

PERMANENT HOUSING CASE STUDY



Title: Housing Authority of Henry County, Henry County, Illinois, Affordable and Supportive Housing for Vulnerable Seniors

Property Name: Parkside Apartments

Basic Description: Rehabilitation of the historic, Kenawee Hotel, with 41 units ranging from studios to one and two-bedroom apartments; 10 units are set aside for disabled and/or homeless seniors

Developer: Henry County Housing Development Group, Inc. (HCHDG).

Property Management: Housing Authority of Henry County

Service Provider: Bridgeway, Inc.

Tenant Profile: Low-income seniors, including those who are homeless and/or disabled

Service Approach: Bridgeway, Inc. provides supportive services for tenants, including psychiatric and counseling services, nursing, employment programs, and crisis intervention. Bridgeway also provides an onsite case manager to ensure ongoing support to tenants.

Project Background:

Henry County is small, rural community located in mid-western Illinois with a large number of senior residents, as well as a significantly lower median household income (\$29,895) than other areas in Illinois and throughout the U.S. Point-in-Time Count data, coupled with demographic and income data for Henry County, showed that there was a significant need for supportive housing for low-income seniors. Until the development of the Parkside Apartments, there had only been one project in all of Illinois that targeted seniors through supportive housing.

Key Features and Impact:

- Historic building renovation project – originally built in 1916
- Now listed on the National Register of Historic Places
- The grand lobby showcases marble floors and iron banisters; additional features include onsite laundry and a gym
- Project utilizes case management to successfully integrate supportive housing tenants and their unique needs to live alongside other seniors in the building
- Site is walking distance of needed amenities, transit, and medical services
- Average stay of nearly three years with a 98% occupancy rate

FINANCING INFORMATION

Development Budget

Funding Source	Amount Received
HOME Funds	\$1,495,999
State Trust Funds	\$750,000
Deferred Developer Fee	\$124,596
LIHTC and Historic Tax Credit Equity	\$4,744,889
Total	\$7,115,484

DEVELOPER PROFILE

The Henry County Housing Development Group, Inc. (HCHDG), which served as the sole developer for Parkside Apartments, was established in 2003 as a nonprofit subsidiary of the Housing Authority of Henry County Illinois (HAHC), to develop housing for low-income individuals and provide services related to their needs. At the time Parkside was being developed, HCHDG had never developed supportive housing. However, the parent organization, HAHC, established in 1939, had a successful history of providing affordable housing. At the time of pre-development, HAHC had over 125 units in their portfolio, managed a housing choice voucher program and had received three NAHRO (National Association of Housing and Redevelopment Officials) awards for Program Innovation.

PROJECT PICTURES



The development of each case study featured was made possible by the U. S. Department of Housing and Urban Development's Rural Capacity Building Program.

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