

**McHenry County Continuum of Care to End Homelessness Housing  
and Services Committee – April 9th, 2024 at 2:30P.M.**



To attend virtually: Please join my meeting from your computer, tablet or smartphone.

<https://meet.goto.com/880598573>

You can also dial in using your phone.

Access Code:

880-598-573

United States:

+1 (571) 317-3112

Get the app now and be ready when your first meeting starts:

<https://meet.goto.com/install>

1.0 Welcome and Introductions

1.1 Role Call

1.2 Introductions

2.0 Minutes and Approval

2.1 Review and Approval of February 13th, 2024 Meeting Minutes

3.0 Public Comments

5.0 Old Business

5.1 Pads Shelter Update- Gina Z.

5.2 Next Supportive Housing Taskforce Meeting- Monday 4/15, 7:00PM. Arlington Heights Public Library, upstairs meeting room.

6.0 New Business

6.1 Tiny home projects in other communities (links at bottom of agenda)

7.0 Member Announcements/ Agency Updates

## 8.0 Adjournment

### Attachments:

<https://www.the-sun.com/money/10388117/tiny-home-village-hawaii-winward-oahu-free-rent/>

<https://www.the-sun.com/money/10381248/inside-new-tiny-home-village-residents-pay-zero/>

[Inside the brand new tiny home village where rent is completely free - but you need to meet the requirements to stay | The US Sun \(the-sun.com\)](https://www.the-sun.com/money/10381248/inside-new-tiny-home-village-residents-pay-zero/)

MINUTES OF THE  
Housing and Services Committee  
February 13th, 2023

The regularly scheduled meeting of the Housing and Services Committee was called to order by Andrew Turner on December 12th, 2023 at 11:09 am via GoToMeeting.

**1) Roll Call**

Present: Andrew Turner, Brandon Kyker, Gina Zinck, Lindsay Kellner, Jayona Sayachak, Patricia Moeller, Sam Marcellis, Katherine Violett, Sarah Oliveira, Leslie Schott

**2) Minutes and Approval:** Gina Z. motioned to approve the meeting minutes of the February 13th 2024 meeting and Jayona S. seconded the motion.

**3) Public Comments:** None

**4) Presentation:** Hugh Brady from Suburban Supportive Housing Taskforce: 5 locations, ~170 PSH units. Residents receive services onsite. Furnished apartments with move-in kits. Construction is funded through IDHA and auctioned to investors.

**5) Old Business:**

**5.1)** Gina Z. provided an update on the state of the PADS shelter. At time of meeting, Pads was at ~60% capacity, with room on both sides of the shelter.

**5.2)** At the end of January, the Cold Weather Hotel Program had served 56 individuals through many periods of cold weather.

**5.3)** The Pioneer Center URS Program began operation on February 6th.

**6) New Business:**

Discussed preparing ready-to-go projects in the county to increase preparedness for funding opportunities. Ideas such as family PSH, projects to care for pets of shelter residents, and medical respite programs. Work to form a breakout group with members of other subcommittees.

**6) Member Announcements:**

N/A

**7) Adjournment:** Gina Z. motioned to adjourn the meeting at 12:47, Brandon K. seconded the motion.

## WHO WE ARE

The Task Force is an all volunteer, non-profit organization. It was formed in 2004 to address the appalling lack of housing for individuals with mental illness in the north and northwest suburbs. We are made up of area residents and representatives from four area chapters of the National Alliance on Mental Illness (NAMI).



Phil Haven - Opened Dec 2016

## OUR VISION

To improve the lives of people with mental illnesses by developing supportive housing in small apartment buildings in communities throughout the north and northwest suburbs, buildings close to a wide range of stores, near transportation and employment. We will work with area residents and community groups to make our projects successful.



Myers Place residents enjoying conversations in one of their apartments.



We Greatly Appreciate Your Support!

## DONATIONS

- Donations are tax deductible. We are a 501 (c)(3) Charitable Organization.
- Donations can be made through our website or via mail.
- Please make checks payable to the:

**NORTH / NORTHWEST  
SUBURBAN HOUSING TASK FORCE**

VISIT OUR WEBSITE AT  
**HOUSINGTASKFORCE.ORG**

OR CALL  
**847-558-9917**

P.O. BOX 904  
Wheeling, IL 60090

# the HOUSING TASK FORCE

NORTH AND NORTHWEST SUBURBAN  
SUPPORTIVE HOUSING FOR  
INDIVIDUALS WITH MENTAL ILLNESS



*“People with mental illness are our neighbors. They are members of our congregation, members of our families. They are everywhere. If we ignore their cries for help, we participate in the anguish from which those cries came. A problem of this magnitude will not ‘go away.’ And because it will not go away, we are compelled to take action.”*

- Rosalynn Carter

**WE ARE A 501 (c)(3)  
CHARITABLE ORGANIZATION**

## PROBLEM IN ILLINOIS STATE

- Approximately 17,000 individuals with a serious mental illnesses live in a nursing homes or institutions for Mental Disease (IMDs). Still others are in inappropriate living situations, jail or experiencing homelessness.
- Most have no other illness or disability.
- Many are young and in the prime of their lives.
- Due to a lack of treatment and supportive housing, many people with mental illness end up in jail for the crime of being mentally ill.
- There are more people with mental illness in Cook County Jail than in all the other Illinois residential facilities for mental illness, public and private combined.
- According to Sheriff Tom Dart, "It costs more than \$100,000 a year to keep a person with mental illness in jail."



**Heart's Place - Arlington Heights  
Construction began September 2018**

## IN THE NORTH/NORTHWEST SUBURBS

- Families have been forced to find housing for family members with severe mental illness in nursing homes, IMDs or other institutions.
- \* Other families have to care for their mentally ill family member at home, without proper skill or support.
- Families fear what will happen when they can no longer effectively take care of their mentally ill family member.
- Family members in the role of caregiver often become isolated from society and begin to suffer themselves.
- A lack of local housing options often forces families to locate their mentally ill family member far from home, leading to a loss of primary support for the individual and regular contact with their loved ones.

