

Project Description

Oakview Estates Senior Residences

Organizational Information

Inspired by a desire to help their children learn more about American culture, a small group of Chinese immigrants established the Xilin Association in 1989 in Naperville. Initially, Xilin provided language and arts classes. Now in its 18th year of service in DuPage County, Xilin has experienced tremendous growth and now provides many services to any eligible person needing assistance including:

Senior Programs

- Senior Case Management for 900 seniors in 2006
- Adult daycare to 35 adults daily
- Senior meals serving 11,000 meals per year
- Senior Social Clubs with over 200 Senior members

Health and Education Programs

- Breast cancer education and screening for 800 workshop attendees and over 300 screenings in 2006
- Osteoporosis education and screenings for 400 workshop attendees and 250 screenings in 2006
- Senior Health Fair with 200 attendees in 2006
- Health related workshops with 500 attendees in 2006

Children and Family Education Programs

- Academic classes for math, English language classes, Chinese as a second language, ACT/SAT classes
- After school programs for all age students
- Xilin Academy operates on Saturdays and Sundays for over 300 students to receive additional educational services
- Xilin also provides services to local families adopting children from China.

Culture and Art Performing Programs

- Culture and Art Performance classes including dance, music, and martial arts
- Special Annual Events
 - Lantern Festival in Naperville with 3000 in attendance for 2007
 - Assemblies and specialized multicultural programs for local schools, libraries, and corporations.

Xilin has witnessed a growing need for affordable housing for seniors. Xilin serves many families whose aging relatives have to move away from their children and grandchildren in order to find affordable housing outside of DuPage County.

Senior housing is the natural next step for Xilin since seniors and their families are struggling to find and maintain quality, attainable housing in a service rich environment near home.

Please see the attached list of Xilin board members committed to this project's success.

Project Information

The Xilin Association wishes to construct Oakview Estates Senior Residences at 500 E. St. Charles Road and Grace Street, in Lombard, Illinois.

The residences would be restricted to independent seniors age 62 and older.

Oakview Estates Senior Residences would include:

- Approximately 50 rental units, mainly one-bedroom units
- Accessible and adaptable units to ease aging in place and to provide a friendly, fulfilling, and safe senior lifestyle
- A community room for senior services, social gatherings, and events
- A nicely landscaped site plan matching existing Planned Development
- Rents attainable to seniors on fixed incomes (typically less than 60% of the area median income in DuPage County)

Services to Seniors and Their Families

Seniors at Oakview Estates Senior Residences will be provided services to help them age in place in an elegant and friendly manner. Activities geared to promote the social, physical, recreational, emotional, and intellectual needs of each senior resident will be provided. Residents can choose to participate in all or none of the activities. Xilin has an established senior service program currently in place.

Families of the residents can have peace knowing their loved ones are being housed and offered services close to home in a colorful and rich environment.

Age and Income Restrictions

Since the property would be age restricted, only persons age 62 and older are eligible to live in the building. At least one spouse would need to meet the age restriction. If siblings or friends wanted to live together, both individuals would need to meet the age and income restrictions.

In the Tenant Selection Plan, elderly is designated as 62 and above whose household head, spouse, or sole member is at least 62 years of age.

Preference to Lombard Residents

Preference on the waiting list will be given to people with special needs, households with the lowest incomes until that target is met, and those with Lombard residency. We are seeking a letter from HUD indicating the Lombard preference will be approved. This is not uncommon.

Rental Assistance

The DuPage Housing Authority has encouraged Xilin to apply for rental assistance for approximately 13 of the units for seniors with special needs. These households will pay 30% of their adjusted monthly income as rent. This is a significant positive impact for this project.

Long Term Care and Management of Property

The primary lender in the project would be the Illinois Housing Development Authority through Low Income Housing Tax Credit equity. There is long term management and compliance monitoring for a minimum of 31 years to ensure the building is well maintained, seniors are income eligible, and the rent restrictions are being met. Since Xilin is a not-for-profit corporation, the promise to serve seniors will remain forever.

The lenders in this project will require three reserves to be established at closing to insure the building is well maintained. They are a replacement reserve, real estate tax reserve, and an insurance reserve. These reserves are placed in an account at the Illinois Housing Development Authority and are not accessed unless they are needed for unexpected costs.

In the annual operating budget, another replacement reserve will be established at IHDA that will provide approximately \$300 a year per unit for planned repairs.

Management

Xilin will hire a professional property management firm with experience in affordable senior housing, specifically with federal tax credit compliance. The management firm will insure compliance with income and rent restrictions and property maintenance through Housing Quality Standards and local codes. The management firm will also be a friendly face in the on-site management office and will be the liaison with Xilin's senior services and with outside agencies to provide a happy and safe environment for the residents. We are currently interviewing property management firms to make a decision on which firm will best meet the needs of the property.

The Illinois Housing Development Authority will have annual on-site inspections to evaluate the physical condition of the property, monitor the tenant files, and otherwise maintain the general well being of the property.

The management company will also screen clients for their appropriateness in the building. This will be an independent elderly project. Seniors with acute health care needs that require medical or nursing care are not appropriate for this building.

It is Xilin's intent to become a good and valued neighbor in Lombard. They anticipate seniors being a low intensity impact neighbor, specifically involving fewer moves, less traffic, less noise, less waste generation, and with limited guests' visitation. It is key to find a property manager that will screen tenants who do not meet these anticipated neighborhood impacts.