

LETTER OF TRANSMITTAL



TONI PRECKWINKLE

PRESIDENT

**Cook County Board
of Commissioners**

TARA STAMPS
1st District

DENNIS DEER
2nd District

BILL LOWRY
3rd District

STANLEY MOORE
4th District

MONICA GORDON
5th District

DONNA MILLER
6th District

ALMA E. ANAYA
7th District

ANTHONY QUEZADA
8th District

MAGGIE TREVOR
9th District

BRIDGET GAINER
10th District

JOHN P. DALEY
11th District

BRIDGET DEGNEN
12th District

JOSINA MORITA
13th District

SCOTT R. BRITTON
14th District

KEVIN B. MORRISON
15th District

FRANK AGUILAR
16th District

SEAN M. MORRISON
17th District

DEPARTMENT OF PLANNING AND DEVELOPMENT

SUSAN M. CAMPBELL

DIRECTOR

69 W. Washington St., Suite 2900 • Chicago, Illinois 60602 • (312) 603-1000

6/24/2024

Wendy Bell, Deputy Director
Illinois Department of Commerce and Economic Opportunity
607 East Adams
Springfield, IL 62701

Dear Wendy,

Cook County is supporting the adaptive reuse of the Aloha Motel, located at 8515 S. Cicero Avenue, Chicago, 60652, through the obligation of a portion of our CDBG-CV (\$2.8 million for the acquisition of the building).

We are respectfully asking you to consider this application for the Community Development Block Grant-Coronavirus Urban Shelter program (CFSA #420-75-3351), to help fund the rehabilitation of this property into a non-congregate shelter facility serving communities in West, Southwest, and Southland suburban Cook County.

The total requested funding in the amount of \$2,000,000.00 will fund the renovation of the project, to be operated by Bed Plus, Inc.

The Aloha Motel, a 67-year-old limited-service facility, requires critical renovation to provide stable, safe, and adequate housing within the community. We are committed to adhering to the U.S. Department of Housing and Urban Development's eligibility criteria, ensuring that 100% of individuals served by this project meet these requirements.

I certify that this application aligns with the CDBG-CV program's goals in preventing, preparing for, and responding to the impacts of Coronavirus. Specifically, it seeks to restore shelter capacity to pre-COVID levels and address urgent community needs.

Thank you for considering our application. Please feel free to contact me if you require any additional information or clarification.

Sincerely,

Susan M. Campbell
Director of Planning and Development
Cook County Bureau of Economic Development

STATE OF ILLINOIS – DCEO UNIFORM GRANT APPLICATION



**Illinois
Department of Commerce
& Economic Opportunity**

Uniform Application for State Grant Assistance

Agency Completed Section

1. Type of Submission:

☐

Pre-Application

☒

Application

☐

Changed/Corrected Application

2. Type of Application:

☒

New

☐

Continuation (i.e. Multiple Year Grant)

☐

Revision (Modification to Initial Application)

**3. Date/Time Received By State (Completed by
State Agency Upon Receipt of Application)**

4. Name of Awarding Agency Department of Commerce and Economic Opportunity

5. Catalog of State Financial Assistance (CSFA) Number 420-75-3351

6. CSFA Title Community Development Block Grant-Coronavirus Urban Shelter Program

Federal Assistance Listing ☐ Not Applicable (No Federal Funding)

7. Assistance Listing Number #1 14.228

8. Assistance Listing Program Title #1 Community Development Block Grants/State's program

9. Assistance Listing Number #2

10. Assistance Listing Program Title #2

Additional Assistance Listing Number,
if required

Additional Assistance Listing Program
Title, if required

Funding Opportunity Information

11. Funding Opportunity Number 3351-2722

12. Funding Opportunity Title FY24-1

Competition Identification



Not Applicable

13. Competition Identification Number Not Applicable

14. Competition Identification Title Not Applicable

Applicant Completed Section

Applicant Information

15. Legal Name Cook County, A Body Politic

16. Common Name (DBA)

17. Employer/Taxpayer Identification Number 36-6006541
(EIN, TIN)

18. Organizational DUNS Number (optional) 7884302

19. SAMS Unique Entity Identifier (UEI) TAQGTNNU9YC3

20. Business Address 69 W Washington Blvd., Suite 2900

City Chicago

State IL

County Cook

Zip + 4 60602-3134

Applicant's Information

21. Department Name Bureau of Economic Development

22. Division Name Department of Planning and Development

Applicant's Name and Contact Information for Person to be Contacted for *Program/Project* Matters Involving This Application

23. First Name	Anne
24. Last Name	Coleman
25. Suffix	
26. Title	Housing Project Manager
27. Organizational Affiliation	Department of Planning and Development
28. Telephone Number	(312) 603-1014
29. Fax Number	(312) 603-9970
30. Email Address	anne.coleman@cookcountyil.gov

Applicant's Name and Contact Information for Person to be Contacted for *Business/Administrative Office* Matters Involving This Application

31. First Name	Paul
32. Last Name	Elue
33. Suffix	
34. Title	Housing Program Manager
35. Organizational Affiliation	Department of Planning and Development
36. Telephone Number	(312) 603-1046
37. Fax Number	(312) 603-9970
38. Email Address	paul.elue@cookcountyil.gov

Areas Affected

39. Areas Affected by the Project (cities, counties, state-wide)	Suburban Cook County cities, towns, villages
40. Legislative and Congressional Districts of Applicant	State of IL Housing District 6, State of IL Senate District 3, US Congressional District 7
41. Legislative and Congressional Districts of Program/Project	IL House of Rep District 32, IL Senate District 16, US Congressional District 4

Applicant's Program/Project

42. Descriptive Title of Program/Project

Cicero Avenue Transitional Shelter

43. Proposed Program/Project Term

Start Date: 10/1/24

End Date: 12/31/25

44. Estimated Funding (include all that apply)

Amount Requested from the State Applicant

\$ 2,000,000.00

Contribution (e.g. in kind, matching)

Local Contribution

Other Sources of Contribution

\$ 1,772,958.00

Program Income

Total Program/Project Amount (calculated)

\$ 3,772,958.00

Applicant Certification:

By signing this application, I certify (1) to the statements contained in the list of certifications* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil or administrative penalties. (U.S. Code, Title 18, Section 1001)

(*) The list of certification and assurances, or an internet site where you may obtain this list is contained in the Notice of Funding Opportunity. If a NOFO was not required for the award, the state agency will specify required assurances and certifications as an addendum to the application.



I agree

Authorized Representative

45. First Name

Susan M.

46. Last Name

Campbell

47. Suffix

48. Title

Director - Department of Planning and Development

49. Telephone Number

(312) 603-1036

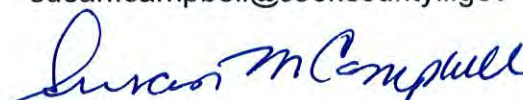
50. Fax Number

(312) 603-9970

51. Email Address

susan.campbell@cookcountyiil.gov

52. Signature of Authorized Representative



53. Date Signed

6/24/24

Save as PDF

CDBG-CV APPLICANT PROJECT INFORMATION

I. PROJECT BENEFIT INFORMATION - Provide the following:

PROJECT LOCATION (Address):

Street: 8515 S Cicero Avenue

City: Chicago, IL Zip Code: 60652

The project location will be utilized to verify inclusion in an opportunity zone and/or DCEO underserved area.

CENSUS TRACT(s) and /BLOCK GROUP NUMBER(s) of project area

Census Tract	7003.02			
Block Group	1013			

TOTAL SHELTER CAPACITY ON
JANUARY 1, 2020:

0

TOTAL ANTICIPATED CAPACITY AS A
RESULT OF THIS PROJECT:

80 beds, 90 people

II. APPLICANT INFORMATION

Applicant Phone	312-603-1014
Applicant E-Mail	anne.coleman@cookcountyil.gov
Fiscal Year End Date	November 30th
Applicant UEI #	TAQGTNNU9YC3

III. APPLICATION WRITER

First Name	Anne		
Last Name	Coleman		
Title	Housing Project Manager		
Agency Name	Cook County Bureau of Economic Development		
Agency Type	Government		
Mailing Address	69 W Washington St., Suite 2900, Chicago, IL 60602		
Telephone	312-603-1014	Email	anne.coleman@cookcountyiil.gov
Federal Employer Identification Number of Application Writer	36-6006541		
RACF ID Number (if applicable)			

IV. PROJECT ENGINEER or ARCHITECT

First Name	Michelle		
Last Name	Sablack		
Title	Associate		
Agency Name	WJW ARCHITECTS		
Agency Type	architect firm		
Mailing Address	401 W. Superior St., Suite 400, Chicago, IL 60654		
Telephone	312-642-5587	Email	michelles@wjwarchitects.com
Federal Employer Identification Number of Engineer or Architect	36-3786506.		

PROJECT SUMMARY

Project Description

As part of a strategic investment to create shelter infrastructure with suburban providers, Cook County is working with BEDS Plus, Inc. to convert a problematic roadside motel into a community asset. The proposed project involves renovation and upgrades of a two-story, 55-room motel at 8518 S. Cicero Avenue, Chicago, 60652. The site, to be called Cicero Avenue Transitional Shelter when completed, will provide low-barrier, dignified emergency housing for people experiencing homelessness in southwest Cook County and include new building features for service use and green improvements. At the June 13, 2024 Cook County Board of Commissioners meeting, the County approved the allocation of \$2,800,000 in funding utilizing Community Development Block Grant CARES Act (CDBG-CV) funds for the acquisition of the property. (See Documentation of Funding Sources).

BEDS Plus has master-leased and operated the site since October 2023 as a Triage Center funded by IDHS (Illinois Department of Human Services) with an appropriation from the General Revenue fund for grants and administrative expenses of the Home Illinois Program to prevent and end homelessness in Illinois. BEDS Plus received \$2,438,203 (award #FCSCH07236) for FY24, with the contract fully executed in September 2023. The award has been renewed at the same level for FY25. The Agency negotiated an option to purchase the property along with the leasing contract, and BEDS Plus began collaborating with Cook County immediately to pursue the acquisition of the property to develop a permanent fixed site, non-congregate shelter. Acquisition of the property is expected in early Fall 2024.

The addition of the Triage Center has been transformative in streamlining the throughput of homeless individuals and families to housing programs as quickly as possible and providing leverage for other funded programs, benefits that will continue under the proposed Cicero Avenue Transitional Shelter project. Screening for the Triage Center program is integrated within the Agency's street outreach, diversion process and open walk-in hours staffed by a trained community health worker team. Screening starts with diversion and if that is not an option, emergency shelter is provided, or applicants may be placed on a waitlist until the next bed is available. Clients are placed in shelter as quickly as possible, so that contact is not lost.

The program goals include meeting basic needs, intensive assessment and identification of a housing pathway. The Triage Center has served as the entry point for other funded programs, such as the IDHS Division of Mental Health pilot program to provide immediate shelter, followed by bridge housing, to homeless adults with histories of repeated institutionalization for mental illness and substance use disorders (BEDS Plus award #45CCB04549). The facility is staffed 24 hours a day, including overnight professional security and professional case management staff from 8am – 8pm daily. To date, the Triage Center has provided emergency shelter to over 375 individuals since opening in November 2023. This increased shelter capacity is the primary driver behind a 50% increase in the delivery of emergency services, including emergency shelter, motel-based interim housing, and diversion, for the 12-month period ending May 31, 2024, over the prior yearⁱⁱⁱ.

As stated in Section 2 of the Home Illinois planⁱⁱⁱ, Responding to a Housing Crisis (pp 49-41), "There is an urgent need for a more effective, safe, and dignified crisis housing response. There is a demand to create

additional fixed-site, non-congregate emergency housing throughout the state. At BEDS Plus, sixty-nine percent (69%) of clients, totaling 1800 adults and children, are homeless at program intake, living in a place not meant for habitation, in shelter, or temporarily residing with family or friends.^{iv} The recent influx of new arrivals has only added to the pressure on the homeless safety net.

In addition, Cook County's housing commitments, articulated in the Policy Roadmap 2024-2027 Four-Year Strategic Plan for Offices under the President and the Cook County Policy Brief on Housing issued in May 2024 includes both Hotel-based sheltering and fixed site emergency shelter for people experiencing homelessness.

The BEDS Plus proposed project supports the goal of the Urban Shelter Program to increase shelter capacity to pre-COVID levels. It is guided by the Agency's 2023-25 Strategic Plan goal to rebuild shelter capacity and invest in agency-owned facilities for greater program resilience. The proposed project helps satisfy the need for 167 individual shelter beds in the West and South regions, identified by the Alliance to End Homelessness in Suburban Cook County in an analysis of shelter needs following the COVID-19 pandemic, conducted by the Clutch Consulting Group. The proposed project will add 80 beds.

Construction Activities

Planned construction activities include the renovation of and addition to the existing approximately 17,600 gross square foot building to convert former motel rooms, manager's unit, offices, and support spaces into a fixed site, transitional shelter) to accommodate approximately 90 residents maximum, including individuals and families, in 55 sleeping units.

- Accessibility upgrades to ensure an accessible route to new accessible units, lobby, communal area, and outbuilding and conversion of 14 existing sleeping units into (3) Section 504/UFAS Accessible Units and (11) Type A/IAC Units with adaptable features),
- Exterior building improvements will include new windows, doors, PTAC grilles, exterior cladding/massing and finish updates, reconfiguration/partial enclosure of the covered walkway areas near the staff offices and lobby spaces, and new roofing and downspouts at gutters at the existing building, and a new 1-story outbuilding.
- Interior building improvements include finish upgrades to the reception/lobby, laundry, and office areas, conversion of one second-floor apartment to staff offices and common space, partial enclosure of existing exterior space to provide new clinical space, addition of an elevator for accessibility to the 2nd floor common and office spaces, a laundry area for staff and resident use, a warming kitchen and dining space, a continental (grab-and-go) food space at the lobby, resident computer stations, and private meeting space. Proposed sleeping unit improvements include finish upgrades,
- The addition of family units in larger existing units, and providing additional storage solutions in each unit. 55 sleeping units are expected to remain, serving a maximum of 90 residents for 1 night up to 90 days, along with a maximum of five staff and volunteers.
- Mechanical, Electrical, Plumbing system upgrades and replacement will be as determined by the Property Needs Assessment to be completed and to meet the client's needs regarding budget priorities, upfront construction costs, and long-term operating costs/energy efficiency goals. This likely will include replacement of the through-wall PTAC units with high-efficiency heat pump units (PTHPs), potential water heating and electrical service upgrades, and select light fixture and plumbing fixture replacement.

Location

The proposed property is the former Aloha Motel at 8515 S. Cicero Avenue, Chicago, 60652, a mixed-use area made up of commercial and residential properties. To the north, the property is adjoined by a cellular tower with a vacant office building following; to the south it is adjoined by a multi-tenant commercial building. To the east and sharing an alley are single-family residential homes; to the west, across South Cicero Avenue which adjoins property, are several retail tenants.

The Agency selected the location for its excellent accessibility, initially for the site of its Triage Center, but with a plan to buy and develop a fixed site, non-congregate shelter. It is centrally located in the West and South Community Based Service Areas (CBSAs) of the Suburban Cook County COC (Continuum of Care),

which are served by BEDS Plus. The location offers immediate access to public transportation, with a two-minute walk from the building to a bus stop on Cicero Ave, a main artery for Pace and the CTA, connecting to multiple other bus routes in all directions. The busy commercial location of the building offers many nearby stores, including large grocery and drugstore chains, and its history as a problematic roadside motel offers the advantages of allowing residents to blend inconspicuously into the immediate environs, while BEDS manages the facility and program as a more responsible property owner. The Alderman serving the area has expressed enthusiastic support for the responsible ownership and improvements the BEDS project will bring to his ward. The building is located between the Agency's offices in Oak Lawn and its service and intake center in Summit, IL, and well situated to serve West, Southwest, and Southland communities. The Agency runs a van between the Triage Center and the Summit Service Center.

The proposed property is on the westernmost edge of the Scottsdale/Chicago Lawn neighborhood in Chicago, within a quarter mile of the 87th and Cicero intersection where Burbank, Oak Lawn, Hometown, and Chicago all meet. The municipal divisions are not at all apparent in this urbanized, primarily commercial, stretch of Cicero Ave. Other motels in suburban locations considered by the Agency for the Triage Center and eventual purchase simply were not as well situated or accessible and were cost prohibitive.

While the location of the proposed property (Census Tract 7003.02, Cook, IL) does not fall within a DCEO underserved area, the BEDS service area includes many communities that meet the underserved threshold^v

- 27% of BEDS clients (475) are from 8 communities with poverty rates of 20% or greater.
 - The median poverty rate of these communities is 22.8%; the average is 24%.
- 25% of BEDS (440) clients are from 5 communities
 - 3 of these communities have poverty rates of 20% or greater.
 - The median poverty rate of these communities is 20.2%; the average is 18.6%.
- 50% of BEDS clients (900) are from 13 communities
 - 5 of these communities have poverty rates of 20% or greater.
 - The median poverty rate of these communities is 17.3%; the average is 16.9%.

The proposed property is centrally located in the BEDS Plus service area in the West, Southwest, and Southland Cook County suburbs.

- 52% of BEDS clients are from communities in the West CBSA
- 48% of are from communities in the South CBSA
- 37% of BEDS clients are from Southland communities in the South CBSA and within the South Suburban Economic Growth Initiative of the Southland Development Authority

One hundred percent (100%) of BEDS clients are low- or very-low income according to the HUD definition or have no income, and 88% are persons of color; the proposed project will serve the same population.

P i c e t n e t p e c t s

“The COVID-19 pandemic laid bare some of the United States’ most devastating health and social inequities faced by people experiencing homelessness.”^{vi} It also revealed the inadequacies of the established model of rotating, nightly, congregate shelter to slow the spread of the virus and protect public health, as shown in a Washington University study on the impact of hotels as non-congregate emergency shelter. This study^{vii}, like many others, determined that motel-based shelters “limited the spread of COVID-19 among individuals who were moved to hotel locations,” who otherwise would have had to travel through communities to different shelter locations each night. The motel-based, non-congregate shelter model contributed to the virus containment and fostered positive health outcomes for those in shelter. They were able to better manage their health and adhere to prescribed care because the daily migration to and from shelter locations, which undermined their ability to keep up with health regimens, was eliminated.

The experience of BEDS Plus in responding to the COVID-19 crisis conformed to these outcomes, and the lessons learned, motivated Agency leadership to pursue development of a medical respite program that would serve the most medically vulnerable homeless with dignity. BEDS Plus opened the largest medical respite program in suburban Cook County in March 2023 with support from the Cook County Department of Economic Development and a capital campaign to buy and renovate a building in Summit, Illinois. The Summit Service Center houses 18 medical respite beds and a health clinic run by Pillars Community Health, the local FHC. The program serves those who are homeless with bi- and tri-morbidities and homeless upon hospital discharge. Hospital partners Loyola University Medical Center and Advocate Aurora Hospital System also contribute to medical respite operations.

BEDS effective implementation of the Triage Center has notably strengthened the Suburban Cook homeless safety net and applies all the learnings from the Agency’s COVID-19 pivot to motel-based shelter. “Evidence from the pandemic suggests providers should prioritize non-congregate shelter with coordinated services to better protect people now and to promote better housing outcomes beyond the pandemic.”^{viii} The proposed Cicero Avenue Transitional Shelter will achieve better housing outcomes while adding greater resilience to the safety net in the face of future public health crises. “The lessons learned and shared by homeless service providers on the frontline during the COVID-19 pandemic have important implications to improve future disaster response.”^{ix}

The proposed project will also support other Suburban Cook public health initiatives that address the impact of housing insecurity and homelessness on health. BEDS Plus partners with Cook County Health to provide housing navigators responsible for connecting discharged patients who are housing insecure or homeless with Agency services (#H23-25-066). Homeless patients who do not need medical respite are now referred to the Triage Center for quick placement in emergency shelter, the service that will be provided by Cicero Avenue Transitional Shelter.

BEDS Plus also is a partner in the Southland Housing and Health Partnership, led by Advocate Aurora Health (AAH) to coordinate services at the Advocate South Suburban and Christ Oak Lawn hospitals through a housing navigator that identifies and bridges the needs of homeless patients with trusted local social service partners. The program is supported by Congressional Discretionary funds. BEDS accepts referrals for medical respite and transitional shelter from the hospitals, with the Triage Center providing the landing place in emergency shelter that the proposed project will offer.

The Agency's Community Health workers partner with municipal and township service providers and community-based organizations to identify people who are housing insecure and homeless and link them with BEDS services. The Community Memorial Foundation and Healthy Communities Foundation, both committed to ending health disparities in the communities they serve, support the CHW program, now entering its sixth year. Again, the Triage Center presently provides the entry to services for those who are homeless and do not need medical respite, the function to be performed by the proposed project.

Across the country, states and cities have launched hotel purchase programs to acquire properties to permanently host non-congregate shelters. The Community Development Block Grant-Coronavirus Urban Shelter Program is one example of these efforts "to provide individualized, 24/7 care that promotes improved health outcomes and exits to permanent housing programs for people experiencing homelessness."^x The Cook County and BEDS Plus, Inc. proposal to develop the site of its Triage Center into a permanent non-congregate shelter facility that will increase shelter capacity to pre-COVID-19 levels satisfies the requirements of the Urban Shelter Program.

-
- ⁱ Triage Centers - Illinois Plan to Prevent & End Homelessness, CSFA Number: 444-80-3185.
omb.illinois.gov/public/gata/csfa/Program.aspx?csfa=3185
- ⁱⁱ Data source: HMIS data, 6/1/2022-6/1/2024
- ⁱⁱⁱ Home Illinois: Illinois' Plan to Prevent and End Homelessness. The Illinois Office to Prevent and End Homelessness, 1 Jul. 2022.
- ^{iv} Data source: HMIS data, entering clients, 6/1/2023-6/1/2024)
- ^v Data Source: HMIS data, 6/1/2023-6/1/2024; American Community Survey
- ^{vi} Rodriguez, N.M., Lahey, A.M., MacNeill, J.J. et al. Homelessness during COVID-19: challenges, responses, and lessons learned from homeless service providers in Tippecanoe County, Indiana. BMC Public Health 21, 1657 (2021).
<https://doi.org/10.1186/s12889-021-11687-8>
- ^{vii} Colburn, Gregg, et al. Impact of Hotels as Non-Congregate Emergency Shelters FULL REPORT an Analysis of Investments in Hotels as Emergency Shelter in King County, WA during the COVID-19 Pandemic IMPACT of HOTELS as NON-CONGREGATE EMERGENCY SHELTERS | PAGE 1 of 28. 2020.
- ^{viii} "Noncongregate Housing plus Services Can Better Protect People Experiencing Homelessness during and beyond the Pandemic | Housing Matters." Housingmatters.urban.org, 9 Feb. 2022,
housingmatters.urban.org/articles/noncongregate-housing-plus-services-can-better-protect-people-experiencing-homelessness. Accessed 12 June 2024.
- ^{ix} Rodriguez, N.M., Lahey, A.M., MacNeill, J.J. et al. Homelessness during COVID-19: challenges, responses, and lessons learned from homeless service providers in Tippecanoe County, Indiana. BMC Public Health 21, 1657 (2021).
<https://doi.org/10.1186/s12889-021-11687-8>
- ^x "Noncongregate Housing plus Services Can Better Protect People Experiencing Homelessness during and beyond the Pandemic | Housing Matters." Housingmatters.urban.org, 9 Feb. 2022,
housingmatters.urban.org/articles/noncongregate-housing-plus-services-can-better-protect-people-experiencing-homelessness. Accessed 12 June 2024.

PROJECT READINESS SUMMARY

Permitting Requirements

The proposed project will require permits from the City of Chicago Department of Buildings. The project will adhere to all local permitting requirements, and in addition will comply with all local, state and federal environmental regulations and any other applicable regulatory requirements.

Property Acquisition

A Purchase and Sale Agreement dated and executed May 1, 2024, is included in the application package demonstrating site control of the property located at 8515 S. Cicero Avenue, Chicago, IL 60652. BEDS Plus will purchase the property for \$2,800,000 per the agreement. Acquisition funding is supported by Cook County.

Permitting Requirements

The proposed project will require permits from the City of Chicago Department of Buildings. The project will adhere to all local permitting requirements, and in addition will comply with all local, state and federal environmental regulations and any other applicable regulatory requirements.

Property Acquisition

A Purchase and Sale Agreement dated and executed May 1, 2024, is included in the application package demonstrating site control of the property located at 8515 S. Cicero Avenue, Chicago, IL 60652. BEDS Plus will purchase the property for \$2,800,000 per the agreement. Acquisition funding is supported by Cook County.

Additional Information

On July 13, 2024, the Cook County Board of Commissioners approved the allocation of \$2,800,000 in funding utilizing Community Development Block Grant CARES Act (CDBG-CV) for the acquisition of the property. In addition, rehabilitation and construction activities for this project will be supported by various public and private sources, including

- Health Resources and Services Administration (HRSA) - \$375,000 (secured)
- Senator Duckworth Appropriation of \$1,400,000 (committed)
- Private Capital campaign (\$37,958 to cover the cost of construction as it relates to this application)
- Federal Home Loan Bank Application (Application in June 2025)
- IHDA Non-Congregate Funding (Application anticipated in Fall 2024)

Phase Project Impact

This will not be a phased project the intent is to complete the construction in one phase depending on the availability of funding awarded. If the \$2,000,000 is awarded through this grant opportunity, construction can begin promptly as funds are in place to complete the scope as detailed in the Project Summary.

Further Project Details

This project further demonstrates real estate project readiness with the completion of the schematic design process by J Architects. At this time, design development is underway with the design team and further studies, including geotechnical testing to understand the elevator foundation needs. Other site due diligence completed includes Phase I (Part 58), radon testing, survey, and appraisal. A special use application has been to the City of Chicago for review and community approval has been secured in accordance with local zoning regulations. Construction is slated to take 6 months per the construction schedule estimate provided by Berglund Construction.

DOCUMENTATION of PROPERTY OWNERSHIP

PURCHASE AND SALE AGREEMENT

(8515 S. Cicero Avenue, Chicago, Illinois 60652)

This Purchase and Sale Agreement ("**Agreement**") is made and entered into by and between AMRUT LILA LLC, dba Aloha Motel, an Illinois limited liability company ("**Seller**"), and BEDS Plus Inc., dba BEDS, Plus Care, Inc., an Illinois not-for-profit corporation, or its assignee ("**Purchaser**"), and collectively as the "**Parties**", or each severally, a "**Party**". The "**Effective Date**" of this Agreement will be the last date on which both the Purchaser and the Seller shall have executed and delivered this Agreement.

WHEREAS, Purchaser desires to purchase from Seller and Seller desires to sell to Purchaser according to the terms and conditions set forth in this Agreement, that certain property commonly known as 8515 S. Cicero Avenue, Chicago, Illinois 60652, situated upon the land legally described on **Exhibit A** appended hereto and incorporated herein (the "**Land**"), the commercial buildings thereon (the "**Building**") and all other structures and improvements located on the Land (collectively, the "**Improvements**"), all personal property described on **Exhibit B** attached hereto and incorporated herein (the "**Personal Property**"), all plumbing, electrical distribution, HVAC, alarm systems, security systems, and other fixtures (excluding trade fixtures) incorporated in, at, under or about the Improvements, any roof, construction or mechanical warranties relating to the Land or Improvements, all entitlements including, development rights and tax abatements or discounts, and all easements, tenements, privileges, rights-of-way, alleys, sewer rights, and appurtenances belonging to the Land or Improvements, if any (collectively and together with the Land, Improvements, and Personal Property, the "**Property**").

NOW, THEREFORE, in consideration of the foregoing Recitals (which are made a part of this Agreement) and in consideration of the mutual promises the respective undertakings of the Parties as hereinafter set forth, Seller and Purchaser hereby agree as follows:

1. **Purchase and Sale.** Subject to the terms and conditions of this Agreement, Seller hereby agrees to sell the Property to Purchaser and Purchaser hereby agrees to purchase the Property from Seller.
2. **Sale/Purchase Price.** The Parties hereby agree that the sale/purchase price for the Property is Two Million Eight Hundred Thousand and no/100 Dollars (**\$2,800,000**) which shall be payable and due as follows:
 - a. **Earnest Money.** Within three (3) business days after the Effective Date, the Parties shall establish and execute a Strict Joint Order Escrow ("**Earnest Money Escrow**"), and pursuant to the Earnest Money Escrow, Purchaser will deliver an earnest money deposit of Ten Thousand and no/100 Dollars (**\$10,000.00**) (the "**Earnest Money**") to Altima Title, or a title company of Seller's choice (the "**Title Company**"). The cost of the Earnest Money Escrow shall be shared equally between the Parties. The Earnest Money shall be held in the Earnest Money Escrow for the mutual benefit of the Parties hereto. Unless required by the Earnest Money Escrow, the Earnest Money shall not bear interest. The funds in the Earnest Money Escrow shall be either applied to the Sale/Purchase Price at the Closing, returned to Purchaser or paid to Seller, all as hereinafter provided for in this Agreement.
 - b. **Balance.** The balance of the Sale/Purchase Price, plus or minus the customary prorations and/or credits hereinafter provided for, shall be paid by Purchaser at Closing by federal wire transfer funds to the Title Company, together with such additional funds for Purchaser's share of closing costs as may be required pursuant to this Agreement.

5.1.2024

3. **Closing.** The consummation of the transaction contemplated by this Agreement ("**Closing**") shall take place on a date mutual acceptable to the Parties that is within fifteen (15) days after expiration of the Due Diligence Period (as hereinafter defined) or if the Purchaser chooses to waive the contingencies, fifteen (15) days after Purchaser's waiver of all contingencies. Notwithstanding the foregoing, the Parties agree that the Closing shall not occur before November 15, 2024, unless the Parties mutually agree in writing to complete the Closing at an earlier date. The Closing shall take place at the offices of the Title Company. The transaction contemplated by this Agreement shall be closed by means of a Deed and Money Escrow ("**Closing Escrow**") to be opened with the Title Company on or before the Closing Date, with such special provisions inserted in the Closing Escrow as may be required to conform to this Agreement; provided, however, in the event of a conflict between the terms of this Agreement and the Closing Escrow, the terms of this Agreement shall control. The Closing Date may be extended by the Purchaser by up to Seventy-Two (72) hours in order to allow for the consummation of the transaction contemplated herein when conditions beyond the Parties control prevent closing in this matter ("**Emergency Extension**"). Taxes shall be prorated without the Emergency Extension. The Property shall be delivered in "as-is" condition.

4. **Deliveries at Closing.** At the Closing, the Parties will execute and deliver all deeds and other documents necessary to consummate the sale and purchase of the as follows:

a. **Seller.** Seller will deliver to Purchaser, or to the Title Company, as applicable, the following documents (all of which shall be duly executed, sealed, witnessed and notarized where required):

i. Special Warranty Deed (the "**Deed**") in recordable form conveying to Purchaser good and valid title to the Land and Improvements subject to the Permitted Exceptions (as hereinafter defined);

ii. An affidavit of Title in customary form covering the Closing Date and showing title in Seller subject only to the Permitted Exceptions, if any, as to which the Title Company commits to extend insurance in the manner specified above;

iii. Bill of Sale conveying the Personal Property to Purchaser;

iv. the Permitted Exceptions;

v. A Certificate of Non-Foreign Status of Seller, as required by Sec. 1445 of the Internal Revenue Code;

vi. Such proof of Seller's authority to enter into this transaction and to execute this Agreement, the Seller's Closing Deliveries and the Parties' joint deliveries as may be required by the Title Company;

5.1.2024

- vii. ALTA Extended Coverage Statement and GAP Undertaking, as required by the Title Company and Purchaser's lender;
 - viii. Closing Certificate of Seller's representations, pursuant to Section 10 below; and
 - ix. Any reasonable and customary other documentation required by the Title Company in order for the Title Company to issue the Title Policy (as hereinafter defined);
- b. Purchaser. At Closing, Purchaser shall deliver to the Seller, or to the Title Company, as applicable, the following (all of which shall be duly executed, sealed, witnessed and notarized where required):
- i. The balance of the Sale/Purchase Price in accordance with Section 2(b) above, plus or minus prorations, if any, and plus Purchaser's share of closing costs;
 - ii. An executed Corporate resolution along with any other proof of Purchaser's authority to enter into this transaction, to execute this Agreement and the Seller's Closing Deliveries as may be required by the Title Company;
 - iii. Closing Certificate of Purchaser's representations and warranties, pursuant to Section 10 below; and
 - iv. Any reasonable and customary documentation required by the Title Company in order for the Title Company to issue the Title Policy.
- c. Joint Deliveries. At Closing, Purchaser and Seller shall jointly deliver the following documents to the Title Company:
- i. Settlement Statement prepared by the Title Company in a manner which reflects the terms and conditions, as applicable, of this Agreement and otherwise in a form reasonably acceptable to the Parties.
 - ii. To the extent required, state, county and/or municipal transfer tax declarations;
 - iii. A joint direction to the Title Company to transfer the Earnest Money from the Earnest Money Escrow into the Closing Escrow; and,
 - iv. A combined Seller and Purchaser ALTA Statement; and

5.1.2024

v. Any other usual and customary documents needed to complete the transaction set forth herein.

5. **Allocation of Closing Costs and Expenses.** Each Party shall be responsible for its attorney fees and other costs incurred by or in connection with the duties and obligations prior to, and through closing of this Agreement and transactions contemplated thereby, subject to the following:

a. **Seller.** Seller shall pay for: Owners' Title Policy, Survey; all state, county, and municipal revenue stamps and/or transfer, income and/or other taxes customarily paid by a seller, or otherwise allocated by statute or ordinance to be paid by a seller.

b. **Purchaser.** Purchaser shall pay for: the costs of any audits, tests, or inspections of the Property which it desires to make, the cost of the mortgage title policy, transfer tax, revenue tax, and mortgage and intangible taxes, which are customarily paid by a purchaser, or otherwise allocated by statute or ordinance to be paid by a purchaser; and recording costs for the Deed, mortgage and other loan related documents.

c. **Shared.** The cost of Escrow and/or Closing Escrow shall be equally allocated between Purchaser and Seller.

6. **Prorations.** Except as specifically provided herein to the contrary, the following prorations shall be made at Closing as of the Closing Date and shall be applied to reduce or increase the balance of the Sale/Purchase Price, as applicable:

a. **Real Estate Taxes.** Seller shall pay all and prior real estate taxes as they become due and payable. In the event any or tax installments were not paid when due, Seller shall pay the unpaid taxes at, or prior to, Closing, including any late fees attributable to non-payment of an installment when due. At Closing, Seller shall credit to Purchaser a prorated credit on the basis of 105% of the last ascertainable tax year for any or taxes not yet assessed, due, or payable.

b. **Utilities and Operating Expenses.** Gas, water, electricity, heat, fuel, sewer and other utilities and operating expenses relating to the Property (other than utilities for which final readings have been obtained as of the Closing Date) shall be prorated through the date preceding the Closing Date. To the extent final readings cannot be obtained, it shall be assumed that utility charges were uniformly incurred during the billing period in which the Closing occurs.

c. **Miscellaneous.** If there are any items other than those set forth in Sections 6(a) and 6(b) above, the credit or proration of which are necessary to fairly allocate the benefits and burdens of ownership of the Property, such items shall be ratably prorated at the Closing. In the event that accurate prorations and other adjustments for such items cannot be made at Closing because current bills are not available or the amount to be adjusted is not yet ascertainable, other than real estate taxes as specified in Section 6(a), the Parties shall prorate such items on the best available information, subject to further adjustment promptly upon

receipt of the final bills or upon completion of final computations. The provisions of this Section 6 shall survive Closing.

7. **Title Insurance.**

a. **Title Commitment.** Within five (5) business days after the Effective Date, Seller shall furnish to Purchaser a title commitment together with complete and legible copies of all documents of record referenced in the title commitment ("**Title Commitment**") for an ALTA Form B owner's title insurance policy ("**Title Policy**") issued by the Title Company at title rates, costs, fees, or other sums attributable to title insurance substantially comparable to those of Chicago Title and Trust Company. Purchaser shall notify Title company if it requires Extended Coverage which shall be paid for by Purchaser. The Title Commitment shall be issued by the Title Company dated after the Effective Date, and shall be in the amount of the Sale/Purchase Price and show title to the Property vested in Seller, subject to the process specified in Section 7(b), subject only to: (i) general taxes not yet due and payable; (ii) matters created by, through or under Purchaser; (iii) matters approved or waived by Purchaser pursuant to Section 7(b) below (collectively, "**Permitted Exceptions**").

b. **Title Approval.** Purchaser shall have five (5) business days from the receipt of the Title Commitment and ten (10) business days from receipt of the Survey (as hereinafter defined), whichever later occurs, in which to notify Seller ("**Title Objection Notice**") of any title defects or states of fact ("**Defects**") disclosed by the Title Commitment and/or Survey which Purchaser deems objectionable in its sole and absolute discretion. If the Title Commitment or the Survey discloses exceptions objectionable to the Purchaser ("**Title Defects**"), the Seller shall have five (5) business days ("**Cure Period**") from the date of delivery thereof to do either of the following: (1) have the exceptions removed from the Title Commitment, correct such Survey defects, or to have the Title Company commit to insure against loss or damage that may be occasioned by such exceptions or survey defects at Seller's cost; or (2) notify the Purchaser of those exceptions the Seller will not cure. If the Seller notifies the Purchaser of exceptions or defects it will not cure, the Purchaser shall have until the Closing to elect either of the following: (1) terminate this Agreement with the Earnest Money and interest returned to the Purchaser; or (2) proceed with this Agreement with the uncured exceptions being treated as Permitted Exceptions. Purchaser shall be entitled to the title and Survey review process set forth in this Section 7(b) for any matters first disclosed by any updated, revised, or subsequent Title Commitment and/or Survey.

c. **Mandatory Removable Items.** The foregoing notwithstanding, Seller shall be obligated to cure, at or prior to Closing, and irrespective of whether Purchaser provides a Title Objection Notice with respect thereto as aforesaid, the following (collectively, the "**Mandatory Removable Liens**"): (i) all mortgages and similar financing liens; (ii) past due real estate taxes; (iii) any judgments and/or other liens of a definitive and ascertainable amount; (iv) any and all mechanics' and material supplier's liens affecting the Property from work performed by or on behalf of Seller; and (v) to the extent willfully caused by Seller, any matter first appearing of public record after the Effective Date, to the extent that Purchaser's consent was not obtained therefor.

d. **Title Policy.** Notwithstanding anything contained in this Agreement to the contrary, Purchaser's obligation to consummate the transaction contemplated hereunder is subject to the condition precedent that, as of the Closing Date, Seller shall cause the Title Company to issue to Purchaser its ALTA owner's policy of title insurance or irrevocable commitment to issue same with extended coverage (at Seller's cost) and

any endorsements requested by Purchaser (at Purchaser's cost) ("**Title Policy**") covering the Property in the amount of the Purchase Price, subject only to the Permitted Exceptions.

8. **Survey.** Within ten (10) business days after the Effective Date, the Seller shall, at Seller's sole cost and expense, procure a ALTA survey of the Property, and deliver said Survey to the Purchaser.

9. **Purchaser's Contingencies.**

a. **Information and Documentation.** Within ten (10) business days after the Effective Date, Seller shall make available to Purchaser for Purchaser's review the information pertaining to the Property which is in Seller's possession or control, including: existing surveys; existing title insurance policies; soil borings; engineering and structural plans, or other building system information;; real estate tax assessment information including any information on real estate tax contests; underground storage tanks and any documents showing the results of any environmental audit, report or assessment that may have been conducted on the Property; insurance loss histories; roof and other warranties; service and maintenance agreements; utility bills for the past three (3) months; a list of any capital improvements made in the last three (3) years, along with any documents related thereto; unrecorded easements; any building, zoning, or other code violation issued, received, or corrected on the Property; zoning documents, including, but not limited to, special uses, annexation, or variances; any warranties or invoices for any maintenance or improvements during the last one year; and assessment notices, governmental notices and permits received within the last three (3) year period immediately preceding the Effective Date (collectively the "**Due Diligence Documents**"). Upon the delivery of all Due Diligence Documents to Purchaser, Seller shall deliver a written notice to Purchaser certifying that all Due Diligence Documents in Seller's possession or control have been submitted and delivered to Purchaser.

b. **Financing Contingency.** Purchaser's obligations under this Agreement are conditioned upon the County's approval of the Agreement and satisfaction of all County due diligence required to close the CDBG-CV funding as set forth and agreed to by the Parties in the Rider to Purchase and Sale Agreement, which is appended hereto as **Exhibit C**. In the event the County declines to provide the Purchaser with the financing required to purchase the Property, the Purchaser shall provide written notice to the Seller of its intent to terminate this Agreement.

c. **Zoning Contingency.** Purchaser's obligations under this Agreement are contingent on Purchaser receiving approval of its pending application for a special use permit to operate a transitional shelter. Purchaser shall have ten (10) business days following a final determination issued by the Zoning Board of Appeals of the City of Chicago to provide Seller with written notice of its intent to terminate this Agreement.

d. **Due Diligence Period.** Purchaser or Purchaser's agents or contractors shall have the right until thirty (30) days after the date on which Purchaser has satisfied its Purchaser's Contingencies as set forth in this Section 9 (the "**Due Diligence Period**") or until the earlier termination of Agreement to enter upon prior notice to Seller the Property at reasonable times and conduct inspections, examinations and test of the Property and its operations, which Purchaser deems necessary, including but not limited to the soil, environmental condition and other physical aspects and review of leases, copies of bills for utilities, taxes, operations and maintenance, zoning, contracts and other documents concerning the Property (but only to

5.1.2024

the extent such documents exist). If Purchaser, for any reason or no reason and at Purchaser's sole discretion, disapproves the physical or environmental condition of the Property, or any matters with respect to Purchaser's Contingencies, or other matters regarding Purchaser's intended use and purpose for the Property, then Purchaser may terminate the Agreement by written notice delivered to Seller during the Due Diligence Period or by or before five (5) business days after the close of the Due Diligence Period and receive a full refund of the Earnest Money. If Purchaser fails or elects not to terminate this Agreement in accordance with the terms of this Section 9, then this Agreement shall continue and remain in full force and effect in accordance with its terms.

e. Inspections. During the Due Diligence Period, Purchaser (personally, or through others) may make such inspections, tests and investigations of the Property (including, without limitation soil borings and physical samplings) and the Due Diligence Documents, as Purchaser deems necessary or advisable in its sole and absolute discretion; provided, however, that Purchaser shall, provide Seller, at least one (1) business day prior notice and, at the election of Seller, accompanied by a representative of Seller, prior to undertaking any subsurface borings, physical samplings, or other testing or investigation which would alter the physical condition of the Property, it being agreed that Seller shall be deemed to have approved such borings, samplings, testing or investigation unless Seller reasonably denies approval within two (2) days after receiving notice of Purchaser's request. For purposes of the inspections, tests and investigations contemplated by this Section, Seller shall give those persons inspecting the Property, at Purchaser's request, reasonable access to the Property. The cost of the inspections, tests and investigations undertaken by Purchaser pursuant to this Section 9 shall be borne solely by Purchaser. Purchaser shall indemnify and hold Seller harmless for any and all claims, liability or damage incurred during Purchaser's inspection (personally or through others)

f. Closing Conditions. The Purchaser's obligations to consummate this Agreement is subject to satisfaction of all of the following conditions: (i) On the Closing Date, the Seller is not in default under this Agreement; (ii) All of Seller's representations and warranties shall be true and accurate in a material respects; (iii) On the Closing Date, the Title Company will be in a position to issue the Title Policy to the Purchaser as specified in this Agreement, and the title to the Property is not otherwise unmarketable; (iv) all of Seller's representations and warranties shall be true, accurate, and complete in all material respects; and (v) the Purchaser has not terminated this Agreement with respect to Purchaser's contingencies set forth in Sections 9(b) and 9(c). The Purchaser may waive, in writing, any of the closing conditions contained in this Section 9(e), in whole or in part and proceed to Closing.

