



PHA Profile: Housing Authority of Henry County, IL Housing Development Project Using Project-based Section 8: Parkside Apartments

Basic PHA Stats

Location: Kewanee, Illinois (Henry County)
 Housing Choice Vouchers: 176
 Public Housing Apartments: 449



Description of the Housing Development

Parkside Supportive Housing is the only permanent supportive housing in the area providing 10 fully furnished apartments in a newly renovated building serving single, disabled, homeless adults aged 55 and older. A comprehensive service package will link the individual to appropriate services addressing mental and physical health, social, financial, and substance abuse issues. Parkside is conveniently located in downtown Kewanee and within walking distance of banks, shopping, Senior Citizen Center, public library, post office, consignment shops train station and churches.

Project Details	
Total Number of Units	41
Total Development Cost	\$7,115,484
Number of Units dedicated to homeless or special-needs populations	10 fully furnished apartments
Homeless or special-needs populations served	Homeless and disabled people over age 55
Developer	Henry County Housing Development Group, Inc.
Owner (managing member)	Parkside Apartments, LP
Property Manager	Housing Authority of Henry County
Service Provider(s)	Housing Authority of Henry County

Capital Sources

Capital Source	Yes/No
Low Income Housing Tax Credits	Yes
Federal (HOME, CDBG, SHP, etc.)	Yes
State Sources	Yes
Local Sources	No

Operating Sources

Operating Sources	Yes/No
Project-based Section 8	Yes (10 units)
HUD McKinney-Vento Operating (SHP, SPC)	No
State Sources	Yes
Local Sources	No

Service Sources

Service Sources Used	Yes/No
Project-based Section 8 cashflow	Yes
Medicaid	No
State Sources	Yes
Local Sources	In-kind

Partners

Because this agency is located in an area with a small population and most of the social workers and service providers know one another, the housing authority has a longstanding history of collaboration and partnership. In most situations, MOUs are not necessary or used. One MOU, though, is in place with the domestic abuse services provider. Please see attached [“Henry County Service Partner MOU.”](#)

Words of Wisdom

“There is no question that the program is working well. HAHC housed the first homeless participant in January of 2008 and four years later, we have averaged a 98% occupancy with an average stay of nearly 3 years and counting. Paulie, a resident of two years who is developmentally disabled and had a history of being victimized, said “I never, ever, ever, want to live anywhere else!” Paulie has been “adopted” by his neighbors and staff. He now has an army of folks looking out for him and likes to show his appreciation by distributing candy that he buys at the dollar store. He also loves to show off his meticulously kept apartment.

One of the important features that we believe has contributed to the overall success of the program is residential integration. Because the 10 units of supportive housing are scattered throughout the 41-unit building, there have been very little issues concerning stigma and a strong sense of belonging within the building. We recommend enlisting the guidance of experts; talking to successful program administrators and developers; conducting extensive outreach; and surrounding oneself with a team of experienced professionals. Be prepared for the unexpected!”

Contact Person for PHAs Interested in Implementing a Similar Program:

Name	Title	Phone	Email
Kathleen Barton	CEO	309-852-2801	kbarton@henrycountyhousing.us



Freedom House

A NEW BEGINNING

respect ~ dignity ~ compassion

Statement of Networking Agreement

This Agreement with Housing Authority of Henry County
On this date March 1, 2008 is made by and between Freedom House, a non-profit corporation; having established a support service for victims of domestic violence and their children and victims of sexual assault and abuse and their significant others suffering from the effects of their past or recent abuse, and

Whereas, Freedom House wishes to join with other service providers in the development of a network of services which mutually contributes to the betterment of our clients,

Be it therefore resolved that Freedom House and the above party mutually agree to:

- Recognition of the existence of respective professional services.
- Maintenance of regular contact with regards to changes in service elements present within each.
- Sharing of necessary client information with use of appropriate release of information forms.
- Introduce and refer individuals who may be in need of the other's service.
- Promotion of the continuation of a cooperative coordination of the comprehensive system of services available within the area.

This agreement will be renewed every other year and may be revoked in writing by either party at any time.

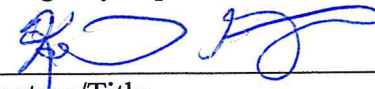
The parties intend that this Agreement, and the business arrangement, which is described in this Agreement, comply, in all respects, with federal and state statutes and regulations governing and restricting patient referrals to hospitals. Accordingly, the business arrangement contemplated by the parties, and embodied in this Agreement: (i) is not conditioned, in any manner, on the referral of patients or other business to the hospital; (ii) is not designed to solicit patient referrals, or any other medically-related business, which would financially benefit the hospital.

Freedom House


Executive Director

March 1, 2008
Date

H/H/C
Your agency/department name


Signature/Title

3/13/08
Date