## SOLUTION PERMANENT SUPPORTIVE HOUSING (PSH)

- Helps people live stable, successful lives through a combination of affordable, permanent housing and supportive services, appropriate to the needs and preferences of residents, either on-site or closely integrated with the housing.
  - Serves individuals and families who are homeless, at risk of homelessness, and/or have disabilities, and who require access to supportive services in order to maintain housing.
- ## PSH IS COST EFFECTIVE
- It is the least expensive and one of the most effective ways to house individuals with mental illnesses and help them towards recovery.
  - \* Housing individuals with mental illnesses annually can be very expensive.
  - Nursing homes cost more than \$40,000 per person, per year.
  - High quality PSH costs less than \$20,000 per person, per year.

## PSH IS AN EFFECTIVE THERAPY

- An individual with mental illness, who lives in supportive housing with their name on a lease, has a greater potential for a meaningful recovery which can lead to: reduced stress, gainful employment, development of a network of friends and increased family involvement.
- With treatment and supportive housing, most people with mental illness can recover and return to a full, productive life.

## PSH CAN IMPROVE LIVES

- Research has shown that individuals in PSH need fewer services. During a one year tenure, residents':
- Emergency room visits declined by 57%.
- Emergency detox services declined by 85%.
- Earned income increased by 50%. and
- Employment rose 40% when supportive employment services were provided.

## PROGRESS

- With treatment and supportive housing, most people with mental illnesses do recover and return to a full, independent, and productive life in the community.
- The Illinois Supportive Housing Working Group in 2017 calculated a need for 5734 additional units of PSH for people living with mental disabilities.

## THE RESIDENCES

- MYERS PLACE, MOUNT PROSPECT - In June, 2013 our Task Force Partners opened a 39 unit PSH apartment building for people with mental illness and other disabilities
- PHILHAVEN, WHEELING - Opened in December 2016
- SPRUCE VILLAGE, PALATINE - Approved by the Village Council, awarded funding from IHDA. Construction scheduled to begin Summer 2019.
- HEART'S PLACE, ARLINGTON HEIGHTS - Construction begun Summer 2018.

**WE ARE ALSO IN THE PROCESS OF LOOKING FOR SITES IN OTHER SUBURBAN COMMUNITIES, AND WE HOPE YOURS WILL WELCOME US.**

All sources can be found at [housingtaskforce.org](http://housingtaskforce.org)



**Myers Place - Wheeling  
Opened in 2013**

***"The one thing that holds progress back more than anything else is the stigma."***

- Rosalynn Carter

---

# The Task Force



## The North/ Northwest Suburban Task Force on Supportive Housing for Individuals with Mental Illness

---

### WHO WE ARE:

January, 2024

We are the North/Northwest Suburban Task Force on Supportive Housing for Individuals with Mental Illness. We're an all-volunteer, grass-roots group dedicated to increasing the supply of permanent supportive housing for people living with mental illnesses.

We live across the north and northwest suburban area, from Barrington to Skokie, in Palatine, Arlington Heights, Schaumburg, Park Ridge, Inverness and other towns. Our members include people with mental health conditions and their families, as well as mental health professionals and lay people. We also have representation from four area chapters of the National Alliance on Mental Illness (NAMI), including NAMI Northwest Suburbs Chicago, NAMI Cook County North Suburban, NAMI Kane County North, and NAMI Schaumburg Area.

We have a thirteen-member board of directors, are registered with the State of Illinois as a charitable organization and have been given tax-exempt status by the IRS as a 501(c)(3) non-profit.

We do not develop housing ourselves, but instead view ourselves as a catalyst, bringing together developers, service providers, funding agencies, public officials, clergy, civic and church groups, and members of the general public to help mitigate the huge shortage of permanent supportive housing and to help people with mental illnesses on their journeys toward recovery.

Our mission is to see that *every* person with a serious, chronic mental illness in the north and northwest suburbs of Chicago will be able to live in the area, close to the support of family and caring loved ones; that they be provided stable permanent housing choices with the appropriate level of social support services to make their lives as independent and stigma-free as possible, and that they become productive, self-supporting members of society.

We won't stop until every community in the north and northwest suburban area provides enough permanent supportive housing to meet the need.

### **WHAT WE HAVE ACCOMPLISHED SO FAR**

So far, Task Force has been the catalyst behind the creation of 187 units of permanent supportive housing (PSH) for individuals living with mental illnesses or other disabilities, and we have projects in the works for many more.

In the summer of 2013, we and our partners, the Kenneth Young Center and Up;Holdings, opened Myer's Place, a 39-unit apartment building in Mt. Prospect. Many of the on-site social and therapeutic services are provided by the Kenneth Young Center and property management is through an arm of UpHoldings. A mix of studio and one-bedroom apartments, it is currently full and has a long waiting list.

In December, 2016 the same group opened PhilHaven, a similar PSH apartment building in Wheeling. Social services and property management are also provided by the Kenneth Young Center and an arm of UpHoldings. PhilHaven has 50 apartments, a mix of one, two and three-bedroom apartments. The two and three-bedroom units are for families where the head of the household is living with a mental illness or other disability. Like Myers Place, PhilHaven is fully occupied and has a long waiting list.

In the fall of 2019, our partner, the Housing Opportunities Development Corporation (HODC), opened Heart's Place, an 18-unit PSH apartment building in Arlington Heights. And together with HODC, we helped to create a fourth building, Spruce Village with 40 apartments, which opened in Palatine in January, 2021. We also worked with the Hanover Township Mental Health Board and Up Holdings to create Hanover Landing, a 40 unit PSH apartment building in Elgin which opened in September, 2023. As with our other buildings, all three are full and have long waiting lists

The apartments we have helped create are fully furnished with beds, couches, easy chairs and more. But they did not come with the stuff – things like sheets and pillows, bath mats, towels and shower curtains, cooking utensils, plates, glasses, cups – residents need to make their apartments into homes. So, the Task Force has done extensive fundraising and provided each apartment with several move-in baskets, full of these necessities. We plan on doing the same for our future projects



Myer's Place in Mt. Prospect opened in 2013.