10. Representations, Warranties and Covenants.

a. Seller Representations. In order to induce Purchaser to enter into this Agreement, Seller hereby represents, warrants, and covenants to Purchaser, as follows:

i. Seller is duly-incorporated as an Illinois limited liability company and is in "good standing" with the Illinois Secretary of State;

ii. This Agreement has been, and all the documents to be delivered by Seller to Purchaser or the Title Company at Closing will be, duly authorized, executed and delivered by Seller, are or will be legal, valid and binding obligations of Seller, will be sufficient at Closing to

5.1.2024

convey good and marketable title to Purchaser, are or will be at Closing enforceable in accordance with their respective terms, and do not and will not at Closing violate any provisions of any agreement to which Seller is a party or by which the Property is bound;

iii. The information included in the Due Diligence Documents shall be, to the best of Seller's knowledge, true, correct, and complete in all material respects, and the same shall not intentionally and knowingly omit any material information required to make the submission thereof fair and complete;

iv. There are no current violations of any health, safety, pollution, environmental, zoning or other laws, ordinances, rules or regulations with respect to the Property, for which the Seller has received notice and which have not been previously entirely corrected except for the alleged violations contained in City of Chicago v. Amrut Lila 523S0678544.

v. There is no pending or to the best of Seller's knowledge, threatened litigation eminent domain, or administrative proceeding, against or affecting Seller or the Property;

vi. Seller has received no notice of any proposed change in zoning or other use restrictions affecting the Property;

vii. To the knowledge of Seller, there are no "special assessments" or "service area" taxes which have been assessed against the Property and which have yet to be paid;

viii. Seller has not received any notice from any insurance carrier of, nor is Seller aware of, any defects or inadequacies in the Property, which if not corrected, would result in termination of insurance coverage, increase its cost or otherwise affect the insurability of the Property; except for notice from Seller's insurance provider of termination of sidewalk was not repaired. Sidewalk has since been repaired and insurance coverage is in place.

ix. To the knowledge of Seller, the Property is not located entirely within an area or areas currently designated by FEMA as flood zone B, C or X;

x. That there are not and the Seller is not aware that there has been any underground storage tanks for Hazardous Materials located above or beneath the surface of the Land and that there may be Hazardous Materials in or about the Building. "Hazardous Materials" shall mean: (aa) any "hazardous waste" as defined by the Resource Conservation and Recovery Act of 1976 (42 U.S.C. Section 6901 et. seq.), as amended from time to time, and regulations promulgated under such act; (bb) any "hazardous substance" as defined by the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (42 U.S.C. Section 9601 et. seq.) ("CERCLA"), as amended from time to time, and regulations promulgated under such act; (cc) asbestos; (dd) polychlorinated biphenyls; (ee) any substance, the presence of which on the Property is prohibited by any governmental requirement; and (f) any other substance which by any governmental requirement requires special handling in its collection, storage, treatment or disposal. "Hazardous

5.1.2024

Materials Contamination" shall mean the contamination (whether presently existing or subsequently occurring) of the Property, facilities, soil, groundwater, air or other elements on or of the Property by Hazardous Materials, or the contamination of the buildings, facilities, soil, groundwater, air or other elements on or of any other property as a result of Hazardous Materials at any time emanating from the Property;

xi. There are no service contracts, vendor contract, occupancy agreements, licenses, management agreements, or leases relating to the Property that would be binding on Purchaser after Closing, and all such contracts or leases will be terminated before Closing;

xii. There are no facts or circumstances not disclosed to Purchaser of which Seller has knowledge and which have or could have a material adverse effect upon the Property. Seller agrees to notify Purchaser immediately of such facts or circumstances if it becomes aware of the same;

xiii. Seller will not enter into any new contracts, leases, or agreements affecting the Property that survive the Closing and Seller shall not modify or amend any existing contract, lease or agreement affecting the Property without Purchaser's prior written consent;

xiv. Seller will operate, maintain and manage the Property in its present manner (including maintaining all insurance coverage in effect as of the Effective Date);

xv. Seller will maintain in good standing any and all licenses, permits, certificates and authorizations required for the Property;

xvi. Seller will, at Seller's expense, obtain any municipal inspection which may be required by the City of Chicago in connection with the sale of the Property hereunder and correct any inspection items required by the City of Chicago to be corrected in connection with such sale;

xvii. Seller will promptly deliver to Purchaser copies of any written notice received by Seller between the Effective Date and the Closing Date regarding: (1) violation of any environmental law, (2) zoning or building code violation notices, or (3) all actions, suits or other proceedings affecting the Property, or the use, possession or occupancy thereof, which in any case may adversely affect Purchaser or the Property;

xviii. Seller shall not sell, mortgage, pledge, hypothecate or otherwise transfer or dispose of all or any part of the Property or any interest therein; and

xix. There are no other entities or individuals holding an option to purchase the Property, and Seller is not a party to an option agreement to sell the Property to anyone other than Purchaser. Likewise, there are no other entities or individuals retaining a right of first refusal concerning the Property, and Seller is not a party to a right of first refusal agreement concerning the Property.

5.1.2024

Certification of Representations and Warranties. Seller shall certify that the representations and warranties set forth above are true and correct in all material respects as of the Closing with the same effect as though made on the Closing. Should Seller be unable to deliver such a statement, Purchaser shall have the right, but not the obligation, to terminate this Agreement, in which event the Earnest Money and all interest earned thereon shall be returned to Purchaser, and Purchaser and Seller shall have no further obligations hereunder.

b. Purchaser Representations. In order to induce Seller to enter into this Agreement, Purchaser hereby covenants and agrees, as follows:

i. Purchaser is duly-organized Illinois not-for-profit corporation with authority to transact in Illinois and is in "good standing" with the Illinois Secretary of State.

ii. This Agreement has been, and all the documents to be delivered by Purchaser to Seller or the Title Company at Closing will be, duly authorized, executed and delivered by Purchaser, are or will be legal, valid and binding obligations of Purchaser, will be sufficient at Closing and will be at Closing enforceable in accordance with their respective terms, and do not and will not at Closing violate any provisions of any agreement to which Purchaser is a party;

iii. Purchaser has the legal power, right and authority to enter into this Agreement, to consummate the transactions contemplated hereby and to execute and deliver all documents and instruments to be delivered by Purchaser hereunder; and

iv. All requisite action has been taken or obtained by Purchaser in connection with the entering into this Agreement and the consummation of the transaction contemplated hereby, or shall have been taken prior to the Closing Date.

v. At the time of closing following due diligence period, unless the contract is hereby terminated, purchaser shall be satisfied with its Due Diligence and accepts the condition of the Property as of the date of Closing and it further acknowledges that Seller makes no representations as to the Zoning of the property or Purchaser's intended use.

Certification of Representations and Warranties. Purchaser shall deliver to Seller at Closing a statement certifying that the representations set forth above are true and correct in all material respects as of the Closing with the same effect as though made on the Closing.

11. Casualty or Condemnation Prior to Closing.

a. Casualty. If, prior to the Closing Date, a material part of the Property is destroyed or damaged by fire or other casualty, Seller will promptly notify Purchaser of such fact, and Purchaser shall have the option to terminate this Agreement by giving notice to Seller not later than ten (10) business days after such notice from Seller to Purchaser. Upon the exercise of such option to terminate by the Purchaser, this Agreement

shall become null and void, the Earnest Money shall be returned to the Purchaser, and neither Party shall have any further liability or obligations hereunder. If the Purchaser does not so elect to terminate, then the Purchaser shall not have the right to terminate this Agreement, and the Seller shall assign and transfer to the Purchaser on the Closing Date all of the Seller's right, title and interest in and to all insurance proceeds paid or payable to the Seller, relating to property damage and excluding business loss coverage, on account of such fire or casualty, and the Seller shall have no obligation to repair or restore that Property,

b. Eminent Domain/Condemnation. If, prior to the Closing Date, all or any portion of the Property is taken by eminent domain (or is the subject of a pending taking which has not yet been consummated), Seller will notify Purchaser of such fact immediately after obtaining knowledge thereof and Purchaser shall have the option to terminate this Agreement by giving notice to Seller not later than ten (10) business days after the Purchaser receives Seller's notice. If, between the date of this Agreement and the Closing Date, any condemnation or eminent domain proceedings are initiated that might result in the taking of any part of a Property, the Purchaser may do either of the following: (i) Terminate this agreement by written notice to the Seller and receive a return of the Earnest Money; or (ii) Proceed with the Closing, in which event the Seller shall, at the Closing, assign to the Purchaser the entire Seller's right, title and interest in and to any award made in connection with such condemnation or eminent domain proceedings. The Closing shall be delayed, if necessary, until the Purchaser makes such election. If the Purchaser fails to make an election within such timeframe, the Purchaser shall be deemed to have elected to exercise its rights under Section 11(a), and this Agreement shall become null and void, the Earnest Money shall be returned to the Purchaser, and neither Party shall have any further liability or obligations hereunder except for the survival of certain indemnities as expressly set forth herein.

12. Brokers. The Parties mutually warrant and represent to each other that neither has dealt with any broker in connection with this Agreement or the transaction contemplated herein. Each of the Parties shall indemnify and save the other harmless from any claim by any broker or other person for commissions or other compensation for bringing about this Agreement and the transaction contemplated hereby where such claim is based on the purported employment or authorization of any broker or other person by such Party. Notwithstanding anything contained in this Agreement to the contrary, the terms, provisions, conditions and indemnifications of this Paragraph 12 shall survive Closing and the delivery of the Deed or the termination of this Agreement.

13. Default.

a. Purchaser's Remedies Upon Seller's Default. If Closing fails to occur because of Seller's default, then Purchaser may, at its option, terminate this Agreement and receive a full and immediate return of all Earnest Money or seek specific performance pursuant to the terms of this Agreement.

b. Seller's Remedies Upon Purchaser's Default. If Closing fails to occur solely because of Purchaser's default, the Earnest Money shall be paid to Seller as liquidated damages in lieu of all other remedies available to Seller and thereupon this Agreement shall become null and void, with neither Party having any further rights or liabilities hereunder. Seller and Purchaser acknowledge and agree that it would be extremely difficult to accurately determine the amount of damages suffered by Seller as a result of Purchaser's default hereunder, and that the Earnest Money is a fair and reasonable amount to be retained by Seller as agreed and liquidated damages for Purchaser's default under this Agreement.

5.1.2024

14. **Possession; Condition of Property.** Seller shall deliver possession of the Property to Purchaser on the Closing Date free of any leasehold interests and substantially in the same condition as on the Effective Date. If Seller removes any equipment, machinery, fixtures or other items which are not part of the Property to be conveyed hereunder ("**Removed Items**"), Seller will repair any damage caused by the installation, operation or removal of such Removed Items to Purchaser's reasonable satisfaction.

15. **Assignment.** Purchaser may assign this Agreement with written approval by Seller prior to Closing, which Seller shall not withhold unreasonably.

16. **Notices.** Any notice required or permitted to be given by this Agreement shall be given or made in writing, and shall be served: (a) personally or by messenger or courier service (effective upon delivery); (b) by email transmission on business days (weekdays other than federal or state holidays) (notice after regular business hours shall be effective on the next business day); or (c) by overnight delivery service as follows:

In the case of Seller, address to:

Amrut Lila, LLC
3415 Crescent Lane
Glenview, IL 60026

With a Copy to: Sanghvi Law Group, LLC
29 E Madison St #120
Chicago, IL 60602
Attn: Raj P. Sanghvi
rsanghvi@sanghvilaw.com

In the case of Purchaser, address to:

BEDS Plus Inc.
9601 Ogden Ave.
La Grange, IL 60525
Attn: Tina Rounds

With a Copy to: FORNARO LAW
1022 S. La Grange Road
La Grange, Illinois 60525
Attn: Timothy M. Foley
Mary Bryk
tim@fornarolaw.com
mary@fornarolaw.com

17. **Bulk Sales Compliance.** Following the Effective Date, Seller and Purchaser shall apply for

releases of liability ("**Bulk Sales Liability**") under the "bulk sales" provisions of the Illinois Retailers Occupation Tax Act, 35 ILCS 120/1 et seq., the Illinois Income Tax Act, 35 ILCS 5/101 et seq., Section 34-92 of the Code of Ordinances of Cook County, Illinois, and other related statutes and ordinances applicable to the transactions contemplated by this Agreement (collectively, the "**Bulk Sales Laws**") arising out of the transaction contemplated by this Agreement and Seller agrees to file the applications promptly following the Effective Date. The obligations of Purchaser to close are subject to the satisfaction of the conditions relating to the Bulk Sales Laws (the "**Bulk Sales Conditions**") as set forth below:

a. If stop orders are issued under the Bulk Sales Laws ("**Stop Orders**") prior to the Closing Date the Bulk Sales Conditions shall be deemed satisfied if: (i) Purchaser has received from the State of Illinois, Cook County, and other applicable governmental tax bodies (collectively, the "**Tax Bodies**") final releases, in customary form, of any Bulk Sales Liability ("**Bulk Sales Releases**") or (ii) Seller has escrowed the amount of withholding or other liabilities asserted in the Stop Orders from Purchase Price proceeds in a manner that complies with the Bulk Sales Laws and is otherwise reasonably satisfactory to Seller and Purchaser (a "**Bulk Sales Escrow**"). Unless a Bulk Sales Release has been issued, the Parties shall establish prior to Closing a Bulk Sales Escrow relative to each Stop Order issued prior to the Closing.

b. If a Bulk Sales Release is issued without the issuance of any Stop Orders by any of the Tax Bodies, the Bulk Sales Conditions shall be satisfied as to such Tax Body.

c. If any of the Tax Bodies have issued neither Stop Orders nor Bulk Sales Releases as of 6:00 p.m. two (2) business days prior to the Closing Date, then the Parties shall continue to pursue diligently the issuance of all Bulk Sales Releases and the Closing Date shall be postponed until a date, reasonably acceptable to both Parties, that is not more than five (5) business days following the date when the Parties have received either a Stop Order or Bulk Sales Release from each of the Tax Bodies.

18. **Miscellaneous.**

a. **Governing Law.** This Agreement shall be construed and enforced in accordance with the laws of the State of Illinois.

b. **Entire Agreement.** This Agreement contains the entire agreement between the Parties respecting the matters herein set forth and supersedes all prior agreements between the Parties respecting such matters, if any, there being no other oral or written promises, conditions, representations, understandings, warranties or terms of any kind as conditions or inducements to the execution hereof and none have been relied upon by either Party.

c. **Amendment or Modification.** No agreement, amendment, modification, understanding or waiver of or with respect to this Agreement or any term, provision, covenant or condition hereof, nor any approval or consent given under or with respect to this Agreement, shall be effective for any purpose unless contained in a writing signed by the Parties.

d. **Successors and Assigns.** All of the terms and conditions of this Agreement are hereby made binding

on the respective successors and permitted assigns of both Parties hereto.

e. Time of the Essence. Time is of the essence of this Agreement.

f. Time Computation. If the final day of any period or any date of performance under this Agreement falls on a Saturday or Sunday or on a state or federal holiday, then the final day of the period or the date of such performance shall be extended to the next business day.

g. Headings. Section or paragraph headings are for convenience of reference only and shall not be used in construing this Agreement.

h. No Waiver. Except as herein expressly provided, no waiver by a Party of any breach of this Agreement by the other Party shall be deemed to be a waiver of any other breach by such other Party (whether preceding or succeeding and whether or not of the same or similar nature), and no acceptance of payment or performance by a Party after any breach by the other Party shall be deemed to be a waiver of any breach of this Agreement or of any representation or warranty hereunder by such other Party whether or not the first Party knows of such breach at the time it accepts such payment or performance. No failure or delay by a Party to exercise any right it may have by reason of the default of the other Party shall operate as a waiver of default or as a modification of this Agreement or shall prevent the exercise of any right by the first Party while the other Party continues to be so in default.

i. Further Assurances. The Parties each agree to do, execute, acknowledge and deliver all such further acts, instruments and assurances and to take all such further action before or after the Closing as shall be necessary or desirable to fully carry out this Agreement and to fully consummate and effect the transactions contemplated hereby.

j. Counterparts; Signatures. This Agreement and any documents executed in accordance herewith may be signed in several counterparts, each of which shall be deemed an original, and all such counterparts together shall constitute one and the same instrument. Facsimile, pdf or electronic signatures will be deemed original signatures for purposes of this Agreement and any documents executed in connection herewith, except where original signatures are required by any third party or governmental authority (including, without limitation, where an original signature is required for recording a document in the public records).

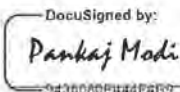
[REMAINDER OF PAGE INTENTIONALLY BLANK; SIGNATURE PAGE TO FOLLOW]

5.1.2024

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the last day and year set forth below.

SELLER:

AMRUT LILA LLC, dba Aloha Motel,
an Illinois limited liability company

BY: 
DocuSigned by:
Pankaj Modi
9436000E44F4E9

Name: PANKAJ MODI
Its: Manager

Dated: 5/1/2024

PURCHASER:

BEDS Plus Inc., dba BEDS, Plus Care, Inc.,
an Illinois not-for-profit corporation

BY: 

Name: TINA ROUNDS
Its: Chief Executive Officer

Dated: 5.1.2024

EXHIBIT A

LAND

LOTS 17 TO 25, INCLUSIVE, IN BLOCK 32 IN FREDERICK H. BARTLETT'S CITY OF CHICAGO SUBDIVISION OF LOTS 2 AND 3 IN ASSESSOR'S SUBDIVISION OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART OF THE EAST 129 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 34 AS LIES IN SAID LOT 3 AND EXCEPT RAILROAD), IN COOK COUNTY, ILLINOIS.¹

PROPERTY ADDRESS: 8515 S. Cicero Avenue Chicago, Illinois 60652

PIN: 19-34-305-052-0000

¹ NOTE: Legal Description is subject to verification by the Title Company and the Surveyor.

5/1/2024

EXHIBIT B

PERSONAL PROPERTY

[TBD]

5/1/2024

EXHIBIT C

RIDER TO PURCHASE AND SALE AGREEMENT

RIDER TO PURCHASE AND SALE AGREEMENT

This Rider is made a part of and integrated into that certain Purchase and Sale Agreement ("Agreement") between AMRUT LILA LLC, dba Aloha Motel, an Illinois limited liability company ("**Seller**"), and BEDS Plus Inc., dba BEDS Plus Care, Inc., an Illinois not-for-profit corporation, or its assignee ("**Purchaser**") for the purchase and sale of that certain property commonly known as 8515 S. Cicero Avenue, Chicago, Illinois 6065 ("Property").

1. **TERMS.** All capitalized terms not defined herein shall have the same meaning ascribed to them in the Agreement.
2. **PURCHASER'S LENDER.** The Parties acknowledge that Purchaser has applied for acquisition funding from the County of Cook ("County"), a home rule unit pursuant to the 1970 Illinois Constitution, Article VII, Section 6.
3. **CDBG-CV FUNDS.** The County has received a grant of funds from the United States Department of Housing and Urban Development for the County's Community Development Block Grant ("CDBG") Program under the Coronavirus Aid, Relief, and Economic Security Act ("CARES Act"), which may be used in connection with the purchase, renovation and operation of hotels as emergency housing facilities to prevent, prepare for and respond to the impact of Covid-19 on residents who have become housing insecure due to the coronavirus pandemic. Purchaser has elected to participate as a subrecipient in the County's CDBG Program under the CARES Act ("CDBG-CV Program") and has applied for CDBG-CV funding for use in acquiring the Property.
4. **COUNTY APPROVAL.** The Parties acknowledge and agree that Closing is conditioned upon the County's approval of the Agreement and satisfaction of all County due diligence required to close the CDBG-CV funding.
5. **COOPERATION.** Purchaser hereby covenants to cooperate with the County in providing any information necessary for the County to approve the CDBG-CV funding for the acquisition of the Property.
6. **CONFLICTS.** In the event of a conflict between the terms of the Agreement and the terms this Rider, the terms of the Rider shall control and prevail.

(SIGNATURE PAGE FOLLOWS)

SELLER

AMRUT LILA LLC, dba Aloha Motel,
an Illinois limited liability company

DocuSigned by:
BY: Pankaj Modi
573E050E434F480

Name: PANKAJ MODI
Its: Manager

Dated: 5/1/2024

PURCHASER:

BEDS Plus Inc., dba BEDS, Plus Care, Inc.,
an Illinois not-for-profit corporation

BY: Tina Rounds

Name: TINA ROUNDS
Its: Chief Executive Officer

Dated: 5-1-2024

FIRST AMENDMENT TO MOTEL AGREEMENT

This First Amendment to the Motel Agreement (the "Amendment") constitutes an amendment to that Motel Agreement dated effective as of August 25, 2023 (the "Agreement"), between the undersigned Owner and BEDS (collectively the "Parties"). In the event of any inconsistency between the terms of this Amendment and the terms of the Agreement, the terms of this Amendment shall govern and control. Capitalized terms not otherwise defined in this Amendment shall have their respective meanings set forth in the Agreement. The Parties agree as follows:

1. Paragraph 3(a) of the Agreement is hereby amended as follows: the Owner conveys the Property to BEDS in accordance with the terms of Purchase and Sale Agreement (the "PSA") that has been executed by the Parties. During the period after the Parties execute the PSA until the date the Property is legally conveyed to BEDS, BEDS shall continue to make timely payments to the Owner in accordance with the Agreement.
2. Except as expressly amended by or otherwise provided in this Amendment, the Agreement shall remain in full force and effect.

OWNER:

AMRUT LILA LLC, dba Aloha Motel,
an Illinois limited liability company

DocuSigned by:
Pankaj Modi
BY: 943B080E444F4B0

Name: PANKAJ MODI

Its: Manager

Dated: 5/1/2024

BEDS:

BEDS Plus Inc., dba BEDS, Plus Care, Inc.,
an Illinois NFP corporation

Tina Rounds
BY: Tina Rounds

Name: TINA ROUNDS

Its: Chief Executive Officer

Dated: 5.1.2024

CURRENT LEASE FOR THE LOCATION

MOTEL AGREEMENT

This Motel Agreement (hereinafter, this “**Agreement**”) is made and entered into by and between BEDS Plus Inc., dba BEDS, Plus Care, Inc., an Illinois NFP corporation or its nominee or assignee (hereinafter, “**BEDS**”), and AMRUT LILA LLC, dba Aloha Motel, an Illinois limited liability company (hereinafter, the “**Owner**”). BEDS and the Motel Owner are collectively referred to hereinafter as the “**Parties**”, or each severally, a “**Party**”.

WHEREAS, BEDS is a not-for-profit social service enterprise providing emergency shelter for its clients (hereinafter, “**Guest(s)**”) and;

WHEREAS, the Owner owns and operates the motel located at 8515-8525 S Cicero Avenue, Chicago, Illinois 60652 that is legally described in Exhibit A, which is appended hereto (the “**Motel**”); and

WHEREAS, BEDS wishes reserve all of the available rooms in the Motel subject to the terms and conditions set forth herein; and

WHEREAS, the Owner wishes to provide all available rooms to BEDS, subject to the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the reciprocal covenants and promises herein made, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. Reservations. BEDS shall reserve rooms in accordance with the terms set forth herein. At all times during the Term, the Motel Owner guarantees the availability of the minimum number of Rooms for reservation by BEDS as specified in Exhibit B, which is appended hereto, which minimum number of Rooms shall be inclusive of Rooms already reserved by BEDS and used by Guests.

2. Rates and Payment. In consideration of the Rooms reserved and sold to BEDS, BEDS will pay to the Motel Owner occupancy and reservation fee(s) per Room at the rates specified in Exhibit B (“**Fees**” or “**Rates**”). At the end of each 14-day period, the Motel Owner shall issue an invoice for all Fees accrued for all Rooms occupied by Guests during such calendar month, and BEDS shall pay such invoice by no later than the seven (7) calendar days after BED’s receipt of such invoice. Fees or Rates may be amended in writing from time to time or supplemented in writing and signed by both Parties, and any and all such amendments shall become a part of this Agreement. Unless an amendment executed by both Parties expressly amends the terms of this Agreement, any amendment to Exhibit B shall be deemed to have modified the terms of Exhibit B only.

3. Term and Termination. Term of this Agreement shall commence on October 1, 2023 and expire upon the earlier occurrence of the following (hereinafter, the “**Term**”): (a) the Parties execute a Lease, which shall be contingent upon BEDS receiving all necessary zoning approvals from the City of Chicago; or (b) upon sixty (60) days prior written notice of a Party to the other Party, provided that no Guest shall have been scheduled to occupy their Room longer than thirty (30) days after the date on which written notice shall have been given by a Party of its

election terminate this Agreement. For avoidance of doubt, a Guest shall be entitled to occupancy of their Room for the duration of their reservation. Notwithstanding the foregoing, however, a Party may terminate this Agreement upon a material breach of this Agreement by the other Party, provided that the defaulting Party shall be afforded thirty (30) days to cure such default after written notice by the non-defaulting. Upon the termination of this Agreement by a Party due to default by the other Party (and failure of the defaulting to cure said default in accordance with the terms hereof), then all Rooms that are reserved for and occupied by Guests that extend beyond the date of termination of this Agreement shall continue to be reserved for the benefit of and occupied by such Guests until the expiration of their reservation. The Motel shall not be obligated to accept new reservations for additional Rooms upon the termination of this Agreement.

4. Motel Owner's Rights and Obligations. During the Term, the Motel Owner agrees and covenants to as follows:

a. *Condition Precedent: Initial Repairs and Improvements.* Notwithstanding anything to the contrary contained in this Agreement, Motel Owner and BEDS acknowledge and agree that the effectiveness of this Agreement shall be subject to the following condition precedent: Motel Owner shall complete all repairs and improvements that are identified in Exhibit C, which is appended hereto. The Repairs and Improvements shall comply with, and conform to, the HUD Habitability Standards in each of the Rooms reserved by BEDS. The HUD Habitability Standards are set forth in Exhibit D, which is appended hereto. Whether the Rooms comply with the HUD Habitability Standards shall be at the determination of BEDS and its professional consultants.

b. *Motel Services and Amenities.* The Motel Owner shall afford each Guest the same complimentary amenities and services generally offered to other guests/customers of the Motel.

c. *Habitability Standards; Condition of Rooms.* Prior to a Guest's scheduled check-in/move-in and occupancy of a Room: (i) the Motel Owner shall ensure and take all actions necessary such that each Room complies with Housing and Urban Development's (HUD) Habitability Standards specified in 24 CFR § 576.403 - Shelter and Housing Standards - Minimum Standards For Permanent Housing, in effect from time to time, a list of which standards is attached hereto as Exhibit C ("**HUD Habitability Standards**"); (ii) BEDS shall have the right to inspect each Room to ensure Motel's compliance with the terms of this Agreement; (iii) all appliances, plumbing, fixtures, and personal property in or servicing the Rooms ("**Personal Property**") shall be fully operational and in proper working order; and (iv) all plumbing, electrical, HVAC, safety and security, and other systems generally servicing all guests and rooms at the Motel shall be fully operational and in proper working order.

d. *Move-Out Obligations.* Within forty-eight (48) hours after a Guest's departure and vacancy from a Room, the Motel Owner shall inspect the Room for any damage to the Room or Personal Property therein and provide a written report of the same to BEDS. BEDS's staff shall be entitled to be present during Motel Owner's such inspection. To the extent that any damage to the Room or Personal Property is caused by sole negligence of the Guest and such damage does not exceed \$1,000 (as determined by BEDS), BEDS shall repair such damage within five (5) days after the receipt of the damage

report from the Motel Owner. If the Motel Owner fails to inspect the Room and provide written report within the foregoing 48-hour period, or if the Motel Owner reserves and sell the same Room to a customer or any third party, then it shall be deemed that the Room was in satisfactory condition upon a Guest's departure. In addition to the foregoing, BEDS shall have the right to inspect the Room prior to a Guest's occupancy of the Room, and upon a Guest's departure from their Room.

e. *Repair and Replacement Obligations.* Except as expressly provided in Section 5(b) of this Agreement, BEDS shall not be responsible for repair or replacement of any damage to the Room, any Personal Property in the Room, or any portion of the Motel. Upon notice by a Guest or BEDS, the Motel Owner shall promptly repair or replace defective and damaged Personal Property in or servicing the Room, and any Personal Property that is no longer functional due to ordinary wear and tear, or end of useful life.

f. *Safety and Security.* The Motel Owner shall ensure that the Motel grounds are free from nuisance and criminal activity. If there is any criminal activity, nuisance, or violation of Motel rules and regulations (subject to, and as limited by, the terms of this Agreement) caused by or involving a Guest (hereinafter, "**Reportable Incident(s)**"), the Motel Owner shall promptly undertake the following actions:

- i. notify the appropriate authorities to the extent the Reportable Incident in question poses a risk to the safety of any persons (including Guests and non-Guests) at the Motel, and request that such authorities provide a written report;
- ii. Notify BEDS On-Site Staff (if present), and Shannon Goold, Chief Program Officer at 708-354-0858 ext. 102; and
- iii. prepare a detailed report of the Reportable Incident no later than forty-eight (48) hours after the occurrence of the Reportable Incident and provide such report to BEDS within the foregoing forty-eight (48) hour time period so that BEDS may take appropriate action.

iv. The Motel Owner acknowledges and agrees that unless a Reportable Incident poses a risk to the safety of persons on the Motel grounds (including Guests), the Motel Owner shall not take any adverse action against the Guest(s). For any matter that does not pose an imminent risk to the safety of persons on the Motel grounds, the Motel Owner shall promptly notify BEDS and cooperate with BEDS to remedy the Reportable Incident.

g. *BEDS Office and Staff.* During the Term of this Agreement, the Motel Owner shall provide for use by BEDS staff an office room at the Motel (the "**On-Site Office**"), which On-Site Office will be used by BEDS staff for meeting with Guests, and the administration of Guests' and BEDS's obligations under this Agreement. For all notices relating to administration, Reportable Incident(s), and occupancy of Guests at the Motel, the Motel Owner shall notify BEDS's staff at the On-Site Office (if present), and Shannon Goold, Chief Program Officer at 708-354-0858.

h. *Confidentiality.* Except solely in connection with the exercise of Motel Owner's rights and obligations hereunder (and even then, only to the extent necessary), and/or except with the consent of BEDS or applicable Guest, the Motel Owner shall not disclose to any third-party or other guests information relating to the Guest.

5. BEDS Rights and Obligations. During the Term, BEDS agrees and covenants as follows:

a. *Right to Select and Move Guests.* The Motel Owner acknowledges and agrees that BEDS shall have the sole right to elect Guests and assign Room to Guests, and the right to transfer or remove Guests from or between different Rooms. In no event shall the Motel Owner have the right to assign, remove, or change Rooms or Guests without BEDS's express prior written authorization.

b. *Repair Obligations.* To the extent any damage is caused to a Room or Personal Property therein due to a Guest's negligence, and the cost of which in BEDS's reasonable discretion does not exceed \$1,000, then BEDS shall undertake commercially reasonable efforts to promptly repair or replace such damage. If mutually agreeable to the Parties, the Motel Owner may undertake and complete such repair or replacement, in which event the Motel Owner shall invoice BEDS for such repairs not exceeding \$1,000. The obligation of BEDS for each Room for the entire duration assigned to and occupied by a Guest shall be limited to \$1,000.

c. *Mail Forwarding; Government ID.* Prior to a Guest's check-in to a Room, BEDS will cause the Guest to provide a government-issued identification of such Guest ("**Guest ID**"). The Guest's permanent mailing address to receive mail and packages shall not be the Motel address, but the address set forth on the Guest ID; provided, however, that BEDS may afford Guests the opportunity and ability to forward their mail and receive packages at the Motel address for the term of such Guest's reservation.

6. Removal of Guests. Upon the earlier occurrence of the expiration of reservation/occupancy of a Guest in a Room, or upon notice by BEDS to the Motel Owner of its election to sooner terminate or modify a Guest's reservation in accordance with Section 1 of this Agreement (hereinafter, the "**Vacancy Date**"), BEDS shall have the sole right to remove such Guest from the Room if the Guest does not vacate the Room by the expiration of the Vacancy Date. BEDS shall undertake commercially reasonable efforts to remove the Guest from such Room, subject to applicable laws. Notwithstanding the foregoing, however, if BEDS is unable to remove the Guest by or before four (4) weeks after the expiration of the Vacancy Date, then the Motel Owner may exercise any rights or remedies afforded to the Motel Owner in equity and at law to remove the Guest from the Room. BEDS shall be responsible for the Fees accruing up to the expiration of the Vacancy Date, at the same rates in effective prior to the expiration of Guest's occupancy of the Room; provided, however, that after the expiration of the Vacancy Date, BEDS shall not be responsible or liable for removal of the Guest from the Room by the Motel Owner.

7. Relationship of Parties, Guests. The Parties acknowledge and agree that nothing herein, or the reservation and occupancy of Rooms by Guests, shall be deemed to create a landlord-(sub)tenant relationship between the Guests, and the Motel Owner and BEDS, or a co-landlord relationship between the Motel Owner and BEDS, or a landlord-tenant relationship between the

Motel Owner and BEDS. For all intents and purposes, BEDS shall be deemed the customer and client of the Motel, and not the Guests. The occupancy of Guests and Rooms, and BEDS's reservation of such Rooms, is a license subject to revocation in accordance with the terms of this Agreement, and as between the agreement(s) between BEDS and Motel Owner. Subject to Motel Owner's right to remove and revoke a Guest's license to use a Room pursuant to the Section 6 of this Agreement, nothing herein shall be deemed to create privity between the Guests and the Motel Owner. Furthermore, a Party is not by virtue of this Agreement the employee, agent or partner of the other Party and is not authorized to bind or represent the other Party.

8. Limitation of Liability; Release; Duty to Mitigate.

a. *MAXIMUM LIABILITY.* IN NO EVENT SHALL BEDS'S AGGREGATE LIABILITY TO MOTEL ARISING OUT OF OR RELATED TO (I) THIS AGREEMENT OR (II) ANY ACTIONS OR OMISSIONS OF GUESTS, WHETHER ARISING OUT OF OR RELATED TO BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE), OR OTHERWISE, WHETHER ARISING AT LAW OR IN EQUITY, EXCEED THE TOTAL OF THE AMOUNTS PAID BY THE BEDS TO MOTEL OWNER PURSUANT TO THIS AGREEMENT IN THE ONE (1) MONTH PERIOD PRECEDING THE EVENT GIVING RISE TO THE CLAIM. FURTHERMORE, IN NO EVENT SHALL BEDS BE RESPONSIBLE TO THE MOTEL FOR ANY CONSEQUENTIAL, INDIRECT, INCIDENTAL, SPECIAL, EXEMPLARY, PUNITIVE, OR ENHANCED DAMAGES, LOST PROFITS OR REVENUES, REGARDLESS OF WHETHER SUCH DAMAGES WERE FORESEEABLE, AND REGARDLESS OF WHETHER OR NOT THE BEDS WAS ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

b. *DUTY TO MITIGATE.* THE MOTEL AGREES THAT IT HAS A DUTY TO MITIGATE DAMAGES AND COVENANTS THAT IT WILL USE COMMERCIALY REASONABLE EFFORTS TO MINIMIZE ANY DAMAGES IT MAY INCUR AS A RESULT OF THE ANY ACTIONS OR OMISSIONS OF ANY GUESTS AT THE MOTEL.

c. *WAIVER AND RELEASE.* THE MOTEL OWNER, ON BEHALF OF ITSELF AND ITS DIRECTORS, OFFICERS, MEMBERS, SHAREHOLDERS, MANAGERS, REPRESENTATIVES, CONTRACTORS, GUESTS/CUSTOMERS, AND SUCCESSORS AND ASSIGNS, HEREBY UNCONDITIONALLY AND IRREVOCABLY RELEASES, WAIVES AND FOREVER DISCHARGES BEDS, AND BEDS'S DIRECTORS, OFFICERS, BOARD MEMBERS, MANAGERS, REPRESENTATIVES, AFFILIATES, AND SUCCESSORS AND ASSIGNS, FROM ANY AND ALL CAUSES OF ACTION, CLAIMS AND DAMAGES, INCLUDING ATTORNEYS' FEES, WHETHER KNOWN OR UNKNOWN, FORESEEN OR UNFORESEEN, PRESENTLY ASSERTED OR OTHERWISE ARISING HEREINAFTER, CONCERNING OR RELATING IN ANY WAY TO ANY ACTIONS OR OMISSION OF GUESTS AT THE MOTEL. BEDS DISCLAIMS AND MAKES NO REPRESENTATIONS OR WARRANTIES RELATING TO A GUEST'S PERFORMANCE AND COMPLIANCE WITH: (X) ALL THE AGREEMENTS, UNDERSTANDINGS, RULES, AND REGULATIONS BETWEEN THE GUEST AND BEDS; (Y) APPLICABLE RULES AND REGULATIONS OF THE MOTEL APPLICABLE TO GUESTS; OR (Z) APPLICABLE GOVERNMENTAL LAWS.

9. Dispute Resolution. The Parties hereby agree that any controversy or claim between them involving the construction or application of any of the terms, provisions, or conditions of this Agreement shall be submitted first to mediation and then, if unresolved within thirty (30) days after a Party's initial written request for mediation, to binding arbitration. Such mediation or binding arbitration shall be settled in Cook County, Illinois in accordance with the provisions of the American Arbitration Association for Commercial Disputes. This Agreement, for all purposes, shall be construed in accordance with the laws of Illinois without regard to its conflicts of law principles.

10. No Third-Party Beneficiaries; Successors and Assigns. This Agreement is intended for the benefit of the Parties hereto and their respective successors and assigns, and is not for the benefit of, nor may any provision hereof be enforced by, any Guest or other person. This Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns.

11. General Provisions.

a. *Severability.* Should any provision of this Agreement be held by a court of competent jurisdiction or arbitration proceedings to be enforceable only if modified, or if any portion of this Agreement shall be held as unenforceable and thus stricken, such holding shall not affect the validity of the remainder of this Agreement, the balance of which shall continue to be binding upon the Parties with any such modification to become a part hereof and treated as though originally set forth in this Agreement. The Parties further agree that any such court or arbitrator(s) is expressly authorized to modify any such unenforceable provision of this Agreement in lieu of severing such unenforceable provision from this Agreement in its entirety, whether by rewriting the offending provision, deleting any or all of the offending provision, adding additional language to this Agreement or by making such other modifications as it deems warranted to carry out the intent and agreement of the Parties as embodied herein to the maximum extent permitted by law. The Parties expressly agree that this Agreement as so modified by the court or arbitrator(s) shall be binding upon and enforceable against each of them. In any event, should one or more of the provisions of this Agreement be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provisions hereof, and if such provision or provisions are not modified as provided above, this Agreement shall be construed as if such invalid, illegal or unenforceable provisions had not been set forth herein.

b. *Survival.* This Agreement and all terms, warranties, representations, conditions, and stipulations contained herein shall survive the termination of this Agreement.

c. *Interpretation.* The section and article headings contained in this Agreement are inserted for convenience of reference only and shall not affect the meaning or interpretation of this Agreement. Whenever the words "include", "includes" or "including" are used, they shall be deemed to be followed by the words "without limitation." The words

“hereof”, “herein” and “herewith” and words of similar import shall be construed to refer to this Agreement as a whole and not to any particular provision of this Agreement, unless clearly indicated otherwise. The meaning assigned to each term defined herein shall be equally applicable to both the singular and the plural forms of such term, and words denoting any gender shall include all genders. Where a word or phrase is defined herein, each of its other grammatical forms shall have a corresponding meaning. A reference to any PARTY to this Agreement or any other agreement or document shall include such Party’s successors and assigns. The language used in this Agreement will be deemed to be the language chosen by the Parties hereto to express their mutual intent, and no rule of strict construction will be applied against any Party.

d. *Waiver.* No waiver by either Party of any breach or default of this Agreement shall be a waiver of any other breach or default of another provision of this Agreement. No delay on the part of a Party in exercising any right or remedy under this Agreement shall operate as a waiver thereof, nor shall any single or partial exercise of right or remedy preclude other or future exercise of any other right or remedy.

e. *Entire Agreement.* This Agreement, including attached addendums, exhibits, embodies the entire agreement and understanding between of the parties with respect to its subject matter and supersedes all prior discussions, agreements, and undertakings between the parties. No amendments to this Agreement or term or condition herein shall be effective unless executed in writing by an authorized representative of each party.

f. *Amendments; Assignments.* Any amendment to this Agreement must be in a writing signed by duly authorized representatives of both Parties hereto and stating the intent of the Parties to amend this Agreement. Neither Party hereto may assign any of its rights or obligations hereunder to any other person, without the prior written consent of the other Party hereto.

g. *Counterparts; Electronic Signatures.* This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. A copy of a signature received through electronic transmission or other electronic means (including files in Adobe .pdf or similar format, and/or electronic signature services such as DocuSign, HelloSign, etc.) shall bind the Party whose signature is so received, and shall be considered for all purposes, as if such signature were an original.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK; SIGNATURE PAGE
FOLLOWS]

MOTEL NAME: ALOHA MOTEL - Aloha Motel (Amrut Lila LLC)
DATE: August 24, 2023

IN WITNESS THEREOF, the Motel Owner and BEDS have caused this Agreement to be effective and binding upon the parties as of August 24, 2023 (the “**Effective Date**”).

OWNER:

AMRUT LILA LLC, dba Aloha Motel,
an Illinois limited liability company

BY: Pankaj D. Modi

Name: PANKAJ MODI
Its: Manager

Dated: 8-25-2023

BEDS:

BEDS Plus Inc., dba BEDS, Plus Care, Inc.,
an Illinois NFP corporation

BY: Tina Rounds

Name: TINA ROUNDS
Its: Chief Executive Officer

Dated: 8.25.2023
Notice Address: PO Box 2035, LaGrange, IL 60525

Point of Contact: Shannon Goold, Chief Program Officer

MOTEL NAME: ALOHA MOTEL - Aloha Motel (Amrut Lia. LLC)
DATE: August 24, 2023

EXHIBIT A

LEGAL DESCRIPTION

LOTS 17 TO 25, INCLUSIVE, IN BLOCK 32 IN FREDERICK H. BARTLETT'S CITY OF CHICAGO SUBDIVISION OF LOTS 2 AND 3 IN ASSESSOR'S SUBDIVISION OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART OF THE EAST 129 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 34 AS LIES IN SAID LOT 3 AND EXCEPT RAILROAD), IN COOK COUNTY, ILLINOIS.¹

PIN: 19-34-305-052-0000

COMMON ADDRESS: 8515-8525 S Cicero Avenue, Chicago, IL 60652

¹ NOTE: Legal Description is subject to verification by the Title Company and the Surveyor.

MOTEL NAME: ALOHA MOTEL - Aloha Motel (Amrut Lia. LLC)
DATE: August 24, 2023

EXHIBIT B

FEEES OR RATES

Motel: AMRUT LILA LLC, dba Aloha Motel, an Illinois limited liability company

Guaranteed Rates: Effective October 1, 2023, the room rates shall be fixed at the rate of \$50 per room per day.

Minimum Available Rooms: The Motel shall have a minimum of 48 rooms available. -

BEDS Workspace: The Motel shall provide one secure workspace for agency staff. The workspace shall be empty but in clean condition with private bathroom.

Additional Payment Terms: BEDS will provide a check payable to the Owner, or its nominee, which will be sent by first class U.S. mail to the Owner, or its nominee, pursuant to the terms of this Agreement.

EXHIBIT C

REPAIRS & IMPROVEMENTS

Convert 6 jacuzzi suites to family suites	Plumbing, carpentry, furniture
Replacement of furniture & linens	Convert 16 singles into doubles. Add tables when space allows.
Initial Deep clean & Pest Control ²	Full review, cleaning & treatment
Minor repairs	meet HUD habitability standards in each rented room

EXHIBIT D

HABITABILITY STANDARDS

§ 576.403 SHELTER AND HOUSING STANDARDS.

Minimum standards for permanent housing. The recipient or subrecipient cannot use ESG funds to help a program participant remain or move into housing that does not meet the minimum habitability standards provided in this paragraph (c). The recipient may also establish standards that exceed or add to these minimum standards.

² BEDS shall have the right to use its own contractors to complete the deep clean and provide pest control.

(1) Structure and materials. The structures must be structurally sound to protect residents from the elements and not pose any threat to the health and safety of the residents.

(2) Space and security. Each resident must be provided adequate space and security for themselves and their belongings. Each resident must be provided an acceptable place to sleep.

(3) Interior air quality. Each room or space must have a natural or mechanical means of ventilation. The interior air must be free of pollutants at a level that might threaten or harm the health of residents.

(4) Water supply. The water supply must be free from contamination.

(5) Sanitary facilities. Residents must have access to sufficient sanitary facilities that are in proper operating condition, are private, and are adequate for personal cleanliness and the disposal of human waste.

(6) Thermal environment. The housing must have any necessary heating/cooling facilities in proper operating condition.

(7) Illumination and electricity. The structure must have adequate natural or artificial illumination to permit normal indoor activities and support health and safety. There must be sufficient electrical sources to permit the safe use of electrical appliances in the structure.

~~(8) Food preparation. All food preparation areas must contain suitable space and equipment to store, prepare, and serve food in a safe and sanitary manner. (add back)~~ Not applicable.

(9) Sanitary conditions. The housing must be maintained in a sanitary condition.

(10) Fire safety.

(i) There must be a second means of exiting the building in the event of fire or other emergency.

(ii) Each unit must include at least one battery-operated or hard-wired smoke detector, in proper working condition, on each occupied level of the unit. Smoke detectors must be located, to the extent practicable, in a hallway adjacent to a bedroom. If the unit is occupied by hearing impaired persons, smoke detectors must have an alarm system designed for hearing-impaired persons in each bedroom occupied by a hearing-impaired person.

(iii) The public areas of all housing must be equipped with a sufficient number, but not less than one for each area, of battery-operated or hard-wired smoke detectors. Public areas include, but are not limited to, laundry rooms, community rooms, day care centers, hallways, stairwells, and other common areas.

