### General Project / Initiative Information*

<table>
<thead>
<tr>
<th>Project Name:</th>
<th>Town Hall Apartments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location (address / city):</td>
<td>3600 N. Halsted Chicago, IL 60613</td>
</tr>
<tr>
<td>Project Sponsor:</td>
<td>Heartland Housing, Inc.</td>
</tr>
<tr>
<td>Developer / Owner / Representative:</td>
<td>Heartland Housing, Inc. &amp; Center on Halsted</td>
</tr>
<tr>
<td>Contact Address and Phone Number:</td>
<td>208 S. LaSalle St., Suite 1300 Chicago, IL 60604; Michael Goldberg 312-660-1383</td>
</tr>
</tbody>
</table>

### Project Type and Project Stage (Check one and complete required additional information for that selection):

- **Affordable Rental**
  - Is Project Construction/Rehabilitation 100 percent Complete?
    - Yes: x
    - No: 
    - Explain if not complete: 

### Single-Family / Homeownership

- What percentage of program funds are currently distributed (approximately)?
- What is the intended number of home purchases to result from program (from current funding round - approximately)?
- How many home purchases have been closed at the time of nomination (include current and prior funding rounds - approximately)?

### Home Repair / Modification

- Is this an ongoing program with ongoing (multiple years) of funding?
  - Yes (If Yes, please list years of funding): 
  - No: 
- What percentage of current / most recent program funds have been expanded (approximately)?
- How many units has been assisted with these funds?

### Other Affordable Housing Initiative

- Please Explain: 

*Priority will be given to projects which are substantially completed and fully developed/sold/rehabilitated/occupied.*
<table>
<thead>
<tr>
<th>Nomination Information</th>
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<tbody>
<tr>
<td>There will be three awards made – one award in each of the following three geographic categories - Please indicate which state region category the nominated development/initiative qualifies under (Check one):</td>
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<table>
<thead>
<tr>
<th>Metropolitan Chicago</th>
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<tbody>
<tr>
<td>Other Metro Areas (Alton, Belleville, Bloomington, Champaign, Danville, Decatur, DeKalb, East St. Louis, Kankakee, Moline, Normal, Peoria, Pekin, Rockford, Rock Island, and Springfield)</td>
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<table>
<thead>
<tr>
<th>Rural / Small Cities / Non-Metropolitan</th>
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Please indicate which **Annual Comprehensive Housing Plan Key Focus Areas** apply to the nominated development / initiative (Check as many as apply):

Additional information can be found in each of the corresponding Annual Comprehensive Housing Plans (available on www/ihda.org) - page numbers are provided for reference.

<table>
<thead>
<tr>
<th>Revitalizing Communities</th>
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<tbody>
<tr>
<td>Affordable housing developments, homeownership programs, home repair/modification programs, or affordable housing initiatives which assist in households and communities impacted by foreclosure, and/or expand innovative strategies for sustainable reuse of foreclosed properties. (2014 Plan: pg. 10; 2013 Plan: pg. 8; 2012 Plan: pg. 8; 2011 Plan: pg. 11).</td>
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<tr>
<th>Integrated and Supportive Housing</th>
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</thead>
<tbody>
<tr>
<td>Affordable housing developments, homeownership programs, home repair/modification programs, or affordable housing initiatives targeting special needs/supportive housing populations, including supportive living. (2014 Plan: pgs. 21; 2013 Plan: pg. 16; 2012 Plan: pg. 6; 2011 Plan: pg. 8).</td>
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<tr>
<th>Economic Development</th>
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<tbody>
<tr>
<td>Affordable housing developments, homeownership programs, home repair/revision programs or affordable housing initiatives which document a major economic impact in their communities and/or serve to significantly contribute to local economic revitalization. (2014 Plan: pgs. 36; 2013 Plan: pg. 27; 2012 Plan: pg. 14).</td>
</tr>
</tbody>
</table>

Planning, Capacity Building, Innovative Resources and Strategies, and Leadership
Affordable housing developments, homeownership programs, home repair/modification programs, or affordable housing initiatives which foster increased statewide collaborative planning efforts, utilize new or innovative resources and strategies, which provide direct benefits to households across Illinois and/or have a high chance of being replicated. (2014 Plan: pgs. 41; 2013 Plan: pg. 27, 31; 2012 Plan: pg. 15; 2011 Plan: pg. 14). |
Please indicate the **priority population(s) of the Comprehensive Housing Plan** served by this development (Check as many as apply):

- [x] Low-income households;
- [x] Low-income seniors;
- [ ] Low-income persons with disabilities;
- [x] Homeless persons and persons at-risk of homelessness;
- [x] Low- and moderate-income persons unable to afford housing near work or transportation; and
- [ ] Low-income persons residing in existing affordable housing that is in danger of becoming unaffordable

**Project / Initiative Description:** Please provide a general description of the nomination. Please include (1) location of development, (2) number of units and bedroom distribution, (3) special needs populations or preferences, and (4) project status (i.e. loan closing date, construction completion date, and lease up/full occupancy status). If additional space is required here or subsequently, please attach additional pages (word document) with your nomination submission.

