

6. Project Amenities/Services – Casa Indiana

Casa Indiana will feature 8 apartments at the 1st floor and 14 units on each of the 2nd, 3rd, and 4th floors. Each unit has an open floor plan with living room, eat-in kitchen, one bedroom, and full bathroom. Twelve (12) of the units will be designed especially for access by the disabled to accommodate wheelchair-bound or otherwise physically disabled and four (4) additional units will be equipped for residents with hearing and/or visual impairments. The remaining 34 units are designed to become adaptable to accommodate the growing needs of the residents as they age in place. Allowing 100% of the units provided by Casa Indiana will meet the requirements for visitability.

The first floor will include two community rooms, laundry facilities, two management offices, a storage/maintenance room with individual storage for each unit, and a mechanical/trash room. The large community room that includes a small kitchen faces 2nd Street, and has access from both the lobby and direct street access at the corner of 2nd and Indiana. It will be available for programs targeted to seniors, including lunch programs, and other activities. It will also be available for community functions, to better integrate the development into the neighborhood. The smaller community room, overlooking the patio/plaza to the rear will provide an opportunity for quiet relaxation, as well as provide computer/internet-access facilities. The lobby and small community room will have direct access to the large rear paved patio area and garden that will provide an amenity for Casa Indiana residents. The management offices will be located directly adjacent the main entrance lobby, and will have windows both onto 2nd Street, and onto the lobby vestibule, to provide security. All spaces will be flexibly designed to meet the changing need of residents over the next 20 years.

The adaptive design of Casa Indiana and support services program also reflect the fact that, as each of the residents of the facility get older, the physical environment may need to be adapted and additional supportive services must be provided to accommodate each resident. Our objective is to enable individuals to "age-in-place" for as long as possible to reduce the incidence of pre-mature institutionalization of elderly residents of the community. In further support of this objective Casa Indiana will feature eleven (11) two (2) bedroom units which will also be made available to those residents who require additional sleeping quarters for potential live-in nurses or caregivers, as it is often difficult for elderly persons to deal with the everyday problems associated with aging; illnesses, living on fixed income and loss of familial support. Casa Indiana will provide the residents of this community a greater choice in housing opportunities within the neighborhood they are familiar with.

Casa Indiana staff will include a full time Assistant Site Manager and Maintenance Technician who will be responsible for the operations of the project related to real estate management and maintenance. The Assistant Site Manager will report to the management agent of the project and will maintain open and continuous communication with the Resident Services Coordinator. As with our other multifamily developments, HACE anticipates in contracting with HACE Management Company to provide property management services for this proposed development as well.

It is HACE's intent to hire an on-site Resident Services Coordinator who will be responsible for initial assessment of the compatibility of the services provided at Casa Indiana with the needs of applicants for housing and ongoing case management. In addition the Resident Services Coordinator will be responsible for working with residents, families and community volunteers to distribute information about services available on and off site, determine on an individual basis sources of funding for services required by residents and assist residents to access appropriate

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services. The Resident Services Coordinator will assist residents to complete the paperwork necessary to access services, advocate on their behalf, and act as a communications link between residents and outside agencies, when necessary. The Resident Services Coordinator will coordinate the work of the agencies involved in the project to make certain that there are no conflicts or inappropriate duplications of service.

In addition to individual case assessment and coordination, we will assist residents in forming their own representative tenant organization whose purpose is to give advice to the Property Manager and the Resident Services Coordinator about programs desired collectively by residents and to provide a collective voice for issues of concern of the residents. Promoting a tenant council is consistent with HACE's objective of promoting the independence and self-determination of the elderly residents of Casa Indiana.

Social activities will be available both on-site and off-site. The design of Casa Indiana includes a 2 multi-purpose community rooms and centralized laundry facilities. The large community room that includes a small kitchen faces 2nd Street, and has access from both the lobby and direct street access at the corner of 2nd and Indiana. It will be available for programs targeted to seniors, including lunch programs, and other activities. It will also be available for community functions, to better integrate the development into the neighborhood. The smaller community room, overlooking the patio/plaza to the rear will provide an opportunity for quiet relaxation, as well as provide computer/internet-access facilities. The lobby and small community room will have direct access to the large rear paved patio area and garden that will provide an amenity for Casa Indiana residents. The representative tenant council will play a central active role in planning and implementing social activities at Casa Indiana, with the assistance of the Resident Services Coordinator.