ZONING DOCUMENTS

Appraisal Zoning Consultation

Special Use

Proposed Transitional Shelter Use

Total of Eighty (80) Beds

in an Existing Former Motel Property

8509-29 South Cicero Avenue (4800 W)

Commonly Known as 8515 South Cicero Avenue

Chicago, Illinois 60652

B1-1, Neighborhood Shopping District

For

Beds Plus Care, Inc.

9601 East Ogden Avenue

La Grange, Illinois 60525

Prepared by

S. J. KERWIN & ASSOCIATES, INC.

Real Estate Appraisers & Consultants

River Forest, Illinois 60305-1062

S. J. KERWIN & ASSOCIATES, INC.

Real Estate Appraisers & Consultants

7765 West North Avenue River Forest, Illinois 60305-1062 - 312-245-0800

Sylvester J. Kerwin, Jr., MAI

email - sj.kerwin@sbcglobal.net

April 26, 2024

Ms. Tina Rounds
Chief Executive Officer
Beds Plus - Shelter/Housing
9601 East Ogden Avenue
La Grange, Illinois 60525

Re: Special Use for Proposed Transitional Shelter
Total of Eighty (80) Beds within an
Existing Former Motel Property
8509-25 South Cicero Avenue (4800 W)
Chicago, Illinois 60652

Dear Ms. Rounds:

The above captioned property is in the Application process for presentation before the City of Chicago Zoning Board of Appeals for a requested Special Use for the approval of the location of a transitional shelter use with a total of eighty (80) beds within fifty-five (55) sleeping rooms (units) for "residents" plus one (1) Manager's apartment or a total of fifty-six (56) rooms (units) within an existing older two-story former commercial residential motel building property located at the above captioned address which is situated within a B1-1, Neighborhood Shopping District.

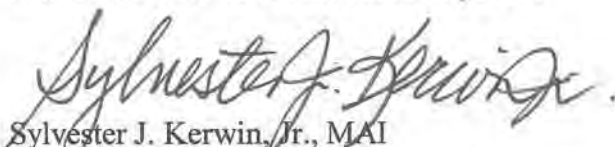
The purpose of the appraisal services was to inspect the property, observe the surrounding land uses, examine the proposed Special Use, conduct market research and analysis and determine in my professional judgment that the proposed Special Use will, or will not cause substantial injury to the character, welfare and/or value of other property in the neighborhood in which it is located and comply with the Approval Criteria of the City of Chicago Zoning Ordinance.

After making my last personal inspection on April 22, 2024 of the subject property and neighborhood, and performing said services, I have concluded with the opinion that the Special Use for the location and establishment of a transitional shelter use within the existing older two-story former commercial residential motel property will not cause substantial injury to the character, welfare and/or value of other property in the neighborhood.

My conclusions and summary of supporting market factors are set forth within the following pages. I will be available to provide testimony before the Zoning Board of Appeals. After you have had the opportunity to review this report, should you have any comments and/or questions, please do not hesitate to contact me at your convenience.

Sincere regards,

S. J. KERWIN & ASSOCIATES, INC.



Sylvester J. Kerwin, Jr., MAI
Certified General Real Estate Appraiser
State of Illinois License No. 553.000315
Expires September 30, 2025

Aerial View of Subject Property





View of Subject Property - West Elevation Looking East from Cicero Avenue



**View of the Subject Property – 8509-29 South Cicero Avenue, Chicago
View Looking Northeastly from Cicero Avenue**



**View of the Subject Property – 8509-29 South Cicero Avenue, Chicago
View Looking Southeasterly from Cicero Avenue**



View Looking North along Cicero Avenue



View Looking South along Cicero Avenue



View Looking North along Rear Public Alley (South & East Elevations)



View "North Wing" of the Subject Building



View of the “North & East Wings” of the Subject Building



View of the “East & Center Wings” of the Subject Building



View of the “South & East Wings” of the Subject Building



View of the “South Wing” of the Subject Building

Location and Neighborhood Land Uses

The subject property is located in the far southwest section of the Ashburn Community Area (No. 70) of the City of Chicago, which is situated about 10-miles south and 6-miles west of the Central Business District (CBD) of Chicago, Illinois. The Ashburn Community Area is basically rectangular in shape and generally bounded by railroad right-of-ways along the easterly (2200 W) and northerly (7200 S) sides, West 87th Street along the southern boundary and South Cicero Avenue (4800 W) along the western boundary. The community got its name as the dumping site for the city's ashes in the mid 20th century until some limited settlement in the early 1850's commenced after several railroad lines expanded into the area.

Ashburn is predominately an older established residential community that experienced the majority of its current single family residential construction occurring after World War II in the early 1950s and 1960s and after the transition from open space and farmland to residential areas. The community has seven neighborhood areas including Ashburn, Ashburn Estates, Beverly View, Crestline, Parkview, Scottsdale and Wrightwood. The subject property is located within the Ashburn Estates neighborhood and adjoining the Scottsdale neighborhood to the north along the western boundary of the community area.

Even though the community is primarily residential in character, there is a significant amount of industrial manufacturing and warehouse development located in the northeasterly portion due to the location of the railroad yards, which also provided a large employment base.

Specifically, the subject property is situated along the east side of South Cicero Avenue and just about one block to the north of West 87th Street. The subject property was developed in the mid-1950s' with a two-story motel property with fifty-five (55) sleeping rooms plus a manager's apartment. This motel reportedly was designed to attract the business traveler that was coming to Chicago via Midway Airport that is about 2.5-miles to the north along Cicero Avenue and/or driving to the area and desired to make use of motel accommodations at more economical prices than other lodging facilities that are located around the airport and/or downtown.

Improvements located along both sides of South Cicero Avenue, across from the subject motel property, as well as to the north and south generally consists of older one and two story commercial retail improvements. Single family residential improvements are located to the interior neighborhoods to the east and west of Cicero Avenue. The areas to the east of Cicero Avenue are located within the City of Chicago corporate boundaries, while the areas to the west are located within the Village of Burbank.

South Cicero Avenue, aka Illinois State Route 50 consists of a 100-foot wide right-of-way that is improved with six (6) asphalt paving traffic lanes, including left-hand turning lanes, concrete curbs, gutters and sidewalks and street lighting. Traffic flow is permitted in both directions. Parallel parking is "not" permitted along either side of the street. There are two "curb-cuts" from the street onto the subject property and a public alley along the rear of the lot.

Location and Neighborhood Land Uses - Continued

Commercial Shopping Districts

The primary commercial shopping district in the immediate area is the Ford City Mall Shopping Center that is located about one-mile directly to the north along Cicero Avenue at 7601 South Cicero Avenue in Chicago. This center was open in 1965 and currently contains about 1,258,480 SF. The center originally had four anchors, but reportedly only has one remaining anchor (J C Penny) along with 76 other in-line stores and the AMC Movie Theatre. Other retail tenants are located within this center, including “outlot” parcels and provide convenient retail shopping and restaurants facilities for area residents.

Several other shopping centers, such as Burbank Shopping Center, Summit Shopping Center and Marketplace of Oak Lawn are located along Cicero Avenue to the north and south of the subject property. A number of smaller neighborhood retail stores and shops are located in the neighborhood for consumers.

Transportation

The Metra South West Service (SWS) commuter station is located to the northeast at West 83rd Street and Central Park Avenue (8300 S / 3600 W). This commuter rail line provides convenient daily service to the CBD (Union Station) and to the southwest outbound service to Joliet.

The CTA “Orange Line” station is located about 3-miles to the north along Cicero Avenue at West 59th Street (Midway Airport). The CTA also provides regular scheduled bus service along South Cicero Avenue and West 87th Street. Access to the Stevenson Expressway (I-55) is about 5-miles to the north along Cicero Avenue, while the Dan Ryan Expressway (I-94) is about 8-miles to the east along West 87th Street. These expressways connect to all of the other expressways in the metro-land area.

Population Data

The 2020 Census reported the population at 41,098 people for the Ashburn Community Area, which reflects almost no change from the 2010 count of 41,081. The City of Chicago reported a city wide increase of +53,912 persons, or + 2.0% to 2,749,510 from 2,695,598 persons in 2020. Most of the population increases have reportedly occurred in neighborhoods that surround the CBD, such as the Near North Side, Near West Side and South Loop, while most of the other community areas continued to decrease in population.

Educational Institutions

Ashburn High School is located at 3284 West 87th Street or about 15-blocks to the east and consists of a public school that provides educational classes to 301 students from 9th to 12th grade. The Durkin Park Elementary School is located at 8445 South Kolin Avenue or about 5-blocks to the east and has an enrollment of 690 students for grades of Pre-K, K through 8th grade. The Stevenson Elementary School is located at 8010 South Kostner Avenue or about 4-blocks to the northeast and has an enrollment of 1,178 students for grades of Pre-K, K through 8th grade. Bogan High School is located at 3939 West 79th Street or about 8-blocks to the east and just north of the subject property and has an enrollment of 567 students for 9th through 12th grade. Additional private educational facilities are also located within the community.

Location and Neighborhood Land Uses - Continued

Parks and Recreation

The Chicago Park District operates the Scottsdale Park, a smaller park at 4637 West 83rd Street which consists of 2.46 acres of open space. This park features a gymnasium, a fitness center multi-purpose rooms, as well as outdoor pool, sports fields for baseball, football, basketball, tennis courts, playground and related open space. The Durkin Park is located at 8445 South Kolin Avenue and totals 9.67 acres and features a gymnasium, multi-purpose club rooms, and outdoor spray pool, baseball fields, multi-purpose sports fields and basketball courts.

Ashburn Demographics

The Chicago Metropolitan Agency for Planning has prepared a "*Community Data Snapshot*" for the Ashburn Community Area, with a July 2023 Release. A copy of this report has been included in the Addenda Section for greater details and statistics for the community.

Adjoining & Neighboring Land Uses

The neighboring land uses along both sides of South Cicero Avenue primarily consist of low-rise commercial retail zoned and improved properties. Properties along the east side of Cicero Avenue are located within the corporate limits of the City of Chicago. The properties along the west side of Cicero Avenue are situated within the corporate limits of the Village of Burbank. Residential land uses are situated to the east and west of Cicero Avenue, respectively.

Land Uses to the South

8531 South Cicero Avenue - Chicago

This is a surface parking lot with about 25 feet of street frontage and a depth of about 116 feet that is improved with a high-tower billboard advertising sign that is leased to Lamar Advertising Co. Under of five (5) year lease term with a five (5) year option to extend.

8533-59 South Cicero Avenue (NEC 86th Street) - Chicago

A modern one-story multi-tenant commercial retail strip-center property that is about 23-years old and includes on-site parking for about 60-vehicles. Tenants range from medical offices, beauty salon, currency exchange, insurance, accounting and real estate business offices, etc. This property is reportedly owned by the same owner as the subject property.

Land Uses to the North

8507 South Cicero Avenue - Chicago

This is a surface lot with about 25 feet of street frontage and a depth of about 116 feet that is improved with a high-cell-tower structure and small equipment building that is owned by American Tower Corporation (Site No. 304009) that was recently (February 2022) involved with the purchase of the real estate and assignment of Lease (#256 07-03-93) for \$868,000.

Location and Neighborhood Land Uses - Continued

Land Uses to the North - Continued

8501-05 South Cicero Avenue (SEC 85th Street) - Chicago

A modern one and part two-story commercial building that contains about 2,351 SF and that is occupied by the United Dental offices and includes some on-site parking. This property was purchased in October 2011 for \$178,000.

Land Uses to the West

8500-04 South Cicero Avenue (SWC 85th Street) - Burbank

A modern one-story three (3) tenant commercial retail center property that contains about 3,000 SF on a corner 9,000 SF lot and is about 43-years old (1980), but was upgraded in 2017 and includes on-site parking for about 16-vehicles. Tenants range from a restaurant, flower shop and slots entertainment store. The property is currently “pending” sale at the listed “asking” price of \$550,000 (\$183/SF).

Land Uses to the East

8546 South Keating Avenue - Chicago

This existing older (1969) brick 1-1/2-story split-level single family residence is located on the next street to the east of the subject property along Keating Avenue. This property is located on an inside lot with 40-feet of street frontage and a depth of 116 feet or 4,640 SF. The property contains eight (8) rooms, three (3) bedrooms and one and a half (1.5) bathrooms with a reported 1,222 SF of living area. There is a finished lower-level family room. There is a side drive to a two (2) car garage. The property sold in December 2018 for \$217,000 and reported to be in good condition with some upgrades. The property is zoned RS-2.

8558 South Keating Avenue - (NWC 86th Street) - Chicago

This existing older (1970) brick 1-1/2-story split-level single family residence is located on the next street to the east of the subject property along Keating Avenue and West 86th Street. This property is located on a corner lot with 40-feet of street frontage on Keating Avenue and 116 feet of frontage along 86th Street or 4,640 SF. The property contains eight (8) rooms, three (3) bedrooms and one and a half (1.5) bathrooms with a reported 1,193 SF of living area. There is a finished lower-level family room. There is a two (2) car garage. The property sold in December 2022 for \$295,000 and reported to be in good condition with some upgrades. The property is zoned RS-2.

Location and Neighborhood Land Uses - Continued



View of Commercial Properties to South of Subject Property along Cicero Avenue



View of Commercial Properties to North of Subject Property along Cicero Avenue

Location and Neighborhood Land Uses - Continued



View of Commercial Properties Across from Subject Property along Cicero Avenue



View of Commercial Properties Across from Subject Property along Cicero Avenue

Location and Neighborhood Land Uses - Continued



View of Residential Property at 8546 South Keating Avenue East of Subject Property



View of Residential Property at 8558 South Keating Avenue East of Subject Property

Residential Housing Price Data

According to the MLS (Multiple Listing Service) market data research, the Ashburn Community Area (No. 70) reported the following statistics over the past twelve (12) months on the various residential property types, as follows:

<u>Property Type</u>	<u>Units</u>	<u>No. Sold</u>	<u>Average List Price</u>	<u>Average Sale Price</u>	<u>Average MT Sold</u>
Detached Single	All	290	\$312,990	\$260,167	46
Attached Single	All	2	\$129,950	\$138,667	26
Two to Four DU's	All	3	N/A	\$282,000	82
Residential Rental	All	1	\$ 2,322	N/A	47

The Midwest Real Estate Data, LLC (MRED) provided the Local Market Update - March 2024 additional residential activity research current as of April 14, 2024 for the Ashburn Community Area on Detached Single Family and Attached Single Family (Condominiums). This survey has been included herein the Addenda Section for further reference. Briefly, this survey reported that "New Listings" for "All" properties increased by +17.5%, -3.8% for "All" "Closed" properties and +2.0% for "All" Inventory of Homes.

The survey reported that "New Listings" for Detached Single Family dwellings for March was up + 15.8% from 38 in March 2023 to 44 in March 2024. The "Trailing 12 Months" reported a decrease of - 13.4% during the same period. The number of "Closed Sales" were also down - 7.7% from 26 to 24 during the same period. The "Trailing 12 Months" reported a -11.3% decrease during the same period. The "Median Sale Price" increased by + 8.2% from \$255,000 to \$276,000 during the same period. The "Trailing 12 Months" reported a + 3.6% increase from \$251,000 in March 2023 to \$260,000 in March 2024.

A single family residence was uncovered in the next block to the east at 8621 South Keating Avenue. This one story ranch style residence was listed on April 2, 2024 at an asking price of \$289,900 and went under contract on April 3, 2024. The contract price is not disclosed as of this date. The residence contains five rooms, three bedrooms and one full bathroom within about 1,104 SF. It is located on a 25' by 125' or 3,125 SF inside RS-2 zone lot.

The Attached Single Family dwellings for March 2023 and 2024 are included in the analysis, but were not given consideration due to the minimal market activity for this residential product in this community marketplace.

These indicators that are presenting slight decreasing to stabilizing trends in this community area are supporting some of the more recent reports of some "tighter" residential "*market conditions*" due to the decreasing inventory of detached single family residential dwelling units in the overall neighborhood area.

Also, concerns from consumers are reportedly due to increasing financing rates and number of additional factors, such as the previous outbreak of the COVID-19 virus, "*shelter-in-place*" government regulations, civil unrest and looting in some areas of the city, that have contributed to the overall concerns of residing in urban neighborhoods.

Zoning Data

The subject property is located in a B1-1 Neighborhood Shopping District according to the 2024 City of Chicago Zoning Ordinance.

The Applicant is requesting a Special Use for a “*Transitional Shelter*” within the existing former motel property building. A “Transitional Shelter” is a permitted use within the “B” district according to 17-3-207-B (10) and Use Standard 17-9-0115 subject to approval of a Special Use by the City of Chicago Zoning Board of Appeals.

17-3-0102-A

The primary purpose of the B1, Neighborhood Shopping district is intended to accommodate a broad range of small-scale retail and service uses.

17-3-0102-B

B1 zoning is intended to be applied in compact nodes at the intersection of two or more major streets or in cohesive linear fashion along relatively narrow *streets* that have low traffic speeds and volumes (compared to multi-lane, major streets).

17-3-0102-C

The B1 district is intended to exhibit the physical characteristics of storefront-style shopping streets that are oriented to pedestrians.

17-3-0102-D

The B1 district permits residential *dwelling units* above the ground floor.

17-3-0102-E

The B1 district can be combined with the dash 1, dash 1.5, dash 2, dash 3 or dash 5 *bulk* and *density* designations.

According to the City of Chicago Zoning Ordinance under **Chapter 17-17 Terminology and Measurements, Section 17-17-0100 Use Group and Category Descriptions** and **Section 17-17-0102-A Group Living**, specific use type **No. 8 a Transitional Shelter** is described as follows:

Transitional Shelter.

A “*transitional shelter*” is a building, or portion thereof, in which temporary residential accommodations are provided for 3 or more persons who are not related to the *property owner*, operator, manager or other occupants thereof by blood or by marriage.

Zoning Data - Continued

17-3-0400 - Bulk and Density Standards

Bulk and density standards in the “B” and “C” districts vary according to the applicable *bulk* and *density* designations.

17-3-0402-A - Minimum Lot Area per Unit

The minimum lot area per unit in the Dash 1 district is 2,500 SF per unit.

17-3-0402-B - MLA Reductions for Transit-Served Locations.

The minimum lot area in the TSL district is 300 SF per unit in this district.

17-03-0403-A - Floor Area Ratio.

The maximum floor area ratio in the Dash 1 district is 1.2.

17-9-0115-A

Notwithstanding any other provision of this Zoning Ordinance, any *transitional shelter* or *temporary overnight shelter* in existence as of December 21, 1983, is considered a *permitted use* regardless of district in which it is located. Any expansion of such existing *transitional overnight shelter* or *temporary overnight shelter* will be considered as a new use for purposes of this Zoning Ordinance.

17-10-0207-Q - Off Street Parking Schedule.

As determined by Department of Planning and Development. There are currently thirty-seven (37) on-site parking spaces for the subject property with access from two (2) driveways via South Cicero Avenue.

17-13-0900 - Special Uses

Please see the Special Uses 17-13-0900, 17-13-0901, 17-13-0905 and 17-13-0905-A description for the *special use* procedures in Zoning Ordinance and briefly summarized in the Addenda Section.

17-13-0901 - Purpose

Special Uses are uses that, because of their widely varying land use and operational characteristics, require case-by-case review in order to determine whether they will be compatible with surrounding uses and development patterns. Case-by-case review is intended to ensure consideration of the *special use's* anticipated land use, site design and operational impacts.

Zoning Data - Continued

17-17-02167 - Special Use Definition

A use allowed in the subject zoning district only if reviewed and approved in accordance with the *special use* procedures of Section 17-13-0900.

It is suggested that the reader consult the zoning ordinance for detailed information. Pertinent sections of the Zoning Ordinance have been included in the Addenda Section for further details.

Description of the Proposed Use

The subject property is being proposed to be operated as a "*Transitional Shelter*" by the applicant, Beds Plus - Shelter/Housing NFP, c/o Ms. Tina Rounds, Chief Executive Officer. The applicant has reported that they have entered into a one (1) year Lease Agreement with the option to purchase the subject property.

The property has since been upgraded for the proposed occupancy by the applicant. The applicant has been established since 1988 within the nearby suburban community of La Grange as a provider of "*overnight shelters*". The applicant is currently proposing to expand into the subject community neighborhood area due to market need and demand for temporary housing shelters for homeless individuals and/or families. Please see the Addenda Section for further information about the organization and staff leadership. Reportedly, the subject facility and operation are financially supported in-part by private foundations and individual donations, as well as public governmental agencies.

The applicant operates several other similar facilities in the surrounding community areas. This proposed facility will provide fifty-five (55) sleeping rooms (units) for "residents" plus one (1) House Manager's apartment or a total of fifty-six (56) rooms (units). The "transitional Shelter" will operate 24-hours a day, seven days a week, with at least one (1) house manager "on-site" at all times. There will be a maximum of eighty (80) beds and a maximum of ninety (90) occupants (including ninety (90) residents and five (5) staff/volunteers). The residents are required to sleep at the property every night and will have a mandatory curfew. The applicant enforces an absolute "no-use" policy as it relates to drugs and alcohol use at the residence. Each resident is required to participate and attend various programs with meetings and/or other counseling at several times a week during their stay at the residence.

The applicant has had success in securing temporary employment opportunities for many of the occupants so that they are able to obtain work during the time of their stay, with the possibility of full employment after their completion of the programs. The length of the stay will vary depending upon each of the individual particular needs, but generally is for a period of twenty-eight (28) days, but they can leave for a period of two (2) weeks and then reapply for return if necessary.

All of the persons attending the programs are referred by governmental agencies and no walk-ins are permitted. No residents are permitted to have a vehicle at the property during their stay.

Description of the Subject Property

The subject former motel property was most recently known as “Aloha Motel Chicago” that consists of a typical older vintage two-story economy budget motel property that was developed along the arterial thoroughfares that provided access to Midway Airport to the north. The property reportedly was built in the mid 1950's with fifty-five (55) motel rooms, plus a Manager's apartment within a two-story “U” shaped courtyard type floor plan layout. There are three (3) freestanding building sections for the motel that is masonry constructed with four (4) open, steel frame stair cases to the second floor level along with covered walkways to the respective rooms along the first and second floor units. The subject motel property was purchased in November 2021 for \$2,100,000 or \$37,500/room (56-rooms) and/or \$119/SF (17,600 GBA) by an investor.

There is a center courtyard with a paved parking area with thirty-seven (37) parking spaces. The proposed parking will be reduced slightly to thirty-three (33) spaces, including two (2) access spaces and shared access aisle. Access to the parking is permitted by two (2) concrete paved driveways for ingress and egress from and to Cicero Avenue. There is a public concrete paved alley way along the rear (east) property line. There is a partial basement area for mechanical equipment room for heating and cooling, laundry and general storage areas.

The first floor contains twenty-seven (27) rooms plus a “check-in” foyer, lobby, business offices, small washroom, storage space, laundry area and interior stairway to the second floor manager's apartment. The majority of the rooms are either 228 SF and/or 230 SF with only two (2) rooms being slightly larger with 349 SF.

The second floor contains twenty-eight (28) rooms plus the manager's apartment with about 1,034 SF. The majority of the rooms are either 228 SF or 230 SF. There is an open, but covered balcony area. There is a total of fifty-five (55) former motel rooms (and/or units) for “residents” plus one (1) House Manager's apartment or a total of fifty-six (56) rooms (units).

The individual rooms typically contain either one (1) and/or two (2) double beds, a built-in sink vanity, a two (2) fixture (toilet and tub) bathroom, a wall mounted mirror, a small clothing dresser, a small refrigerator and a microwave oven, a wall mounted television, several wall mounted lighting fixtures and electrical outlets. The interior finishes include new wood pattern vinyl floor sheathing, painted partitions, window curtains over newer double pane windows. The units are heated and cooled by wall mounted sleeve electric units below the windows. Each unit has a double lock and security code for access from the only doorway into the unit.

The building “foot print” contains a reported “gross” 8,900 SF on the first floor and 8,700 SF on the second floor level for a total “gross” building area of about 17,600 SF. The total “net” building area is about 15,082 SF. Please see the Summary of the “net” and “gross” building areas and uses on the following page for further details.

The total land area is reported at 26,147.25 SF (0.600 acres) according to the plat of survey.

The applicant will continue to provide general upgrading of the property with interior painting and cleaning in order to provide habitable living accommodations for the residents and comply with applicable building codes and ordinances. (Please see additional photographs in the Addenda Section of this report).

Description of the Subject Property - Continued

Summary of Net & Gross SF Building Areas

<u>First Floor</u>					<u>Second Floor</u>				
Rooms	Unit	Typical	Unit		Rooms	Unit	Typical	Unit	
No of	No.	Room Layout	Size	%	No of	No.	Room Layout	Size	%
Units		Motel Style			Units		Motel Style		
1	101	Bed/Bath/Etc.	349 SF		1	201	Bed/Bath/Etc.	230 SF	
1	102	Same	349 SF		1	202	Same	230 SF	
1	103	Same	230 SF		1	203	Same	231 SF	
1	104	Same	230 SF		1	204	Same	230 SF	
1	105	Same	230 SF		1	205	Same	230 SF	
1	106	Same	230 SF		1	206	Same	230 SF	
1	107	Same	230 SF		1	207	Same	230 SF	
1	108	Same	230 SF		1	208	Same	230 SF	
1	109	Same	228 SF		1	209	Same	230 SF	
1	110	Same	228 SF		1	210	Same	228 SF	
1	111	Same	228 SF		1	211	Same	228 SF	
1	112	Same	228 SF		1	212	Same	228 SF	
1	114 *	Same	228 SF		1	214 *	Same	228 SF	
1	115	Same	228 SF		1	215	Same	228 SF	
1	116	Same	228 SF		1	216	Same	228 SF	
1	117	Same	228 SF		1	217	Same	228 SF	
1	118	Same	228 SF		1	218	Same	228 SF	
1	119	Same	228 SF		1	219	Same	228 SF	
1	120	Same	230 SF		1	220	Same	228 SF	
1	121	Same	230 SF		1	221	Same	230 SF	
1	122	Same	230 SF		1	222	Same	230 SF	
1	123	Same	230 SF		1	223	Same	230 SF	
1	124	Same	230 SF		1	224	Same	230 SF	
1	125	Same	230 SF		1	225	Same	230 SF	
1	126	Same	230 SF		1	226	Same	230 SF	
1	127	Same	230 SF		1	227	Same	231 SF	
1	128	Same	230 SF		1	228	Same	230 SF	
					1	228	Same	230 SF	
27			6,428 SF	84%	28			6,422	86%

<u>First Floor</u>					<u>Second Floor</u>				
<u>Common Areas</u>					<u>Common Areas</u>				
1	N/A	Storage	114 SF		1	Manager's	4-Rms/2-Beds/	1,034	SF
1	N/A	Check-In	65 SF			Apt	Living/Kit 1-Bath		
1	N/A	Office	141 SF						
1	N/A	Office	100 SF						
1	N/A	Lobby	181 SF						
1	N/A	Laundry/Storage	274 SF						
1	N/A	Mech/Storage	281 SF						
1	N/A	Staff W.C.	42 SF						
8			1,198 SF	16%	1			1,034	SF 14%
Total First Floor Area			7,626 SF	100%	Total Second Floor Area			7,456 SF	100%

Summary of "Net" Interior Areas 1/

Total First Floor Area	7,626 SF	51%
Total Second Floor Area	7,456 SF	49%
Total Building Area	15,082 SF	100%

Total Dwelling Units	55
Manager's Apartment	1
Total No. of Living Units	56

Summary of "Gross" Building Areas 1/

Total First Floor Area	8,900 SF	51%
Total Second Floor Area	8,700 SF	49%
Total Building Area	17,600 SF	100%

1/ Based on Architectural Plans

* Note: No Unit No 113 & 213

Similar Transitional Uses



Comp. No. 1 - Beds Plus - Summit Service Shelter
7666 West 63rd Street Summit, Illinois 60501 (6300 S)

This facility is owned and operated by the Beds Summit Service Center, LLC (Beds Plus Care, NFP) as a service center and “*transitional shelter*” for individuals and families. This facility was opened in the summer of 2023 after the purchase for \$325,000 in August 2021 and retrofitting for the intended use. The property consists of a two-story former bank building containing about 8,345 SF (4,172 SF/floor), above grade with a finished basement and kitchen area on an inside land parcel containing 7,803 SF. Reportedly the building was built in 1965 (58-years) and in average to good condition.

This facility provides emergency services for interim housing for homeless individuals and has a reported eighteen (18) beds for women and children along with living and dining room, baths and kitchens, etc. There are on-site manager and staff. The organization provides food, shelter programs to promote health and wellness and self-sufficiency, counseling services for women and children within the building on a twenty-four (24) hours and seven (7) days basis. The property is zoned B-1 District.

A summary of nearby market sale and rental activity was uncovered and has not revealed any adverse impact to the welfare, character and/or property prices in relationship to the above transitional residence and service shelter use.

Similar Transitional Uses - Continued



Comp. No. 2 - Southwest Chicago PADS
3121 West 71st Street Chicago, Illinois 60629 (7000 S)

This facility is owned and operated by SWC Homeless Services as a *“transitional shelter”* for *“men and women ages 18 and over who are homeless, housing insecure, or who are in imminent danger of becoming homeless”*. This facility ensures that clients and families receive appropriate agency and community services for which they are eligible. Reportedly, this facility (*“feed, bathe and clothe up to 35-individuals six nights a week”*).

The property consists of an inside lot that contains 3,960 SF and is improved with a 70+/-year old 2-story masonry constructed mixed-use store and apartment building that contain about 5,880 SF. The floor plan reportedly includes sleeping rooms, as well as living and dining rooms, baths and kitchen and office space, etc. within an approximate building area of 9,348 SF (1,169 SF average per apartment). There is an on-site manager and staff. The property was purchased in September 2001 for \$155,000 (\$51,875/DU). The facility provides counseling and substance abuse services for clients that are staying at the facility on a twenty-four (24) hours and seven (7) days basis. The property is zoned B1-1, District.

Research of nearby market activity was uncovered and has not revealed any adverse impact to the welfare, character and/or property prices in relationship to the existence of the above transitional shelter for the past 22-years. (Data has been retained in appraisers' files).

Similar Transitional Uses - Continued



Comp. No. 3 - Crossroads Hotel
5300 South Pulaski Road Chicago, Illinois 60632 (4000 W)

This facility is owned and operated by an investment trust (First Secure Bank & Trust Co. Tr.#3-378), and rents the rooms on a short term basis (daily and monthly) as an “SRO” (*single room occupancy*) for men and women over the age of 18-years. The property is zoned C1-1, Commercial Neighborhood District.

The property is situated on an inside lot that contains about 60,461SF and is improved with an older (60+/-years) hotel building property that contains a reported 204 rooms within a 4-story masonry constructed building with 104,000 SF. Each room reportedly contains one (1) room with either a single and/or double bed and a full bathroom with an “average” gross room size of 510 SF. There is an on-site manager and staff, as well as common areas. Small room rent for \$230/week, medium rooms rent for \$280/week and larger rooms rent for \$350/week. This property also provides smaller retail stores and shops along the Pulaski Road street frontage.

A research of other nearby market sale and rental activity was uncovered and has not revealed any adverse impact to the welfare, character and/or property prices in relationship to the above transitional hotel use for the past number of years.

Similar Transitional Uses - Continued



Comp. No. 4 - Henry's Sober Living House
8032-34 South Ingleside Avenue Chicago, Illinois 60619 (930 E)

This facility is owned and operated by Henry's Sober Living, Inc. NFP as a "*transitional residence*" for adult males recovering from substance abuse. This facility received a Special Use Approved by the City of Chicago Zoning Board of Appeals on November 16, 2007 (Cal No. 490-07-S) for twenty (20) clients (beds). The property is zoned RS-3 Residential Single-Unit (Detached House) District.

The property consists of an inside lot that contains 7,688 SF and is improved with a 100-year old 3-1/2 story masonry constructed apartment building with eight (8) two-bedroom dwelling units including living and dining rooms, baths and kitchens, etc. within an approximate building area of 9,348 SF (1,169 SF average per apartment). One (1) apartment unit is maintained for the on-site manager and staff. The applicant purchased the property for \$415,000 (\$51,875/DU) in November 2006 and maintains a business office in the building. The operator provides counseling and substance abuse services for "adult males" located within the building on a twenty-four (24) hours and seven (7) day's basis. A summary of nearby market sale and rental activity was uncovered and has not revealed any adverse impact to the welfare, character and/or property prices in relationship to the above transitional residence for the past 16-years.

No.	Address	Sale Date	Price	No. DU's	\$/DU	Comments
1.	8043 S. Ingleside Av.	05/23	\$260,760	2	\$130,380	Good Condition/ 2-6-Rms
2.	8146 S. Ingleside Av.	08/21	\$435,000	3	\$145,000	Newly Updated/ 3-6-Rms
3.	8142 S. Ingleside Av.	10/21	\$475,000	3	\$158,333	Newly Renovated/ 3-8-Rms
4.	8023 S. Ingleside Av.	01/23	Rental	2	\$1,200/Mo	New Rehab/ 1-6-Rms

Similar Transitional Uses - Continued



Comp. No. 5 - Beds Plus Care Shelter
9501 South New England Avenue Oak Lawn, Illinois 60453 (6900 W)
(aka 6837 West 95th Street - SEC) *

This facility is operated by the Beds Plus Care, NFP as a “*transitional shelter*” for individuals and families. This property consists of a three-story mixed-use residential apartment building with four (4) two-bedroom apartments and one (1) first floor office space. The building contains about 5,164 SF above grade and a basement area on a corner land parcel containing 7,834 SF. Reportedly the building was built in 1969 (54-years) and in good condition after full renovation three years ago.

Reportedly, the applicant (Beds Plus Care) provides for interim housing for homeless individuals in the apartments for shelter for women and children. Each apartment reportedly contains a living and dining room, two bedrooms, a bathroom and kitchen. There is on-site manager and staff. The organization provides food, shelter programs to promote health and wellness and self-sufficiency, counseling services for women and children within the building on a twenty-four (24) hours and seven (7) days basis. The property is zoned R-2 and was reportedly listed for sale at an “asking” price of \$980,000, but has since expired in August 2023 after 66-days.

A summary of nearby market sale and rental activity was uncovered and has not revealed any adverse impact to the welfare, character and/or property prices in relationship to the above transitional residence and service center use. The property two-flat directly to the east at 6835 West 95th Street sold in July 2023 for \$410,000, or \$205,000 per dwelling unit and was on the market for 45-days. Each unit has three (3) bedrooms, plus living, dining, kitchen and 1.5-bathrooms. * Photograph courtesy of 2023 MRED, LLC MLS#11800235.

Proposed Zoning Request

The applicant has requested a Special Use for a “*transitional shelter*” to be located within an existing former motel property.

Special Uses (Chapter 17-13-0900)

Approval and General Criteria (17-13-0905 and 17-13-0905-A)

1. *Complies with all applicable standards of this Zoning Ordinance;*

The proposed transitional shelter use complies (if approved) with all applicable standards of the Zoning Ordinance.

2. *Is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of the neighborhood or community;*

The applicant has been established as a provider of social services for homeless shelters for men and women for the past thirty-five (35) years or more and currently operates other similar facilities in other similar suburban neighborhood areas. These facilities have been previously listed above including a photograph, description to operate as a “transitional shelter and/or residence”.

Research of the marketplace for sales and/or listing data within the immediate proximity of each of the existing transitional shelter properties “*did not*” reveal any adverse impact to the welfare, character and/or property prices do to the existence of the transitional shelter an/or residence use at the respective properties. A brief summary of market activity was included above for several of the properties.

The applicant has been providing a “*transitional shelter*” environment for men and women at these locations for individuals of at least eighteen years (18) of age that are seeking a temporary relief of homelessness conditions and/or conditions that will help these individuals recuperate from the effects of adverse financial conditions, as well as drugs or alcohol addictions and receive guidance and counseling programs.

Inspection of the surrounding area did not reveal other transitional shelter’s uses within the immediate proximity of the subject property, however, there are other public and private facilities that are operating in nearby similar community areas, including the applicants other facilities.

According to the applicants research, it reasonably appears that there is an ongoing need and market demand by residents of the subject community area for these types of services, which is also supported by the number of years the Applicant has been established in the other facilities, as well as other facilities that have existed in the other similar neighborhood areas.

The 2023 report by the Chicago Coalition for the Homelessness in Chicago reported that there are an estimated 68,440 people experiencing homelessness in 2021. Greater details are included in this report that is included in the Addenda Section.

3. *Is compatible with the character of the surrounding area in terms of site planning and building scale and project design;*

The proposed transitional shelter use is compatible with other similar properties within the subject marketplace. That is, the existing building was built in the mid 1950's about 68-years ago as a commercial 2-story motel property with a total of fifty-five (55) rooms and one (1) manager's apartment.

The building contains about 17,600 SF of gross building area and about 15,082 SF of "net" interior area above grade. The building is located on an inside parcel containing 26,147 SF or 0.60 acres according to the Plat of Survey. The parcel has 225 feet of frontage along the east side of South Cicero Avenue and a depth of 116.21 feet. The property is zoned B1-1, Neighborhood Shopping District.

The maximum number of rooms that will be provided for "transitional shelter" will be fifty-five (55) sleeping rooms and a maximum of eighty (80) beds. There is one (1) apartment for the House Manager. The property will meet the building code requirements according to the City of Chicago. There is a partial unfinished basement area for mechanical equipment and storage.

There will be thirty-three (33) on-site parking spaces. However, individual clients (residents) are not permitted to have a vehicle at the premises. Parking is for staff members. The subject former motel use has been providing reasonably similar "transitional" lodging on a short term basis almost 70+/- years and has been compatible with other mixed-use commercial and residential improvements located along South Cicero Avenue.

4. *Is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operations, outdoor lighting, noise and traffic generation;*

The proposed transitional shelter property is compatible with other public and private institutional related properties in similar neighborhood areas, and will be available to the staff and approve residents, subject to the rules and regulations of the *Beds Plus Shelter/Housing, Inc.* All residents must agree to these regulations, which is a function of the marketplace for this type of social service program. The social services and residential housing are all conducted inside of the building, thus eliminating any significant noise factors. Outdoor lighting and traffic generation is similar to other parking uses.

5. *Is designed to promote pedestrian safety and comfort.*

The proposed transitional shelter use has been designed and will be upgraded so as to comply with current building codes and standards and related factors.

The property is fence enclosed along the sides, rear and portions of the street frontage of the property to somewhat screen the improvements from street traffic. Access to public bus transportation is conveniently available along Cicero Avenue, although the clients will be driven to the subject property.

Conclusions

The requested Special Use for the proposed “*transitional shelter*” use for fifty-five (55) sleeping rooms, plus one (1) apartment for the House Manager, in the appraisers’ opinion, will not cause substantial injury to the character, welfare and/or value of property in the neighborhood, and this request is consistent with the stated purpose and intent of the City of Chicago Zoning Ordinance.

- In researching surrounding property prices and trends with regards to these facilities there was no evidence of adverse effects observed as a result of this use at these other locations, including the applicants’ other facilities in the similar neighborhoods...
- Other organizations provide similar transitional residential housing in the overall community areas of the city...
- According to the applicant there is a “*need*” and market demand for this type of social outreach for homeless individuals in the community that provides not only a transitional shelter, but counseling for these persons of the neighborhood area...
- The applicant has been an established provider of these types of “related” services for many years with experience in providing needed leadership and community services...

QUALIFICATIONS OF SYLVESTER J. KERWIN, JR.

EXPERIENCE

President - **S. J. KERWIN & ASSOCIATES, INC.** Real Estate Appraisers & Consultants.
Active in the field of real estate appraisal since 1970.

Associated with James J. Curtis & Associates, Inc., Real Estate Appraisers and Consultants, of Chicago, January, 1973 - May, 1978; Served as a Vice President and Real Estate Appraiser.

Associated with Walter R. Kuehnle & Company, Real Estate Appraisers and Consultants, of Chicago, 1971 - 1973, Real Estate Appraiser.

Associated with Schmidt, Garden and Erikson, Architects and Engineers, of Chicago, 1966 - 1971, Assistant Draftsman - Designer.

EDUCATION

Attended Dominican College, Racine, Wisconsin

Attended Real Estate Institute, Central Y.M.C.A., successful completion of courses in Real Estate Law, Principals, Appraising, Sales and Brokerage and Construction Cost Estimating.

Appraisal Institute, successful completion of:

- Course I - Basic Fundamentals of Appraising
- Course I-B - Income of Property Analysis
- Course II - Urban Properties
- Course VII - Industrial Properties
- Single Family and Industrial (Income) Demonstration Reports.

PROFESSIONAL AFFILIATIONS

MAI - Member Appraisal Institute (Certificate No. 5795)

(Formerly the American Institute of Real Estate Appraisers)

Certified General Real Estate Appraiser - State of Illinois (License No. 553.000315)

Chicago Chapter (Appraisal Institute) - Director 1984-1990, 2003

Illinois Association of Certified Real Estate Appraisers - President 1989

Vice President, Secretary, Treasurer and Member of the

Board of Directors - 1980 - 1990

Licensed Real Estate Broker - State of Illinois

Chicago Association of Realtors - Member

Chicago Association of Realtors

Appraisers Council - Chairman 1981 - 1982

Landmark Committee - 1981 - 1990 (1990 Chairman)

Junior Real Estate Board of Chicago - President - 1980

Appraisal Institute

Regional Committee Representative 1991 - 1995

Regional Ethics and Counseling Panel 1985 - 1995

Chicago Chapter - Experience Review Committee 1994 - 2004

Chicago Chapter - Chairman Admission Committee - 2004

QUALIFICATIONS OF SYLVESTER J. KERWIN, JR. - Continued

REPRESENTATIVE LIST OF CLIENTELE

Financial Institutions

Associated Bank / Associated Commercial Mortgage, Inc.
Bank of America - Illinois
Bank of Countryside
Bank One
Beverly Bank
Bridgeview Bank & Trust Company
Cole Taylor Bank
First Nations Bank
First Nationwide Bank, FSB
Harris Trust and Savings Bank
Household International, Inc.
Lake Shore National Bank
LaSalle National Bank
National City Bank
TCF National Bank
The Northern Trust Company
Oak Trust and Savings Bank
Republic Bank of Chicago
The Rock Island Bank

Insurance Companies

Allstate Insurance Company
Bankers Life & Casualty Company
CNA Insurance Company
Country Life Insurance Company
Mutual Trust Life Insurance Company

Attorneys & Law Firms

Akerman, LLP
Chico & Nunes, P. C.
Deutsch, Levy & Engel
Daley And George, Ltd
Eckhart McSwain Sillman & Sears
Foran, Wiss & Schultz
Hopkins & Sutter
Kolpak and Learner
Maurides Foley Tabangay Turner & Agustin, LLC
Maragos & Maragos, I Chartered
Neal & Leroy, LLC
Righeimer, Martin, Bridewell & Cinquino
Samuel V. P. Banks
Schuyler, Roche & Crisham, P. C.
Shefsky & Froelich Ltd.

Government Bodies

City of Chicago

Corporation Counsel
Housing & Real Estate
Planning & Development

Village of Elmwood Park

State of Illinois

Medical Center Commission
Transportation (IDOT)

Mortgage Financial Firms

Baird & Warner Commercial
Capital Realty Services, Inc.
Dial Financial Corporation
GMAC Commercial Mortgage Corporation

Background Summary

Sylvester J. Kerwin, Jr., MAI

President and owner of **S. J. KERWIN & ASSOCIATES, INC.**, a real estate appraisal and consulting firm, with offices located in River Forest, Illinois.

Mr. Kerwin was awarded the professional appraisal Designation of **MAI - Member Appraisal Institute (Certificate No. 5795)** in May, 1978. He has been a real estate appraiser for more than 30 years, and has operated his own real estate appraisal and consulting firm for more than 40 years, providing appraisal and consultation services for a wide variety of purposes including commercial, industrial, and residential needs.

Appraisal services are not only provided within the corporate limits of the City of Chicago, but throughout the suburban metropolitan area as well, including northwestern Indiana and southeastern Wisconsin. Clients generally consist of financial institutions, attorneys, government agencies, business corporations and private individuals.

Appraisal assignments have ranged from major commercial investment properties in the Central Business District of Chicago, air rights valuations, commercial stores and area retail shopping centers, industrial factories, multiple family residential properties, to vacant land and single family residential appraisals. Individual assignments as well as multiple parcel assignments are regularly undertaken. Mr. Kerwin has appeared as an expert witness and given testimony in various courts, zoning boards and public bodies.

Mr. Kerwin is active in local real estate organizations. He previously served three, 3-year terms on the Board of Directors of the Chicago Chapter of the Appraisal Institute, and was elected to serve as a Regional Committee Representative in 1991 and 1995. He has previously served on the Candidates Guidance Committee of the Chapter, and recently as the Vice-Chair of the Experience Review Committee. He has served on the Regional Ethics and Counseling Panel of the Institute from 1985 to 1995, and is past Chairman of the Landmark Committee with the Chicago Association of Realtors. Mr. Kerwin was the 2004 Chairman of the Admission Committee for the Chicago Chapter.