Please see attached.

<table>
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<tr>
<th>Please Describe the <strong>Impact</strong> this Development or Initiative has on its Community and/or for the State’s Priority Populations (how</th>
<th>Please see attached.</th>
</tr>
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Can this development or initiative be **Replicated** in other communities or other parts of the state? If so, please explain:

Please see attached.

Please describe any additional unique characteristics of this development or initiative that aren’t covered above:

Please see attached.
A. Project / Initiative Description: Please provide a general description of the nomination. Please include (1) location of development, (2) number of units and bedroom distribution, (3) special needs populations or preferences, and (4) project status (i.e. loan closing date, construction completion date, and lease up/full occupancy status). If additional space is required here or subsequently, please attach additional pages (word document) with your nomination submission:

1. Town Hall Apartments, the Chicago area's first affordable housing development designed to be friendly to and inclusive of the Lesbian, Gay, Bisexual and Transgender (LGBT) community, was completed in Chicago's Lakeview neighborhood in 2014. Its address is 3600 N. Halsted, Chicago, IL 60613.

2. Town Hall Apartments is approximately 85,000 square feet on a 35,000 SF site (0.25 acres). It includes 79 apartments (30 studios and 49 one-bedrooms) and a new 5,500 SF Senior Center (Center on Addison) housing the Center on Halsted's senior programs, which are open to the public as well as residents and include a hot lunch program, social activities, employment training and connections, and health evaluations.

Project amenities include multiple residential common spaces, including an expansive landscaped terrace overlooking vibrant Halsted Street, a computer lab, fitness room, multipurpose room, family dining room, therapy room for onsite physical and/or clinical therapy, and offices for property management and supportive services staff. Laundry is provided on each residential floor. The building also includes 20 parking spaces and protected bicycle racks. Additionally, there is approximately 3,000 square feet of street-level retail space on Halsted Street.

The project is also expected to achieve LEED NC Silver status. Key green elements are the site linkages to transit, a high-efficiency heating system, green and white roofs, low-VOC paints and sealants, onsite bike parking, reserved high-efficiency vehicle parking, and local/regional materials sourcing.

3. Town Hall Apartments' target community is low-income seniors, particularly long-time residents of Lakeview who have struggled to stay in the neighborhood as much of the once-affordable housing stock has become unaffordable. PRA vouchers from the CHA ensure deep affordability. The income restrictions are: 35 units at 50% AMI; 40 units at 60% AMI; 4 units at 80% AMI.

4. The project closed on April 29, 2013, received its temporary certificate of completion on August 15, 2014, and is currently 100% leased.

B. Please Describe the Impact this Development or Initiative has on its Community and/or for the State's Priority Populations (how project fits in one or more of the four (4) Key Focus Areas listed above):

Town Hall Apartments fits within the Planning, Capacity Building, Innovative Resources and Strategies, and Leadership Focus Area. It utilizes innovative strategies to serve low-income seniors and has a high chance of being replicated. Additionally, it serves multiple priority populations of the Comprehensive Plan: low-income households, low-income seniors, low- and moderate-income persons unable to afford housing near work or transportation.

The project is located in Lakeview, a lakefront neighborhood on Chicago's north side. Long a center of the Lesbian, Gay, Bisexual and Transgender community, the neighborhood features vibrant commercial and retail districts, medical providers, multiple grocery options, and a diversity of religious and cultural institutions, including the Center on Halsted directly north of the project site. Additionally, it is extremely well served by transit, including the CTA “L” within a half mile, two bus
routes with stops on the same block as the building, and multiple other bus lines within a half mile. Lakeview is one of the City's higher-income communities and has very limited rental housing stock that is affordable to low-income individuals.

