



Board Letter

Agenda Date: November 25, 2025

Agenda #: 3

Authorization to execute a Housing Assistance Payment (HAP) contract with A) The Suites of Autumn Green at Wright Campus.

Development Address	Community Area	Target Population
The Suites of Autumn Green at Wright Campus 4255 North Oak Park Avenue	Dunning	Seniors

Presenter: Cheryl Burns, Chief Housing Choice Voucher Officer

Recommendation

It is recommended that the Board of Commissioners (“Board”) of the Chicago Housing Authority (“CHA”) authorize the CHA’s Operating Chairman, or his designee, to execute Housing Assistance Payments (HAP) contract, and all other documents required to implement such items for A) The Suites of Autumn Green at Wright Campus.

The requested action complies in all material respects with applicable CHA Board policies and all applicable federal laws. Staff have completed all necessary due diligence to support the submission of this initiative.

Property Summary and Estimated Contract

A HAP contract shall be issued for the following Developments utilizing funding from the Housing Choice Voucher (HCV) program:

Development Name Owner Entity	Contract Type & Term	Total # Units	PBV Units	Initial Estimated Contract	Total Estimated Contract
The Suites of Autumn Green at Wright Campus Senior Suites Chicago Wright Campus, LLC	HAP 10 years	36	8	\$128,880.00	\$3,879,377.00

Initial contract rents will be determined by market comparables and fair market rents applicable at the time the HAP contract is executed. All rent determinations will comply with federal regulations and CHA policy.

The Suites of Autumn Green at Wright Campus

are a thirty-six (36) unit, four (4)-story elevator building that was placed in service in 2011. There are a total of twelve (12) one-bedroom and twenty-four (24) 2-bedroom units. Five (5) units are accessible, four (4) adaptable and six (6) are sensory. Project Based Vouchers (PBV) will continue to assist the eight (8) senior units: six (6) 1-bedroom, two (2) 2-bedroom. Applicants will come from CHA's waitlist.



Units contain a gas range stove and refrigerator. All utilities are provided by the building, including electricity. Services available to participants include weekly transportation to grocery store, planned social activities and programs, emergency pull cord system, and daily electronic check-in service. Available to tenants are a community room, front desk security coverage, surface parking and on-site property management.

The Suites of Autumn Green at Wright Campus was Board approved for eight (8) units on December 9, 2009. A 15-year Housing Assistance Payments (HAP) contract was executed February 1, 2011.

The PBV application will extend the existing PBV Housing Assistance Payment contract for ten (10) years. All eight (8) PBV units substantially comply with Housing Quality Standards (HQS) inspection requirements.

Property Owner: **Senior Suites Chicago Wright Campus, LLC**, an Illinois limited liability company, **has** offered high-quality living apartment homes with specially designed amenities for older adults in many Chicago neighborhoods. The Members are:

Managing Member: **Senior Suites Chicago Wright Campus, JV LLC**, an Illinois limited liability company, owned by both TRP Senior Housing Development Corporation, NFP, an Illinois not-for-profit, which is wholly owned by the Resurrection Project, and Senior Suites Chicago Corporation, an Illinois corporation, as Manager of the Managing Member. Ownership is shared by William B. Kaplan (60%), James B. Klutznick (30%), Israey Levy (through Israel Levy Revocable Trust dated September 6, 2003 (9%) and Cindy Levy (through Israel Levy Revocable Trust dated September 6, 2003 (1%).

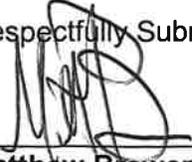
The Managing Member, Senior Suites Chicago Corporation, incorporated in 1993, is majority owned by William B. Kaplan and James B. Klutznick who, since 1985, have grown the Senior Lifestyle portfolio to more than eighty-four (84) senior housing communities supporting independent living, assisted living, memory care, and affordable housing developments throughout twenty (20) states. Mr. Kaplan continues to serve as Co-Founder and Chairman.

Investor Member: **BCP/SS Wright Campus, LLC**, as tax credit syndicator.

Special Member: **BCCC, Inc.**, a special member entity performing asset management for the tax credit syndicator.

Manager: **Senior Lifestyle** has thirty-five (35) years in helping seniors live vibrant and healthy lifestyles with ease. Senior Lifestyle manages independent, assisted, memory care and affordable housing for seniors.

Respectfully Submitted:



Matthew Brewer
Operating Chairman



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RESOLUTION NO. 2025-CHA-49

WHEREAS, The Board of Commissioners of the Chicago Housing Authority has reviewed the Board letter dated November 25, 2025, entitled "Authorization to execute a Housing Assistance Payment (HAP) Contract with A) The Suites of Autumn Green at Wright Campus".

THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY:

THAT, The Board of Commissioners authorizes the Operating Chairman, or his designee, to execute a Housing Assistance Payments (HAP) contract and all other documents required for the following developments: a) The Suites of Autumn Green at Wright Campus.




James Matanky
Vice Chairman
Chicago Housing Authority