Other past active associations include Past President of the Chicago Real Estate Council (Junior Real Estate Board of Chicago), Past Chairman of the Appraisers Council of the Chicago Association of Realtors, Past President of the Illinois Association of Certified Real Estate Appraisers (1989) and various committees within the local Chicago Chapter of the Appraisal Institute.

Mr. Kerwin's formative training was with local real estate appraisal firms, including Walter R. Kuehnle & Company and James J. Curtis & Associates. Mr. Kuehnle was a Charter Member and past President of the Appraisal Institute. Mr. Curtis was a past President of the local Chapter.

Mr. Kerwin was born and raised in Oak Park, Illinois. He graduated from Oak Park-River Forest High School and attended Dominican College in Racine, Wisconsin after serving in the United States Coast Guard - Reserve Program. He also attended the Real Estate Institute of the YMCA with successful completion of courses in real estate law, principal, appraising, sales and brokerage, cost estimating, etc. Mr. Kerwin also successfully completed the numerous requirements for the awarding of the **MAI Designation** in May, 1978, and is a **Certified General Real Estate Appraiser** (License No.553.000315) in the State of Illinois.

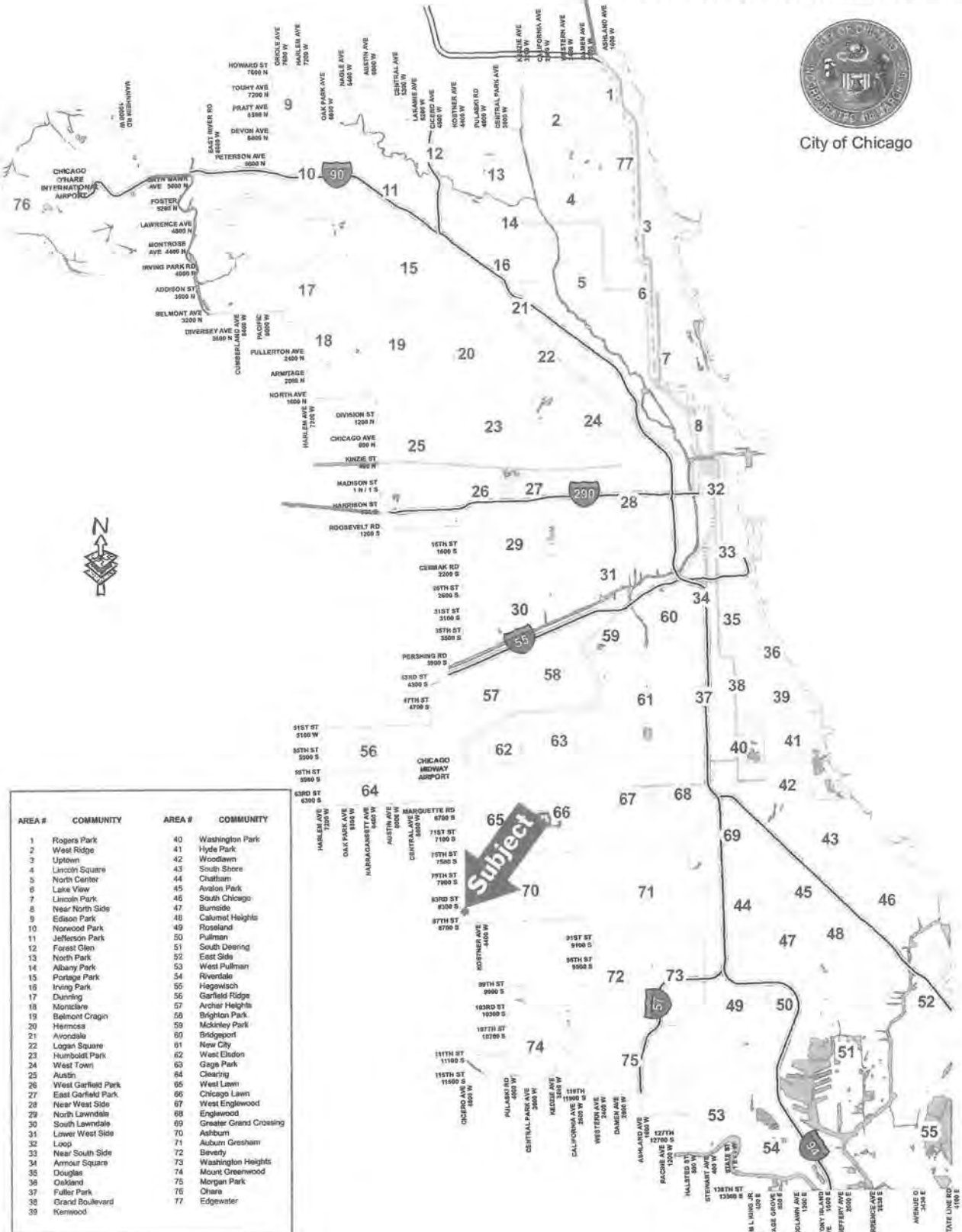
Mr. Kerwin has been active in real estate seminars and educational programs, and is current with the Continuing Education programs sponsored by the Appraisal Institute, through December 31, 2027, as well as the State of Illinois, through September 30, 2025.

City of Chicago & Ashburn Community Area Map

CITY OF CHICAGO COMMUNITY AREAS

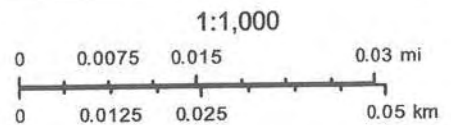


City of Chicago



[illegible]

Aerial Photograph Map



Zoning Map



Identify Results

Zoning Districts

B1-1

Planning Region

SOUTHWEST

ADU Area

South

Affordable Requirements (ARO)

ARO Inclusionary Area

Zoning Map Index

Grid Index: 20-K

Zoning Map Page Number : 182B

Parcels

PIN #: 1934305052

Parcel Address : 8508-8515 S CICERO AVE

86 Acre Page

Open 80 Acre Page ([WSW343813r](#))

Ward

18

Community Area

ASHBURN

Addenda

Photographs of Typical Dwelling Unit (Room)



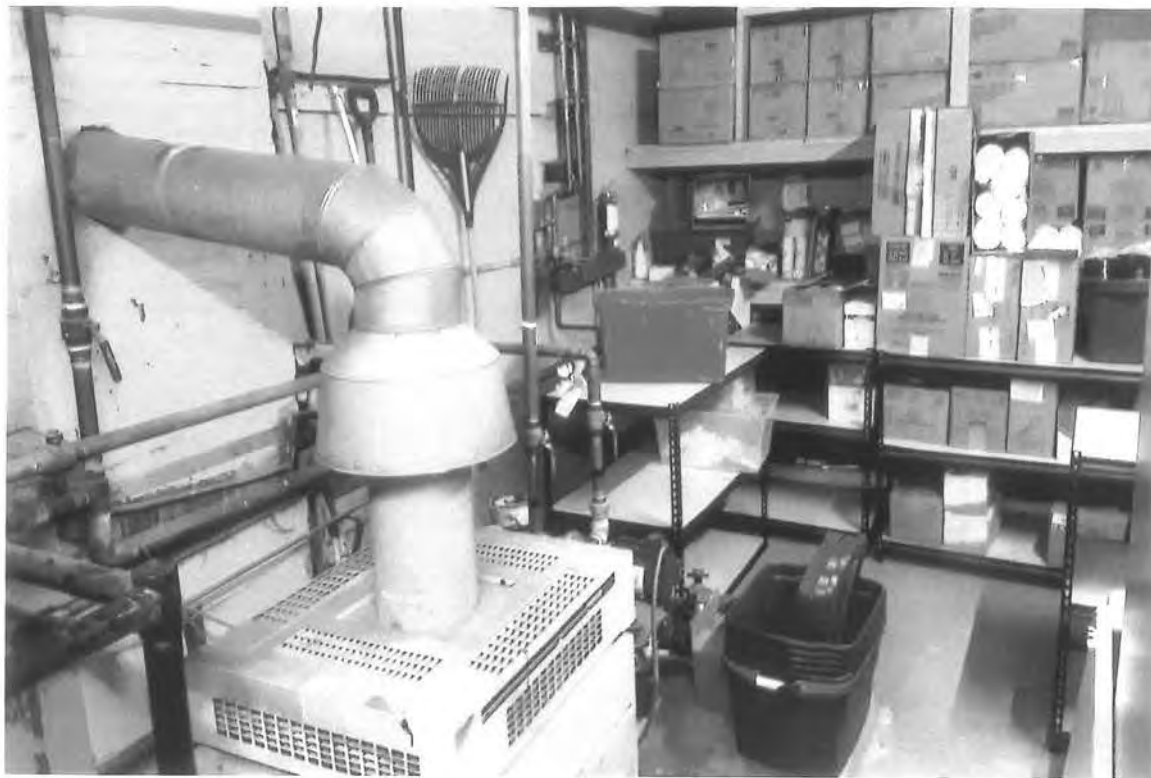
Photographs of Typical Dwelling Unit (Room)



Views of First Floor & Basement Areas



Views of First Floor & Basement Areas



Views of Manager's Apartment - Second Floor



Views of Manager's Apartment - Second Floor



Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY MIDWEST REAL ESTATE DATA LLC

RESIDENTIAL ACTIVITY ONLY | Data current as of April 14, 2024



8070 - CHI - Ashburn

+ 17.5%

Change in
New Listings
All Properties

- 3.8%

Change in
Closed Sales
All Properties

+ 2.0%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	March			Trailing 12 Months		
	3-2023	3-2024	+ / -	3-2023	3-2024	+ / -
New Listings	38	44	+ 15.8%	531	460	- 13.4%
Under Contract (includes Contingent and Pending)	29	26	- 10.3%	326	298	- 8.6%
Closed Sales	26	24	- 7.7%	336	298	- 11.3%
Median Sales Price*	\$255,000	\$276,000	+ 8.2%	\$251,000	\$260,000	+ 3.6%
Average Sales Price*	\$248,108	\$276,990	+ 11.6%	\$251,263	\$259,768	+ 3.4%
Percent of Original List Price Received*	96.9%	99.8%	+ 3.0%	98.2%	99.6%	+ 1.4%
Average Market Time	105	77	- 26.7%	42	47	+ 11.9%
Inventory of Homes for Sale at Month End	49	48	- 2.0%	—	—	—

Attached Single-Family

	March			Trailing 12 Months		
	3-2023	3-2024	+ / -	3-2023	3-2024	+ / -
New Listings	2	3	+ 50.0%	13	15	+ 15.4%
Under Contract (includes Contingent and Pending)	2	1	- 50.0%	10	7	- 30.0%
Closed Sales	0	1	—	8	7	- 12.5%
Median Sales Price*	\$0	\$105,000	—	\$96,000	\$105,000	+ 9.4%
Average Sales Price*	\$0	\$105,000	—	\$103,425	\$133,857	+ 29.4%
Percent of Original List Price Received*	0.0%	93.8%	—	91.7%	96.4%	+ 5.1%
Average Market Time	0	3	—	103	63	- 38.8%
Inventory of Homes for Sale at Month End	0	2	—	—	—	—

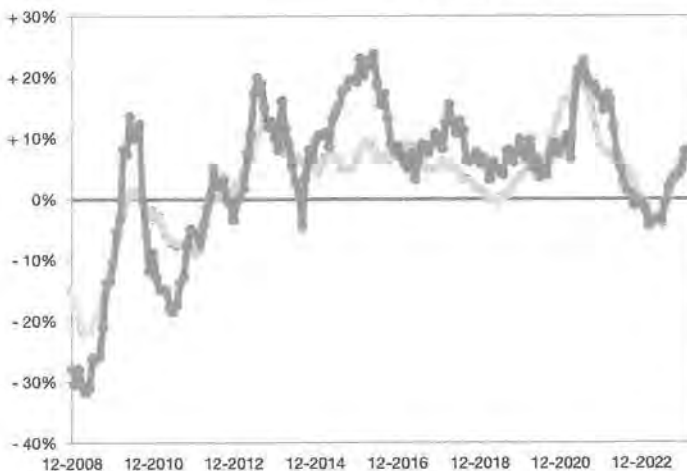
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family

All MLS

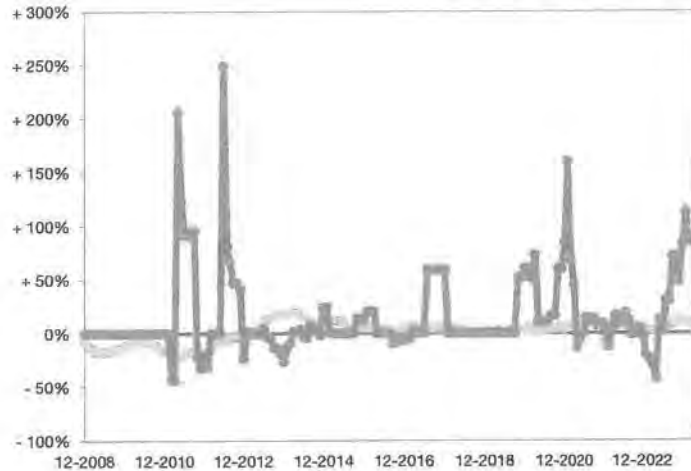
8070 - CHI - Ashburn



Attached Single-Family

All MLS

8070 - CHI - Ashburn



** Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.



ESTIMATE OF PEOPLE EXPERIENCING HOMELESSNESS IN CHICAGO

2023

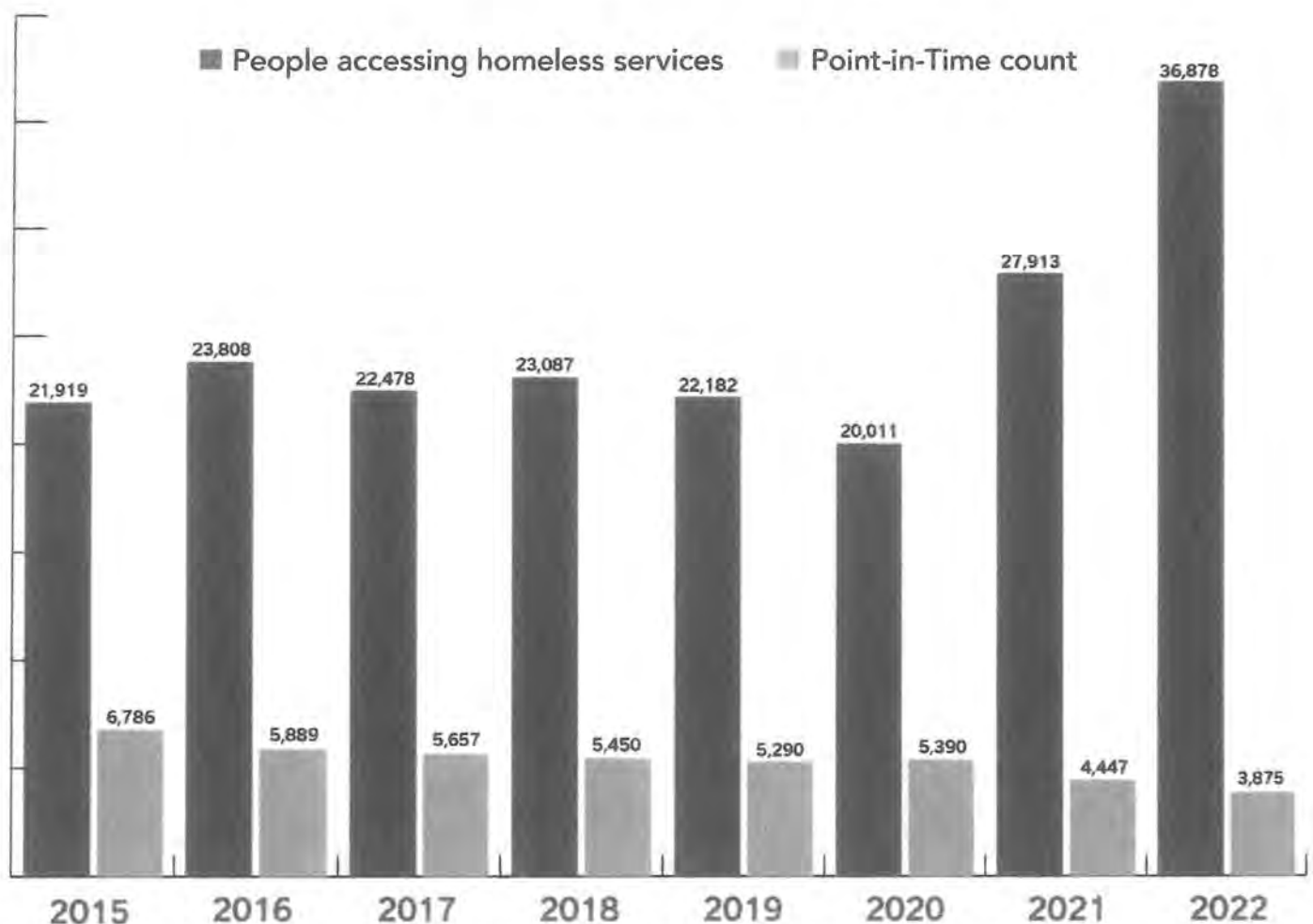
REPORTING 2015-21

CHICAGO COALITION FOR THE HOMELESS

An estimated 68,440 people are experiencing homelessness in Chicago, IL in 2021 – and it's quickly rising. This reflects a 2,829-person increase from the previous year. Data reflects massive shifts in the way people are experiencing homelessness, with 7,985 more people staying on the street or in shelters.

KEY FINDINGS:

- **82% of people experiencing homelessness are people of color.** Chicagoans identifying as Black, African American, Asian, Pacific Islander, American Indian, Alaska Native, and Multi-Racial account for 55,857 people experiencing homelessness—19,970 people identified as Hispanic or Latino/a/x. Only 12.6% of people experiencing homelessness are white.
- **Black and African American Chicagoans continue to disproportionately experience homelessness.** Centuries of racist economic, educational, and housing practices continue to leave Black Chicagoans more at risk of homelessness. Black and African American Chicagoans account for 53% of all people experiencing homelessness, while making up only 29% of the city's total population.
- **Hispanic and Latino/a/x Chicagoans far more often experience homelessness by couch-surfing.** Of all Hispanic and Latino/a/x Chicagoans experiencing homelessness, 91% are in doubled-up situations. Furthermore, national research suggests that Hispanic and Latino/a/x people are dramatically under-represented in data on street and shelter homelessness, sometimes referred to as the *Latino Homeless Paradox.*
- **Unaccompanied youth experiencing homelessness are more likely to temporarily stay with others than to stay on the street or in shelters.** In 2021, 11,885 people experiencing homelessness were unaccompanied youth (age 24 and younger), 88% of whom temporarily stayed with others. In total, 3,143 unaccompanied youth and their children (under age 18) experienced homelessness.
- **Most families experiencing homelessness are temporarily staying with others.** In 2021, 24,500 people in families with children were experiencing homelessness and 68% were temporarily staying with others.



Sources: Chicago Homeless Management Information System (HMIS), All Chicago Making Homelessness History. All Chicago was not involved in the data analysis included in this report, and the conclusions in this report do not represent the views of All Chicago. City of Chicago Point-in-Time Count and Survey Report of People Experiencing Homelessness in Chicago, City of Chicago (2015-2022).

WHAT IS HOMELESSNESS?

Homelessness describes a situation where a person does not have a *fixed, regular, and adequate* nighttime residence—but what is *fixed, regular, and adequate* depends on who you ask.

Homelessness is not one-size-fits-all and there are many ways one person can experience it. Someone may sleep in a shelter, on the street, at a train station, and double up with family or friends all in one week. All these living situations should be considered homeless.

The Department of Housing and Urban Development (HUD) defines a person as homeless when they do not have a permanent home and sleep in a shelter, on the street, or in other places that are not meant for living. This

includes people fleeing domestic violence. With this definition, people that are doubling up cannot receive housing assistance from HUD. However, doubling-up is the way most people experience homelessness in Chicago.

The Department of Education affirms that doubling up should be included in definitions of homelessness. The Department of Education knows that a student might be staying in a shelter, motel, car, or doubling up all in one week. This definition better reflects how most people experience homelessness in Chicago.

The Point-in-Time (PIT) method is the traditional way the Department of Housing and Urban Development counts people that are unhoused. The PIT counts how many people are sleeping on the street or in shelters on one cold January night every year. This method only counts

people that are visible, and it does not include people doubling up. This count does not give an accurate picture of how many people are homeless, and it does not help the city find the right solutions to homelessness.

To understand the housing service needs of people experiencing homelessness, the City of Chicago, All Chicago, and the Chicago Continuum of Care (CoC) use a variety of sources of data. These sources include the Point-in-Time count, annual records and demographics of people accessing services, and information directly from people with lived experience and their service providers.

Point-in-Time counts are used to fund solutions to homelessness, but this method is only a snapshot of a very small population of people that are unhoused.

For every 1 person reported as homeless in the city Point-in-Time count, 9 more people accessed city homeless services¹ last year.

HOW DO WE DEFINE HOMELESSNESS?

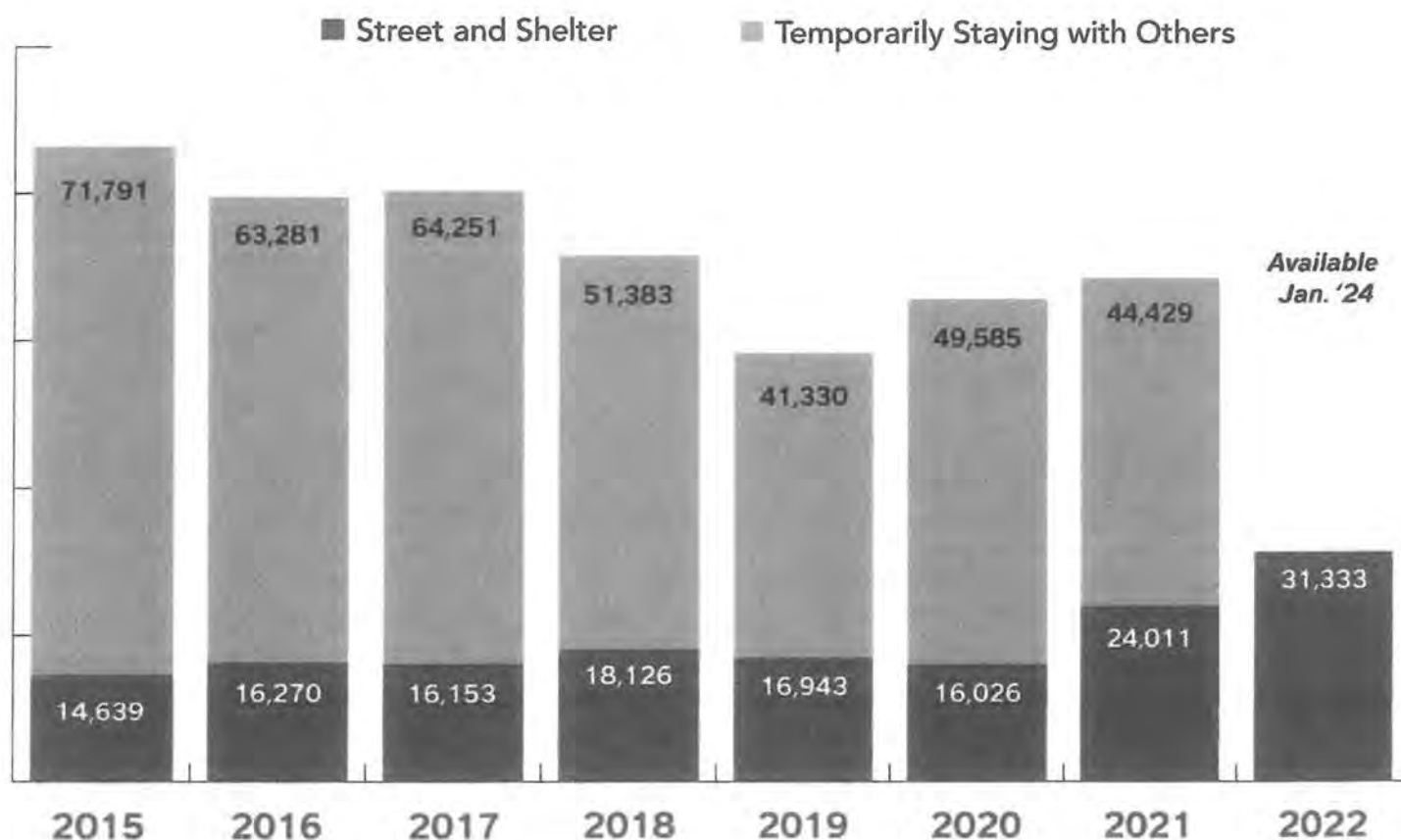
Someone that does not have a permanent home and stays in a shelter, on the streets, temporarily with others, and/or in other places that are not meant for living.

METHODOLOGY

To get a better idea of how many people are experiencing homelessness, Chicago Coalition for the Homeless (CCH) created a new method. CCH worked with researchers from Vanderbilt University and the Social IMPACT Research Center of Heartland Alliance to create this new way of estimating homelessness. The methodology is published in the *Housing Policy Debate* journal and the Integrated Public Use Microdata Series dataset is open to anyone to view and use for their own research.²

¹ Please see the 'Who is included in HMIS data?' section below for a full definition of people who accessed city services.

² Richard, M.K., Dworkin, J., Rule, K.G., Farooqui, S., Glendening, Z., & [Paler-Ponce], S. *Quantifying Doubled-Up Homelessness: Presenting a New Measure Using U.S. Census Microdata*. *Housing Policy Debate*.



To count people who are staying on the street or in shelters, CCH used information from the Homeless Management Information System (HMIS). HMIS is a database used by organizations and agencies that work with people experiencing homelessness to collect and share information about their clients. The system helps to track how many people are experiencing homelessness, the services they need, and the services they receive. HMIS is required by the Department of Housing and Urban Development.

WHO IS INCLUDED IN THE HMIS DATA?

To count people experiencing street and shelter homelessness throughout the year, CCH asked for a count of everyone who accesses certain types of services recorded in HMIS. The HMIS data herein referred to as both "street and shelter homeless" and "people accessing

city homeless services" includes all people served, anytime during the specified time period, by one or more of the project types: Emergency Shelter, Street Outreach, Safe Haven, Transitional Housing, and Coordinated Entry. While most people served meet HUD's definition of literal homelessness, some people enrolled in the Transitional Housing and Coordinated Entry project types meet other categories of homelessness.³ CCH excludes people who were served exclusively by enrollment in a Rapid Rehousing program. Although temporary, Rapid Rehousing programs are considered permanent housing by HUD and by the Chicago Continuum of Care.

DATA DEDUPLICATION

This estimate aims to not count the same person twice by removing duplicate entries whenever possible. Given the limits of all the

WHO IS EXPERIENCING HOMELESSNESS IN CHICAGO, IL?

TOTAL *	Temporarily Staying with Others	Street & Shelter
68,440	44,429	24,011

Household Type

Single Adults (25 and over)	28,307	15,624	12,683
Couples **	1,919	1,634	285
Adult Head of Household (HoH) Families (w/ children)	21,357	15,106	6,251
Youth (24 and under) HoH Families (w/ children) **	3,143	1,633	1,510
Unaccompanied Single Youth (24 and under)	11,885	10,432	1,453
Unknown Household Type	1,829	0	1,829

** indicates this total should be used with caution (coefficient of variation ≥ 30).

Sources: *Street and Shelter Data*: Chicago Homeless Management Information System (HMIS), All Chicago Making Homelessness History. All Chicago was not involved in the data analysis included in this report, and the conclusions in this report do not represent the views of All Chicago. *Temporarily Staying with Others Data*: Extracted from the Integrated Public Use Microdata Series. Steven Ruggles, Sarah Flood, Ronald Goeken, Josiah Grover, Erin Meyer, Jose Pacas and Matthew Sobek. IPUMS USA: Version 10.0 [dataset]. *Methodological Source*: Richard, M.K., Dworkin, J., Rule, K.G., Farooqui, S., Glendening, Z., & [Paler-Ponce], S. *Quantifying Doubled-Up Homelessness: Presenting a New Measure Using U.S. Census Microdata*. Housing Policy Debate.

data sources, there may still be some duplicates within the data. In 2022, CCH found that 5,545 people in HMIS used homeless services and stayed with friends or family at some point during the year. CCH removes this population from the street and shelter estimate, assuming that they would be captured in the doubled-up estimate.

DATA LIMITATIONS

These estimates do not include people who are experiencing street-based homelessness but have not used homeless services. It also does not include people who are homeless but may not want anyone to know, like those who do sex work and cannot safely report their income. This does not include people who were in jail the entire year and were experiencing homelessness before they entered the carceral system. Finally, people who were in healthcare institutions the entire year are also not included.

Please note these data do not include most asylum seekers that have arrived in Chicago; the data reflected in the report are from 2021 prior to the large increase of new arrivals which began in August of 2022.

WHO IS CONSIDERED STREET AND SHELTER HOMELESS?

The term “homeless” as defined by HUD includes the following conditions:

- an individual who lacks a fixed, regular, and adequate nighttime residence; and
- an individual who has a primary residence that is—
 - a shelter providing temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing);
 - a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings;

- Or, an individual residing in an institution (such as a hospital or jail) for 90 days or less if that individual met the other elements of this definition prior to entering that institution.

WHO IS CONSIDERED HOMELESS BY TEMPORARILY STAYING WITH OTHERS?

This analysis defines poor individuals and families in poor households as “temporarily staying with others” when they fall outside of the conventional household composition and cannot afford to live in housing of their own or formally contribute to housing costs. For the purposes of this estimate, individuals who meet the following conditions are considered homeless:

- Adult children and children-in-law of the household head who have children of their own, are married, or are single but live in an overcrowded (more than two people per bedroom) situation.
- Minor and adult grandchildren of the household head, excluding:
 - Minor grandchildren of the household head when the household head claims responsibility for their needs.
 - Minor grandchildren whose single parent is living at home and is under 18 (i.e., children of teenage dependents).
- Other relatives of the household head:
 - Parents/parents-in-law, siblings/siblings-in-law, cousins, aunts/uncles, and other unspecified relatives of the household head who are under the age of 65, excluding:
 - Minor siblings of the household head when the minor’s parent is not present (so the household head may assume responsibility for minor siblings).
 - Single and childless adult siblings of the household head, when the household head is also single with no children—resembling a roommate situation.
 - Parents/parents-in-law, siblings/siblings-

WHO IS EXPERIENCING HOMELESSNESS IN CHICAGO, IL?

TOTAL	Temporarily Staying with Others	Street & Shelter
68,440 ↑ 2,829	44,429 ↓ 5,156	24,011 ↑ 7,985

Age

Ages 0 - 4	7,324	5,007	2,317
Ages 5 - 13	8,172	5,645	2,527
Ages 14 - 17**	2,843	2,091	752
Ages 18 - 24	12,181	12,069	112
Ages 25 and older	37,920	19,617	18,303

Race

Black, African American	36,334 ↓ 279	20,142 ↓ 4,312	16,192 ↑ 4,033
White	8,606 ↑ 391	5,273 ↓ 57	3,333 ↑ 448
Asian, Hawaiian, Pacific Islander**	2,357 ↑ 893	2,151 ↑ 809	206 ↑ 84
American Indian, Alaska Native**	1,736 ↑ 1,477	1,454 ↑ 1,347	282 ↑ 130
Other/Multi-Racial	15,430 ↓ 2,922	15,409 ↓ 2,943	21 ↑ 21
Unknown Race	3,977 ↑ 3,289	N/A	3,977 ↑ 3,269

Ethnicity

Non-Hispanic, Non-Latino/a/x	44,654 ↓ 698	26,329 ↓ 4,984	18,325 ↑ 4,286
Hispanic, Latino/a/x	19,970 ↑ 209	18,100 ↓ 172	1,870 ↑ 381
Unknown Ethnicity	3,816 ↑ 3,318	N/A	3,816 ↑ 3,318

Chicago Public Schools Enrollment Data (2020-21)

McKinney-Vento enrollment	17,773	16,036	1,453
---------------------------	--------	--------	-------

** indicates this total should be used with caution (coefficient of variation ≥ 30).

Sources: *Street and Shelter Data*: Chicago Homeless Management Information System (HMIS), All Chicago Making Homelessness History. All Chicago was not involved in the data analysis included in this report, and the conclusions in this report do not represent the views of All Chicago. *Temporarily Staying with Others Data*: Extracted from the Integrated Public Use Microdata Series. Steven Ruggles, Sarah Flood, Ronald Goeken, Josiah Grover, Erin Meyer, Jose Pacas and Matthew Sobek. IPUMS USA: Version 10.0 [dataset]. *Methodological Source*: Richard, M.K., Dworkin, J., Rule, K.G., Farooqui, S., Glendening, Z., & [Paler-Ponce], S. *Quantifying Doubled-Up Homelessness: Presenting a New Measure Using U.S. Census Microdata*. Housing Policy Debate.

in-law, cousins, aunts/uncles, and other unspecified relatives of the household head who are over age 65 and in an overcrowded situation.

- Non-relatives of the household head such as friends, visitors, and “other” non-relatives, excluding:
 - Roommates/housemates, roomers/boarders, and unmarried partners or their children.

HOW CAN WE SOLVE HOMELESSNESS IN CHICAGO?

At least 68,440 people are experiencing homelessness in Chicago, IL, and the solution to homelessness is very clear: it's housing. Chicago needs a dedicated revenue stream to create affordable housing opportunities for our neighbors most in need, coupled with services to make sure they have support to remain housed and achieve their personal goals. Ongoing funding is needed to create and pay for permanent housing, and to ensure funding does not vary each year or is not deprioritized by future administrations.

A city-generated revenue stream is necessary to house people experiencing all forms of homelessness—people living on the streets, in shelters, and doubling up. Cities like Denver, Seattle, Los Angeles, and San Francisco have taken action to create their own dedicated revenue streams to address the problem. With clear signs of homelessness spiking in Chicago, the time is now.

Learn more about Bring Chicago Home at BringChicagoHome.org.

ABOUT THIS PROJECT

Doubling up is the way that most people—particularly families with children—experience homelessness. The traditional “Point-in-Time” method for enumerating homelessness tallies those experiencing street and shelter homelessness on a designated night of the year, but it fails to account for those temporarily staying with others. Point-in-Time methodology dramatically undercounts homelessness and, worse, points to the wrong policy solutions.

To better understand the scope of homelessness and advocate for the resources most appropriate to your community, researchers at Chicago Coalition for the Homeless, Vanderbilt University, and the Heartland Alliance Social IMPACT Research Center developed a model to estimate people experiencing homelessness by doubling-up. Our hope is that with a better understanding of the scope of the problem, local groups can advocate for the resources to address all forms of homelessness and work collectively to broaden the federal definition of homelessness.

Prepared by [Sam Paler-Ponce](#) and [Julie Dworkin](#)

Extended uses: Chicago Coalition for the Homeless encourages the use of this report. Reproductions in whole or in part are allowable without permission provided appropriate references are given.

Suggested citation: Samuel Paler-Ponce, Julie Dworkin (July 2023). *Estimate of People Experiencing Homelessness in Chicago, IL* (2023). Chicago Coalition for the Homeless. Available at www.chicagohomeless.org/estimate.

Special thanks to those contributed to this report and the methodological approach, including Molly Richard and Zach Glendening, Katie Buitrago and Suniya Farooqui, as well as our Homelessness Data Project organizational partners, including SchoolHouse Connection, National Network for Youth, Family Promise, and the Heartland Alliance Social IMPACT Research Center.



Chicago Metropolitan
Agency for Planning

Ashburn

Community Data Snapshot

Chicago Community Area Series

July 2023 Release



About the Community Data Snapshots

The Community Data Snapshots is a series of data profiles for every county, municipality, and Chicago Community Area (CCA) within the Chicago Metropolitan Agency for Planning (CMAP) seven-county northeastern Illinois region. The snapshots primarily feature data from the American Community Survey (ACS) five-year estimates, although other data sources include the U.S. Census Bureau, Illinois Environmental Protection Agency (IEPA), Illinois Department of Employment Security (IDES), Illinois Department of Revenue (IDR), HERE Technologies, and CMAP itself.

CMAP publishes updated Community Data Snapshots annually to reflect the most recent data available. The latest version can always be found on the CMAP website at cmap.illinois.gov/data/community-snapshots. The data is also available in table format at the CMAP Data Hub. Please direct any inquiries to info@cmap.illinois.gov.

To improve the Community Data Snapshots in the future, CMAP wants to hear from you! **Please take a quick survey** to describe how you use this data and what you would like to see in next year's snapshots.

User Notes

Definitions

For data derived from the ACS, the Community Data Snapshots uses terminology based on the ACS subject definitions.

Margins of Error

The ACS is a sample-based data product. Exercise caution when using data from low-population communities, as the margins of error are often large compared to the estimates. For more details, please refer to the ACS sample size and data quality methodology.

Regional Values

Regional values are estimated by aggregating ACS data for the seven counties that compose the CMAP region. These counties are Cook, DuPage, Kane, Kendall, Lake, McHenry, and Will.

Chicago Community Area (CCA) Values

CCA values are estimated by aggregating ACS data for census tracts and block groups. Data from tracts and block groups located in multiple CCAs is allocated proportionally based on the block-level distribution of population, households or housing units (as appropriate) from the most recent Decennial Census.

Median Values

The Census Bureau encourages users to aggregate small levels of geographies into larger areas to estimate median values for those areas. Median values for the aggregated geographies (CCAs and the CMAP region) are estimated from the grouped frequency distributions reported in the ACS.

Comparing ACS Data Across Past Community Data Snapshots

When using multiple releases of the CDS, please take care not to compare overlapping ACS 5-year estimates. The Census Bureau provides specific guidance for when it is appropriate to compare ACS data across time. Please contact CMAP staff at info@cmap.illinois.gov if you have additional questions.

Population and Households

The population and household tables include general demographic, social, and economic characteristics summarized for Ashburn.

General Population Characteristics, 2020

	Ashburn	City of Chicago	CMAP Region
Total Population	41,098	2,746,388	8,577,735
Total Households	12,909	1,142,725	3,266,741
Average Household Size	3.1	2.4	2.6
Percent Population Change, 2010-20	0.0	1.9	1.7
Percent Population Change, 2000-20	3.8	-5.2	5.3

Source: 2000, 2010 and 2020 Census.

Race and Ethnicity, 2017-2021

	Ashburn		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
White (Non-Hispanic)	3,694	8.4	907,499	33.1	4,289,683	50.1
Hispanic or Latino (of Any Race)	20,483	46.3	787,795	28.7	2,005,239	23.4
Black (Non-Hispanic)	19,048	43.1	788,673	28.8	1,402,691	16.4
Asian (Non-Hispanic)	358	0.8	185,202	6.8	636,825	7.4
Other/Multiple Races (Non-Hispanic)	632	1.4	72,950	2.7	236,095	2.8

Source: 2017-2021 American Community Survey five-year estimates.

Universe: Total population

Age Cohorts, 2017-2021

	Ashburn		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Under 5	2,319	5.2	163,123	5.9	502,928	5.9
5 to 19	10,426	23.6	461,695	16.8	1,662,052	19.4
20 to 34	8,494	19.2	741,032	27.0	1,774,853	20.7
35 to 49	9,433	21.3	556,412	20.3	1,724,098	20.1
50 to 64	8,074	18.3	469,414	17.1	1,659,323	19.4
65 to 74	3,403	7.7	208,056	7.6	746,030	8.7
75 to 84	1,375	3.1	99,230	3.6	347,665	4.1
85 and Over	691	1.6	43,157	1.6	153,584	1.8
Median Age	36.6		35.1		37.9	

Source: 2017-2021 American Community Survey five-year estimates.

Universe: Total population

Educational Attainment*, 2017-2021

	Ashburn		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Less than High School Diploma	5,463	19.3	263,057	13.7	630,588	10.8
High School Diploma or Equivalent	8,914	31.5	419,545	21.9	1,303,071	22.2
Some College, No Degree	6,257	22.1	326,785	17.0	1,090,002	18.6
Associate's Degree	2,248	7.9	110,376	5.7	418,936	7.1
Bachelor's Degree	3,400	12.0	462,522	24.1	1,443,539	24.6
Graduate or Professional Degree	2,011	7.1	337,486	17.6	978,676	16.7

Source: 2017-2021 American Community Survey five-year estimates.

Universe: Population 25 years and older

*Highest degree or level of school completed by an individual.

Nativity, 2017-2021

	Ashburn		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Native	36,108	81.7	2,188,765	79.8	6,938,399	81.0
Foreign Born	8,107	18.3	553,354	20.2	1,632,134	19.0

Source: 2017-2021 American Community Survey five-year estimates.

Universe: Total population

Language Spoken at Home and Ability to Speak English, 2017-2021

	Ashburn		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
English Only	24,424	58.3	1,671,467	64.8	5,533,398	68.6
Spanish	16,088	38.4	606,594	23.5	1,479,334	18.3
Slavic Languages	121	0.3	75,676	2.9	289,350	3.6
Chinese	61	0.1	49,631	1.9	90,587	1.1
Tagalog	99	0.2	20,258	0.8	73,710	0.9
Arabic	379	0.9	14,932	0.6	63,720	0.8
Korean	0	0.0	8,055	0.3	37,671	0.5
Other Asian Languages	94	0.2	29,153	1.1	113,684	1.4
Other Indo-European Languages	430	1.0	77,526	3.0	328,784	4.1
Other/Unspecified Languages	200	0.5	25,704	1.0	57,367	0.7
TOTAL NON-ENGLISH	17,472	41.7	907,529	35.2	2,534,207	31.4
Speak English Less than "Very Well"	5,627	13.4	371,513	14.4	940,619	11.7

Source: 2017-2021 American Community Survey five-year estimates.

Universe: Population 5 years and older

*For people who speak a language other than English at home, the ACS asks whether they speak English "very well," "well," "not well," or "not at all."

Household Size, 2017-2021

	Ashburn		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
1-Person Household	2,954	22.0	425,352	38.2	948,087	29.4
2-Person Household	3,257	24.2	328,536	29.5	993,509	30.8
3-Person Household	2,497	18.6	150,999	13.6	503,236	15.6
4-or-More-Person Household	4,734	35.2	207,694	18.7	775,919	24.1

Source: 2017-2021 American Community Survey five-year estimates.

Universe: Occupied housing units

Household Type, 2017-2021

	Ashburn		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Family	10,175	75.7	574,825	51.7	2,062,968	64.1
Single Parent with Child	1,217	9.1	97,029	8.7	257,853	8.0
Non-Family	3,267	24.3	537,756	48.3	1,157,783	35.9

Source: 2017-2021 American Community Survey five-year estimates.

Universe: Occupied housing units

Household Income, 2017-2021

	Ashburn		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Less than \$25,000	2,080	15.5	242,342	21.8	486,172	15.1
\$25,000 to \$49,999	2,182	16.2	204,520	18.4	532,670	16.5
\$50,000 to \$74,999	2,680	19.9	166,043	14.9	491,960	15.3
\$75,000 to \$99,999	2,443	18.2	129,883	11.7	407,959	12.7
\$100,000 to \$149,999	2,600	19.3	163,331	14.7	575,992	17.9
\$150,000 and Over	1,457	10.8	206,462	18.6	725,998	22.5
Median Income	\$72,905		\$65,781		\$81,102	
Per Capita Income*	\$25,853		\$41,821		\$43,128	

Source: 2017-2021 American Community Survey five-year estimates.

Universe: Occupied housing units

*Universe: Total population

Household Computer and Internet Access, 2017-2021

	Ashburn		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
One or More Computing Devices	12,588	93.6	1,021,348	91.8	3,019,317	93.7
Smartphone(s) Only	1,177	8.8	112,128	10.1	240,075	7.5
No Computing Devices	854	6.4	91,233	8.2	201,434	6.3
Internet Access	11,926	88.7	979,268	88.0	2,935,545	91.1
Broadband Subscription	11,634	86.5	939,349	84.4	2,855,152	88.6
No Internet Access	1,516	11.3	133,313	12.0	285,206	8.9

Source: 2017-2021 American Community Survey five-year estimates.

Universe: Occupied housing units

Housing Occupancy and Tenure, 2017-2021

	Ashburn		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Occupied Housing Units	13,442	97.0	1,112,581	88.8	3,220,751	92.3
Owner-Occupied*	11,254	83.7	507,809	45.6	2,075,416	64.4
Renter-Occupied*	2,188	16.3	604,772	54.4	1,145,335	35.6
Vacant Housing Units	418	3.0	139,897	11.2	267,011	7.7

Source: 2017-2021 American Community Survey five-year estimates.