PhilHaven in Wheeling opened in late 2016.



Heart's Place in Arlington Heights, opened in 2019



Spruce Village in Palatine, opened in January, 2021

### **What's Next**

We also are nearing village approval for Grace Terrace a 25-unit PSH apartment building in Arlington Heights. When it approved, closing documents will be signed and construction will begin. We are also looking for opportunities for new sites for PSH apartments in suburbs such as Barrington, Buffalo Grove, Des Plaines, Hanover Park, Schaumburg, and other north and northwest suburban communities. If you know of a good location, reach out to us. We are always looking for new partners.

### **Contact Us**

For more information about the Task Force and our proposals for permanent supportive housing, please feel free to access our website: <http://housingtaskforce.org>  
or call us at 847-558-9917

Our mailing address is PO Box 904, Wheeling, IL 60090.

---

# The Task Force



The North/ Northwest Suburban Task Force on Supportive Housing for Individuals with Mental Illness

---

## PERMANENT SUPPORTIVE HOUSING FOR PEOPLE LIVING WITH MENTAL ILLNESSES

November, 2023

Over the past decade the Task Force has acted as the catalyst to bring together developers, mental health service providers, municipal officials and community groups to create 187 units of permanent supportive housing for people living with mental illnesses or other disabilities. Our partners have included UpHoldings LLC, the Housing Opportunities Development Corporation (HODC), the Kenneth Young Center, Hanover Township, and the Ecker Center as well as four area chapters of NAMI, the National Alliance on Mental Illness and many area civic groups and churches.

Together, here's what we've accomplished so far, or will accomplish in the near future:

**Myer's Place** in Mt. Prospect opened in the summer of 2013. It consists of 39 apartments, a mix of one-bedroom units and studio units, each one complete with its own kitchen, bathroom, living and sleeping areas. Rent is subsidized by the Housing Authority of Cook County and tenants pay only 30% of their income in rent and utilities. Residents have full rights of tenancy. On-site social services, are coordinated by the Housing Opportunity Development Corporation, a non-profit supportive housing agency.



**PhilHaven** in Wheeling opened in early 2017. It has 50 apartments, a mix of one, two, and three-bedroom units. Like Myers Place, on-site social services are coordinated by the Housing Opportunity Development Corporation, and rents are subsidized by the Cook County Housing Authority. The developer for both buildings was UP Developers, a Chicago area developer specializing in supportive housing. Both buildings are fully occupied and the waiting lists are so long that they're not taking new names.



Construction for **Heart's Place** in Arlington Heights began in September, 2018, and the building opened in September, 2019. It contains 18 rent-subsidized apartments, a mix of one and two-bedroom units. The developer is HODC which will also coordinate on-site social services. The waiting list filled rapidly and is now closed.



*Ribbon cutting*



*How it looked on a nice summer day in 2020*



**Spruce Village** in Palatine is complete. It has 44 rent-subsidized apartments, 27 one-bedroom units and 17 studio apartments. The developer and on-site service coordinator is the Housing Opportunities Development Corporation, a non-profit developer of supportive housing. Construction began in the December, 2019, and the first residents began moving in in January, 2021. The waiting list is already full.

**Hanover Landing** in Elgin has been approved by the City of Elgin and is awaiting IHDA funding. The developer is UPHoldings, LLC and on-site social services will be provided by the Ecker Center and coordinated by the Hanover Township Mental Health Board



We are the North/Northwest Suburban Task Force on Supportive Housing for Individuals with Mental Illness. We're an all-volunteer, grass-roots group dedicated to increasing the supply of permanent supportive housing for people living with mental illnesses. We are a 501(c)3 non-profit. Donations are tax-deductible and greatly appreciated.

### **Contact Us**

For more information about the Task Force and our proposals for permanent supportive housing, please feel free to access our website:

<http://housingtaskforce.org>

or call us at 847-558-9917

Our mailing address is PO Box 904, Wheeling, IL 60090.

# Myers Place

1585 W. Dempster St.

Mount Prospect, IL

**39 units of Permanent Supportive Housing for persons with disabilities**

*Opened, June 2013*



Myers Place is the new construction of 39 units of permanent supportive housing for persons living with mental illness in the Northwest Suburbs. The vision for Myers Place came from Kenneth Young Center who attended the CSH institute and selected Daveri Development Group as Developer and Co-owner of Myers Place.

Myers Place is the first permanent supportive housing project of this size in Cook County. The development provides on-site supportive services in the form of classes, case management, counseling, transportation assistance and health screenings. These services are provided voluntarily to tenants. Furthermore, community meals, outings, and activities are also scheduled and available to all residents.

The development features a laundry, air conditioning, furnished studio, 1 bedroom apartments, a community room and kitchen, on-site property management offices, on-site social service offices, bike parking, storage, outdoor living space and generous landscaping. The first floor features a commercial space.