Town Hall Apartments includes an innovative adaptive re-use of the Landmark Town Hall police station building adjoining a six story, new construction apartment tower. The building provides a critical affordable housing resource for low-income seniors in a resource-rich neighborhood. However, it also benefits the neighborhood in tangible ways. For example, the Center on Addison senior center transformed the first floor of the former police station into a welcoming, publicly-accessible space. When the ground-floor retail is fully leased, the project will have added three pedestrian destinations to Halsted, which will increase street traffic in line with Halsted’s designation as a CDOT pedestrian zone, particularly compared to the many years that the site was home to a closed police station and empty lot. With many amenities, including an exterior design that speaks to the rainbow of colors in the surrounding architecture as well as the historic copper cornice on the police station, this new development is an important and imaginative new place in the city. It stabilizes and enriches the neighborhood and its residents' lives.

The project completes development within a planned development that included a new police station and public parking garage and upgrades to an elementary school building completed prior to the commencement of this project.

As described below, Town Hall Apartments can and will be replicated. There is national interest in developing affordable senior housing that serves senior of all sexual orientations. The ownership team has presented in webinars, conferences and provided one-on-one information to other LGBT community centers seeking to develop similar housing. We are proud that Town Hall is just the fourth such development to be built nationally.

C. Can this development or initiative be replicated in other communities or other parts of the state? If so, please explain:

Yes, Town Hall Apartments can and will be replicated. There is national interest in developing affordable senior housing that serves senior of all sexual orientations. The ownership team has presented in webinars, conferences and provided one-on-one information to other LGBT community centers seeking to develop similar housing. We are proud that Town Hall is just the fourth such development to be built nationally and believe that the lessons learned – particularly relating to services needed and the design choices made as a result of the design charrette series described below – can be replicated in many communities.

D. Please describe any additional unique characteristics of this development or initiative that aren't covered above:

A unique element of this project is that, while sexual orientation is not a factor of tenancy, the development team was committed to creating a senior community that welcomes and includes all low-income seniors, including the Lesbian, Gay, Bisexual, and Transgender (LGBT) community. A second unique element of the project is that the development and design team engaged members of this community in an extensive design charrette process and integrated the results into the final building design.

According to a 2003 report by the Chicago Task Force on LGBT Aging, an estimated 40,000 LGBT adults over the age of 55 live in the city of Chicago. Out of these 40,000 adults, approximately one in five is living off an annual income of less than $20,000. Affordable housing is a serious problem facing this community. Options are limited, especially when considering both financial restrictions.
and the discrimination that many LGBT seniors face in many elder care facilities, both from other residents and, sometimes, from staff unfamiliar with LGBT issues.

Although many low-income seniors have difficulty maintaining social connections and aging with dignity, social isolation can be even more acute for LGBT seniors. Today’s LGBT seniors often have limited family ties due to lack of acceptance in previous decades. They may also have experienced decades of workforce and/or housing discrimination. And, a community that was once centered on social activities and nightlife is both less accessible and, often, less appealing as one ages. Other seniors who may not have previously been strongly connected to LGBT institutions or activities may yet face discrimination in traditional senior housing and social services options. For those who hide their sexual orientation and/or gender identity in order to fit into traditional senior housing and service delivery programs, the ability of health care providers and others to help meet their needs can be dangerously limited. These needs can be addressed by inclusive, welcoming property management and social service providers that are familiar with addressing these psycho-social and economic issues.

The development team was a productive partnership of experienced, mission-based affordable housing developer Heartland Housing and service provider/community leader Center on Halsted. Both organizations had been advocates for the need for housing that served the LGBT senior population for many years. As developer, they undertook a unique, extensive series of five design charrettes with participants of Center on Halsted’s senior programs to better understand their needs and design the building accordingly.

This charrette series with potential residents participating in COH’s Senior Program was extremely effective in enabling the project to respond to community needs. The community participants were sophisticated in their thinking about unit layouts, experienced in small space living, and creative in their problem-solving skills. The quality of the insight and high level of the discussion catalyzed significant changes to the layout of the units, emphasizing both flexibility (moving the kitchen from an “open kitchen” island plan to a bar along the wall to increase furniture placement options) and the interest in being able to entertain guests while retaining a private zone in the apartment (creating, for the one bedrooms, a link to the bathrooms from the bedroom, and, for the studio units, a small alcove for the sleeping area). Additionally, the importance of friends and social groups for this population motivated the creation and design of the “family dining room.” This space on the second floor, which features a dining room table to seat about 10 people and a kitchen island, will enable residents to nourish and maintain their social networks with gatherings that would not comfortably fit in the studio and one-bedroom units.