Universe: Housing units

*Universe: Occupied housing units

Housing Costs as a Percentage of Household Income*, 2017-2021

	Ashburn		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Less than \$20,000	1,439	10.9	161,490	15.1	315,268	10.1
Less than 20 Percent	30	0.2	4,233	0.4	7,772	0.2
20 to 29 Percent	25	0.2	13,939	1.3	22,358	0.7
30 Percent or More	1,384	10.5	143,318	13.4	285,138	9.1
\$20,000 to \$49,999	2,644	20.0	249,790	23.3	632,790	20.2
Less than 20 Percent	440	3.3	26,989	2.5	69,735	2.2
20 to 29 Percent	419	3.2	48,867	4.6	123,043	3.9
30 Percent or More	1,785	13.5	173,934	16.2	440,012	14.0
\$50,000 to \$74,999	2,680	20.2	163,939	15.3	486,707	15.5
Less than 20 Percent	770	5.8	45,130	4.2	139,609	4.5
20 to 29 Percent	821	6.2	59,362	5.5	171,702	5.5
30 Percent or More	1,089	8.2	59,447	5.5	175,396	5.6
\$75,000 or More	6,476	48.9	496,257	46.3	1,701,200	54.2
Less than 20 Percent	4,271	32.3	328,097	30.6	1,134,826	36.2
20 to 29 Percent	1,889	14.3	126,224	11.8	422,329	13.5
30 Percent or More	316	2.4	41,936	3.9	144,045	4.6

Source: 2017-2021 American Community Survey five-year estimates.

Universe: Occupied housing units

*Excludes households with zero/negative income, and renting households paying no cash rent.

Housing Characteristics

The housing characteristics tables include housing unit estimates by housing type, size, and age summarized for Ashburn.

Housing Type, 2017-2021

	Ashburn		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Single Family, Detached	12,494	90.1	326,305	26.1	1,745,022	50.0
Single Family, Attached	174	1.3	43,303	3.5	259,184	7.4
2 Units	325	2.3	176,711	14.1	239,727	6.9
3 or 4 Units	334	2.4	184,313	14.7	274,341	7.9
5 to 9 Units	262	1.9	142,818	11.4	270,594	7.8
10 to 19 Units	166	1.2	54,675	4.4	155,969	4.5
20 or More Units	105	0.8	320,992	25.6	513,327	14.7
Mobile Home/Other*	0	0.0	3,361	0.3	29,598	0.8

Source: 2017-2021 American Community Survey five-year estimates.

Universe: Housing units

*"Other" includes boats, recreational vehicles (RVs), vans, etc.

Housing Size, 2017-2021

	Ashburn		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
0 or 1 Bedroom	547	3.9	333,786	26.7	566,228	16.2
2 Bedrooms	1,986	14.3	424,005	33.9	973,190	27.9
3 Bedrooms	7,551	54.5	336,226	26.8	1,156,700	33.2
4 Bedrooms	2,763	19.9	110,325	8.8	612,171	17.6
5 or More Bedrooms	1,013	7.3	48,136	3.8	179,473	5.1
Median Number of Rooms*	6.6		4.8		6.0	

Source: 2017-2021 American Community Survey five-year estimates.

Universe: Housing units

*Includes living rooms, dining rooms, kitchens, bedrooms, etc., that are separated by built-in, floor-to-ceiling walls.

Excludes bathrooms, porches, balconies, foyers, halls, and unfinished basements.

Housing Age, 2017-2021

	Ashburn		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Built 2000 or Later	244	1.8	148,271	11.8	509,505	14.6
Built 1970 to 1999	1,782	12.9	220,148	17.6	1,189,334	34.1
Built 1940 to 1969	11,367	82.0	378,892	30.3	1,048,502	30.1
Built Before 1940	467	3.4	505,167	40.3	740,421	21.2
Median Year Built	1957		1951		1969	

Source: 2017-2021 American Community Survey five-year estimates.

Universe: Housing units

Transportation

The transportation tables include vehicle availability by household, mode of travel to work, annual vehicle miles traveled, and transit availability for Ashburn.

Vehicles Available per Household, 2017-2021

	Ashburn		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
No Vehicle Available	955	7.1	293,840	26.4	405,467	12.6
1 Vehicle Available	4,376	32.6	495,478	44.5	1,152,274	35.8
2 Vehicles Available	5,080	37.8	241,868	21.7	1,119,802	34.8
3 or More Vehicles Available	3,031	22.5	81,395	7.3	543,208	16.9

Source: 2017-2021 American Community Survey five-year estimates.

Universe: Occupied housing units

Mode of Travel to Work, 2017-2021

	Ashburn		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Work at Home*	1,188	6.4	166,771	12.3	486,188	11.5
Drive Alone	12,636	68.6	641,412	47.4	2,743,345	64.9
Carpool	1,999	10.8	101,838	7.5	321,231	7.6
Transit	2,129	11.6	316,453	23.4	465,784	11.0
Walk or Bike	98	0.5	99,182	7.3	151,257	3.6
Other	376	2.0	27,118	2.0	62,008	1.5
TOTAL COMMUTERS	17,238	93.6	1,186,003	87.7	3,743,625	88.5
Mean Commute Time (Minutes)	39.2		34.4		31.7	

Source: 2017-2021 American Community Survey five-year estimates.

Universe: Workers 16 years and older

*Not included in total commuters or mean commute time.

Annual Vehicle Miles Traveled per Household*, 2021

	Ashburn	City of Chicago	CMAP Region
Average Vehicle Miles Traveled per Year	16,825	10,316	15,653

Source: Chicago Metropolitan Agency for Planning analysis of 2021 Illinois Environmental Protection Agency, HERE Technologies, and U.S. Census Bureau data.

*Data not available for all communities in the CMAP region.

Transit Availability of Resident and Job Locations*, 2017

	Ashburn	City of Chicago	CMAP Region
High Transit Availability	100.0%	99.3%	53.9%
Moderate Transit Availability	0.0%	0.5%	20.6%
Low Transit Availability	0.0%	0.2%	25.5%

Source: Chicago Metropolitan Agency for Planning analysis of the 2017 Transit Availability Index.

*The CMAP Transit Availability Index is based on four factors: frequency of transit service, proximity to transit stops, activities reachable without a transfer, and pedestrian friendliness. This table reports the share of residents plus jobs whose home and workplace locations, respectively, are within each Transit Availability Index category.

Employment

The employment tables include general workforce characteristics for Ashburn.

Employment Status, 2017-2021

	Ashburn		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
In Labor Force	21,737	63.6	1,509,191	67.3	4,614,158	67.3
Employed [†] *	19,159	88.1	1,381,372	91.5	4,306,443	93.3
Unemployed*	2,578	11.9	127,044	8.4	295,199	6.4
Not in Labor Force	12,427	36.4	733,062	32.7	2,237,246	32.7

Source: 2017-2021 American Community Survey five-year estimates.

Universe: Population 16 years and older

[†]Does not include employed population in the Armed Forces.

*Universe: In labor force

Employment of Ashburn Residents*, 2019

TOP INDUSTRY SECTORS	Count	Percent
1. Health Care	2,472	14.5
2. Education	1,977	11.6
3. Retail Trade	1,558	9.2
4. Accommodation and Food Service	1,430	8.4
5. Public Administration	1,428	8.4
TOP EMPLOYMENT LOCATIONS		
1. Outside of Chicago	7,307	42.9
2. The Loop	3,754	22.1
3. Near West Side	916	5.4
4. Near North Side	876	5.1
5. Ashburn	224	1.3

Employment in Ashburn*, 2019

TOP INDUSTRY SECTORS	Count	Percent
1. Utilities	774	18.6
2. Health Care	744	17.9
3. Retail Trade	721	17.3
4. Manufacturing	408	9.8
5. Accommodation and Food Service	350	8.4
TOP RESIDENCE LOCATIONS		
1. Outside of Chicago	2,352	56.6
2. Ashburn	224	5.4
3. Chicago Lawn	108	2.6
4. Auburn Gresham	107	2.6
5. Gage Park	61	1.5

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics program (2019).

*Excludes residents working outside of, and workers living outside of, the seven-county CMAP region.

Land Use

The land use tables include general land use composition, park access, and walkability for Ashburn.

General Land Use, 2018

	Acres	Percent
Single-Family Residential	1,267.4	40.8
Multi-Family Residential	41.2	1.3
Commercial	125.4	4.0
Industrial	127.8	4.1
Institutional	166.5	5.4
Mixed Use	9.9	0.3
Transportation and Other	1,073.1	34.5
Agricultural	0.0	0.0
Open Space	259.9	8.4
Vacant	38.7	1.2
TOTAL	3,109.8	100.0

Source: Chicago Metropolitan Agency for Planning analysis of the 2018 Land Use Inventory.

Park Access, 2015

	Ashburn	City of Chicago	CMAP Region
Accessible Park Acreage per 1,000 Residents*	2.03	2.42	5.78

Source: Chicago Metropolitan Agency for Planning analysis of the 2015 Park Access Layer.

*Neighborhood parks (smaller than 35 acres) are considered accessible for residents living within 0.5 miles; community parks (35 acres or larger) are considered accessible for residents living within 1 mile.

Walkability of Resident and Job Locations*, 2018

	Ashburn	City of Chicago	CMAP Region
High Walkability	83.6%	96.4%	44.7%
Moderate Walkability	16.4%	1.8%	24.8%
Low Walkability	0.0%	1.8%	30.5%

Source: Chicago Metropolitan Agency for Planning analysis of the 2018 Walkability Layer.

*The CMAP Walkability Layer is based on several factors: the presence/absence of sidewalks; the number of amenities within walking distance; population/employment density; bicycle/pedestrian crashes and fatalities; and physical characteristics (e.g., tree cover, block length). This table reports the share of residents plus jobs whose home and workplace locations, respectively, are within each Walkability Layer category.

Change Over Time

The time series tables include comparisons of current 2017-2021 ACS estimates to historic year estimates from the 2000 Census and 2007-2011 ACS.

Race and Ethnicity, Over Time

	2000 Percent	2007-2011 Percent	2017-2021 Percent
White (Non-Hispanic)	36.7	16.0	8.4
Hispanic or Latino (of Any Race)	16.9	31.4	46.3
Black (Non-Hispanic)	43.1	51.6	43.1
Asian (Non-Hispanic)	1.0	0.3	0.8
Other/Multiple Races (Non-Hispanic)	2.3	0.7	1.4

Source: 2000 Census; 2007-2011 and 2017-2021 American Community Survey five-year estimates.

Universe: Total population

Age Cohorts, Over Time

	2007-2011 Percent	2017-2021 Percent
19 and Under	31.2	28.8
20 to 34	19.9	19.2
35 to 49	20.5	21.3
50 to 64	18.5	18.3
65 and Over	10.0	12.4
Median Age	34.2	36.6

Source: 2007-2011 and 2017-2021 American Community Survey five-year estimates.

Universe: Total population

Educational Attainment*, Over Time

	2007-2011 Percent	2017-2021 Percent
Less than High School Diploma	17.8	19.3
High School Diploma or Equivalent	29.8	31.5
Some College, No Degree	25.5	22.1
Associate's Degree	8.2	7.9
Bachelor's Degree	12.9	12.0
Graduate or Professional Degree	5.8	7.1

Source: 2007-2011 and 2017-2021 American Community Survey five-year estimates.

Universe: Population 25 years and older

*Highest degree or level of school completed by an individual.

Transportation

The transportation tables include vehicle availability by household, mode of travel to work, annual vehicle miles traveled, and transit availability for Ashburn.

Vehicles Available per Household, 2017-2021

	Ashburn		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
No Vehicle Available	955	7.1	293,840	26.4	405,467	12.6
1 Vehicle Available	4,376	32.6	495,478	44.5	1,152,274	35.8
2 Vehicles Available	5,080	37.8	241,868	21.7	1,119,802	34.8
3 or More Vehicles Available	3,031	22.5	81,395	7.3	543,208	16.9

Source: 2017-2021 American Community Survey five-year estimates.

Universe: Occupied housing units

Mode of Travel to Work, 2017-2021

	Ashburn		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Work at Home*	1,188	6.4	166,771	12.3	486,188	11.5
Drive Alone	12,636	68.6	641,412	47.4	2,743,345	64.9
Carpool	1,999	10.8	101,838	7.5	321,231	7.6
Transit	2,129	11.6	316,453	23.4	465,784	11.0
Walk or Bike	98	0.5	99,182	7.3	151,257	3.6
Other	376	2.0	27,118	2.0	62,008	1.5
TOTAL COMMUTERS	17,238	93.6	1,186,003	87.7	3,743,625	88.5
Mean Commute Time (Minutes)	39.2		34.4		31.7	

Source: 2017-2021 American Community Survey five-year estimates.

Universe: Workers 16 years and older

*Not included in total commuters or mean commute time.

Annual Vehicle Miles Traveled per Household*, 2021

	Ashburn	City of Chicago	CMAP Region
Average Vehicle Miles Traveled per Year	16,825	10,316	15,653

Source: Chicago Metropolitan Agency for Planning analysis of 2021 Illinois Environmental Protection Agency, HERE Technologies, and U.S. Census Bureau data.

*Data not available for all communities in the CMAP region.

Transit Availability of Resident and Job Locations*, 2017

	Ashburn	City of Chicago	CMAP Region
High Transit Availability	100.0%	99.3%	53.9%
Moderate Transit Availability	0.0%	0.5%	20.6%
Low Transit Availability	0.0%	0.2%	25.5%

Source: Chicago Metropolitan Agency for Planning analysis of the 2017 Transit Availability Index.

*The CMAP Transit Availability Index is based on four factors: frequency of transit service, proximity to transit stops, activities reachable without a transfer, and pedestrian friendliness. This table reports the share of residents plus jobs whose home and workplace locations, respectively, are within each Transit Availability Index category.

Employment

The employment tables include general workforce characteristics for Ashburn.

Employment Status, 2017-2021

	Ashburn		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
In Labor Force	21,737	63.6	1,509,191	67.3	4,614,158	67.3
Employed ^{†*}	19,159	88.1	1,381,372	91.5	4,306,443	93.3
Unemployed [†]	2,578	11.9	127,044	8.4	295,199	6.4
Not in Labor Force	12,427	36.4	733,062	32.7	2,237,246	32.7

Source: 2017-2021 American Community Survey five-year estimates.

Universe: Population 16 years and older

[†]Does not include employed population in the Armed Forces.

*Universe: In labor force

Employment of Ashburn Residents*, 2019

TOP INDUSTRY SECTORS	Count	Percent
1. Health Care	2,472	14.5
2. Education	1,977	11.6
3. Retail Trade	1,558	9.2
4. Accommodation and Food Service	1,430	8.4
5. Public Administration	1,428	8.4
TOP EMPLOYMENT LOCATIONS		
1. Outside of Chicago	7,307	42.9
2. The Loop	3,754	22.1
3. Near West Side	916	5.4
4. Near North Side	876	5.1
5. Ashburn	224	1.3

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics program (2019).

*Excludes residents working outside of, and workers living outside of, the seven-county CMAP region.

Employment in Ashburn*, 2019

TOP INDUSTRY SECTORS	Count	Percent
1. Utilities	774	18.6
2. Health Care	744	17.9
3. Retail Trade	721	17.3
4. Manufacturing	408	9.8
5. Accommodation and Food Service	350	8.4
TOP RESIDENCE LOCATIONS		
1. Outside of Chicago	2,352	56.6
2. Ashburn	224	5.4
3. Chicago Lawn	108	2.6
4. Auburn Gresham	107	2.6
5. Gage Park	61	1.5

Land Use

The land use tables include general land use composition, park access, and walkability for Ashburn.

General Land Use, 2018

	Acres	Percent
Single-Family Residential	1,267.4	40.8
Multi-Family Residential	41.2	1.3
Commercial	125.4	4.0
Industrial	127.8	4.1
Institutional	166.5	5.4
Mixed Use	9.9	0.3
Transportation and Other	1,073.1	34.5
Agricultural	0.0	0.0
Open Space	259.9	8.4
Vacant	38.7	1.2
TOTAL	3,109.8	100.0

Source: Chicago Metropolitan Agency for Planning analysis of the 2018 Land Use Inventory.

Park Access, 2015

	Ashburn	City of Chicago	CMAP Region
Accessible Park Acreage per 1,000 Residents*	2.03	2.42	5.78

Source: Chicago Metropolitan Agency for Planning analysis of the 2015 Park Access Layer.

*Neighborhood parks (smaller than 35 acres) are considered accessible for residents living within 0.5 miles; community parks (35 acres or larger) are considered accessible for residents living within 1 mile.

Walkability of Resident and Job Locations*, 2018

	Ashburn	City of Chicago	CMAP Region
High Walkability	83.6%	96.4%	44.7%
Moderate Walkability	16.4%	1.8%	24.8%
Low Walkability	0.0%	1.8%	30.5%

Source: Chicago Metropolitan Agency for Planning analysis of the 2018 Walkability Layer.

*The CMAP Walkability Layer is based on several factors: the presence/absence of sidewalks; the number of amenities within walking distance; population/employment density; bicycle/pedestrian crashes and fatalities; and physical characteristics (e.g., tree cover, block length). This table reports the share of residents plus jobs whose home and workplace locations, respectively, are within each Walkability Layer category.

Change Over Time

The time series tables include comparisons of current 2017-2021 ACS estimates to historic year estimates from the 2000 Census and 2007-2011 ACS.

Race and Ethnicity, Over Time

	2000 Percent	2007-2011 Percent	2017-2021 Percent
White (Non-Hispanic)	36.7	16.0	8.4
Hispanic or Latino (of Any Race)	16.9	31.4	46.3
Black (Non-Hispanic)	43.1	51.6	43.1
Asian (Non-Hispanic)	1.0	0.3	0.8
Other/Multiple Races (Non-Hispanic)	2.3	0.7	1.4

Source: 2000 Census; 2007-2011 and 2017-2021 American Community Survey five-year estimates.

Universe: Total population

Age Cohorts, Over Time

	2007-2011 Percent	2017-2021 Percent
19 and Under	31.2	28.8
20 to 34	19.9	19.2
35 to 49	20.5	21.3
50 to 64	18.5	18.3
65 and Over	10.0	12.4
Median Age	34.2	36.6

Source: 2007-2011 and 2017-2021 American Community Survey five-year estimates.

Universe: Total population

Educational Attainment*, Over Time

	2007-2011 Percent	2017-2021 Percent
Less than High School Diploma	17.8	19.3
High School Diploma or Equivalent	29.8	31.5
Some College, No Degree	25.5	22.1
Associate's Degree	8.2	7.9
Bachelor's Degree	12.9	12.0
Graduate or Professional Degree	5.8	7.1

Source: 2007-2011 and 2017-2021 American Community Survey five-year estimates.

Universe: Population 25 years and older

*Highest degree or level of school completed by an individual.

Nativity, Over Time

	2007-2011 Percent	2017-2021 Percent
Native	85.4	81.7
Foreign Born	14.6	18.3

Source: 2007-2011 and 2017-2021 American Community Survey five-year estimates.

Universe: Total population

Language Spoken at Home and Ability to Speak English, Over Time

	2007-2011 Percent	2017-2021 Percent
English Only	69.9	58.3
Spanish	27.2	38.4
Slavic Languages	0.6	0.3
Chinese	0.1	0.1
Tagalog	0.0	0.2
Arabic	1.3	0.9
Korean	0.0	0.0
Other Asian Languages	0.0	0.2
Other Indo-European Languages	0.7	1.0
Other/Unspecified Languages	0.2	0.5
TOTAL NON-ENGLISH	30.1	41.7
Speak English Less than "Very Well" *	11.9	13.4

Source: 2007-2011 and 2017-2021 American Community Survey five-year estimates.

Universe: Population 5 years and older

*For people who speak a language other than English at home, the ACS asks whether they speak English "very well," "well," "not well," or "not at all."

Household Size, Over Time

	2007-2011	2017-2021
	Percent	Percent
1-Person Household	18.9	22.0
2-Person Household	24.0	24.2
3-Person Household	21.8	18.6
4-or-More-Person Household	35.2	35.2

Source: 2007-2011 and 2017-2021 American Community Survey five-year estimates.

Universe: Occupied housing units

Household Type, Over Time

	2007-2011	2017-2021
	Percent	Percent
Family	79.0	75.7
Single Parent with Child	11.2	9.1
Non-Family	21.0	24.3

Source: 2007-2011 and 2017-2021 American Community Survey five-year estimates.

Universe: Occupied housing units

Household Income, Over Time

	2007-2011	2017-2021
	(2021 Dollars)	(2021 Dollars)
Median Income	\$77,260	\$72,905

Source: 2007-2011 and 2017-2021 American Community Survey five-year estimates.

Universe: Occupied housing units

Housing Occupancy and Tenure, Over Time

	2007-2011	2017-2021
	Percent	Percent
Occupied Housing Units	95.5	97.0
Owner-Occupied*	87.5	83.7
Renter-Occupied*	12.5	16.3
Vacant Housing Units	4.5	3.0

Source: 2007-2011 and 2017-2021 American Community Survey five-year estimates.

Universe: Housing units

*Universe: Occupied housing units

Housing Costs as a Percentage of Household Income*, Over Time

	2007-2011	2017-2021
	Percent	Percent
Less than \$20,000	8.3	10.9
Less than 20 Percent	0.2	0.2
20 to 29 Percent	0.8	0.2
30 Percent or More	7.3	10.5
\$20,000 to \$49,999	27.5	20.0
Less than 20 Percent	5.9	3.3
20 to 29 Percent	4.4	3.2
30 Percent or More	17.2	13.5
\$50,000 to \$74,999	19.1	20.2
Less than 20 Percent	3.3	5.8
20 to 29 Percent	7.1	6.2
30 Percent or More	8.8	8.2
\$75,000 or More	42.1	48.9
Less than 20 Percent	25.2	32.3
20 to 29 Percent	13.0	14.3
30 Percent or More	3.9	2.4

Source: 2007-2011 and 2017-2021 American Community Survey five-year estimates.

Universe: Occupied housing units

*Excludes households with zero/negative income, and renting households paying no cash rent.

Housing Type, Over Time

	2007-2011 Percent	2017-2021 Percent
Single Family, Detached	87.0	90.1
Single Family, Attached	0.4	1.3
2 Units	1.8	2.3
3 or 4 Units	5.1	2.4
5 or More Units	5.6	3.8
Mobile Home/Other*	0.1	0.0

Source: 2007-2011 and 2017-2021 American Community Survey five-year estimates.

Universe: Housing units

*“Other” includes boats, recreational vehicles (RVs), vans, etc.

Housing Size, Over Time

	2007-2011 Percent	2017-2021 Percent
0 or 1 Bedroom	2.7	3.9
2 Bedrooms	16.3	14.3
3 Bedrooms	58.5	54.5
4 Bedrooms	17.4	19.9
5 or More Bedrooms	5.0	7.3
Median Number of Rooms*	6.4	6.6

Source: 2007-2011 and 2017-2021 American Community Survey five-year estimates.

Universe: Housing units

*Includes living rooms, dining rooms, kitchens, bedrooms, etc., that are separated by built-in, floor-to-ceiling walls.

Excludes bathrooms, porches, balconies, foyers, halls, and unfinished basements.

Housing Age, Over Time

	2007-2011 Percent	2017-2021 Percent
Built 2000 or Later	2.3	1.8
Built 1970 to 1999	15.6	12.9
Built 1940 to 1969	77.5	82.0
Built Before 1940	4.6	3.4
Median Year Built	1958	1957

Source: 2007-2011 and 2017-2021 American Community Survey five-year estimates.

Universe: Housing units

Vehicles Available per Household, Over Time

	2007-2011	2017-2021
	Percent	Percent
No Vehicle Available	7.9	7.1
1 Vehicle Available	32.8	32.6
2 Vehicles Available	42.4	37.8
3 or More Vehicles Available	16.9	22.5

Source: 2007-2011 and 2017-2021 American Community Survey five-year estimates.

Universe: Occupied housing units

Mode of Travel to Work, Over Time

	2007-2011	2017-2021
	Percent	Percent
Work at Home*	1.3	6.4
Drive Alone	75.0	68.6
Carpool	8.4	10.8
Transit	13.7	11.6
Walk or Bike	1.0	0.5
Other	0.6	2.0
TOTAL COMMUTERS	98.7	93.6
Mean Commute Time (Minutes)	36.7	39.2

Source: 2007-2011 and 2017-2021 American Community Survey five-year estimates.

Universe: Workers 16 years and older

*Not included in total commuters or mean commute time.

Employment Status, Over Time

	2007-2011	2017-2021
	Percent	Percent
In Labor Force	62.8	63.6
Employed [†] *	89.8	88.1
Unemployed*	10.2	11.9
Not in Labor Force	37.2	36.4

Source: 2007-2011 and 2017-2021 American Community Survey five-year estimates.

Universe: Population 16 years and older

[†]Does not include employed population in the Armed Forces.

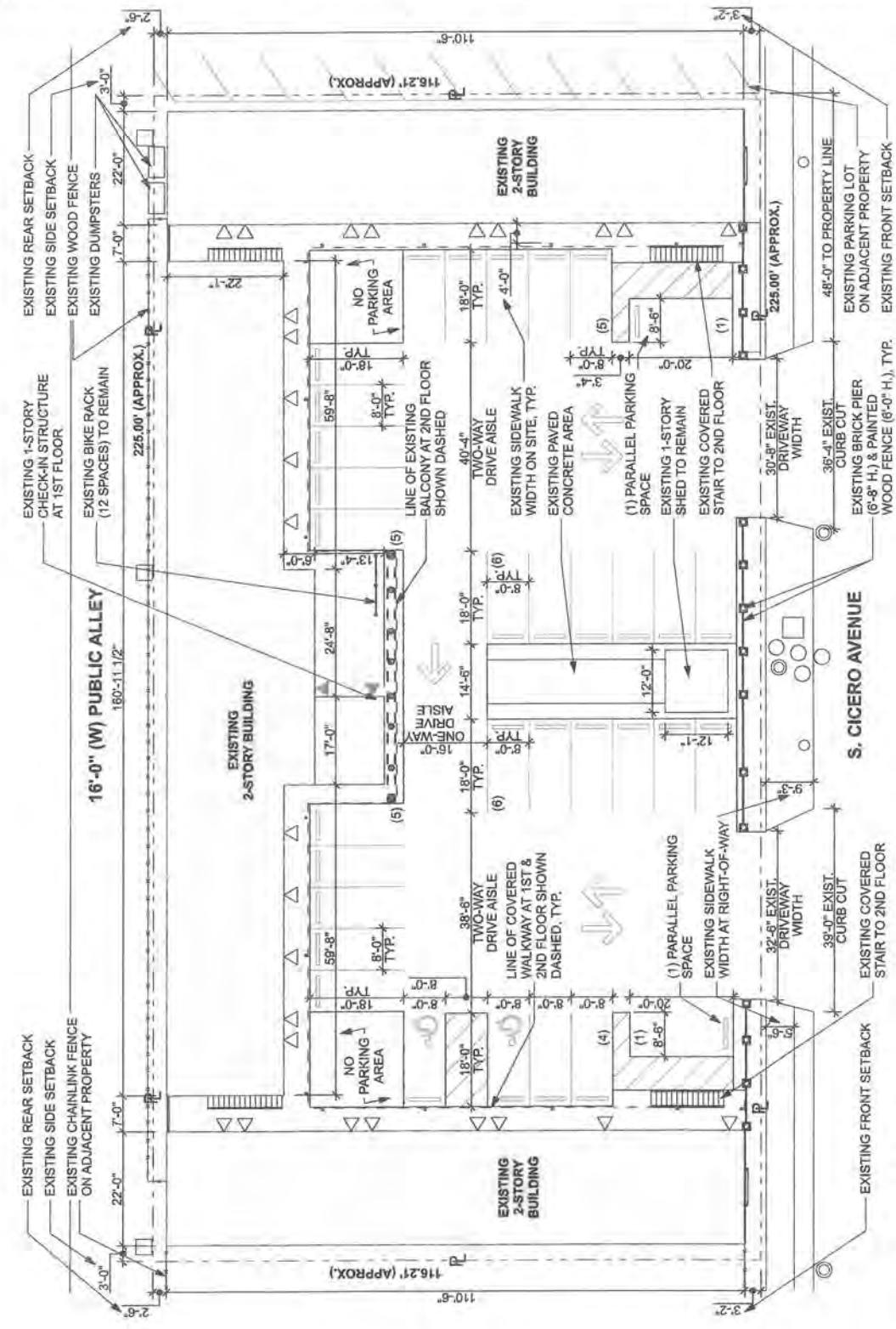
*Universe: In labor force

ON TO 2050 Indicators

ON TO 2050 is the region's long-range comprehensive plan, adopted by CMAP in 2018 and updated in 2022. The plan includes a set of indicators for quantifying its goals and measuring implementation progress. While many of these indicators can only be measured at a regional level, several can also be tracked at a local level. These have been laid out in the table below, with comparisons to the region's current measure as well as the targets that the plan is aiming to reach by 2050. Visit cmap.illinois.gov/2050/indicators to learn more.

Plan Chapter	Indicator	Ashburn	CMAP Region		Source
		Current	Current	2050 Target	
Community	Population located in highly walkable areas	87.2%	46.1%	53.6%	CMAP, 2018
	Jobs located in highly walkable areas	58.7%	41.9%	46.0%	CMAP, 2018
Prosperity	Population aged 25+ with an associate's degree or higher	27.1%	48.4%	64.9%	ACS, 2017-2021
	Workforce participation rate among population aged 20-64	77.0%	81.2%	83.4%	ACS, 2017-2021
Environment	Population with park access of 4+ acres per 1,000 residents	14.5%	41.8%	65.0%	CMAP, 2015
	Population with park access of 10+ acres per 1,000 residents	0.0%	16.3%	40.0%	CMAP, 2015
	Impervious acres per household	0.16	0.19	0.17	USGS NLCD, 2019
Mobility	Population with at least moderately high transit availability	100.0%	53.2%	65.0%	CMAP, 2017
	Jobs with at least moderately high transit availability	100.0%	55.2%	58.0%	CMAP, 2017
	Percent of trips to work via non-single occupancy vehicle modes	29.4%	33.7%	37.3%	ACS, 2017-2021

SITE AREA: 26,147 S.F. (0.60 ACRES)
BUILDING AREA (GROSS SQUARE FOOTAGE):
1ST FLOOR: 8,900 S.F.
2ND FLOOR: 8,700 S.F.
TOTAL: 17,600 S.F.
ROOMS:
55 SLEEPING ROOMS
1 MANAGER'S UNIT (TO BE USED AS OFFICE SPACE)
TOTAL: 55 SLEEPING ROOMS
TOTAL BED COUNT: MAX. 80 BEDS
TOTAL OCCUPANCY: MAX. 95 OCCUPANTS (INCL. 90 RESIDENTS & 5 STAFF/VOLUNTEERS)
BUILDING HEIGHT: 2 STORIES (EXIST.)
EXIST. PARKING: 37 SPACES
PROPOSED PARKING: 33 - 8'x18' SPACES, INCL. 2 ACCESS. SPACES & SHARED ACCESS AISLE
SETBACKS:
EXIST. FRONT SETBACK: 3'-2"
FRONT SETBACK REQ.: 0'-0" (17-3-0404)
EXIST. SIDE SETBACKS: 8'-0" TOTAL
(3'-0" EA. SIDE)
SIDE SETBACKS REQ.: 67'-6" TOTAL
(17-3-0406, 17-2-0309)
EXIST. REAR SETBACK: 2'-6"
REAR SETBACK REQ.: 16'-0" (17-3-0405-B.2)
SITE/LANDSCAPE PLAN NOTES:
1. GROSS BUILDING AREA IS MEASURED TO THE FACE OF EXTERIOR WALLS.
2. ALL AREAS NOTED ARE APPROXIMATE BASED ON INFORMATION PROVIDED BY THE OWNER.
3. THERE IS NO EXISTING LANDSCAPE ON THE SITE OR IN THE PUBLIC RIGHT-OF-WAY.
4. THERE ARE NO PROPOSED CHANGES TO THE EXISTING BUILDINGS, SITE, OR LANDSCAPING, WITH THE EXCEPTION OF PARKING RESTRIPING TO ACCOMMODATE 33 COMPLIANT PARKING SPACES, INCLUDING 2 ACCESSIBLE SPACES & THE REQUIRED SHARED ACCESS AISLE.
KEY:
COMMON AREA BUILDING ENTRY
SLEEPING ROOM ENTRY



A PROPOSED SITE PLAN
SCALE: 1" = 20'

ALOHA MOTEL

8515 S. Cicero Ave.
Chicago, IL 60652
4/11/24

DRAFT - NOT FOR CONSTRUCTION
BEDS Plus
9601 Ogden Ave.
LaGrange, IL 60525

A1.2

©2024 WJW ARCHITECTS
WJW Architects
1111 S. Wacker Drive, Suite 200
Chicago, IL 60606

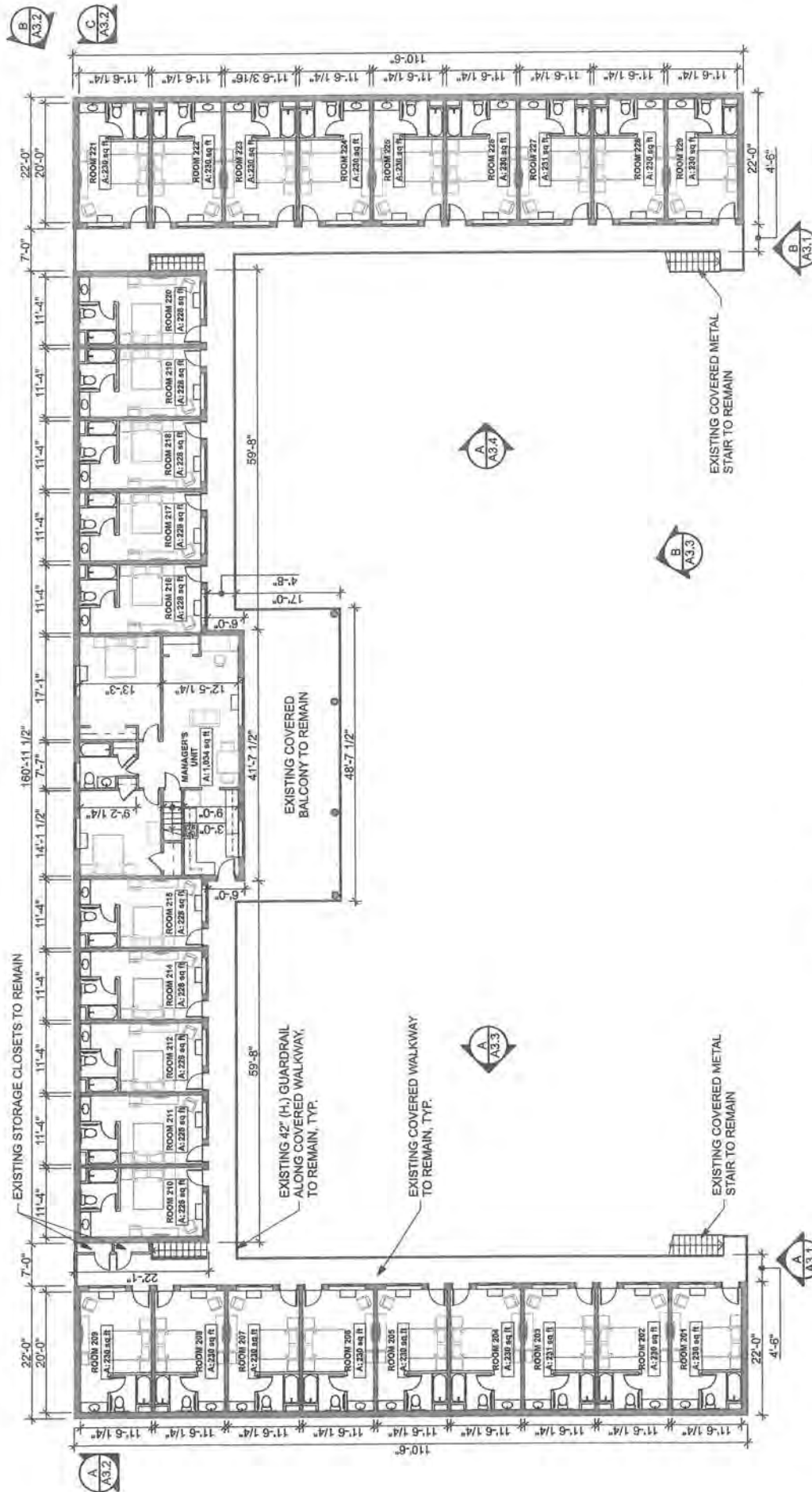


FLOOR PLAN NOTES:

1. ALL ROOM AREAS & DIMENSIONS ARE APPROXIMATE BASED ON INFORMATION PROVIDED BY THE OWNER & LIMITED FIELD VERIFICATION.
2. ALL AREAS SHOWN ON PLAN ARE NET INTERIOR AREAS TAKEN FROM INSIDE FACE OF EXTERIOR AND DEMISING WALLS.
3. ENTIRE BUILDING IS EXISTING TO REMAIN, INCLUDING ALL ROOMS, WALLS, FIXTURES, & EQUIPMENT. NO RENOVATION SCOPE IS PLANNED FOR THE BUILDING. OWNER IS REQUESTING SPECIAL USE TO OPERATE BUILDING IN ITS EXISTING CONDITION, ONLY MODIFYING MOVEABLE FURNITURE AS REFLECTED ON THE PROPOSED FLOOR PLANS.


ALLOHA MOTEL

8515 S. Cicero Ave.
Chicago, IL 60652
4/1/24



FLOOR PLAN NOTES:

1. ALL ROOM AREAS & DIMENSIONS ARE APPROXIMATE BASED ON INFORMATION PROVIDED BY THE OWNER & LIMITED FIELD VERIFICATION.
2. ALL AREAS SHOWN ON PLAN ARE NET INTERIOR AREAS TAKEN FROM INSIDE FACE OF EXTERIOR AND DEMISING WALLS.
3. ENTIRE BUILDING IS EXISTING TO REMAIN, INCLUDING ALL ROOMS, WALLS, FIXTURES, & EQUIPMENT. NO RENOVATION SCOPE IS PLANNED FOR THE BUILDING. OWNER IS REQUESTING SPECIAL USE TO OPERATE BUILDING IN ITS EXISTING CONDITION, ONLY MODIFYING MOVEABLE FURNITURE, AS REFLECTED ON THE PROPOSED FLOOR PLANS.

A EXISTING 2ND FLOOR PLAN 
SCALE: 1/16" = 1'-0"

A2.2

©2024 WJW ARCHITECTS

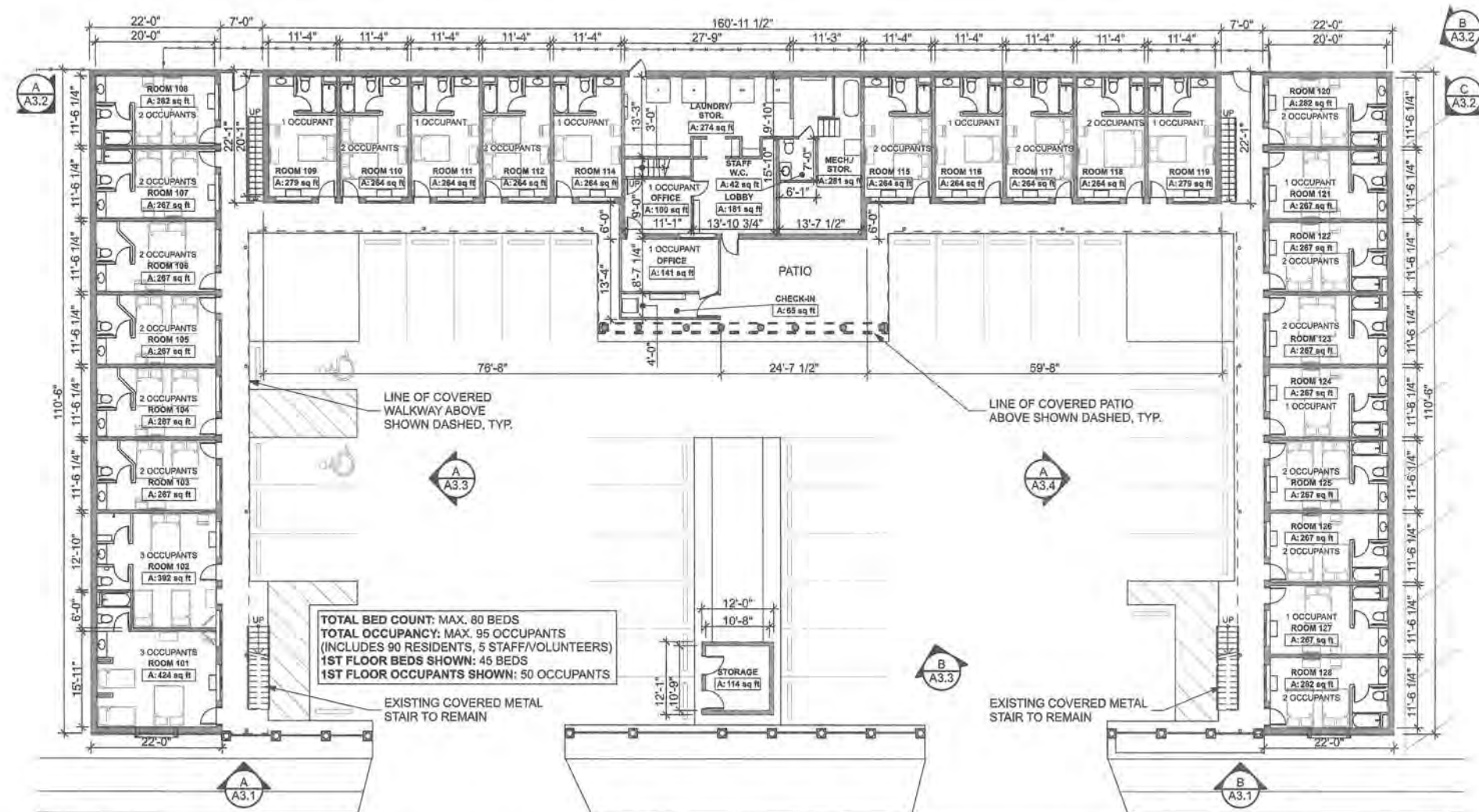
WJW Architects
ARCHITECTS
270 N. LAKE ST. SUITE 200
CHICAGO, IL 60601

ALOHA MOTEL

8515 S. Cicero Ave.
Chicago, IL 60652
4/1/24

DRAFT - NOT FOR CONSTRUCTION

BEDS Plus
9601 Ogden Ave.
LaGrange, IL 60525



FLOOR PLAN NOTES:

1. ALL ROOM AREAS & DIMENSIONS ARE APPROXIMATE BASED ON INFORMATION PROVIDED BY THE OWNER & LIMITED FIELD VERIFICATION.
2. ALL AREAS SHOWN ON PLAN ARE NET INTERIOR AREAS TAKEN FROM INSIDE FACE OF EXTERIOR AND DEMISING WALLS.
3. ENTIRE BUILDING IS EXISTING TO REMAIN, INCLUDING ALL ROOMS, WALLS, FIXTURES, & EQUIPMENT. NO RENOVATION SCOPE IS PLANNED FOR THE BUILDING. OWNER IS REQUESTING SPECIAL USE TO OPERATE BUILDING IN ITS EXISTING CONDITION. ONLY MODIFYING MOVEABLE FURNITURE, AS REFLECTED ON THE PROPOSED FLOOR PLANS.