Cost: \$13.1 million

Financing: Tax Credit Equity (\$10,000,000)  
CDBG IKE Grant (\$2,000,000)  
Private First Mortgage (\$1,000,000)  
DCEO Energy Grant (\$100,000)

Subsidies received: HACC Section 8, DMH Bridge

Status: 100% occupied





# PhilHaven Apartments



**Address:** 2418 Hintz Road, Wheeling, Illinois  
**Developer:** UP Development, LLC and the Kenneth Young Center  
**Social Service Coordinator:** Housing Opportunities Development Corporation, NFP  
**Community Support:** The Housing Task Force, area chapters of NAMI, the National Alliance on Mental Illness, and many community groups  
**Type:** Permanent Supportive Housing for People Living with Disabilities  
**Opened:** December, 2016

In December, 2016 Daveri Development, in partnership with the Kenneth Young Center and the Housing Task Force, opened PhilHaven, a new construction apartment building, for people who have a disability but who are able to live independently and who can thrive with the benefits of permanent, affordable, supportive housing. PhilHaven is a 50-unit apartment complex featuring a variety of community spaces indoors and outdoors. The first floor is a mixture of private apartments and other spaces, including offices and community rooms. The upper floors are entirely private apartments. The development includes a community room with a small kitchen, laundry facilities, and offices for the property manager and case managers. The space includes an indoor bike storage space as well as extra tenant storage facilities. The whole building is monitored by a camera surveillance system and all apartments have intercom access to the front doors for guests.

On-site support staff include one live-in resident support specialist/building manager and a service coordinator with flexible hours. The service coordinator assists residents in accessing the support services each needs; many of those services are provided on site by mental health agencies such as the Kenneth Young Center. Property management staff also includes maintenance and janitorial staff. Local vendors supply such services as landscaping, snow removal, etc.

The units are a mix of 1, 2, and 3-bedroom apartments, providing a range of housing options for individuals and families in the community. All of the units are fully furnished with high quality furniture. The units are subsidized by a Sec 8 contract through Cook County or a BRIDGE contract through the Illinois Department of Human Services. Twenty-six of the units are set aside specifically for clients with special needs.

Residents considered for PhilHaven apartments include adults with a history of mental illness or other conditions serious enough to cause a disability, but not so serious as to require institutional care. Most will have grown up in the north or northwest suburbs, be at risk of homelessness and in



**UP Development, LLC**  
900 West Jackson Blvd., 2W  
Chicago, Illinois 60607



need of housing. People with a recent history of felony violence are not eligible. As the units filled, gender mix has been found to be approximately equal. Potential residents and their families desire above all to have a normal life and enjoy the same social pursuits as any of their neighbors.

Residents of PhilHaven have the opportunity to improve the quality of their lives through affordable permanent housing and access to supportive services, based on individual assessment and need. Many of the on-site case-management and social services are provided by the Kenneth Young Center, a local, community based, non-profit mental health agency that “helps people feel good, do better and find solutions.” KYC has provided assessments, counseling, psychiatry, recovery and support services for Elk Grove and Schaumburg Townships for over 40 years.

Supportive services are also provided by agencies such as Clearbrook and Alexian Brothers Center for Mental Health. ABCMH is a non-profit healthcare system whose mission is “identifying and developing effective responses to the health and housing needs” of individuals and families throughout Wheeling and Palatine Townships through local engagement and quality healthcare, specifically addressing the physical, mental, and social needs of those at the margins of society.

The Task Force is a non-profit community organization dedicated to increasing the supply of permanent supportive housing for individuals living with mental illnesses or other disabilities in the north and northwest Chicago suburbs.

### *PhilHaven from start to finish*



*PhilHaven groundbreaking, June 2015*



*A nice place to live, December 2016.*

Leasing at PhilHaven began in December 2016. The building is currently fully occupied and the waiting list is full and closed, but people can find the latest information on the waiting list and other matters by calling the Kenneth Young Center at 847-524-8800

---

The North/Northwest Suburban Task Force on Supportive Housing for  
Individuals with Mental Illness is a 501(c) (3) non-profit.

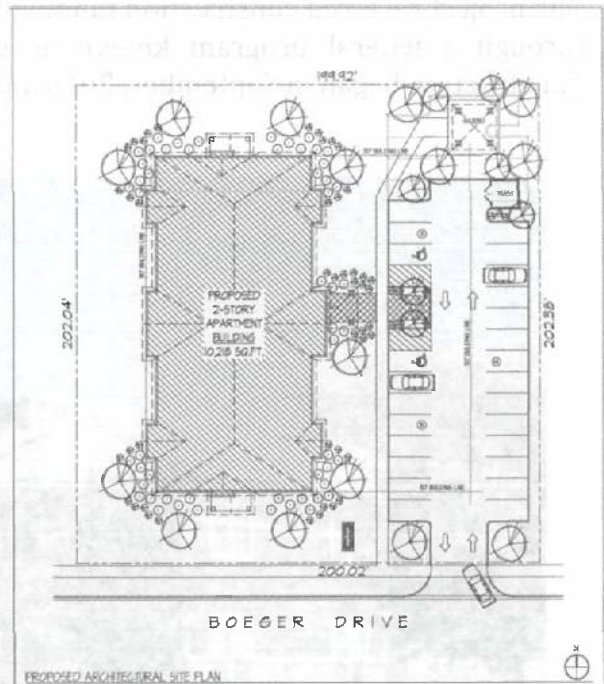
<http://housingtaskforce.org/> • PO Box 904, Wheeling IL 60090



### Heart's Place – Arlington Heights

June, 2020

Heart's Place is a new construction apartment building at 122 E. Boeger Drive in Arlington Heights, IL. This is the same site the Illinois Housing Development Authority (IHDA) had approved for funding in 2010, but the project then was denied by the Village Board due to requested variances. After redesign as a smaller building, it was approved by the Village Board. Heart's Place is an 18-unit apartment building consisting of 10 1-bedroom and 8 2-bedroom apartments, targeted towards people living with a mental illness or other disability and needing access to services. The first floor is a mixture of ancillary residential spaces, including offices, laundry and a community room. The unit mix includes 2-bedroom apartments of various sizes and targeted to different referral lists.



The project site stood vacant for more than a decade and is located in a well-established mixed-use area conveniently located near many public and private amenities. The surrounding area incorporates multi-family apartments, many stores, including a grocery store and a pharmacy, as well as banks, recreational areas, healthcare facilities and public schools along Dundee Road, a major roadway in the area. A suburban PACE bus route runs on Dundee, with a stop only a block from the site. The Dundee Rd. commercial area offers many opportunities for employment in multiple sectors offering wages consistent with affordable housing such as retail, service, manufacturing and hospitality.

