC has many years of experience partnering with supportive services agencies throughout the north and northwest suburbs including Thresholds, WINGS, Catholic Charities, CEDA Northwest, Center of Concern, Journeys, Kenneth Young Center, Alexian Brothers, TLS for Veterans, Access Living and others. HODC has a reciprocal relationship with many of these agencies for tenant referrals and the provision of on-site services for residents at its residential



developments, which ensures that residents have access to the programs and services they need to remain independent. All residents will maintain leases and live independently.

This project was awarded a Preliminary PUD approval on July 2017. We now seek Final PUD approval, along with an amendment to the PUD to allow for the construction of the current design. The original submission included 16 two-bedroom units, but at the request of our funders, and in order to reduce overall construction costs per unit, we have increase that count to 18 units. The new design also includes a majority of one-bedroom units, which improves the rentability of the development, makes it easier to secure operating subsidies from state agencies, and decreases the overall density o the project.

Project details:

Timeline

Preliminary Zoning Approval	July 2017
IHDA Award	October 2017
Closing / Start Construction	Summer 2018
Begin Marketing / Lease-up	Spring 2019
Finish Construction	Summer 2019
100% Occupancy	Winter 2019

Building height 24'-6"

Number of stories Two

Number of units 16

Tenancy structure Rental

Green features & Sustainable design

- Enterprise Green Communities 2015 Certification
- HERS rating of 75 or lower