ALOHA MOTEL

8515 S. Cicero Ave.
Chicago, IL 60652
4/1/24

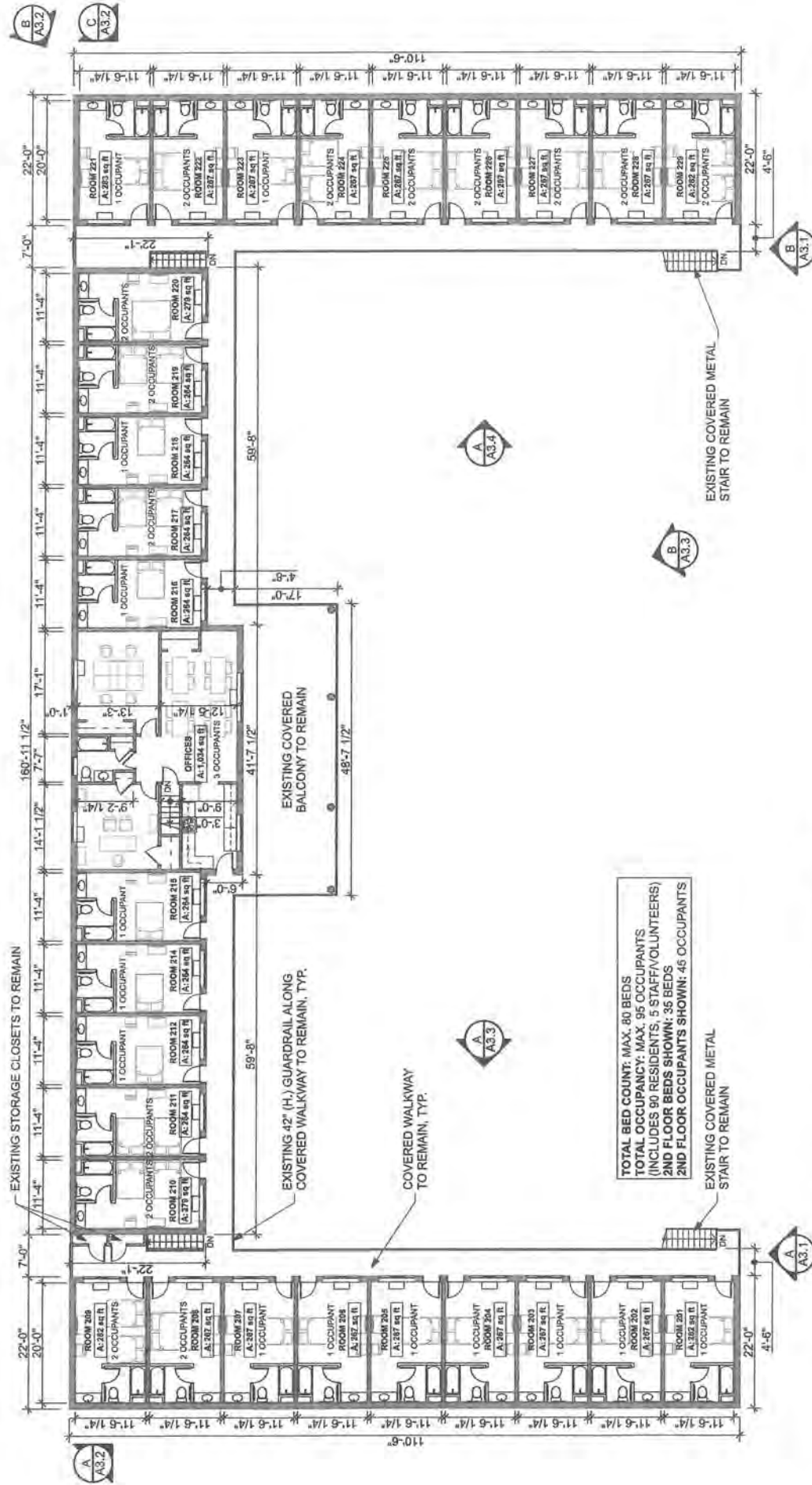
DRAFT - NOT FOR CONSTRUCTION

BEDS Plus
9601 Ogden Ave.
LaGrange, IL 60525

©2024 WJW ARCHITECTS

WJW
Architects
P.L.L.C.

A2.3



A

PROPOSED 2ND FLOOR PLAN

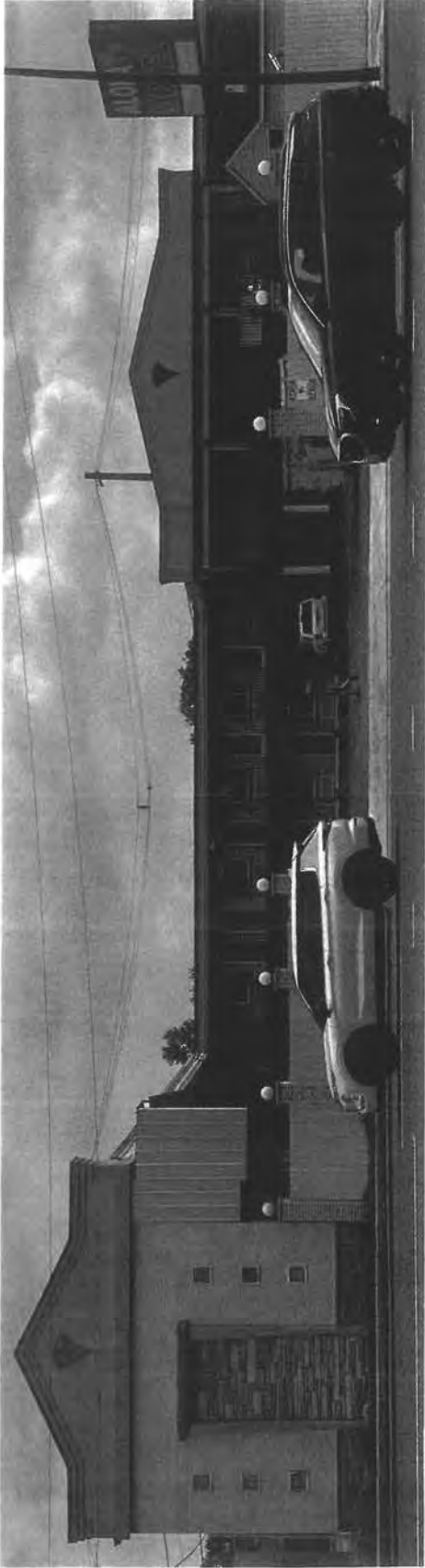
SCALE: 1/16" = 1'-0"

- FLOOR PLAN NOTES:**
1. ALL ROOM AREAS & DIMENSIONS ARE APPROXIMATE BASED ON INFORMATION PROVIDED BY THE OWNER & LIMITED FIELD VERIFICATION.
 2. ALL AREAS SHOWN ON PLAN ARE NET INTERIOR AREAS TAKEN FROM INSIDE FACE OF EXTERIOR AND DEMISING WALLS.
 3. ENTIRE BUILDING IS EXISTING TO REMAIN, INCLUDING ALL ROOMS, WALLS, FIXTURES, & EQUIPMENT. NO RENOVATION SCOPE IS PLANNED FOR THE BUILDING. OWNER IS REQUESTING SPECIAL USE TO OPERATE BUILDING IN ITS EXISTING CONDITION, ONLY MODIFYING MOVEABLE FURNITURE, AS REFLECTED ON THE PROPOSED FLOOR PLANS.

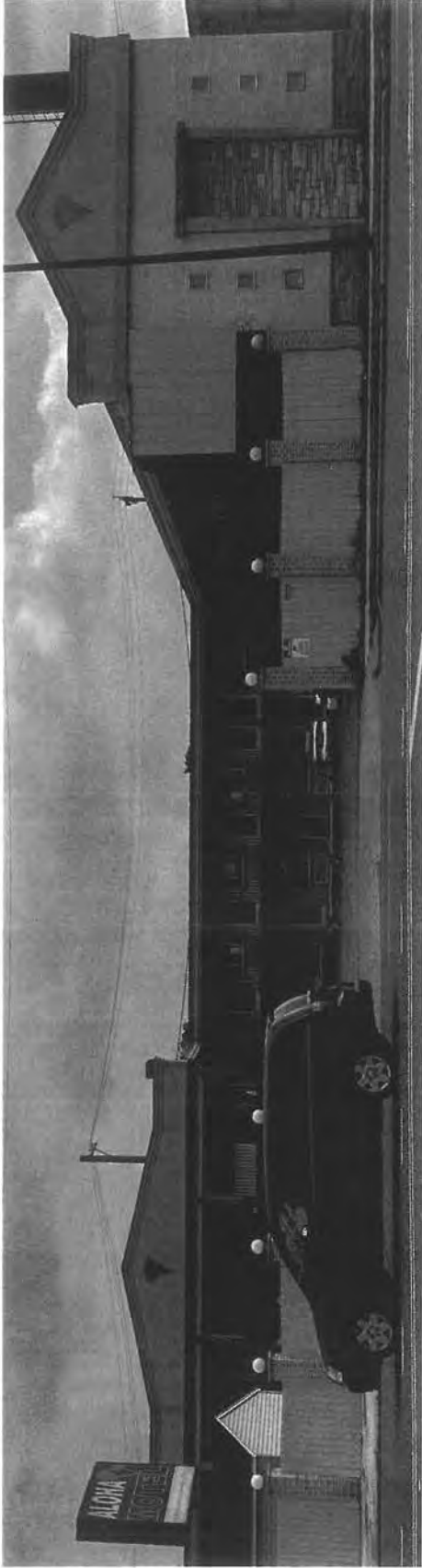
ALOHA MOTEL

DRAFT - NOT FOR CONSTRUCTION
BEDS Plus
 9801 Ogden Ave.
 LaGrange, IL 60525

8515 S. Cicero Ave.
 Chicago, IL 60652
 4/1/24



A WEST ELEVATION - PART 1



B WEST ELEVATION - PART 2

- ELEVATION NOTES:**
1. ALL EXISTING EXTERIOR BUILDING MATERIALS & STRUCTURE TO REMAIN.
 2. ALL EXISTING WINDOWS & DOORS TO REMAIN.
 3. EXISTING SIGNAGE TO REMAIN.
 4. EXISTING BRICK PIERS & WOOD FENCING TO REMAIN.
 5. THERE IS NO EXISTING LANDSCAPING & NO NEW LANDSCAPING PROPOSED.

ALOHA MOTEL

8515 S. Cicero Ave.
Chicago, IL 60652
4/1/24

DRAFT - NOT FOR CONSTRUCTION
BEDS Plus
9601 Ogden Ave.
LaGrange, IL 60525

A3.1

©2024 WJW ARCHITECTS
WJW Architects
ARCHITECTS
P.L.L.C.
1100 N. LAKE SHORE DRIVE
CHICAGO, IL 60611



A NORTH ELEVATION



B EAST ELEVATION



C SOUTH ELEVATION

- ELEVATION NOTES:
1. ALL EXISTING EXTERIOR BUILDING MATERIALS & STRUCTURE TO REMAIN.
 2. ALL EXISTING WINDOWS & DOORS TO REMAIN.
 3. EXISTING SIGNAGE TO REMAIN.
 4. EXISTING BRICK PIERS & WOOD FENCING TO REMAIN.
 5. THERE IS NO EXISTING LANDSCAPING & NO NEW LANDSCAPING PROPOSED.

DRAFT - NOT FOR CONSTRUCTION

BEDS PLUS
9601 Ogden Ave.
LaGrange, IL 60525

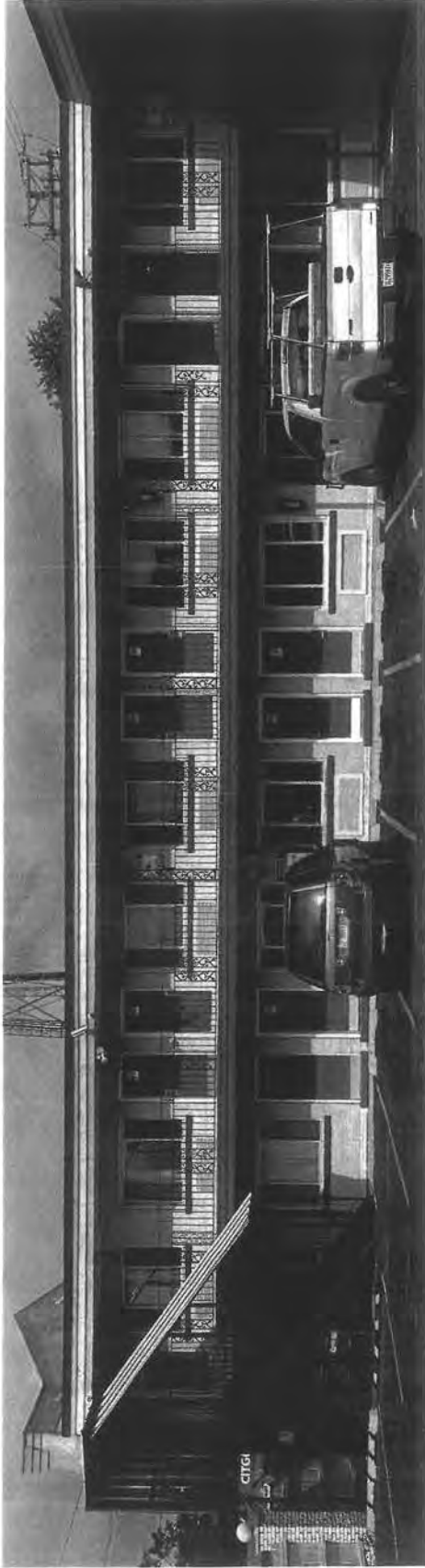
ALOHA MOTEL

8515 S. Cicero Ave.
Chicago, IL 60652
4/1/24

A3.2

©2024 WJW ARCHITECTS

WJW
Architects
AIA Registered Architect
P.O. Box 1000, Chicago, IL 60601



A NORTH BUILDING - COURTYARD ELEVATION



B EAST BUILDING - COURTYARD ELEVATION

- ELEVATION NOTES:**
1. ALL EXISTING EXTERIOR BUILDING MATERIALS & STRUCTURE TO REMAIN.
 2. ALL EXISTING WINDOWS & DOORS TO REMAIN.
 3. EXISTING SIGNAGE TO REMAIN.
 4. EXISTING BRICK PIERS & WOOD FENCING TO REMAIN.
 5. THERE IS NO EXISTING LANDSCAPING & NO NEW LANDSCAPING PROPOSED.

ALOHA MOTEL

8515 S. Cicero Ave.
Chicago, IL 60652
4/1/24

DRAFT - NOT FOR CONSTRUCTION
BEDS PLUS
9601 Ogden Ave.
LaGrange, IL 60525

A3.3

©2024 WJW ARCHITECTS
WJW Architects
AIA 2023-2024 National Award Winner
P.O. Box 10000, Chicago, IL 60688



A SOUTH BUILDING - COURTYARD ELEVATION

ELEVATION NOTES:
1. ALL EXISTING EXTERIOR BUILDING MATERIALS & STRUCTURE TO REMAIN.
2. ALL EXISTING WINDOWS & DOORS TO REMAIN.
3. EXISTING SIGNAGE TO REMAIN.
4. EXISTING BRICK PIERS & WOOD FENCING TO REMAIN.
5. THERE IS NO EXISTING LANDSCAPING & NO NEW LANDSCAPING PROPOSED.

ALOHA MOTEL

DRAFT - NOT FOR CONSTRUCTION
BEDS Plus
9601 Ogden Ave.
LaGrange, IL 60525

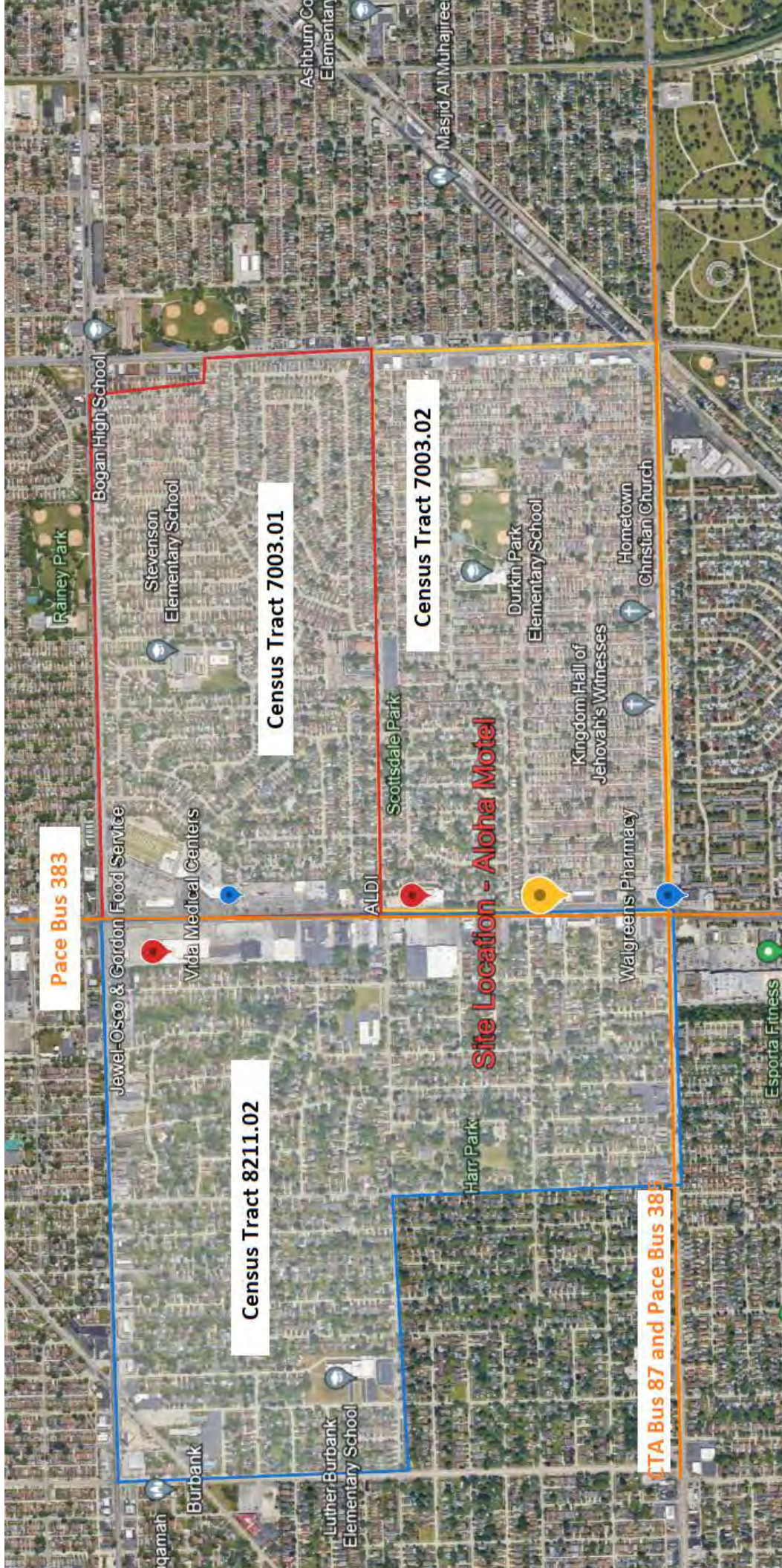
8515 S. Cicero Ave.
Chicago, IL 60652
4/1/24

A3.4

©2024 WJW ARCHITECTS

WJW
Architects
1100 N. LAKE STREET, SUITE 200
CHICAGO, ILLINOIS 60610
312.467.1000

PROJECT LOCATION MAP



Pace Bus 383

Bogan High School

Rainey Park

Stevenson
Elementary School

Census Tract 7003.01

Census Tract 7003.02

Site Location - Alpha Motel

Durkin Park
Elementary School

Hometown
Christian Church

Kingdom Hall of
Jehovah's Witnesses

Walgreens Pharmacy

Esporta Fitness

Jewel-Osco & Gordon Food Service

Vita Medical Centers

Scottsdale Park

ALDI

Harr Park

Census Tract 8211.02

Burbank

Luther Burbank
Elementary School

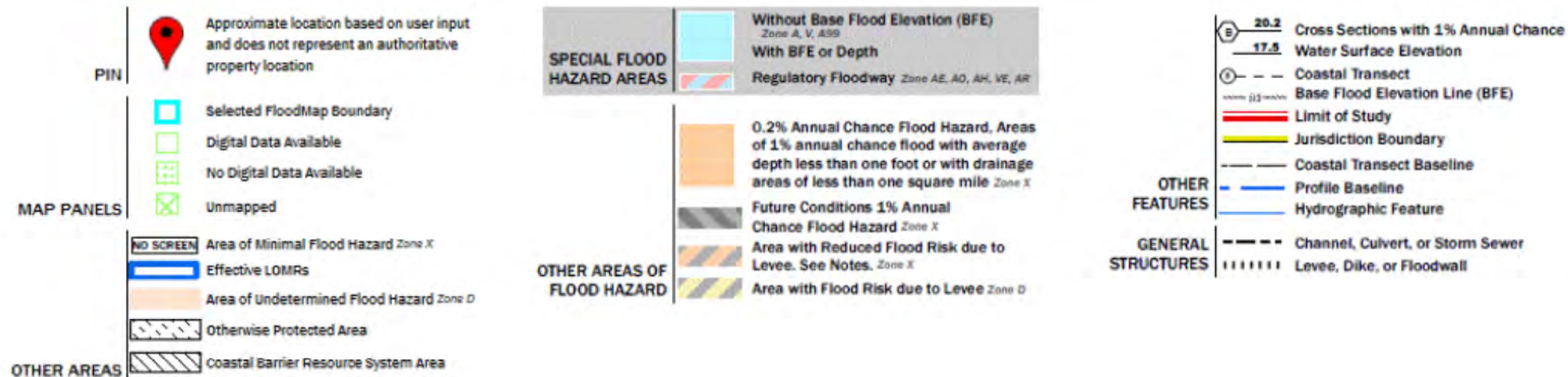
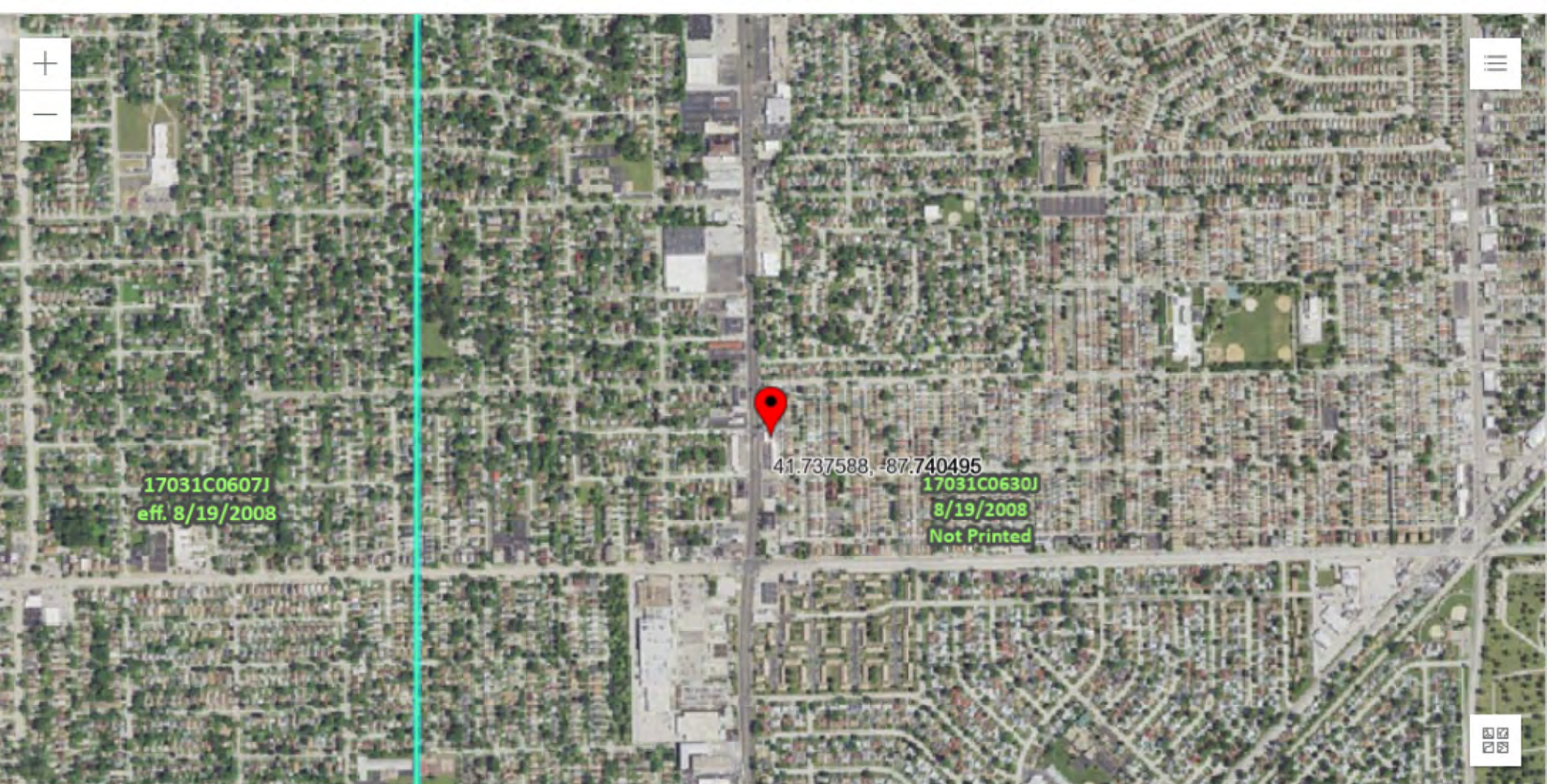
CTA Bus 87 and Pace Bus 385

Ashburn Co
Elementary

Masjid Al Muhajiree

FEMA ISSUED FLOODPLAIN MAP

FEMA ISSUED FLOODPLAIN MAP



WORKING COST ESTIMATE

The CDBG-CV Working Cost Estimate should include all funding used to complete the eligible HUD-defined construction activity. The CDBG-CV Working Cost Estimate should include any contract that is paid, in part or in full, with CDBG-CV grant funds. Do not include any contracts for which CDBG-CV funds are not used.

If other funds are necessary to finance the construction contract, identify all activities included within the project and the amount and source of financing. Each activity included in the project must contribute to the benefit of low-to-moderate income persons. CDBG-CV funds can be used only to finance activities related to the HUD-defined activity codes indicated in the table below.

Activity Budget	Total Amount	CDBG-CV Request	Other Funds	Identify Other Source(s)
01 Acquisition				
03C Homeless Facilities Construction, Conversion, Renovation or Rehabilitation	\$3,772,958	\$ 2,000,000	\$1,772,958.00	HRSA funding, Senator Duckworth Allocation, capital campaign
03Q Abused and Neglected Children's Facilities				
Activity Delivery (up to \$50,000)				
Other_____				
Other_____				
Other_____				
TOTAL	\$3,772,958			

An Architect or Engineer's Cost estimate must be submitted and support the numbers above (to be funded in part or in full with CDBG-CV funds) in the working cost estimate; and should include detailed specifications of the project. Do not include any contracts for activities ineligible for CDBG-CV funding. Amounts in the Working Cost Estimate, GATA Budget and Architect or Engineer's Cost Estimate must align.

ARCHITECT or ENGINEER'S COST ESTIMATE

Medium Reduced Scope Budget

				20,399
CODE	PROJECT TRADES	COST	\$ / SF	
02 40 00	Demolition	\$ 72,461	\$	3.55
03 30 00	Cast-in-Place Concrete	\$ 93,941	\$	4.61
04 00 00	Masonry	\$ 221,628	\$	10.86
05 10 00	Structural Steel	\$ 82,265	\$	4.03
06 10 00	Carpentry - Rough & Finish	\$ 68,827	\$	3.37
06 40 00	Architectural Woodwork	\$ 149,870	\$	7.35
07 10 00	Damp proofing & Waterproofing	\$ 2,880	\$	0.14
07 20 00	Intumescent Coatings	\$ -	\$	-
07 40 00	Roofing	\$ 14,655	\$	0.72
07 42 13	Metal Wall Panels	\$ -	\$	-
07 84 13	Penetration Fire Stopping	\$ 13,500	\$	0.66
08 10 00	Doors, Frames & Hardware	\$ 64,420	\$	3.16
08 44 13	Glazing	\$ 20,018	\$	0.98
08 50 00	Windows	\$ 87,343	\$	4.28
09 20 00	Drywall	\$ 177,285	\$	8.69
09 30 00	Ceramic Tile	\$ 115,439	\$	5.66
09 51 13	Acoustic Ceilings	\$ 22,360	\$	1.10
09 65 13	Resilient Flooring / Carpeting	\$ 97,813	\$	4.79
09 91 23	Painting	\$ 136,203	\$	6.68
10 28 00	Toilet Accessories	\$ 59,751	\$	2.93
11 30 00	Appliances	\$ 8,145	\$	0.40
12 20 00	Window Treatments	\$ 13,250	\$	0.65
14 20 00	Elevators	\$ 88,750	\$	4.35
21 00 00	Fire Sprinkler System	\$ -	\$	-
22 00 00	Plumbing	\$ 514,350	\$	25.21
23 00 00	HVAC	\$ 307,432	\$	15.07
26 00 00	Electrical	\$ 352,680	\$	17.29
27 40 00	Voice / Data	\$ 38,225	\$	1.87
28 31 00	Fire Alarm	\$ 109,555	\$	5.37
31 00 00	Earthwork	\$ 33,864	\$	1.66
31 00 00	Fencing	\$ -	\$	-
32 10 00	Asphalt Paving	\$ -	\$	-
32 13 13	Site Concrete	\$ -	\$	-
32 92 00	Landscape & Green wall	\$ -	\$	-
SUBTOTAL		\$ 2,966,909	\$	145.44
GENERAL CONDITIONS GENERAL REQUIREMENTS INDIRECT COSTS:				
	Preconstruction	\$ -		
	Project Staffing and Support	\$ 215,508		
	Field Office & Equipment	\$ 20,106		
	General Requirements	\$ 8,405		
	Permits	\$ -		
	Temporary Partitions	\$ 14,652		
	Survey & Layout	\$ 6,500		
	Infectious Control & Clean Up	\$ 59,437		
	Subcontractor Default Insurance	\$ 37,086		
	Contingency (8%)	\$ 263,321		
	Overhead & Profit	\$ 143,677		
	Insurance	\$ 37,356		
TOTAL		\$ 3,772,958	\$	184.96

- 1) This budget does not include sprinkler system, new laundry out building, any new exterior improvements to steel, rails, soffits or facia's, no landscaping improvements.
- 2) This budget excludes completion of any and all scope within (22) type 4 rooms with exception to fire alarm work.



Project Name: Cicero Transitional Center						Form Requirements		
Estimator: GPG						hand deliver or email?	Bid Form?	Team
Bid Date: June 20, 2024						MBE / WBE	Bid Bond?	addendums
20,399 gross square footage						Tax exempt	Schedule?	estimate template
1.0 months preconstruction duration						Schedule by owner or by BCC	Sub list?	qualifications
4.53 months construction duration						Floors?	Resumes?	lead times
							Logistics plan?	tax exempt
Start: 3/16/2025								
Finish: 8/1/2025								
Days: 138								
Weeks: 19.71								
Months: 4.53								
	Trade Description	UoQ	UoM	Unit Cost	Unit Total Cost	Subtotal	Subcontractor	Net Bid
General Conditions & General Requirements								
	Preconstruction					\$0		\$0
	Project Staffing and Support					\$215,508	Berglund	\$215,508
	Field Office & Equipment					\$20,106	Berglund	\$20,106
	General Requirements					\$8,405	Berglund	\$8,405
Misc. Costs								
	Temporary Partitions and Protection					\$14,652	Berglund	\$14,652
	Permits					\$0	By owner	\$0
	IDPH Permits - By Hospital					\$0	By owner	\$0
	Survey & Layout					\$6,500	Berglund	\$6,500
	Infectious Control & Clean Up					\$59,437	Berglund	\$59,437
	MEP Patch Work					\$0	Berglund	\$0
	Temporary Elevator & Tower Crane					\$0		\$0
	BIM Process & Management					\$0		\$0
	Material Testing / Vibration Monitoring					\$0		\$0
	Heating & Cooling					\$0		\$0
	Winter Conditions					\$0		\$0
	Overtime					\$0		\$0
	Textura Construction Payment - .22% of subcontract value					\$0		\$0
Bid Considerations								
	Penalties					\$0		\$0
	Liquidated damages					\$0		\$0
Bid Allowances & Special Conditions								
	Allowance #1					\$0		\$0
	Allowance #2					\$0		\$0
Subcontractor Dollars								
	Division 2	UoQ	UoM	Unit Cost	Unit Total Cost			
02 40 00	Demolition					\$72,461		\$72,461
	Demolition of in unit rooms	9437.00	sf	\$3.75	\$35,389			
	Demolition of Center building Area	2317.00	sf	\$16.00	\$37,072			
	Site Demolition (Fending, shed, sign, concrete)	0.00	sf	\$18.00	\$0			
	Elevator & stair slab openings	2.00	ea	\$7,500.00	\$15,000			
	Division 3	UoQ	UoM	Unit Cost	Unit Total Cost			
03 30 00	Cast-In-Place Concrete					\$93,941		\$93,941
	New concrete footings and walls for elevator pit	16.00	cy	\$1,200	\$19,200			
	Concrete footings and foundation walls at center building expansion	32.00	cy	\$1,200	\$38,400			
	Concrete footings and foundation walls at new out building	0.00	cy	\$1,200	\$0			
	Concrete slab for center building addition	608.00	sf	\$13	\$7,904			
	Concrete for new out building	0.00	sf	\$13	\$0			
	Concrete at center building floor infill and stairs	228.00	sf	\$22	\$5,016			
	Concrete column footings for canopy	0.00	ea	\$2,600	\$0			
	Sidewalk Ramp up to ADA level	611.00	sf	\$11	\$6,721			
	Concrete pad and stairs	1.00	ls	\$16,700	\$16,700			
	Concrete at back ally gap	0.00	allow	\$9,000	\$0			
	Division 4	UoQ	UoM	Unit Cost	Unit Total Cost			
04 00 00	Masonry					\$221,628		\$221,628
	New exterior masonry walls center building	2772.00	sf	\$74.00	\$205,128			
	Tuck Point existing exterior walls. (50% of area)	0.00	sf	\$22.25	\$0			
	New out building (laundry / storage) construction	0.00	sf	\$66.00	\$0			
	Temporary Shoring	1.00	allow	\$16,500	\$16,500			
	Division 5	UoQ	UoM	Unit Cost	Unit Total Cost			
05 10 00	Structural Steel					\$82,265		\$82,265
	Steel for elevator and overrun level.	75.00	sf	\$215.00	\$16,125			
	Steel for new stair.	1.00	ea	\$16,800.00	\$16,800			
	New steel allowance for center building and floor infill	1.00	allow	\$22,000.00	\$22,000			
	New steel at out building	0.00	sf	\$25.95	\$0			
	New steel for canopy cover drive through area.	0.00	sf	\$27.80	\$0			
	Replacement Columns & Shoring	0.00	ea	\$3,750.00	\$0			
	Steel lintels	17.00	ea	\$350.00	\$5,950			
	New guard rails & handrails	46.00	lf	\$465.00	\$21,390			
	Reinforce 2nd floor railings allowance	0.00	allow	\$45,000.00	\$0			
	Division 6	UoQ	UoM	Unit Cost	Unit Total Cost			
06 10 00	Carpentry - Rough & Finish					\$68,827		\$68,827
	25% Window Buck Replacement	19.00	ea	\$625.00	\$11,875			
	Install office area single doors	11.00	ea	\$702.19	\$7,724			



	Trade Description	UoQ	UoM	Unit Cost	Unit Total Cost	Subtotal	Subcontractor	Net Bid
	Install office area double doors	2.00	ea	\$1,404.37	\$2,809			
	In wall blocking	740.00	lf	\$5.25	\$3,885			
	ADA restroom doors	13.00	ea	\$702.19	\$9,128			
	Furnish and install sleeping unit 3 high shelving	33.00	ea	\$962	\$31,756			
	Furnish and install heavy duty wood shelving in warming kitchen	6.00	lf	\$275	\$1,650			
					\$0			
06 40 00	Architectural Woodwork					\$149,870		\$149,870
	New coat rod and shelf	13.00	lf	\$155	\$2,015			
	Warming kitchen millwork and counter tops	14.00	lf	\$780	\$10,920			
	Lounge base cabinets and counter top & shelves	13.00	lf	\$680	\$8,840			
	Clinic base cabinets and counter top	9.00	lf	\$560	\$5,040			
	Window sill solid surface counter tops	416.00	lf	\$195	\$81,120			
	Lavatory counter, base cabinet and supports	80.00	lf	\$460	\$36,800			
	Lavatory cabinet and counter top (ADA rooms)	13.00	ea	\$395	\$5,135			
	Laundry Room Counter Top	0.00	lf	\$250	\$0			
					\$0			
	Division 7	UoQ	UoM	Unit Cost	Unit Total Cost			
07 10 00	Damp proofing & Waterproofing					\$2,880		\$2,880
	Waterproofing at elevator pit	1.00	ea	\$2,880	\$2,880			
					\$0			
07 20 00	Intumescent Coatings					\$0		\$0
	Exterior driveway canopy	0.00	sf	\$65	\$0			
					\$0			
07 40 00	Air Barriers					\$0		\$0
07 40 00	Roofing					\$14,655		\$14,655
	New center building roofing	75.00	sf	\$85	\$6,375			
	New canopy cover roofing.	0.00	sf	\$32	\$0			
	New out building roofing (green roof)	0.00	sf	\$62	\$0			
	AL Facia	0.00	lf	\$65	\$0			
	AL Soffits	600.00	sf	\$14	\$8,280			
	Gutters and Down Spouts	0.00	lf	\$70	\$0			
	Metal coping new buildings	0.00	lf	\$72	\$0			
07 42 13	Metal Wall Panels					\$0		\$0
	Metal screen wall at end of hallways. (includes support framing)		sf	\$165	\$0			
					\$0			
					\$0			
07 81 05	Spray Fireproofing					\$0		\$0
07 84 13	Penetration Fire Stopping					\$13,500		\$13,500
	Fire Safing between rooms and slabs.	3.00	allow	\$4,500	\$13,500			
					\$0			
					\$0			
07 90 00	Joint Protection					\$0		\$0
	Division 8	UoQ	UoM	Unit Cost	Unit Total Cost			
08 10 00	Doors, Frames & Hardware					\$64,420		\$64,420
	Sleeping Room Restroom doors	13.00	ea	\$1,860	\$24,180			
	Office area doors and frames	11.00	ea	\$2,880	\$31,680			
	Office area double double doors	2.00	ea	\$4,280	\$8,560			
08 30 00	Overhead Doors					\$0		\$0
08 40 00	Automatic Doors					\$0		\$0
08 44 13	Glazing					\$20,018		\$20,018
	Store front doors	3.00	ea	\$4,950	\$14,850			
	Storefront sidelites	53.00	sf	\$88	\$4,664			
	HM frame glass	12.00	sf	\$42	\$504			
08 50 00	Windows					\$87,343		\$87,343
	7' wide window units	1.00	ea	\$1,253.67	\$1,254			
	6' wide window units	6.00	ea	\$1,074.57	\$6,447			
	6' wide window units (sleeping units)	33.00	ea	\$1,074.57	\$35,461			
	4' wide window units	5.00	ea	\$716.38	\$3,582			
	3' wide window units	1.00	ea	\$587.29	\$587			
	2' wide window units	1.00	ea	\$408.19	\$408			
	Labor to install windows	282.00	hrs	\$140.44	\$39,603			
08 60 00	Skylights					\$0		\$0
08 83 00	Mirrors					\$0		\$0
	Division 9	UoQ	UoM	Unit Cost	Unit Total Cost			
09 20 00	Drywall					\$177,285		\$177,285
	Drywall Demo Scar patching per room	55.00	ea	\$380	\$20,900			
	Drywall plumbing walls and bathroom walls per rooms.	918.00	lf	\$115	\$105,570			
	Center building new drywall partitions	285.00	lf	\$125	\$35,625			
	Center and Laundry Room Chase Walls	0.00	lf	\$92	\$0			
	Elevator shaft wall	62.00	lf	\$245	\$15,190			
09 22 16	EIFS					\$0		\$0
09 30 00	Ceramic Tile					\$115,439		\$115,439
	Bathroom Floor Tile	1417.00	sf	\$18.80	\$26,640			
	Bathroom tile area at walls	3771.00	sf	\$17.90	\$67,501			



	Trade Description	UoQ	UoM	Unit Cost	Unit Total Cost	Subtotal	Subcontractor	Net Bid
	Quarry tile floor area	197.00	sf	\$24.36	\$4,799			
	Waterproof / anti fracture membrane	3000.00	sf	\$5.50	\$16,500			
09 51 13	Acoustic Ceilings					\$22,360		\$22,360
	Center building office area ceiling tiles	2270.00	sf	\$9.85	\$22,360			
					\$0			
					\$0			
09 64 00	Wood Flooring					\$0		\$0
09 65 13	Resilient Flooring / Carpeting					\$97,813		\$97,813
	Carpet at office areas only	71.50	sq	\$48.00	\$3,432			
	LVT Flooring Center Building	1685.90	sf	\$9.74	\$16,421			
	LVT Rooms	6664.00	sf	\$9.74	\$64,907			
	VCT Flooring Area	0.00	sf	\$3.95	\$0			
	Floor Prep	8421.40	sf	\$1.55	\$13,053			
09 67 23	Resinous Flooring					\$0		\$0
09 69 00	Access Flooring					\$0		\$0
09 91 23	Painting					\$136,203		\$136,203
	Paint Doors/Frames	138.00	ea	\$195	\$26,910			
	Paint Walls and ceilings	19919.00	sf	\$4.10	\$81,668			
	Sand and paint railings	0.00	lf	\$15.65	\$0			
	Masonry Painting	8500.00	sf	\$3	\$27,625			
09 96 00	High Performance Coatings					\$0		\$0
	Division 10	UoQ	UoM	Unit Cost	Unit Total Cost			
10 14 23	Signage					\$0		\$0
10 21 13	Cubicle Curtains & Track					\$0		\$0
10 21 23	Toilet Compartments					\$0		\$0
10 28 00	Toilet Accessories					\$59,751		\$59,751
	ADA shower seat	2.00	ea	\$281.00	\$562			
	Anti ligature grab bar sets	15.00	sets	\$241.96	\$3,629			
	shower curtains	55.00	ea	\$445.00	\$24,475			
	Typical bathroom accessories (robe hooks, toilet paper dispenser)	35.00	ea	\$45.00	\$1,575			
	Papertowel / Waste combo unit	2.00	ea	\$365.00	\$730			
	anti shatter mirrors	57.00	ea	\$177.20	\$10,100			
	Baby changing table	1.00	ea	\$296.04	\$296			
	Sanitary napkin disposal unit	2.00	ea	\$63.00	\$126			
	Labor for installation	130.00	hrs	\$140.44	\$18,257			
10 40 00	Wall & Door Protection					\$0		\$0
10 44 13	Fire Protection Cabinets / Extinguishers					\$0		\$0
10 44 16	Postal Specialties					\$0		\$0
10 44 18	Fixed Sunshades					\$0		\$0
10 51 13	Lockers					\$0		\$0
	Division 11	UoQ	UoM	Unit Cost	Unit Total Cost			
11 30 00	Appliances					\$8,145		\$8,145
	Receive and install owner furnished appliances	58.00	hrs	\$140	\$8,145			
					\$0			
					\$0			
	Division 12	UoQ	UoM	Unit Cost	Unit Total Cost			
12 20 00	Window Treatments					\$13,250		\$13,250
	New mini blinds	50.00	ea	\$265	\$13,250			
					\$0			
					\$0			
12 30 00	Casework / Countertops					\$0		\$0
12 48 16	Entrance Mats					\$0		\$0
	Division 14	UoQ	UoM	Unit Cost	Unit Total Cost			
14 20 00	Elevators					\$88,750		\$88,750
	New Elevator Budget	1.00	ea	\$88,750	\$88,750			
					\$0			
					\$0			
14 91 00	Facility Chutes					\$0		\$0
	Division 21	UoQ	UoM	Unit Cost	Unit Total Cost			
21 00 00	Fire Sprinkler System					\$0		\$0
	New dry valves for sprinklerlines outside buildings		ea	\$25,000	\$0			
	New sprinkler dual check valves, valves, and RPZ		ea	\$27,600	\$0			
	New sprinkler heads and pipe distribution		ea	\$980	\$0			
					\$0			
	Division 22	UoQ	UoM	Unit Cost	Unit Total Cost			
22 00 00	Plumbing					\$514,350		\$514,350
	New water service for the sprinkler system	1.00	ea	\$72,400	\$72,400			
	Demolition / disconnect	1.00	ea	\$10,000	\$10,000			
	Plumbing to kitchen area	1.00	ea	\$20,000	\$20,000			
	Plumbing to clinic sink and grab and go sink	2.00	ea	\$13,500	\$27,000			
	Plumbing to office area restrooms	2.00	ea	\$15,500	\$31,000			
	Plumbing to laundry room facility sink.	0.00	ea	\$4,900	\$0			
	Plumbing to laundry room facility washing machine connections	0.00	ea	\$3,200	\$0			
	Sewer connections at laundry room	0.00	ea	\$29,600	\$0			
	Elevator Sump pump	1.00	ea	\$5,250	\$5,250			



	Trade Description	UoQ	UoM	Unit Cost	Unit Total Cost	Subtotal	Subcontractor	Net Bid
	New expansion tank	1.00	ea	\$22,000	\$22,000			
	Sleeping room lavatory, water closet, tubs	33.00	ea	\$9,900	\$326,700			
					\$0			
	Division 23	UoQ	UoM	Unit Cost	Unit Total Cost			
23 00 00	HVAC					\$307,432		\$307,432
	PTHP Units at sleeping rooms	33.00	ea	\$4,950	\$163,350			
	Sleeping room exhaust system	33.00	ea	\$1,850	\$61,050			
	Center Building Area PTHP	14.00	ea	\$5,495	\$76,930			
	Laundry Room split system	0.00	ea	\$32,000	\$0			
	Laundry room exhaust	0.00	ea	\$5,800	\$0			
	Test and balance	15255.00	sf	\$0.40	\$6,102			
23 00 00	Temp Controls					\$0		\$0
23 00 00	Test & Balance					\$0		\$0
	Division 26	UoQ	UoM	Unit Cost	Unit Total Cost			
26 00 00	Electrical					\$352,680		\$352,680
	Provide power panel rework and re-circuiting	15467.00	sf	\$2.45	\$37,894			
	Provide power panel relocation	3.00	ea	\$6,500	\$19,500			
	Lighting & Controls	15467.00	sf	\$13.55	\$209,578			
	HVAC power rework	19919.00	sf	\$3.60	\$71,708			
	LV Conduits and Raceways	1.00	allow	\$14,000	\$14,000			
					\$0			
					\$0			
	Division 27	UoQ	UoM	Unit Cost	Unit Total Cost			
27 40 00	Voice / Data					\$38,225		\$38,225
	New cable and tele-data openings	77.00	ea	\$425	\$32,725			
	IDF closet build	1.00	ls	\$5,500	\$5,500			
					\$0			
	Division 28	UoQ	UoM	Unit Cost	Unit Total Cost			
28 26 09	Rescue Assistance Systems					\$0		\$0
28 31 00	Fire Alarm					\$109,555		\$109,555
	New fire system through out	19919.00	sf	\$5.50	\$109,555			
					\$0			
	Division 31	UoQ	UoM	Unit Cost	Unit Total Cost			
31 00 00	Surveying					\$0		\$0
31 00 00	Temporary Roads					\$0		\$0
31 00 00	Earthwork					\$33,864		\$33,864
	Excavate footing and stone fill	1.00	ls	\$33,864	\$33,864			
					\$0			
31 00 00	Tree Removal					\$0		\$0
31 00 00	Fencing					\$0		\$0
	Fencing and gates		lf	\$595	\$0			
					\$0			
31 40 00	Earth Retention					\$0		\$0
31 63 00	Caissons					\$0		\$0
	Division 32	UoQ	UoM	Unit Cost	Unit Total Cost			
32 10 00	Asphalt Paving					\$0		\$0
	Asphalt grind and repave		sqyd	\$30.66	\$0			
					\$0			
32 13 13	Site Concrete					\$0		\$0
	Site concrete allowance		allow	\$15,500	\$0			
					\$0			
32 17 23	Pavement Markings & Signage					\$0		\$0
32 92 00	Landscape & Green wall					\$0		\$0
	Green Wall Location		sf	\$133	\$0			
	Landscape front area		allow	\$25,000	\$0			
					\$0			
32 93 10	Green Roof					\$0		\$0
33 00 00	Site Utilities					\$0		\$0
	Subtotal					\$3,291,517		\$3,291,517
0.00%	Builders Risk Insurance (% of Subtotal)							\$0
0.00%	Builders Risk Deductible							\$0
1.25%	Subcontractor Default Insurance							\$37,086
8.00%	Contingency							\$263,321
4.00%	Overhead & Profit (% of Subtotal)							\$143,677
1.00%	Insurance (% of Subtotal)							\$37,356
	Base Bid							\$3,772,958

State of Illinois -- Uniform Budget Template -- General Instructions

This form is used to apply to individual State of Illinois discretionary grant programs. Applicants should submit budgets based upon the total estimated costs for the project including all funding sources. Pay attention to applicable program specific instructions, if attached. The applicant organization should refer to 2 CFR 200, “Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards” cited within these instructions.