Heart's Place residents have access to a full spectrum of supportive services, including case management, life and parenting skills and supported employment, that are individually tailored to their needs and designed to encourage independent living. Services are offered through a network of community-based service providers all coordinated by the project's primary developer, HODC, the Housing Opportunity Development Corporation. HODC has many years of experience partnering with north and northwest suburban supportive service agencies, including Northwest Compass, the Center of Concern, Journeys the Road Home,



UP Development, LLC  
900 West Jackson Blvd., 2W  
Chicago, Illinois 60607



HOUSING  
OPPORTUNITY  
DEVELOPMENT  
CORPORATION

the Kenneth Young Center, Amita 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.

Market rate rents would be in the range of \$1,300 per month for each apartment, but rent subsidies from the Housing Authority of Cook County ensure that tenants pay no more than 30% of their income toward rent and utilities.

The project received construction funding from the Illinois Housing Development Authority through a federal program known as the Low-Income Housing Tax Credit (LIHTC). Construction began in September, 2018 and the building opened in the fall of 2019.



*Heart's Place, summer 2020*

The Task Force was formed more than a dozen years ago to address the serious lack of housing for individuals with mental illnesses in the north and northwest suburbs. We are made up of representatives from four north and northwest suburban chapters of the National Alliance on Mental Illness (NAMI) as well as mental health professionals, community leaders and other individuals concerned with the often impossible problems people with disabilities face in trying to find appropriate places to live and access the supportive services necessary to continue or even begin a journey toward recovery.

For further information or to help out, call the Task Force at (847) 558-9917.

Or visit our website: <http://housingtaskforce.org/>

---

# The Task Force



The North/ Northwest Suburban Task Force on Supportive Housing for Individuals with Mental Illness

---

## Spruce Village

December, 2020

### Spruce Drive, Palatine, IL

New Construction: 44 one-bedroom and studio apartments. Construction began in December, 2019 and was completed in December of this year. The site is on a very short street behind the Torre & Luke's restaurant, 1900 N. Rand Rd. in Palatine.

Spruce Village is for low income people living with disabilities who are able to live independently, and who will thrive with the benefits of permanent affordable and supportive housing.

### Property Description

The location, just south of the corner of Rand and Hicks, is approximately one acre, and is a good site for suburban supportive housing. It has easy access to nearby amenities including a grocery store, restaurants, a Walgreen's, and many stores along Rand and Dundee. It is just a block away from a large Cook County forest preserve. Many residents will see this development as an opportunity to move back home and be close to family networks.

### Building Description

Spruce Village consists of 27 one-bedroom and 17 studio apartments. All units will have full kitchens and bathrooms and will be fully furnished. The building will include community amenities, both indoor and outdoor, including a community room, laundry facilities, and staff offices. The building is monitored by a camera surveillance system and all apartments have intercom access to the front doors for guests.

Staff includes a live-in residential manager, a property manager, and building engineer/janitor. Tenants are able to link with social service case managers who will work with them on individually tailored service plans. Due to residents' work or schooling schedules, case managers will have flexible hours. Office space is available for them to meet clients on-site.



Spruce Village, November 2020

A view from the southwest corner of the parking lot



HOUSING  
OPPORTUNITY  
DEVELOPMENT  
CORPORATION





## Need

There is an acute shortage of appropriate housing for people with disabilities in the metropolitan Chicago area. More specifically, until Spruce Village was completed, there were no comparable housing opportunities in the Palatine area for people with disabilities who want to live in a community-based setting. When the waiting list for Spruce Village opened in September, 2020 more than 200 people applied for the 44 apartments.

## Residents

Residents considered for Spruce Place include adults living with mental illnesses or other disabilities yet who are capable of independent living, and who have an annual income of less than approximately \$25,000. All residents have full rights of tenancy, and pay no more than 30% of their income – whether from Social Security Disability Income, Supplemental Security Income or employment – towards rent, ensuring the apartments are affordable. The balance of what residents can afford to pay in rent and what it actually costs to run the building is paid by the Cook County Housing Authority.

## Services

Residents have the opportunity to improve the quality of their lives through affordable permanent housing, with proactive access to supportive services. Services may include case management, vocational training, assistance with healthcare management, community living skills and substance abuse treatment. Property management is provided by the Housing Opportunity Development Corporation who will make connections for residents with local resources, including those from Alexian Brothers, WINGS, Trilogy, Thresholds, Kenneth Young Center and many others.

## Tenant Selection

Applicants were screened by property management and reviewed by social service staff. Screenings include income verification, credit and criminal background checks with assessments for service needs to ensure residents will thrive in independent housing. Spruce Village works in partnership with Palatine's Crime Free program and adheres to Cook County fair housing ordinances.



Groundbreaking, December 2019



Ribbon cutting and grand opening, December, 2020

Spruce Village was made possible through the support of our enthusiastic and dedicated members, the assistance of such well-established organizations as the Corporation for Supportive Housing, the Alexian Brothers Center for Mental Health, the Alliance to End Homelessness in Suburban Cook County, as well as Palatine churches, area state legislators, leaders of both political parties in Palatine, and community groups like the League of Women Voters. Thank you!

# The Task Force



The North/ Northwest Suburban Task Force on Supportive Housing for Individuals with Mental Illness

## Hanover Landing

October, 2023

### Chicago Avenue, Elgin IL

New Construction: Between 711 E. Chicago Ave. and 712 E. Laurel.

Hanover Landing is a new apartment building for people living with disabilities who are able to live independently, and who will thrive with the benefits of permanent affordable and supportive housing.

### Property Description

The location, on the south side of Chicago Ave (IL Rt. 19) and extending all the way to Laurel, was a vacant lot of approximately two acres, a good site for suburban supportive housing. It has access to nearby amenities including, restaurants, a pharmacy, and many stores along busy Chicago Ave. Many residents will see this development as an opportunity to move back home and be close to family networks.

### Building Description

Hanover Landing has 40 one-bedroom apartments. Each apartment has a full kitchen and bathroom and will be fully furnished. The building contains a drop-in center, similar to the one at Myers Place. The building also includes community amenities, both indoor and outdoor, including a community room, laundry facilities, and staff offices. The building is monitored by a camera surveillance system and all apartments will have intercom access to the front doors for guests.

On-site staff includes one live-in “community builder” who is the first point of contact for tenant needs outside of office hours. Staff also includes a property manager, building engineer/janitor and social service case managers who work with residents on individually tailored service plans. Due to residents’ work or school schedules, case managers are onsite or in the community with flexible hours. Local vendors are contracted for services such as landscaping, snow and trash removal.



View from the SE corner



Ribbon cutting and grand opening, October 2023



UP Development, LLC  
900 West Jackson Blvd., 2W  
Chicago, Illinois 60607



Tenants pay no more than 30% of their income – whether from Social Security Disability Income, Supplemental Security Income or employment – towards rent, ensuring the apartments are affordable. The balance of the rent will be paid by the Cook County Housing Authority.

### **Residents**

Residents considered for Hanover Landing include adults living with mental illnesses or other disabilities yet who are capable of independent living and who have an annual income of less than approximately \$25,000. All residents have full rights of tenancy.

### **Need**

There is an acute shortage of appropriate housing for people with disabilities in the metropolitan Chicago area. More specifically, there are no comparable housing opportunities in the far western Cook County area for people with disabilities who want to live in a community-based setting.

The 40 units of supportive housing provided by Hanover Landing represent only a very small fraction of the estimated number of adults within the primary market area who are living with a disability. This part of Elgin has been identified as an “Opportunity Area” for development due to the lack of affordable options available for moderate to lower income people.

### **Services**

Residents have the opportunity to improve the quality of their lives through affordable permanent housing, access to supportive services, and a professional staff that will be on site during days and evenings and on call 24/7. Typical services include case management, vocational training, assistance with healthcare management, community living skills and substance abuse treatment. On-site services are provided by the Ecker Center, the Elgin area community mental health center, and are overseen by the Hanover Township Mental Health Board. Hanover Landing can also make use of local resources, including those from Hanover Township itself.

### **Tenant Selection**

The demand for these apartments far exceeds availability. Applicants have been screened by both social service staff as well as property management. Screenings included criminal background checks and assessments for service needs to ensure residents will thrive in independent housing.

The building is currently 100% occupied. People with questions about waiting lists and future availability, should contact the Hanover Township Mental Health Board:

<https://www.hanover-township.org/departments/mental-health-board>

### **How Did It Happen?**

Hanover Landing was approved by the Elgin Plan Commission and the City Council, and received construction funding from the Illinois Housing Development Authority (IHDA).

The project had the support of our enthusiastic and dedicated members, with the backing of a solid body of research and evidence-based best practice, and the assistance of such well-established organizations such as the Corporation for Supportive Housing, Hanover Township, the Ecker Center for Mental Health, the Alliance to End Homelessness in Suburban Cook County, as well as area churches, state legislators, NAMI chapters – NAMI Kane County North in particular – and other community groups. Together they made Hanover Landing a reality.



**FULL CIRCLE**  
communities

**The Task Force**



The North/ Northwest Suburban Task Force on Supportive  
Housing for Individuals with Mental Illness



CONCEPTUAL IMAGES

Photographed: Pearl Street Commons in McHenry, IL (comparable permanent supporting housing)

## **ARLINGTON HEIGHTS PSH**

### **ARLINGTON HEIGHTS ROAD**

*The proposed Arlington Heights Permanent Supportive Housing (PSH) development will provide quality housing and services targeted to persons with disabilities and veterans. The development will revitalize vacant land and provide housing options in an amenity-rich and transit-accessible neighborhood in the Village of Arlington Heights.*

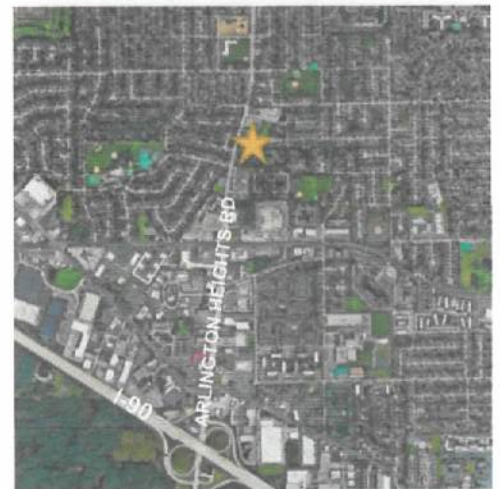
### **HIGHLIGHTS**

- 25 units of quality, service-rich housing
- One- and two-bedroom units
- Accessible, universally designed units
- Green certified, energy efficient building
- On-site amenities: community room, laundry room, library and computer lab, and property management office
- On-site services: medical screenings, therapist visits, transportation services, case management, health and fitness resources, community activities, benefits assistance
- On-site service coordinator
- On-site property manager and maintenance staff
- Creation of 40 temporary construction jobs and 3 permanent jobs
- Experienced Illinois-based non-profit developer, manager, and owner