You must consult with your Business Office prior to submitting this form for any award restrictions, limitations or requirements when filling out the narrative and Uniform Budget Template.

Section A – Budget Summary

STATE OF ILLINOIS FUNDS

All applicants must complete Section A and provide a break-down by the applicable budget categories shown in lines 1-17. **Please read all instructions before completing form.**

STATE OF ILLINOIS GRANT FUNDS

Provide a total requested State of Illinois Grant amount for each year in the Revenue portion of Section A. The amount entered in Line (a) will equal the total amount budgeted on Line 18 of Section A.

BUDGET SUMMARY – STATE OF ILLINOIS FUNDS

All applicants must complete Section A and provide a break-down by the applicable budget categories shown in lines 1-17.

Line 18: Show the total budget request for each fiscal year for which funding is requested.

Please use detail worksheet and narrative section for further descriptions and explanations of budgetary line items

Section A (continued) Indirect Cost Information: *(This information should be completed by the applicant’s Business Office).* If the applicant is requesting reimbursement for indirect costs on line 17, the applicant’s Business Office must select one of the options listed on the Indirect Cost Information page under Section-A Indirect Cost Information (1-4).

Option (1): The applicant has a Negotiated Indirect Cost Rate Agreement (NICRA) that was approved by the Federal government. A copy of this agreement must be provided to the State of Illinois’ Indirect Cost Unit for review and documentation. This NICRA will be accepted by all State of Illinois Agencies up to any statutory, rule-based or programmatic restrictions or limitations. *If this option is selected by the applicant, basic information is required for completion of this section. See bottom of “Section-A Indirect Cost Information”*

NOTE: The applicant may not have a Federally Negotiated Indirect Cost Rate Agreement. Therefore, in order for the applicant to be reimbursed for Indirect Costs from the State of Illinois, the applicant must either:

- A) Negotiate an Indirect Cost Rate with the State of Illinois’ Indirect Cost Unit with guidance from our State Cognizant Agency on an annual basis.**
- B) Elect to use the de minimis rate of 10% modified total direct cost (MTDC) which may be used indefinitely on State of Illinois Awards.**
- C) Use a Restricted Rate designated by programmatic statutory policy. (See Notice of Funding Opportunity for Restricted Rate Programs)**

Option (2a): The applicant currently has a Negotiated Indirect Cost Rate Agreement with the State of Illinois that will be accepted by all State of Illinois Agencies up to any statutory, rule-based or programmatic restrictions or limitations. The applicant is required to submit a new Indirect Cost Rate Proposal to the Indirect Cost Unit within six (6) months after the close of each fiscal year (2 CFR 200 Appendix IV (C)(2)(c). **Note:** *If this option is selected by the applicant, basic information is required for completion of this section. See bottom of “Section-A Indirect Cost Information”*

OR

Option (2b): The applicant currently does not have a Negotiated Indirect Cost Rate Agreement with the State of Illinois. The applicant must submit its initial Indirect Cost Rate Proposal (ICRP) immediately after the applicant is advised that the State award will be made and, in no event, later than three (3) months after the effective date of the State award (2 CFR 200 Appendix IV (C)(2)(b). The initial ICRP will be sent to the State of Illinois’ Indirect Cost Unit. **Note:** *The applicant should check with the State of Illinois awarding Agency for information regarding reimbursement of indirect costs while its proposal is being negotiated*

Option (3): The applicant elects to charge the de minimis rate of 10% modified total direct cost (MTDC) which may be used indefinitely on State of Illinois awards (2 CFR 200.414 (c)(4)(f) & (200.68). **Note:** *The applicant must be eligible, see 2 CFR 200.414 (f), and submit documentation on the calculation of MTDC within your Budget Narrative under Indirect Costs. **Note** the applicant may only use the 10 percent de minimis rate if the applicant does not have an Approved Indirect Cost Rate Agreement. The applicant may not use the de minimis rate if it is a Local government, or if your grant is funded under a training rate or restricted rate program .*

Option (4): If you are applying for a grant under a Restricted Rate Program, indicate whether you are using a restricted indirect cost rate that is included on your approved Indirect Cost Rate Agreement, or whether you are using a restricted indirect cost rate that complies with statutory or programmatic policies. **Note:** *See Notice of State Award for Restricted Rate Programs*

Section B - Budget Summary

NON-STATE OF ILLINOIS FUNDS

NON-STATE OF ILLINOIS FUNDS: If the applicant is required to provide or volunteers to provide cost-sharing or matching funds or other non-State of Illinois resources to the project, the applicant must provide a revenue breakdown of all Non-State of Illinois funds in lines (b)-(d). the total of “Non-State Funds” should equal the amount budgeted on Line 18 of Section B. If a match percentage is required, the amount should be entered in this section.

BUDGET SUMMARY – NON STATE OF ILLINOIS FUNDS

If the applicant is required to provide or volunteers to provide cost-sharing or matching funds or other non-State of Illinois resources to the project, these costs should be shown for each applicable budget category on lines 1 17 of Section B.

Lines 1-17: For each project year, for which matching funds or other contributions are provided, show the total contribution for each applicable budget category.

Line 18: Show the total matching or other contribution for each fiscal year.

Please see detail worksheet and narrative section for further descriptions and explanations of budgetary line items

Section C - Budget Worksheet & Narrative

[Attach separate sheet(s)]

Pay attention to applicable program specific instructions, if attached.

All applicants are required to submit a budget narrative along with Section A and Section B. The budget narrative is sometimes referred to as the budget justification. The narrative serves two purposes: it explains how the costs were estimated and it justifies the need for the cost. The narrative may include tables for clarification purposes. The State of Illinois recommends using the State of Illinois Uniform Budget Template worksheet and narrative guide provided.

1. Provide an itemized budget breakdown, and justification by project year, for each budget category listed in Sections A and B.
2. For non-State of Illinois funds or resources listed in Section B that are used to meet a cost-sharing or matching requirement or provided as a voluntary cost-sharing or matching commitment, you must include:
 - a. The specific costs or contributions by budget category;
 - b. The source of the costs or contributions; and
 - c. In the case of third-party in-kind contributions, a description of how the value was determined for the donated or contributed goods or services.

[Please review cost sharing and matching regulations found in 2 CFR 200.306.]

3. If applicable to this program, provide the rate and base on which fringe benefits are calculated.
4. If the applicant is requesting reimbursement for indirect costs on line 17, this information should be completed by the applicant's Business Office. Specify the estimated amount of the base to which the indirect cost rate is applied and the total indirect expense. Depending on the grant program to which the applicant is applying and/or the applicant's approved Indirect Cost Rate Agreement, some direct cost budget categories in the applicant's grant application budget may not be included in the base and multiplied by your indirect cost rate. Please indicate which costs are included and which costs are excluded from the base to which the indirect cost rate is applied.
5. Provide other explanations or comments you deem necessary.

Keep in mind the following—

Although the degree of specificity of any budget will vary depending on the nature of the project and State of Illinois agency requirements, a complete, well-thought-out budget serves to reinforce your credibility and increase the likelihood of your proposal being funded.

- A well-prepared budget should be reasonable and demonstrate that the funds being asked for will be used wisely.
- The budget should be as concrete and specific as possible in its estimates. Make every effort to be realistic, to estimate costs accurately.
- The budget format should be as clear as possible. It should begin with a budget narrative, which you should write after the entire budget has been prepared.
- Each section of the budget should be in outline form, listing line items under major headings and subheadings.
- Each of the major components should be subtotaled with a grand total at the end.

Your budget should justify all expenses and be consistent with the program narrative:

- Salaries should be comparable to those within the applicant organization.
- If new staff is being hired, additional space and equipment are considered, as necessary.
- If the budget lists an equipment purchase, it is the type allowed by the agency.
- If additional space is rented, the increase in insurance is supported.
- If an indirect cost rate applies to the proposal, the division between direct and indirect costs is not in conflict, and the aggregate budget totals refer directly to the approved formula. Indirect costs are costs that are not readily assignable to a particular project, but are necessary to the operation of the organization and the performance of the project (like the cost of operating and maintaining facilities, depreciation, and administrative salaries).

§200.308 Revision of budget and program plans

(e) The Federal/State awarding agency may, at its option, restrict the transfer of funds among direct cost categories or programs, functions and activities for Federal/State awards in which the Federal/State share of the project exceeds the Simplified Acquisition Threshold and the cumulative amount of such transfers exceeds or is expected to exceed 10 percent or \$1,000 per detail line item, whichever is greater of the total budget as last approved by the Federal/State awarding agency. The Federal/State awarding agency cannot permit a transfer that would cause any Federal/State appropriation to be used for purposes other than those consistent with the appropriation.

STATE OF ILLINOIS		UNIFORM GRANT BUDGET TEMPLATE			Commerce & Economic Opportunity	
Organization Name:	Cook County Government	UEI#	TAQGTNNU9YC3	NOFO #	3351-2722	
CSFA Number:	420-75-3351	CSFA Description:	CDBG-CV Urban Shelter Program.	Fiscal Year:	2024	
SECTION A -- STATE OF ILLINOIS FUNDS				Grant #	24-31xxxx	
Revenues				TOTAL REVENUE		
(a). State of Illinois Grant Amount Requested				\$ 2,000,000.00		
BUDGET SUMMARY STATE OF ILLINOIS FUNDS						
Budget Expenditure Categories		OMB Uniform Guidance Federal Awards Reference 2 CFR 200		TOTAL EXPENDITURES		
6. Contractual Services & Subawards		200.318 & 200.92		\$ -		
8. Construction				\$ 2,000,000.00		
14. Miscellaneous Costs				\$ -		
15A.Acquisition				\$ -		
16. Total Direct Costs (lines 1-15)		200.413		\$ 2,000,000.00		
18. Total Costs State Grant Funds (16 &17)				\$ 2,000,000.00		

SECTION - A (continued) Indirect Cost Rate Information

If your organization is requesting reimbursement for indirect costs on line 17 of the Budget Summary, please select one of the following options.

- 1) ☐ Our Organization receives direct Federal funding and currently has a Negotiated Indirect Cost Rate Agreement (NICRA) with our Federal Cognizant Agency. A copy of this agreement will be provided to the State of Illinois' Indirect Cost Unit for review and documentation before reimbursement is allowed. This NICRA will be accepted by all State of Illinois Agencies up to any statutory, rule-based or programmatic restrictions or limitations.

NOTE: (If this option is selected, please provide basic Negotiated Indirect Cost Rate Agreement information in area designated below)

Your Organization may not have a Federally Negotiated Indirect Cost Rate Agreement. Therefore, in order for your Organization to be reimbursed for Indirect Costs from the State of Illinois, your Organization must either:

- A. Negotiate an Indirect Cost Rate with the State of Illinois' Indirect Cost Unit with guidance from your State Cognizant Agency on an annual basis.
- B. Elect to use the de minimis rate of 10% modified total direct cost (MTDC) which may be used indefinitely on State of Illinois Awards.
- C. Use a Restricted Rate designated by programmatic or statutory policy. (See Notice of Funding Opportunity for Restricted Rate Programs)

- 2a) ☐ Our Organization currently has a Negotiated Indirect Cost Rate Agreement with the State of Illinois that will be accepted by all State of Illinois Agencies up to any statutory, rule-based or programmatic restrictions or limitations. Our Organization is required to submit a new Indirect Cost Rate Proposal to the Indirect Cost Unit within six (6) months after the close of each fiscal year (2 CFR 200 Appendix IV (C)(2)(c)).

NOTE: (If this option is selected, please provide basic Indirect Cost Rate information in area designated below)

- 2b) ☐ Our Organization currently does not have a Negotiated Indirect Cost Rate Agreement with the State of Illinois. Our Organization will submit our initial Indirect Cost Rate Proposal (ICRP) immediately after our Organization is advised that the State award will be made and, in no event, later than three (3) months after the effective date of the State award (2 CFR 200 Appendix IV (C)(2)(b)). The initial ICRP will be sent to the State of Illinois' Indirect Cost Unit.

NOTE: (Check with your State of Illinois Agency for information regarding reimbursement of indirect costs while your proposal is being negotiated)

- 3) ☐ Our Organization has never received a Negotiated Indirect Cost Rate Agreement from either the Federal government or the State of Illinois and elects to charge the de minimis rate of 10% modified total direct cost (MTDC) which may be used indefinitely on State of Illinois awards (2 CFR 200.414 (c)(4)(f) & (200.68)).

NOTE: (Your Organization must be eligible, see 2 CFR 200.414 (f), and submit documentation on the calculation of MTDC within your Budget Narrative under Indirect Costs)

- 4) ☐ For Restricted Rate Programs (check one) -- Our Organization is using a restricted indirect cost rate that:
- _____ Is included as a "Special Indirect Cost Rate" in our NICRA (2 CFR 200Appendix IV (5) Or;
- _____ Complies with other statutory policies (please specify):
- The Restricted Indirect Cost Rate is _____%

- 5) ☒ No reimbursement of Indirect Cost is being requested. (Please consult your program office regarding possible match requirements)

**Basic Negotiated Indirect Cost Rate Agreement information
if Option (1) or (2a) is selected**

Period Covered by the NICRA: From: _____ To: _____ (mm/dd/yyyy)

Approving Federal/State agency (please specify): _____

The Indirect Cost Rate is: _____ % The Distribution Base is: _____

STATE OF ILLINOIS	UNIFORM GRANT BUDGET TEMPLATE	Commerce & Economic Opportunity
Organization Name: Cook County Government	NOFO # 3351-2722	Fiscal Year 2024
SECTION B -- NON STATE OF ILLINOIS FUNDS		Grant Number: 24-31xxxx
Revenues		TOTAL REVENUE
Grantee Match Requirement _____ % (Agency to populate)		
(b). -Cash		\$ -
(c). -Non-cash		\$ -
(d). Other Funding & Contributions		\$ 1,772,958.00
NON-STATE Funds Total		\$ 1,772,958.00
BUDGET SUMMARY NON-STATE OF ILLINOIS FUNDS		
Budget Expenditure Categories	OMB Uniform Guidance Federal Awards Reference 2 CFR 200	TOTAL EXPENDITURES
6. Contractual Services & Subawards	200.318 & 200.92	\$ -
8. Construction		\$ 1,772,958.00
14. Miscellaneous Costs		\$ -
15A.Acquisition		\$ 2,800,000.00
16. Total Direct Costs (lines 1-15)	200.413	\$ 4,572,958.00
18. Total Costs NON -State Grant Funds (16 &17)		\$ 4,572,958.00

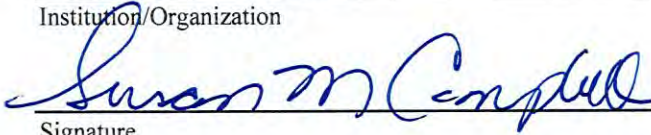
CERTIFICATION	STATE OF ILLINOIS UNIFORM GRANT BUDGET TEMPLATE	AGENCY: Commerce & Economic Opportunity
Organization Name: Cook County Government	CSFA Description: CDBG-CV Urban Shelter Program.	NOFO # 3351-2722
CSFA #: 420-75-3351	UEI # TAQGTNNU9YC3	Fiscal Year(s): 2024

(2 CFR 200.415)

“By signing this report, I certify to the best of my knowledge and belief that the report is true, complete, and accurate and that any false, fictitious, or fraudulent information or the omission of any material fact, could result in the immediate termination of my grant award(s).

Cook County, A Body Politic

Institution/Organization



Signature

Susan M. Campbell

Name of Official

Director - Department of Planning and Development Cook
Title

Chief Financial Officer (or equivalent)

6/24/2024

Date of Execution

Institution/Organization

Signature

Name of Official

Title

Executive Director (or equivalent)

Date of Execution

Note: The State awarding agency may change required signers based on the grantee's organizational structure. The required signers must have the authority to enter into contractual agreements on behalf of the organization.

Section C - Budget Worksheet & Narrative

Cook County Government

6. Contractual Services (2 CFR 200.318) & **Subawards** (200.92) -- Provide a description of the product or service to be procured by contract and an estimate of the cost. Applicants are encouraged to promote free and open competition in awarding contracts. A separate justification must be provided for sole contracts in excess of \$150,000 (See 2 CFR 200.88).
NOTE : this budget category may include **subawards**. Provide separate budgets for each subaward or contract, regardless of the dollar value and indicate the basis for the cost estimates in the narrative. Describe products or services to be obtained and indicate the applicability or necessity of each to the project.

Please also note the differences between subaward, contract, and contractor (vendor):

- 1) Subaward (200.92) means an award provided by a pass-through entity to a subrecipient for the subrecipient to carry out part of a Federal/State award, including a portion of the scope of work or objectives. It does not include payments to a contractor or payments to an individual that is a beneficiary of a Federal/State program.
- 2) Contract (200.22) means a legal instrument by which a non-Federal entity purchases property or services needed to carry out the project or program under a Federal award. The term as used in this part does not include a legal instrument, even if the non-Federal entity considers it a contract, when the substance of the transaction meets the definition of a Federal award or subaward.
- 3) "Vendor" or "Contractor" is generally a dealer, distributor or other seller that provides supplies, expendable materials, or data processing services in support of the project activities.

Item	Contractual Services Cost
	\$ -
	\$ -
	\$ -
	\$ -
State Total	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
NON-State Total	\$ -
Total Contractual Services	\$ -

Contractual Services Narrative (State):

Contractual Services Narrative (Non-State) i.e. "Match" or "Other Funding"

Section C - Budget Worksheet & Narrative

Cook County Govern

8). Construction-- Provide a description of the construction project and an estimate of the costs. As a rule, construction costs are not allowable unless with prior written approval. In some cases, minor repairs or renovations may be allowable. Consult with the program office before budgeting funds in this category. Estimated construction costs must be supported by documentation including drawings and estimates, formal bids, etc. As with all other costs, follow the specific requirements of the program, the terms and conditions of the award, and applicable regulations.

Purpose	Description of Work	Construction Cost
<i>Demolition</i>	<i>Per GC Cost estimate</i>	\$72,461
<i>Cast-in-Place Concrete</i>	<i>Per GC Cost estimate</i>	\$ 93,941.00
<i>Masonry</i>	<i>Per GC Cost estimate</i>	\$221,628
<i>Damp proofing and Waterproofing</i>	<i>Per GC Cost estimate</i>	\$ 2,880.00
<i>Structural Steel</i>	<i>Per GC Cost estimate</i>	\$ 82,265.00
<i>Carpentry</i>	<i>Rough and Finish carpentry</i>	\$ 68,827.00
<i>Architectural Woodwork</i>	<i>Per GC Cost estimate</i>	\$ 149,870.00
<i>Roofing</i>	<i>Per GC Cost estimate</i>	\$ 14,655.00
<i>Fireproofing</i>	<i>Penetration Fire Stopping</i>	\$ 13,500.00
<i>Doors, Frames and Hardware</i>	<i>Per GC Cost estimate</i>	\$ 64,420.00
<i>Glazing</i>	<i>Per GC Cost estimate</i>	\$ 20,018.00
<i>Windows</i>	<i>New windows</i>	\$ 87,343.00
<i>Drywall</i>	<i>Per GC Cost estimate</i>	\$ 177,285.00
<i>Ceramic Tile</i>	<i>Per GC Cost estimate</i>	\$ 115,439.00
<i>Acoustic Ceilings</i>	<i>Per GC Cost estimate</i>	\$ 22,360.00
<i>Flooring</i>	<i>Resilient Flooring / Carpet</i>	\$ 97,813.00
<i>Painting</i>	<i>Per GC Cost estimate</i>	\$ 136,203.00
<i>Toilet Accessories</i>	<i>Per GC Cost estimate</i>	\$ 59,751.00
<i>Appliances</i>	<i>Per GC Cost estimate</i>	\$ 8,145.00
<i>Window Treatments</i>	<i>Per GC Cost estimate</i>	\$ 13,250.00
<i>Elevator</i>	<i>Per GC Cost estimate</i>	\$ 88,750.00
<i>Pumbing</i>	<i>Partial paid by State funds and partial non-state</i>	\$ 389,196.00

8). Construction-- Provide a description of the construction project and an estimate of the costs. As a rule, construction costs are not allowable unless with prior written approval. In some cases, minor repairs or renovations may be allowable. Consult with the program office before budgeting funds in this category. Estimated construction costs must be supported by documentation including drawings and estimates, formal bids, etc. As with all other costs, follow the specific requirements of the program, the terms and conditions of the award, and applicable regulations.

		<i>State Total</i>	<i>\$</i>	<i>2,000,000.00</i>
<i>Plumbing</i>	<i>Partial paid by State funds and partial non-state</i>		\$	125,154.00
<i>HVAC</i>	<i>Per GC Cost estimate</i>		\$	307,432.00
<i>Electrical</i>	<i>Per GC Cost estimate</i>		\$	352,680.00
<i>Voice/Data</i>	<i>Security system</i>		\$	38,225.00
<i>Fire Alarm</i>	<i>Required per code</i>		\$	109,555.00
<i>Earthwork</i>			\$	33,864.00
<i>Project Staffing and Support</i>			\$	215,508.00
<i>Field Staff and Equipment</i>			\$	20,106.00
<i>General Requirements</i>			\$	8,405.00
<i>Temporary Partitions</i>			\$	14,652.00
<i>Survey and Layout</i>			\$	6,500.00
<i>Infections Control and Clean Up</i>			\$	59,437.00
<i>Subcontractor Default Insurance</i>			\$	37,086.00
<i>Contingency</i>			\$	263,321.00
<i>Overhead and Profit</i>			\$	143,677.00
<i>Insurance</i>			\$	37,356.00
			\$	-
		<i>NON-State Total</i>	\$	<i>1,772,958.00</i>
		<i>Total Construction</i>	\$	<i>3,772,958.00</i>

Construction Narrative (State):

The Aloha/Cicero Ave budget includes a \$2,000,000 request in CDBG CV funds to cover the costs associated with the above mentioned construction. Aloha/Cicero Ave Schematic Design plan set dated 05/31/2024. Cost estimate provided by Berglund Construction for cost estimating based on schematic designs 6/20/2024. The construction project will be bid out per State of Illinois and federal CDBG CV requirements.

Construction Narrative (Non-State) i.e. "Match" or "Other Funding"

8). Construction-- Provide a description of the construction project and an estimate of the costs. As a rule, construction costs are not allowable unless with prior written approval. In some cases, minor repairs or renovations may be allowable. Consult with the program office before budgeting funds in this category. Estimated construction costs must be supported by documentation including drawings and estimates, formal bids, etc. As with all other costs, follow the specific requirements of the program, the terms and conditions of the award, and applicable regulations.

The Aloha/Cicero Ave budget includes a \$1,772,958 in non-state funds to cover the costs associated with the above mentioned construction. Aloha/Cicero Ave Schematic Design plan set dated 05/31/2024. Cost estimate provided by Berglund Construction for cost estimating based on schematic designs 6/20/2024.. The construction project will be bid out per State of Illinois and federal CDBG CV requirements.

Section C - Budget Worksheet & Narrative

14). **Other or Miscellaneous Costs** --This category contains items not included in the previous categories. List items by type of material or nature of expense, break down costs by quantity and cost per unit if applicable, state the necessity of other costs for successful completion of the project and exclude unallowable costs (e.g.. Printing, Memberships & subscriptions, recruiting costs, etc.)

Description	Quantity	Basis	Cost	Length of time	Other or Miscellaneous Cost
					\$ -
					\$ -
					\$ -
					\$ -
				<i>State Total</i>	\$ -
					\$ -
					\$ -
					\$ -
				<i>NON-State Total</i>	\$ -
				<i>Total Other Costs</i>	\$ -

Other Costs Narrative (State):

Other Cost Narrative (Non-State) i.e. "Match" or "Other Funding"

Section C - Budget Worksheet & Narrative

15A. Acquisition

Costs directly related to the service or activity of the program that is an integral line item for budgetary purposes. To use this budgetary line item, an applicant must have Program approval. (Please cite reference per statute for unique costs directly related to the service or activity of the program).

Description	Quantity	Basis	Cost	Length of time	Total Cost
					\$ -
					\$ -
					\$ -
					\$ -
				State Total	\$ -
Acquisition of Cicero Avenue Transitional Shelter	1		\$ 2,800,000.00	1	\$ 2,800,000.00
					\$ -
					\$ -
					\$ -
				NON-State Total	\$ 2,800,000.00
				Total Acquisition	\$ 2,800,000.00

Acquisition Narrative (State):

Acquisition Narrative (Non-State) i.e. Match or Other Funding

Cook County has committed \$2,800,000 of CDBG-CV funds for acquisition of the building, anticipated close August 2024.

Section C - Budget Worksheet & Narrative

Cook County Governmen

Budget Narrative Summary--When you have completed the budget worksheet, transfer the totals for each category to the spaces below to the uniform template provided (SECTION A & B). Verify the total costs and the total project costs. Indicate the amount of State requested funds and the amount of non-State funds that will support the project.

<i>Budget Category</i>	<i>State</i>	<i>NON-State</i>	<i>Total</i>
<i>6. Contractual Services</i>	\$ -	\$ -	\$ -
<i>8. Construction</i>	\$ 2,000,000.00	\$ 1,772,958.00	\$ 3,772,958.00
<i>14. Other or Misc. Costs</i>	\$ -	\$ -	\$ -
<i>15A.Acquisition</i>	\$ -	\$ 2,800,000.00	\$ 2,800,000.00
<i>State Request</i>	\$ 2,000,000.00		
<i>Non-State Amount</i>		\$ 4,572,958.00	
<i>TOTAL PROJECT COSTS</i>		\$	<i>6,572,958.00</i>

Agency Approval	STATE OF ILLINOIS UNIFORM GRANT BUDGET TEMPLATE	AGENCY: Commerce & Economic Opportunity
Organization Name: Cook County Government	CSFA Description: CDBG-CV Urban Shelter Program.	NOFO # 3351-2722
CSFA # 420-75-3351	UEI #TAQGTNNU9YC3	Fiscal Year: 2024

Grant Number 24-31xxxx

Grantees should not need to type anything on this sheet

Final Budget Amount Approved

\$2,000,000.00

Program Approval Signature

Date

Fiscal & Administrative Approval
Signature

Date

Budget Revision Approved

Program Approval Signature

Date


Fiscal & Administrative Approval
Signature

Date

§200.308 Revision of budget and program plans

(e) The Federal/State awarding agency may, at its option, restrict the transfer of funds among direct cost categories or programs, functions and activities for Federal/State awards in which the Federal/State share of the project exceeds the Simplified Acquisition Threshold and the cumulative amount of such transfers exceeds or is expected to exceed 10 percent or \$1,000 per detail line item, whichever is greater of the total budget as last approved by the Federal/State awarding agency. The Federal/State awarding agency cannot permit a transfer that would cause any Federal/State appropriation to be used for purposes other than those consistent with the appropriation.

DOCUMENTATION OF FUNDING SOURCES



Cook County Government

www.cookcountyil.gov

Board of Commissi

Home

Legislation

Calendar

County Board

Bodies

Members

RSS

Alerts

Details

Reports

File #:

24-2910

Version: 1

Name:

Aloha Motel - CDBG-CV Fixed-Site Shelter

Type:

Report

Status:

Approved

File created:

4/25/2024

In control:

[Workforce, Housing & Community Development Committee](#)

On agenda:

5/16/2024

Final action:

6/13/2024

Title:

PROPOSED COMMUNITY DEVELOPMENT BLOCK GRANT CARES ACT (CDBG-CV) Department: Planning and Development Other Part(ies): BEDS Plus Care, Inc. (or its single-purpose entity, Cicero Avenue Transitional Shelter LLC) Request: CDBG-CV Program Project Loan Total Development Cost: \$6,175,000.00 Project Loan Amount: \$2,800,000.00 Fiscal Impact: None Account(s): 11900.1013.54026.580170 Summary: Cook County's Department of Planning and Development staff respectfully submits the recommended investment of \$2,800,000 of Community Development Block Grant CARES Act (CDBG-CV) funds to BEDS Plus Care, Inc. (or its wholly-owned, single purpose entity, Cicero Avenue Transitional Shelter, LLC) for the acquisition of the Aloha Motel, an existing hotel located in Chicago directly adjacent to southwest suburban Burbank. The loan will have a thirty-year term, carry no interest, and will be fully forgivable at maturity. The Aloha Motel is currently being leased by BEDS Plus Care, Inc. (BEDS) and o...

Indexes:

TONI PRECKWINKLE, President, Cook County Board of Commissioners, SUSAN CAMPBELL, Director, Department of Planning and Development

History (3)

Text

3 records

Group

Export

Date	Ver.	Action By	Motion	Result	Action Details	Meeting Details	Video
6/13/2024	1	Board of Commissioners	approve	Pass	Action details	Meeting details	Not available
6/12/2024	1	Workforce, Housing & Community Development Committee	approve	Pass	Action details	Meeting details	Not available
5/16/2024	1	Board of Commissioners	refer	Pass	Action details	Meeting details	Not available



Board of Commissioners of Cook County

Workforce, Housing & Community Development Committee

Wednesday, June 12 2024

11:05 AM

**Cook County Building, Board Room,
118 North Clark Street, Chicago, Illinois**

Issued on: 6/3/2024 (Rescheduled From 6/5/2024)

NOTICE AND AGENDA

There will be a meeting of the Committee or Subcommittee of the Board of Commissioners of Cook County at the date, time and location listed above to consider the following:

PUBLIC TESTIMONY

Authorization as a public speaker shall only be granted to those individuals who have registered to speak, with the Secretary, 24 hours in advance of the meeting. To register as a public speaker, go to the meeting details page for this meeting at <https://cook-county.legistar.com/Calendar.aspx> to find a registration link. Duly authorized public speakers may speak live from the County Board Room at 118 N. Clark Street, 5th Floor, Chicago, IL or be sent a link to virtually attend the meeting and will be called upon to deliver testimony at a time specified in the meeting agenda. Authorized public speakers who are not present during the specified time for public testimony will forfeit their allotted time to speak at the meeting. Public testimony must not exceed three minutes; the Secretary will keep track of the time and advise when the time for public testimony has expired. After each virtual speaker has completed their statement, they will be removed from the meeting. Once removed, you will still be able to follow the proceedings for that day at:

<https://www.cookcountyil.gov/service/watch-live-board-proceedings> or in a viewing area at 69 W. Washington Street, 22nd Floor Conference Room F, Chicago, IL. Persons authorized to provide public testimony shall not use vulgar, abusive, or otherwise inappropriate language when addressing the Board; failure to act appropriately; failure to speak to an item that is germane to the meeting, or failure to adhere to the time requirements may result in expulsion from the meeting and/or disqualify the person from providing future testimony. Written comments will not be read aloud at the meeting, but will be posted on the meeting page and made a part of the meeting record.

24-3441

COMMITTEE MINUTES

Approval of the minutes from the meeting of 5/14/2024

24-2891

Presented by: SUSAN CAMPBELL, Director, Department of Planning and Development, TONI PRECKWINKLE, President, Cook County Board of Commissioners

PROPOSED HOME INVESTMENT PARTNERSHIPS PROGRAM

Department: Planning and Development

Other Part(ies): Turnstone Hillside Senior Apartments LP

Request: Cook County's Department of Planning and Development requests approval of the investment of \$2,500,000 HOME Investment Partnership Program funds to support the new construction of Hillside Senior Apartments, a 42-unit affordable senior housing development to be located at 5207 Ridge Avenue in Hillside.

Total Development Cost: \$18,691,337.00

Project Loan Amount: \$2,500,000.00

Fiscal Impact: \$2,500,000.00

Account(s): 11900.1013.53638.580170

Summary: Cook County's Department of Planning and Development staff recommends the investment of \$2,500,000 in HOME Investment Partnership Program (HOME) funds for the acquisition and construction of Hillside Seniors Apartments, a new affordable rental housing development for seniors located in west suburban Hillside. The County's HOME loan will be in a subordinate second position during the construction term (estimated 24-month) springing to a first position permanent loan (40-year term). The loan will be interest-free during construction with no payment obligations then will bear interest at a rate of 1.00% and will be fully amortized over the 40-year permanent loan term. The County's \$2,500,000 HOME loan of \$2,500,000 (\$59,524 per unit) is 13.4% of the \$18.7MM total development cost (\$445,032 per unit).

Turnstone Development Corp. (Turnstone), a not-for-profit, repeat Cook County borrower will develop Hillside Senior Apartments (through its single-purpose entity, Turnstone Hillside Senior Apartments LP). The Project will contain 42 units of affordable rental housing for seniors in a single, five-story elevator building. Turnstone will offer tenant services aimed at ensuring independence of the senior residents such as agency referrals, recreational and social activities, access to counseling services, and literacy and educational services (services coordinated through outside agencies in Turnstone's existing network).

The investment meets the established goals within the Consolidated Plan by offering tenant services and investing in defined areas of housing need including affordable seniors housing. 100% of Project units will be affordable to households earning between 30% and 60% of AMI with 18 units supported by project-based vouchers through the Housing Authority of Cook County (HACC).

Legislative History : 5/16/24 - Board of Commissioners - refer to the Workforce, Housing & Commu

24-2910

Presented by: SUSAN CAMPBELL, Director, Department of Planning and Development, TONI PRECKWINKLE, President, Cook County Board of Commissioners

PROPOSED COMMUNITY DEVELOPMENT BLOCK GRANT CARES ACT (CDBG-CV)

Department: Planning and Development

Other Part(ies): BEDS Plus Care, Inc. (or its single-purpose entity, Cicero Avenue Transitional Shelter LLC)

Request: CDBG-CV Program Project Loan

Total Development Cost: \$6,175,000.00

Project Loan Amount: \$2,800,000.00

Fiscal Impact: None

Account(s): 11900.1013.54026.580170

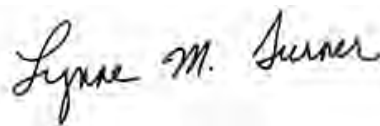
Summary: Cook County's Department of Planning and Development staff respectfully submits the recommended investment of \$2,800,000 of Community Development Block Grant CARES Act (CDBG-CV) funds to BEDS Plus Care, Inc. (or its wholly-owned, single purpose entity, Cicero Avenue Transitional Shelter, LLC) for the acquisition of the Aloha Motel, an existing hotel located in Chicago directly adjacent to southwest suburban Burbank. The loan will have a thirty-year term, carry no interest, and will be fully forgivable at maturity.

The Aloha Motel is currently being leased by BEDS Plus Care, Inc. (BEDS) and operates as a fixed-site shelter for the homeless. CDBG-CV loan funds will be used by BEDS to acquire the Project for conversion to a permanent, fixed-site transitional shelter. The acquisition will ensure the property remains a permanent fixed-site shelter serving residents of Cook County while greatly reducing annual operating costs by removing room rental charges. After closing, BEDS will renovate the Project using other funding sources, thus improving the long-term viability of the physical plant and the subject collateral.

The acquisition funds will provide 55 units with up to 80 beds of fixed-site, non-congregate shelter in Chicago and the near southwest suburbs. The Project is well-situated within proximity to public transit, the borrower/service provider's headquarters, and in the provider's service area.

I respectfully request approval of this project, and that the Bureau Chief of Economic Development or his/her designee be authorized to execute, on behalf of the County of Cook, any and all documents necessary to further the project approved herein, including, but not limited to, funding agreements, intergovernmental agreements, amendments, and modifications thereto. The approval of this project by the Honorable Body will permit staff to issue necessary commitments to allow this project to move forward.

Legislative History : 5/16/24 - Board of Commissioners - refer to the Workforce, Housing & Commun



Secretary

Chair: Gainer

Vice-Chair: Miller

Members: Anaya, Gordon, Morita, Quezada, Trevor



**Board of Commissioners of Cook County
Minutes of the Workforce, Housing & Community Development Committee**

11:05 AM

Wednesday, June 12, 2024

**Cook County Building, Board Room,
118 North Clark Street, Chicago, Illinois**

ATTENDANCE

Present: Gainer, Miller, Anaya, Gordon, Morita, Quezada, and Trevor (7)

A motion was made by Commissioner Anaya, seconded by Commissioner Trevor, to allow for remote participation in meeting. The motion carried by the following vote:

Ayes: Gainer, Miller, Anaya, Gordon, Morita, Quezada, and Trevor (7)

PUBLIC TESTIMONY

Vice Chair Miller asked the Secretary to the Board to call upon the registered public speakers, in accordance with Cook County Code.

1. Roger Romanelli -Hillside

24-3441

COMMITTEE MINUTES

Approval of the minutes from the meeting of 5/14/2024

A motion was made by Commissioner Anaya, seconded by Commissioner Trevor, to approve 24-3441. The motion carried by the following vote:

Ayes: Gainer, Miller, Anaya, Gordon, Morita, Quezada, and Trevor (7)

24-2891

Presented by: SUSAN CAMPBELL, Director, Department of Planning and Development, TONI PRECKWINKLE, President, Cook County Board of Commissioners

PROPOSED HOME INVESTMENT PARTNERSHIPS PROGRAM

Department: Planning and Development

Other Part(ies): Turnstone Hillside Senior Apartments LP

Request: Cook County's Department of Planning and Development requests approval of the investment of \$2,500,000 HOME Investment Partnership Program funds to support the new construction of Hillside Senior Apartments, a 42-unit affordable senior housing development to be located at 5207 Ridge Avenue in Hillside.

Total Development Cost: \$18,691,337.00

Project Loan Amount: \$2,500,000.00

Fiscal Impact: \$2,500,000.00

Account(s): 11900.1013.53638.580170

Summary: Cook County's Department of Planning and Development staff recommends the investment of \$2,500,000 in HOME Investment Partnership Program (HOME) funds for the acquisition and construction of Hillside Seniors Apartments, a new affordable rental housing development for seniors located in west suburban Hillside. The County's HOME loan will be in a subordinate second position during the construction term (estimated 24-month) springing to a first position permanent loan (40-year term). The loan will be interest-free during construction with no payment obligations then will bear interest at a rate of 1.00% and will be fully amortized over the 40-year permanent loan term. The County's \$2,500,000 HOME loan of \$2,500,000 (\$59,524 per unit) is 13.4% of the \$18.7MM total development cost (\$445,032 per unit).

Turnstone Development Corp. (Turnstone), a not-for-profit, repeat Cook County borrower will develop Hillside Senior Apartments (through its single-purpose entity, Turnstone Hillside Senior Apartments LP). The Project will contain 42 units of affordable rental housing for seniors in a single, five-story elevator building. Turnstone will offer tenant services aimed at ensuring independence of the senior residents such as agency referrals, recreational and social activities, access to counseling services, and literacy and educational services (services coordinated through outside agencies in Turnstone's existing network).

The investment meets the established goals within the Consolidated Plan by offering tenant services and investing in defined areas of housing need including affordable seniors housing. 100% of Project units will be affordable to households earning between 30% and 60% of AMI with 18 units supported by project-based vouchers through the Housing Authority of Cook County (HACC).

A motion was made by Commissioner Anaya, seconded by Commissioner Quezada, to recommend for deferral 24-2891. The motion carried by the following vote:

Ayes: Gainer, Miller, Anaya, Gordon, Morita, Quezada, and Trevor (7)

24-2910

Presented by: SUSAN CAMPBELL, Director, Department of Planning and Development, TONI PRECKWINKLE, President, Cook County Board of Commissioners

PROPOSED COMMUNITY DEVELOPMENT BLOCK GRANT CARES ACT (CDBG-CV)

Department: Planning and Development

Other Part(ies): BEDS Plus Care, Inc. (or its single-purpose entity, Cicero Avenue Transitional Shelter LLC)

Request: CDBG-CV Program Project Loan

Total Development Cost: \$6,175,000.00

Project Loan Amount: \$2,800,000.00

Fiscal Impact: None

Account(s): 11900.1013.54026.580170

Summary: Cook County's Department of Planning and Development staff respectfully submits the recommended investment of \$2,800,000 of Community Development Block Grant CARES Act (CDBG-CV) funds to BEDS Plus Care, Inc. (or its wholly-owned, single purpose entity, Cicero Avenue Transitional Shelter, LLC) for the acquisition of the Aloha Motel, an existing hotel located in Chicago directly adjacent to southwest suburban Burbank. The loan will have a thirty-year term, carry no interest, and will be fully forgivable at maturity.

The Aloha Motel is currently being leased by BEDS Plus Care, Inc. (BEDS) and operates as a fixed-site shelter for the homeless. CDBG-CV loan funds will be used by BEDS to acquire the Project for conversion to a permanent, fixed-site transitional shelter. The acquisition will ensure the property remains a permanent fixed-site shelter serving residents of Cook County while greatly reducing annual operating costs by removing room rental charges. After closing, BEDS will renovate the Project using other funding sources, thus improving the long-term viability of the physical plant and the subject collateral.

The acquisition funds will provide 55 units with up to 80 beds of fixed-site, non-congregate shelter in

Chicago and the near southwest suburbs. The Project is well-situated within proximity to public transit, the borrower/service provider's headquarters, and in the provider's service area.

I respectfully request approval of this project, and that the Bureau Chief of Economic Development or his/her designee be authorized to execute, on behalf of the County of Cook, any and all documents necessary to further the project approved herein, including, but not limited to, funding agreements, intergovernmental agreements, amendments, and modifications thereto. The approval of this project by the Honorable Body will permit staff to issue necessary commitments to allow this project to move forward.

A motion was made by Commissioner Anaya, seconded by Commissioner Quezada, to approve 24-2910. The motion carried by the following vote:

Ayes: Gainer, Miller, Anaya, Gordon, Morita, Quezada, and Trevor (7)

ADJOURNMENT

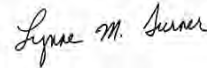
A motion was made by Commissioner Anaya, seconded by Commissioner Morita, to adjourn the meeting. The motion carried by the following vote:

Ayes: Gainer, Miller, Anaya, Gordon, Morita, Quezada, and Trevor (7)

Respectfully submitted,



Vice Chairwoman



Secretary

A complete record of this meeting is available at <https://cook-county.legistar.com>.



June 14, 2024

Office of Community Development
Illinois Department of Commerce and Economic Opportunity
500 East Monroe Street
Springfield, Illinois 62701

Re: Cicero Avenue Transitional Shelter—Urban Shelter Program

Dear Office of Community Development:

On behalf of the Board of Directors of BEDS Plus, I am pleased to express our unwavering commitment to the Cook County Bureau of Economic Development's application for the Coronavirus Urban Shelter Program (Urban Shelter). Cook County Bureau of Economic Development is applying in partnership with BEDS Plus, a recognized leader in suburban Cook County offering a coordinated response for people experiencing homelessness and housing crises, for \$2,000,000 in construction costs for the Cicero Avenue Transitional Shelter project.