**25 units of  
accessible,  
supportive housing**

**One- and two-  
bedroom units**

**Services from  
Anixter Center  
(disability services  
provider)**



**FULL CIRCLE  
COMMUNITIES, INC.**

310 South Peoria Street  
Suite #500

Chicago, IL 60607  
fccommunities.org

(312) 530-9600





*Working Together, We Can Accomplish Anything*

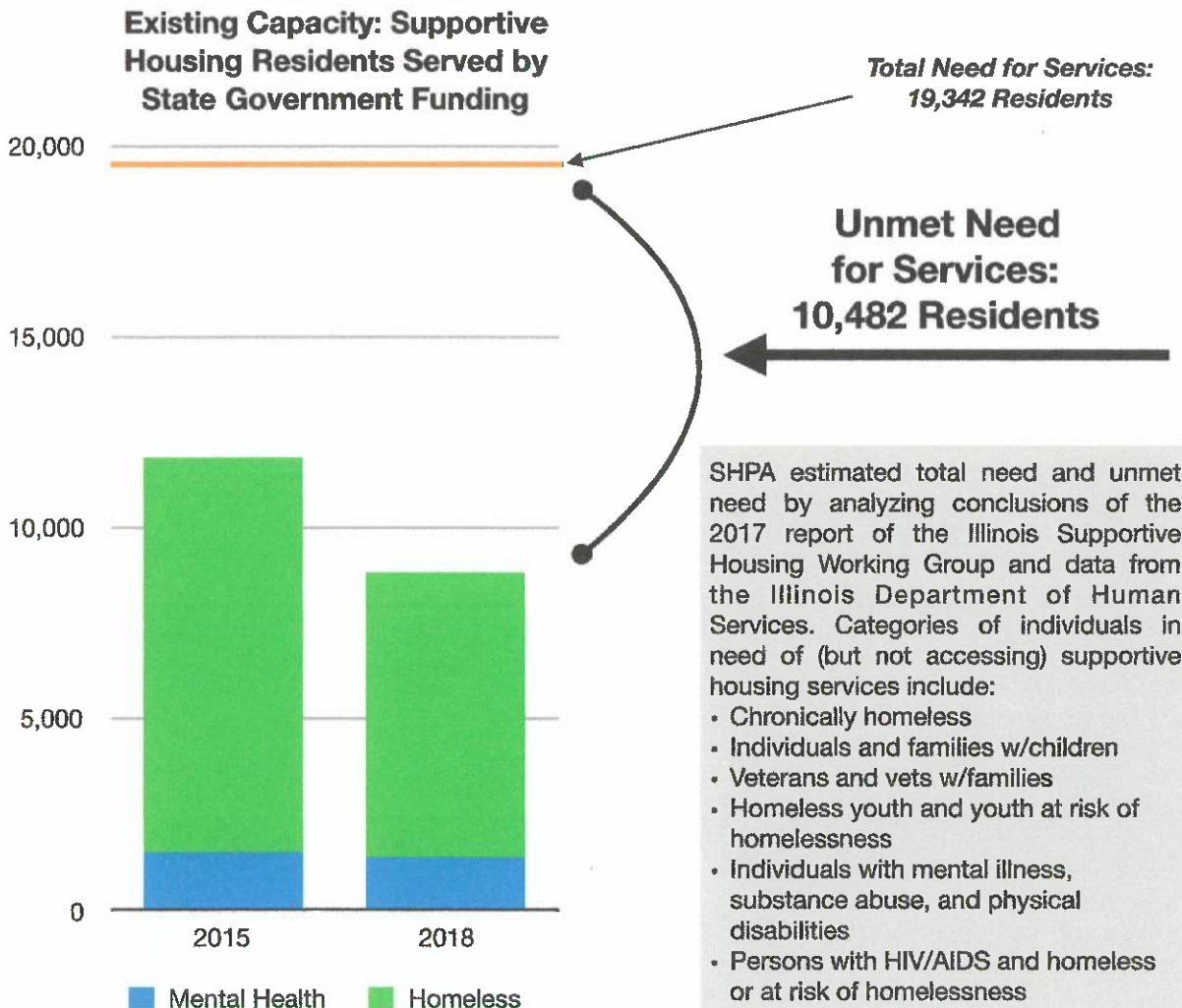
### Illinoisans Served by Supportive Housing

- Formerly homeless individuals
- Children and adults with mental illness, an intellectual or developmental disability, or chronic, disabling condition
- Veterans with PTSD and fighting substance abuse

## Growing Unmet Need for Supportive Housing Services

State government funding for supportive housing services aimed at individuals and families who are homeless or at risk of homelessness was cut by roughly half during the state's budget impasse. As a result, providers reduced staff and service capacity - and the number of individuals served by these state-funded homeless services dropped by approximately 2,819 or 27%. The population served by supportive housing-mental health services also is down, though not as dramatically - by 135, or 9% - between 2015 and 2018.

With fewer individuals receiving necessary services, the unmet need for those services - an ongoing challenge - has only been exacerbated.







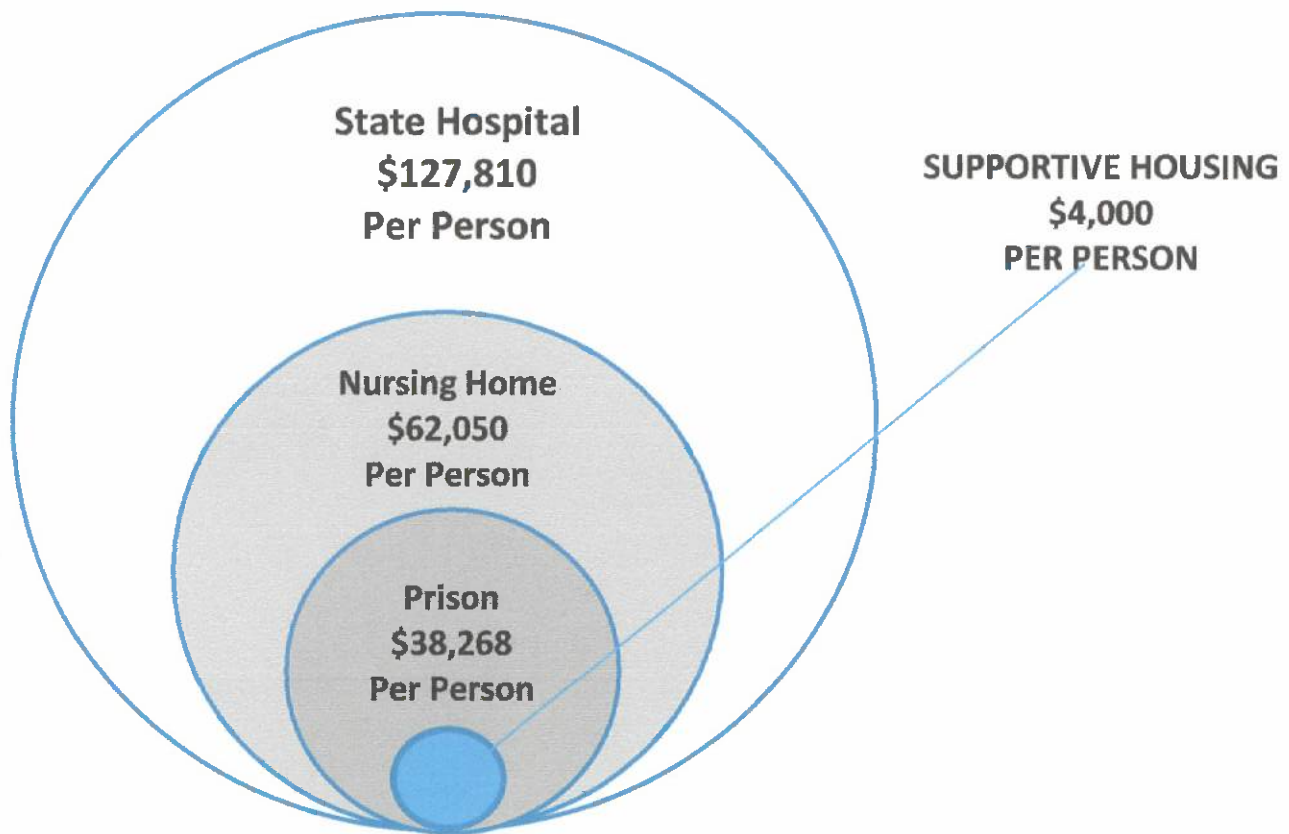
## Supportive Housing Providers Association

Providing permanent housing solutions to end homelessness and institutionalization

[www.shpa-il.org](http://www.shpa-il.org)

### Supportive Housing Ends Homelessness and Unnecessary Institutionalization, Saves Taxpayer Dollars

*According to the Illinois Housing Development Authority's 2013 Annual Report, Supportive Housing Costs \$37,000 Less Per Year, on Average, Than the Cost of Keeping an Individual in Institutional Care*



#### **Alternatives Are Far More Expensive Than Supportive Housing**

At an average per-person annual cost to the state of \$4,000, supportive housing is vastly more affordable than housing an individual in a state mental hospital, state prison, or nursing home setting.

Closing supportive housing units would drive vulnerable Illinoisans to the streets, jails, nursing homes or state institutions – extremely expensive alternatives to which individuals turn when they cannot access supportive housing services.

Sources: IHDA 2013 Annual Report; U.S. Department of Health and Human Services; Genworth; VERA Institute of Justice; FY 2015 budget with input from Illinois Department of Human Services. Note: Fair Market Rent in supportive housing ranges from approximately \$5,000 to \$11,000 (typically federally subsidized) for a one-bedroom apartment depending on location.

For more information, please contact SHPA Executive Director Mike Bach at (217) 528-9814 or [m.bach@shpa-il.org](mailto:m.bach@shpa-il.org)





---

## Supportive Housing in Illinois: A Wise Investment

### *A 2009 Study by the Heartland Alliance*

Supportive housing is permanent affordable housing coupled with supportive services that enable residents to achieve long-term housing stability. Residents include people who were homeless and those who have serious and persistent issues such as mental illness, chronic health problems, and substance use.

This analysis focused on 177 supportive housing residents in Illinois and the impact of supportive housing on their use of expensive, primarily publicly-funded services. Analysis compared the 2 years before they entered supportive housing with the 2 years after. Data were collected on these residents from Medicaid, mental health hospitals, substance use treatment, prisons, and various county jails and hospitals.

#### **Key Findings**

- There were cost savings in every system studied from pre to post-supportive housing. There was a 39% reduction in the total cost of services from pre- to post-supportive housing with an overall savings of \$854,477. This was an average savings of \$4,828 per resident for the 2-year time period or \$2,414 per resident, per year.
- Once in supportive housing, residents who had previously lived in more restrictive settings (i.e., nursing homes, mental health hospitals, and prisons) were unlikely to return.
- Residents shifted the type and volume of services they used—from a high reliance on expensive Inpatient/Acute services before supportive housing to less expensive Outpatient/Preventive services after supportive housing.
- Residents reported an increased quality of life after entry into supportive housing. Not only did their housing stabilize, but their health improved, and they experienced less stress.

The cost savings from supportive housing is likely to be much higher than reported here. A number of costs were infeasible to include or beyond the scope of this analysis, including the homeless system and related costs, substance use treatment costs, social costs, and many others. Also, cost savings likely continued in the years following this study time frame.

In sum, supportive housing reduced the volume of publicly-funded services residents used, changed the type of services used, and resulted in a significant cost savings over time.

<http://www.heartlandalliance.org/whatwedo/advocacy/reports/supportive-housing-a-wise-investment-summary-2009.pdf>

*The organization that eventually became the Heartland Alliance was founded in 1888 in Chicago by a group of social reformers including Jane Addams. It changed its name to the Heartland Alliance in 1995 to best reflect its growing portfolio of housing, health care, economic security, and legal protections services. The experience, values, lessons, and programs of more than a century are connected in Heartland Alliance.*