This request for BEDS Plus Cicero Avenue Transitional Shelter will provide capital to acquire and develop a property for the use of dignified, trauma-informed shelter and provide immediate safety to those experiencing homelessness. This request will leverage the one-time recovery funds to bring us closer to ending homelessness in suburban Cook County.

As stewards of our organization's mission and vision, we understand the significance of this project and its potential impact on our stakeholders, community, and beyond. Our dedication to the success of this project is reflected in our ongoing support, resource allocation, and strategic guidance. We have diligently assessed the project's feasibility, risks, and opportunities, and are fully confident in its potential to achieve our shared goals and objectives.

As members of the Board, we are committed to providing the necessary oversight and leadership to ensure that the project remains aligned with our organizational values, priorities, and long-term strategic objectives. The BEDS Plus Board of Directors is fully committed to the successful execution and completion of this project. We are excited about the opportunities it presents and confident in its potential to drive positive change and create lasting value for our organization and the communities we serve. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Mark Rudzinski".

Mark Rudzinski

President

BEDS Plus Board of Directors

From: Keller, Katie (Duckworth) <Katie_Keller@duckworth.senate.gov>

Sent: Tuesday, June 11, 2024 3:58 PM

To: Grant Suhs <suhs@beds-plus.org>; Julie Daraska <daraska@beds-plus.org>; Tina Rounds <rounds@beds-plus.org>

Cc: Krieger, Brenton (Duckworth) <Brenton_Krieger@duckworth.senate.gov>; Berdejo, Stacey (Duckworth) <Stacey_Berdejo@duckworth.senate.gov>; Sewell, Jessica (Duckworth) <Jessica_Sewell@duckworth.senate.gov>

Subject: Sen. Duckworth's FY25 CDS Selection - BEDS Plus, Inc. - Triage Transitional Shelter

You don't often get email from katie.keller@duckworth.senate.gov. [Learn why this is important](#)

Good Afternoon –

I'm writing to update you on your request for Congressionally Directed Spending (CDS) through the Office of Senator Tammy Duckworth. Senator Duckworth, in conjunction with an Independent Review Board, sought to identify projects that work to clean up our water, improve our state's infrastructure, expand healthcare access, make our streets and communities safer, create jobs and tackle the environmental injustice issues that face our state.

We received 677 applications for CDS spending from all over Illinois and your project stood out as a great example of innovative work and a potentially worthy use of taxpayer dollars. Recently, **Senator Duckworth submitted a request of \$1,400,000 for BEDS Plus, Inc.'s Triage Transitional Shelter project to Senate Appropriations.** You can view a list of all the projects Senator Duckworth requested on [our website here](#).

This is not a guarantee of funding. There are still several obstacles to navigate, and Congress must pass a spending bill for FY25 for this funding to come through. From here, the Senate Appropriations Subcommittees will review all the Senators' project submission to draft a bill. Following that, the Senate Appropriations Committee will work with House Appropriations to reconcile all the Member requests for CDS spending and compile a final spending bill. We will reach out to you at each step to update you on your project's status. During this reconciliation process we anticipate that a few of our projects will have their requested funding amounts diminished or completely cut due to the limited nature of funding in each account. Senator Duckworth and our team will advocate for full funding on your project but many of those decisions will be out of our hands. We expect to have more news later this summer but do not hesitate to reach out to our team in the meantime if you have any questions.

In the months after Congress passes a spending bill, individual agencies will begin reaching out to CDS recipients to begin the disbursement process. That process and timeline vary agency-to-agency but after a spending bill passes, we anticipate that selected projects will begin receiving funding in the ensuing 3-4 months.

Our office is happy to answer any and all questions you may have now (or later) – and we want to help see this through to the finish. I'm CC'ing my colleagues Brenton Krieger, Stacey Berdejo and Jessica Sewell for awareness and follow up. Do not hesitate to reach out to any of us with any questions.

Congratulations!

Katie Keller

Downstate Grants and Special Projects Director

Office of U.S. Senator Tammy Duckworth (IL)

P: 618.677.7000

MINORITY BENEFIT/AFFIRMATIVE HOUSING STATEMENT

a. What is the percentage of the minority group(s) population residing in the Census Block geography (i.e. community wide or census tract block group(s)). 66 %

Identify the characteristics of the population of the project area by specific ethnic group. This information may be obtained from the most recent Census Data for the "applicant community." If submitting an "on behalf of" application for a project in an unincorporated area, use Census Data for the project's County.

Racial Group	Total Persons	# of Hispanic / Latino Ethnicity
White	1,574	414
Black/African American	927	26
Asian	27	2
American Indian/Alaskan Native	206	202
Native Hawaiian/Other Pacific Islander	0	0
American Indian/Alaskan Native and White	322	
Asian and White	66	
Black/African American and White	984	
American Indian/Alaskan Native and Black/African American	322	
Other Individuals Reporting more than One Race	1,307	
# of Female Headed Households	460	

With the exception of "Female Heads of Households", the above numbers should equal the total number of persons to benefit from the project service area.

5662

b. What is the goal for the percentage of CDBG-CV funded contracts to be awarded to minority contractors?

26 %

c. If the percentage goal in *b* is substantially less than the percentage of minorities residing in the community, please explain. This census tract is located in the City of Chicago, this project will follow City of Chicago procurement rules, 26% to certified MBEs and 6% to WBEs.

NOTE: This form is utilized to establish the Minority Business Enterprise (MBE) goal for contracting.

Signature of Chief Official:



Susan M. Campbell, Director - Department of Planning and Development
Cook County Bureau of Economic Development

Date 06/24/2024

**CERTIFIED MEETING MINUTES AUTHORIZING APPLICATION and
ATTENDANCE SHEETS**

DOCUMENTATION OF MEETING NOTICE

CERTIFICATIONS

On this 24th of June, 2024, the Director – Department of Planning and Development, Susan Campbell, of Cook County Government hereby certifies to the Department of Commerce and Economic Opportunity in regard to an application and award of funds through the Community Development Block Grant – Coronavirus that:

1. It will comply with the National Environmental Policy Act (NEPA) with the submission of this application and it further certifies that no aspect of the project for assistance has or shall commence prior to the award of funds to the community and the receipt of an environmental clearance.
2. It will comply with the Interagency Wetland Policy Act of 1989 including the development of a plan to minimize adverse impacts on wetlands, or providing written evidence that the proposed project will not have an adverse impact on a wetland.
3. It will comply with the Illinois Endangered Species Protection Act and the Illinois Natural Area Preservation Act by completing the consultation process with the Endangered Species Consultation Program of the Illinois Department of Natural Resources, or providing written evidence that the proposed project is exempt.
4. It will identify and document all appropriate permits necessary to the proposed project, including, but not limited to: building, construction, zoning, subdivision, IEPA and IDOT.
5. No legal actions are underway or being contemplated that would significantly impact the capacity of the Cook County to effectively administer the program, and to fulfill the requirements of the CDBG-CV program.
6. It will coordinate with the County Soil and Water Conservation District regarding standards for surface and sub-surface (tile) drainage restoration and erosion control in the fulfillment of any project utilizing CDBG-CV funds and involving construction.
7. It is understood that the obligation of the State will cease immediately without penalty of further payment being required if in any fiscal year the Illinois General Assembly or federal funding source fails to appropriate or otherwise make available sufficient funds for this agreement.
8. It acknowledges the applicability of Davis-Bacon prevailing wage rate requirements to construction projects; a wage rate determination must be obtained prior to commencement of any construction or equipment installation; and, it shall discuss these requirements with the contractor.
9. It will comply with Section 3 of the Housing and Urban Development Act of 1968 to ensure that employment and other economic opportunities generated by certain HUD financial assistance shall, to the greatest extent feasible, and consistent with existing federal, state, and local laws and regulations, be directed to low and very low income persons and businesses.
10. It certifies that no occupied or vacant occupiable low-to-moderate income dwellings will be demolished or converted to a use other than low-to-moderate income housing as a direct result of activities assisted with funds provided under the Housing and Community Development Act of 1974, as amended.
11. It will conduct a Section 504 self-evaluation of its policies and practices to determine whether its employment opportunities and services are accessible to persons with disabilities.
12. It will comply with 2 CFR 200, 24 CFR 570, Part 85, and the Illinois' Grant Accountability and Transparency Act (GATA).
13. The area, in whole or in part, in which project activities will take place, **IS NOT** located in a floodplain.

A FEMA Floodplain map is included in the application (as required) and is located on Page



Susan M. Campbell, Director - Department of Planning and Development
Cook County Bureau of Economic Development

06/24/2024

Date

Mandatory Disclosure

Award applicants and recipients of awards from the State of Illinois (collectively referred to herein as "Grantee") must disclose, in a timely manner and in writing to the State awarding agency, all violations of State or federal criminal law involving fraud, bribery, or gratuity violations potentially affecting the award. See 30 ILCS 708/40; 44 Ill. Admin. Code § 7000.40(b)(4); 2 CFR § 200.113. Failure to make the required disclosures may result in remedial action.

Are there any violations of State or federal criminal law involving fraud, bribery, or gratuity violations potentially affecting the awarding of a grant to your organization? ☒ No ☐ Yes

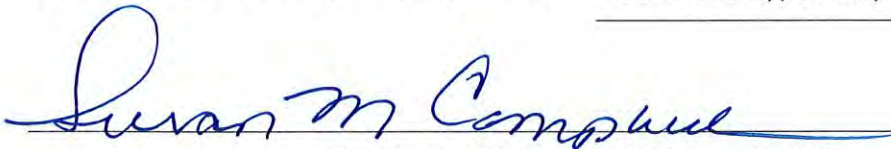
If there any violations of State or federal criminal law involving fraud, bribery, or gratuity violations potentially affecting the awarding of a grant to your organization, please describe them all here:

Grantee has a continuing duty to disclose to the Department of Commerce and Economic Opportunity (the "Department") all violations of criminal law involving fraud, bribery or gratuity violations potentially affecting this grant award.

By signing this document, below, as the duly authorized representative of the Grantee, I hereby certify that:

- All of the statements in this Mandatory Disclosure form are true, complete and accurate to the best of my knowledge. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil or administrative penalties. (U.S. Code, Title 18, Section 1001).
- There is no action, suit or proceeding at law or in equity pending, nor to the best of Grantee's knowledge, threatened, against or affecting the Grantee, before any court or before any governmental or administrative agency, which will have a material adverse effect on the performance required by the grant award.
- Grantee is not currently operating under or subject to any cease and desist order, or subject to any informal or formal regulatory action, and, to the best of the Grantee's knowledge, it is not currently the subject of any investigation by any state or federal regulatory, law enforcement or legal authority.
- If Grantee becomes the subject of an action, suit or proceeding at law or in equity that would have a material adverse effect on the performance required by an award, or an investigation by any state or federal regulatory, law enforcement or legal authority, Grantee shall promptly notify the Department in writing.

Grantee Organization (Company Name) Cook County, a Body Politic


Signature of Authorized Representative

06/24/2024

Date

Susan M. Campbell

Printed Name (Authorized Signator Name)

Director - Department of Planning and Development, Cook County Bureau of Economic Development

Printed Title (Authorized Signator Title)

420-75 -3351

CSFA Number

Conflict of Interest Disclosure

Award applicants and recipients of awards from the State of Illinois (collectively referred to herein as "Grantee") must disclose in writing to the awarding State agency any actual or potential conflict of interest that could affect the State award for which the Grantee has applied or has received. See 30 ILCS 708/35; 44 Ill. Admin Code § 7000.40(b)(3); 2 CFR § 200.112. A conflict of interest exists if an organization's officers, directors, agents, employees and/or their spouses or immediate family members use their position(s) for a purpose that is, or gives the appearance of, being motivated by a desire for a personal gain, financial or nonfinancial, whether direct or indirect, for themselves or others, particularly those with whom they have a family business or other close associations. In addition, the following conflict of interest standards apply to governmental and non-governmental entities.

Definitions:

Governmental Entity. If the Grantee is a governmental entity, no officer or employee of the Grantee, member of its governing body or any other public official of the locality in which the award objectives will be carried out shall participate in any decision relating to a State award which affects his/her personal interest or the interest of any corporation, partnership or association in which he/she is directly or indirectly interested, or which affects the personal interest of a spouse or immediate family member, or has any financial interest, direct or indirect, in the work to be performed under the State award.

Non-governmental Entity. If the Grantee is a non-governmental entity, no officer or employee of the Grantee shall participate in any decision relating to a State award which affects his/her personal interest or the interest of any corporation, partnership or association in which he/she is directly or indirectly interested, or which affects the personal interest of a spouse or immediate family member, or has any financial interest, direct or indirect, in the work to be performed under the State award.

The Grantee shall also establish safeguards, evidenced by policies, rules and/or bylaws, to prohibit employees or officers of Grantee from engaging in actions, which create or which appear to create a conflict of interest as described herein.

The Grantee has a continuing duty to immediately notify the Department of Commerce and Economic Opportunity (the "Department") in writing of any actual or potential conflict of interest, as well as any actions that create or which appear to create a conflict of interest.

Are there any current potential conflict(s) of interest, or any actions that create or which appear to create a conflict of interest, related to the State award for which your organization has applied?

☒ No

☐ Yes

If there are any current potential conflict(s) of interest, or any actions that create or which appear to create a conflict of interest, related to the State award for which your organization has applied, please describe them all here:

If the Grantee provided information above regarding a current potential conflict of interest or any actions that create or appear to create a conflict of interest, the Grantee must immediately provide documentation to the applicable Department grant manager to support that the potential conflict of interest was appropriately handled by the Grantee's organization. If at any later time, the Grantee becomes aware of any actual or potential conflict of interest, the Grantee must notify the Department's grant manager immediately, and provide the same type of supporting documentation that describes how the conflict situation was or is being resolved.

Supporting documentation should include, but is not limited to, the following: the organization's bylaws; a list of board members; board meeting minutes; procedures to safeguard against the appearance of personal gain by the organization's officers, directors, agents, and family members; procedures detailing the proper internal controls in place; timesheets documenting time spent on the award; and bid documents supporting the selection of the contractor involved in the conflict, if applicable.

By signing this document, below, as the duly authorized representative of Grantee, I hereby certify that:

- All of the statements in this Conflict of Interest Disclosure form are true, complete and accurate to the best of my knowledge. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil or administrative penalties. (U.S. Code, Title 18, Section 1001).
- If I become aware of any situation that conflicts with any of the representations herein, or that might indicate a potential conflict of interest or create the appearance of a conflict of interest, I or another representative from my organization will immediately notify the Department's grant manager for this award.
- I have read and I understand the requirements for the Conflict of Interest Disclosure set forth herein, and I acknowledge that my organization is bound by these requirements.

Grantee Organization (Company Name): Cook County, A Body Politic



06/24/2024

Signature of Authorized Representative

Date

Director - Department of Planning and Development, Cook County Bureau of Economic Development

Printed Title (Authorized Signator Title)

Susan M. Campbell

420-75-3351

Printed Name (Authorized Signator Name):

CSFA Number

COPY OF W-9

Request for Taxpayer Identification Number and Certification

Give Form to the
requester. Do not
send to the IRS.

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type.
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. Cook County Government	
2 Business name/disregarded entity name, if different from above	
3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):
<input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► _____ Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. <input checked="" type="checkbox"/> Other (see instructions) ► Local Government	Exempt payee code (if any) <u>3</u> Exemption from FATCA reporting code (if any) _____ <small>(Applies to accounts maintained outside the U.S.)</small>
5 Address (number, street, and apt. or suite no.) See instructions. 161 North Clark Street, Floor 19, Suite 1900A	Requester's name and address (optional)
6 City, state, and ZIP code Chicago, IL 60601	
7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

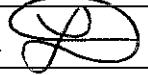
Social security number									
			-				-		
or									
Employer identification number									
3	6		-	6	0	0	6	5	4

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ► 	Date ► <u>12/13/2023</u>
-----------	--	--------------------------

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

COPY OF SAM REGISTRATION (CAGE#)

Entity	Doing Business as Name	Division Name	Unique Entity ID	Cage Code	Physical Address	Entity Start Date
Cook County	Administration, Bureau of	Bureau of Economic Development	TAQGTNNU9YC3	5MKS9	69 W Washington St, Ste 930 Chicago, IL 60602-3023 USA	January 15, 1831

COPY OF IRS CERTIFICATION LETTER



IRS Department of the Treasury
Internal Revenue Service

P.O. Box 2508
Cincinnati OH 45201

In reply refer to: 0752594685
Apr. 18, 2023 LTR 4076C 0
36-6006541 000000 00

00013431

BODC: TE

COOK COUNTY
% CONTROLLER
50 WEST WASHINGTON STREET SUITE CL-
CHICAGO IL 60602-1305

025755

Taxpayer identification number: 36-6006541
Person to contact: INTERNAL REVENUE SERVICE
Toll-free telephone number: 877-829-5500

Dear Taxpayer:

We received your request dated Apr. 07, 2023, asking about your federal tax status. Our records don't specify your federal tax status. The following information about the tax treatment of state and local governments and affiliated organizations may help you.

GOVERNMENTAL UNITS

Governmental units, such as states and their political subdivisions, generally are not subject to federal income tax. Political subdivisions of a state are entities with the authority to exercise one or more of the sovereign powers of the state: taxation, police powers, or eminent domain. They typically include counties or municipalities and their agencies or departments. Charitable contributions to governmental units may be tax-deductible under Internal Revenue Code (IRC) Section 170(c)(1) if made for an exclusively public purpose. Generally, grantors and contributors may rely on the status of governmental units based on state or local law in determining the deductibility of their contributions.

AFFILIATED ORGANIZATIONS

* INSTRUMENTALITIES

In general, an instrumentality is an entity separate from, but affiliated with, a state or local government, and lacking any sovereign powers. Instrumentalities generally are subject to federal income tax. However, they may be recognized as tax-exempt under IRC Section 501(a) as organizations described in IRC Section 501(c), including IRC Section 501(c)(3). In addition, the income of a state or local government instrumentality may be excluded from gross income if it meets the requirements of IRC Section 115(1).

* ENTITIES MEETING THE REQUIREMENTS OF IRC SECTION 115(1)

An entity that is not a governmental unit but that performs an essential governmental function may qualify for an income exclusion under IRC Section 115(1). If the entity's income (1) is derived from a

COOK COUNTY
% CONTROLLER
50 WEST WASHINGTON STREET SUITE CL-
CHICAGO IL 60602-1305

public utility or the exercise of an essential governmental function, and (2) accrues to a state, a political subdivision of a state, or the District of Columbia, it may be excluded from gross income. Charitable contributions to these entities may not be tax deductible to the donors.

RULING LETTERS

To receive a ruling on its status as a political subdivision or instrumentality of a government, or on whether its income is excluded from gross income under IRC Section 115(1), a governmental unit or affiliated organization may request a letter ruling by following the procedures in Revenue Procedure (Rev. Proc.) 2019-1 or its annual successor. There is a fee associated with obtaining a letter ruling.

TAX-EXEMPT CHARITABLE ORGANIZATIONS

An organization affiliated with a state, county, or municipal government may qualify for exemption from federal income tax under IRC Section 501(c)(3), if (1) it is not an integral part of the government, and (2) it does not have governmental powers inconsistent with exemption (such as the power to tax or to exercise enforcement or regulatory powers). Note that an affiliated organization may meet the requirements of both IRC Sections 501(c)(3) and 115(1) under certain circumstances. See Rev. Proc. 2003-12, 2003-1 C.B. 316, for more information.

Most entities must file a Form 1023, Application for Recognition of Exemption Under Section 501(c)(3) of the Internal Revenue Code, or Form 1023-EZ, Streamlined Application for Recognition of Exemption Under Section 501(c)(3) of the Internal Revenue Code, to be recognized as exempt from federal income tax under IRC Section 501(c)(3), and to ensure that any charitable contributions they receive are tax-deductible to contributors under IRC Section 170(c)(2).

ADDITIONAL INFORMATION

This letter does not determine that you have a particular tax status. If you're unsure of your status, you can:

- Visit www.irs.gov/government-entities/federal-state-local-governments for government entity information.
- Visit www.stayexempt.irs.gov, an IRS site created especially for 501(c)(3) organizations.
- Read Publication 4220, Applying for 501(c)(3) Tax-Exempt Status.
- Seek a private letter ruling, following the procedures in Rev. Proc. 2019-1, 2019-1 I.R.B. 1 (updated annually).

0752594685
Apr. 18, 2023 LTR 4076C 0
36-6006541 000000 00
00013433

COOK COUNTY
% CONTROLLER
50 WEST WASHINGTON STREET SUITE CL-
CHICAGO IL 60602-1305

You can get the forms or publications mentioned in this letter from our website www.irs.gov/forms-instructions or by calling 800-TAX-FORM (800-829-3676).

If you have questions, you can call the contact person shown above between 8 a.m. and 5 p.m., local time, Monday through Friday (Alaska and Hawaii follow Pacific time).

Keep a copy of this letter for your records.

Sincerely yours,

Sheralyn C. Hanks

Sheralyn C. Hanks
Ops. Manager, AM Ops. 3005

COPY OF GATA REGISTRATION PRINTOUT

Illinois Grant Accountability and Transparency Act Grantee Portal - Main Menu

Sign out

Effective December 5, 2023, all State of Illinois indirect cost rate negotiations will be completed in the vendor's new negotiation system, CRMP. Grantee's will still access and make their annual indirect cost rate election via the Indirect Cost Rate Election System (ICRES), housed in the Grantee Portal. If the grantee elects to negotiate a rate with the State of Illinois, an email invitation will be received once the survey (previously called a 'case' in CARS) is available.

All cases currently in process in CARS have been moved into CRMP in their current stage and status to seamlessly continue current negotiations without interruption. These grantees will receive an email invitation on Tuesday, December 5, 2023, to access their survey.

To view the CRMP User Manual, visit our website, <https://gata.illinois.gov/indirect-cost/indirect-cost-negotiation.html>

Organization: **Cook County Bureau of Economic Development** [Edit](#)

GATA ID: **690865**

State cognizant agency: **Commerce And Econ Opp (420)**

Contact for assistance: ceo.granthelp@illinois.gov

You are signed in as: **maeasa (mohammad.easa@cookcountyiil.gov)**

Parent Organization: **Cook County Government** [View](#)

COPY OF CURRENT SHELTER FUNDING STRATEGY

Full Portfolio – Housing & Homelessness

Department of Planning & Development

Susan M. Campbell, Director

April 2024





Housing & Homeless Programs Overviews

Core Business Model and Mission

Goals

- Continuum of services leading to permanent, stable housing
 - Transition to more dignified model, promoting long term stability
 - Create and Maintain Affordable Housing Stock
- Focus on unmet needs and implementing County equity priorities
- Strategic prioritization of emergency funding vs entitlement funding
- Funding infusion supporting new shelter, affordable housing, and homeownership programs

Key Beneficiaries

- Vulnerable Citizens & Families
 - Homeless
 - Low Income
 - Returning Citizens
- Renters (0 up to 60% AMI)
- Homeowners (80-120% AMI)
- Permanent Supportive Housing
- Veterans
- Seniors

Partners

- Housing Authority of Cook County- PHA (HACC)
- Cook County Land Bank Authority (CCLBA)
- Alliance To End Homelessness in Suburban Cook County (Alliance)
- Cook County Continuum of Care (CoC)
- Cook County Legal Aid for Housing and Debt (CCLAHD)
- Illinois Facilities Fund- (IFF)
- Illinois Housing Dev. Authority
- Illinois Dept. of Human Services
- HUD



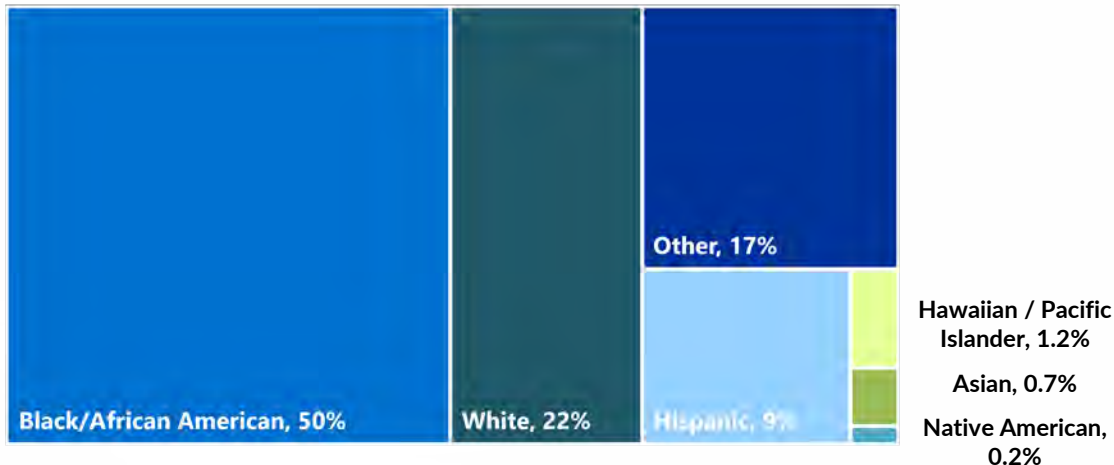
Homelessness in Suburban Cook

Overview:

- 1056 homeless persons
- 984 sheltered & 72 unsheltered
- 19% chronically homeless (202 persons)
- 2% Veterans (21 persons)
- 53% are in households with children (558)

2022-2023 Comparison:

- 4% decrease in overall homeless population
- 1% decrease in sheltered population and 27% decrease in unsheltered population
- 17% decrease in chronic homelessness
- 10% increase in homeless families with children

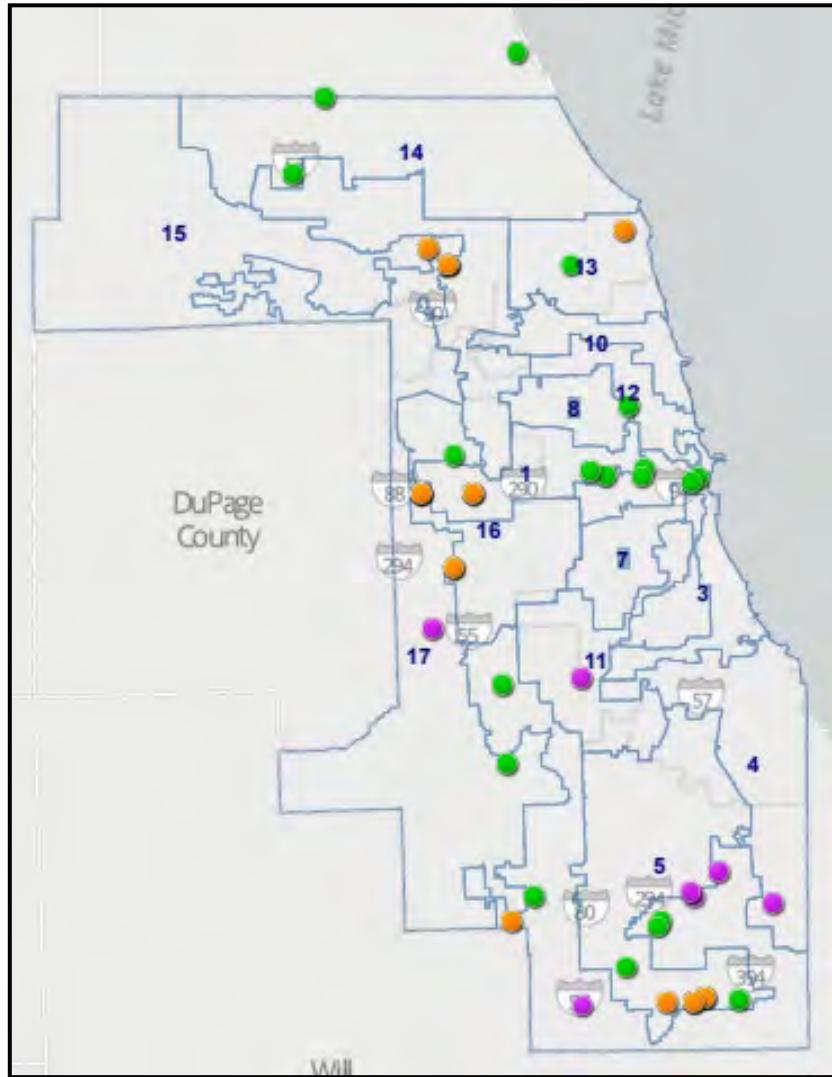


Emergency Solution Grants Help Homeless Providers Deliver Services



- The Department of Planning and Development—Community Development offers grants to organizations that deliver integrated services to assist homeless individuals and families.
- These services include access to emergency shelter, health care, and employment resources.
- Shelter and supportive services help move homeless individuals and families into affordable housing quickly.
- By securing housing, these individuals and families can improve their health and economic stability.
- P/Y '23 ESG Grant Amount: \$ 856,336

Services and Sheltering by Funding Source



Over the last 5 years, the Emergency Solutions Grant (ESG) has helped more than 1 million residents in Cook County; with critical social services and shelter.

Legend

Hotel Shelter-ESG-CV



ESG



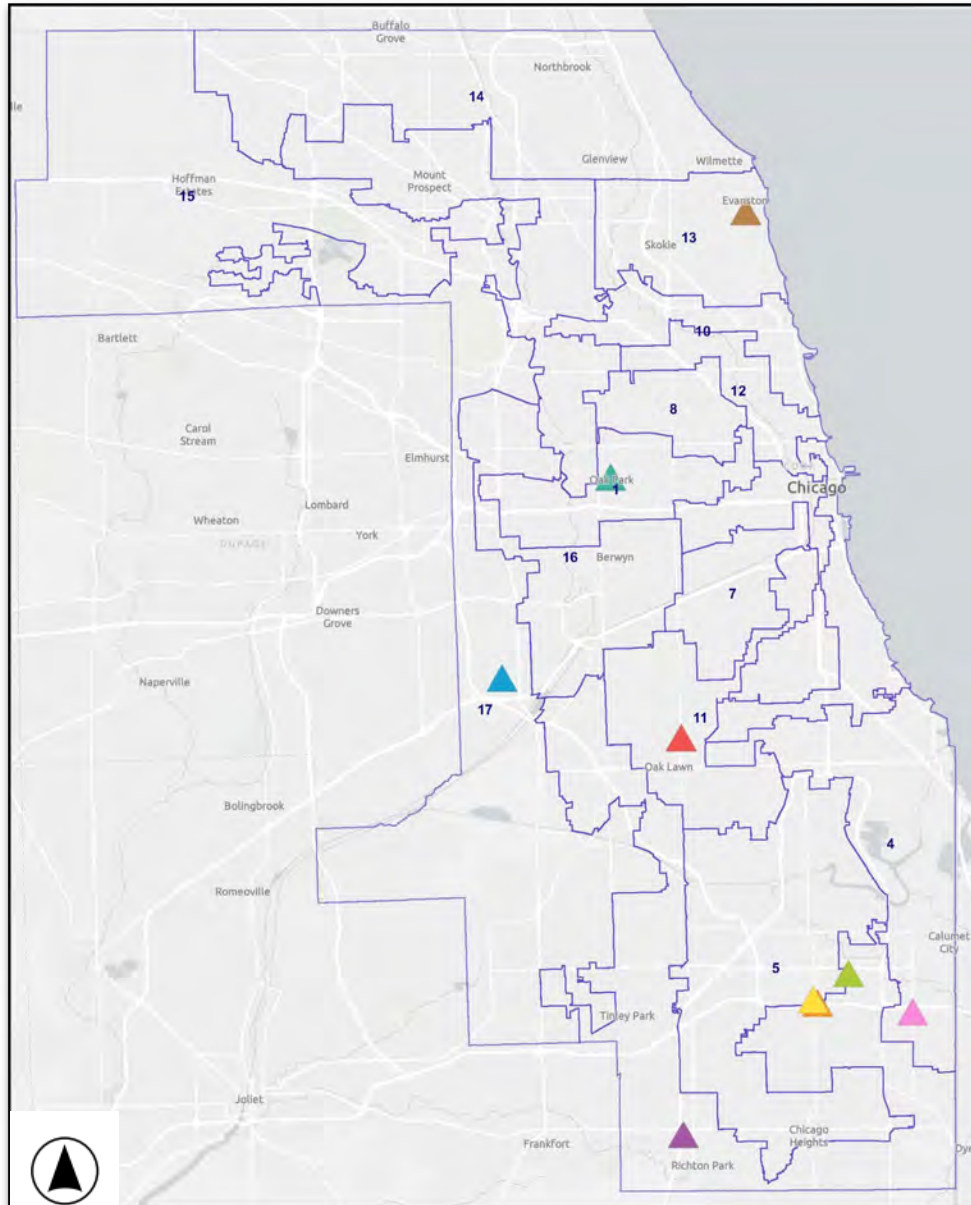
CDBG



Cook County Commissioner Districts

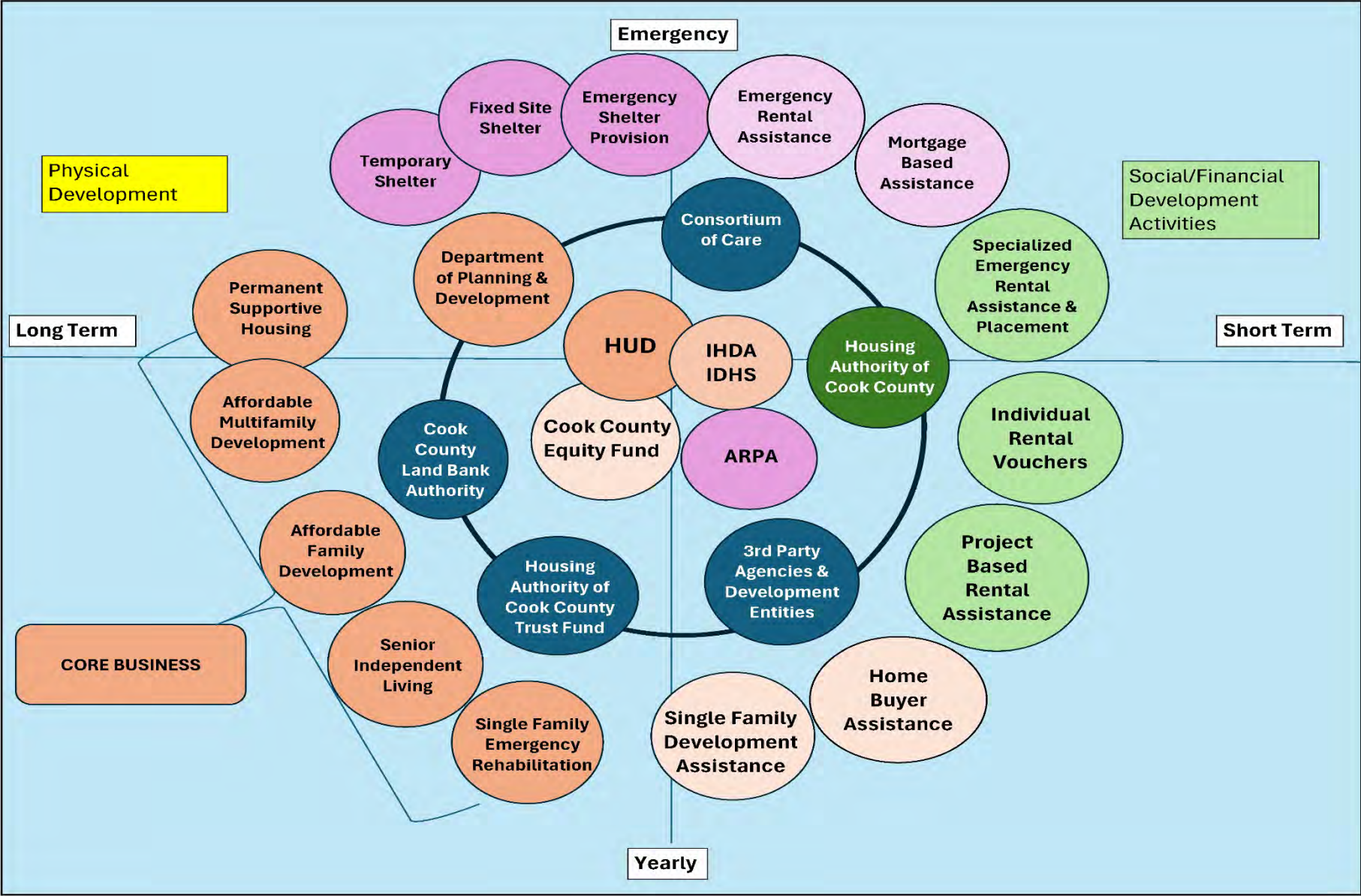


Hotel Shelters: 2021 - 2024



DPD Cook County Hotel Shelter	
 Aloha Motel	80
 American Inn Hotel	60
 Celebrate	150
 Comfort Inn	106
 Econolodge	150
 Motel 6	150
 Pioneer	150
 The Margarita Inn	55
 The Write Inn	80
Current - Cook County Commissioner District (effective 12 5 22)	
 Other	

DPD Housing Programs



Funding Sources



Funding Source	Year Awarded	2020	2021	2022	2023	2024	Primary Use
HOME Investment Partnership (HOME)		\$6,671,056	\$6,577,051	\$6,500,000	\$6,600,000	TBD	Provide homelessness assistance and supportive services
Community Development Block Grant (CDBG)	Services -	\$2,556,000	\$2,056,000	\$1,790,500	\$1,750,000	TBD	Community services
	Capital -	\$8,831,303	\$6,879,688	\$4,992,986	\$5,932,035	TBD	Capital improvements, municipalities and facilities
Emergency Solutions Grant (ESG)		\$884,494	\$681,906	\$856,927	\$856,336	TBD	Community Services
Emergency Rental Assistance (ERA-FED)			\$178,000,000	<div><div></div></div>			Rental assistance to Cook County residents
HOME ARPA			\$23,837,306	<div><div></div></div>			Homeless and transitional facility capital
Community Development Block Grant Cares Act (CDBG-CV)		\$16,000,000	<div><div></div></div>				Homeless and transitional facility capital
Emergency Solutions Grant-Coronavirus Funding (CV)		\$8,500,000	<div><div></div></div>				Community Services
Cook County American Rescue Plan (ARPA)	Hotel Shelter	\$12,000,000	<div><div></div></div>				Active Hotel Rental (homeless)
	FSS + PSH			\$25,000,000	<div><div></div></div>		Fixed Site Shelters & Permanent Supportive Housing
Community Development Block Grant- Disaster Recovery Grant (CDBG-DR)	(2014) \$83,000,000	<div><div></div></div>					Disaster recovery, rehabilitation, remaining balance
Cook County Equity Fund (via the Cook County Land Bank Authority (CCLBA))				\$5,000,000			Home Buyers assistance
Neighborhood Stabilization Program (NSP)					Close Out		Single Family Emergency Rehabilitation

Addressing Homelessness

Cook County Current Model 2018 - Current



Transition from a PADS Model

- 2020 Interim: Hotel-based shelter
- \$8.7M - 10,000+ Shelter Room Nights
- Acquisition of fixed site shelters
- 275 units scheduled for acquisition
- Inclusion of social service supports
- Inclusion of medical respite beds within shelter facilities

Emergency Assistance for Housing Stability

- 2020 → 2024
- \$173M Emergency Rental Assistance
 - \$8M in Cook County Legal Aid for Housing and Debt
 - \$15M Eviction Prevention 2023-2024

Increase Affordable Housing Stock

- Developer-driven construction and rehab of affordable MF in the suburbs
- MF & Senior Development
 - 2018-24: 2,501 units
- Development of Permanent Supportive Housing
 - 2018-24: 310 units scheduled for production

Support and Increase Homeownership

- Exploring:
 - Partnership with Land Bank for new SFH
 - Mortgage interest rate buydown & Downpayment Assistance program
 - SFH Manufactured Housing Product

Pandemic Response 2020 – 2024



Maintaining Housing Stability

Focus on Homeless Prevention

Maintain household stability during pandemic and transition to long term programs

Implemented Emergency Rental Assistance (ERA) under US Department of Treasury

- Over 15,700 households awarded ERA stabilization
- \$173M+ awarded since March 2020

Implemented Cook County Legal Aid for Housing & Debt (CCLAHD)

- Coordinates with eviction courts in Cook County to provide relief in advance of evictions, including rental assistance
- Over 43,000 served since 2020
- Also assists residents with consumer debt

Increase resources to partners to support counseling, financial resources, social services, etc.

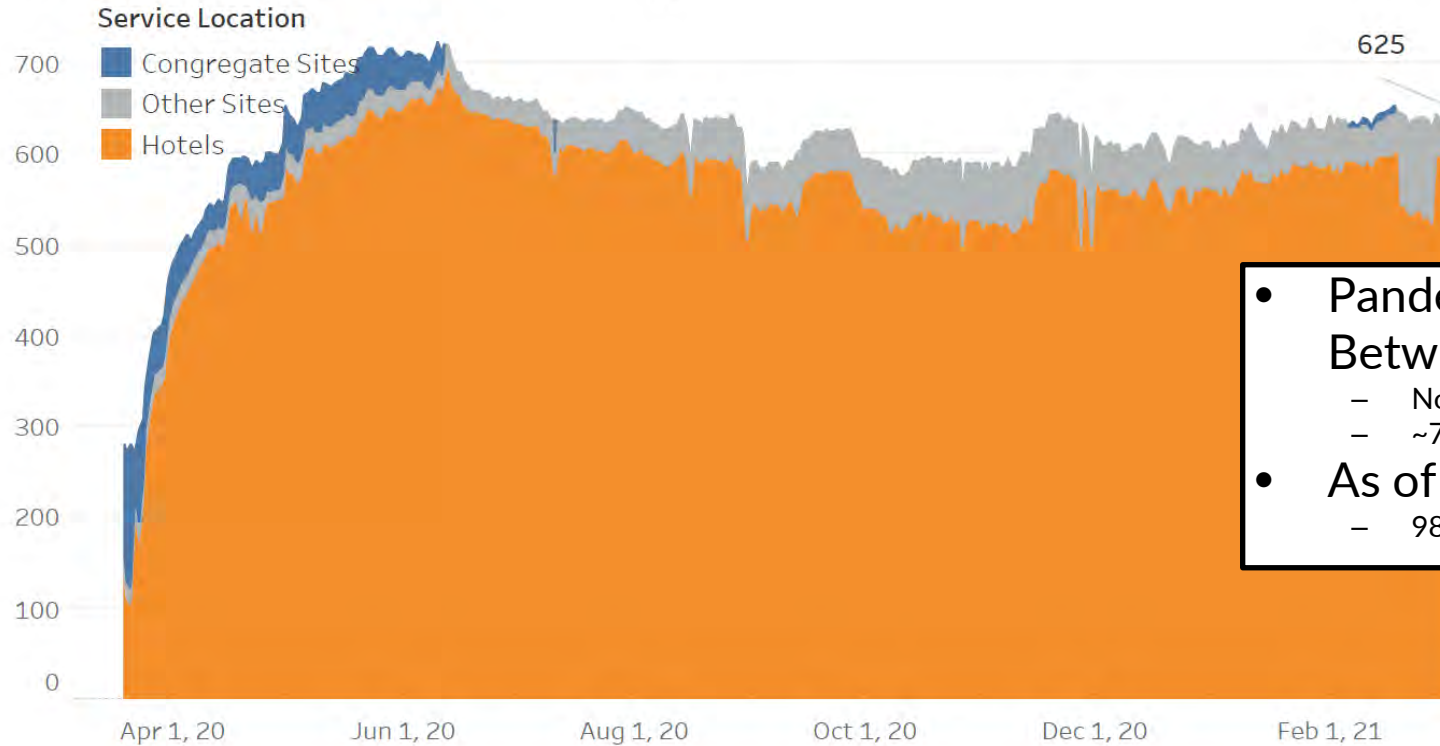


Post Pandemic: Challenges with Opportunities

- Temporary hotel-based model costly and unsustainable (ESG-CV: \$8.5M since 2020)
 - Now acquiring non-congregate facilities to transition to fixed-site shelter
 - No Federal sources for operations,
 - State funding originates FY2023 for ongoing operations support
- Created PSH Fund with County ARPA \$12M
 - Stabilize the continued development of PSH
 - Offset nationwide construction cost increases
- HUD awards HOME-ARPA for creation of additional fixed site shelter options
 - No provision of long-term operating funding streams
 - Partnering with State to leverage funding
 - CDBG-CV (Cares Act) totaling \$16M

Hotel Sheltering (since 2020)

Daily Count of Clients by Location Type



- Pandemic Hotel-based shelter Statistics Between April 2020 – February 2021
 - Non-congregate and 24/7
 - ~720 clients at peak (mid-June 2020)
- As of December 2023, at ~600 clients/night
 - 981 Shelter Beds

Agency	Hotel Shelter	# of Nights	Bed Capacity	# of People Assisted
Total	7 Motels	174,017	846	3,182



DPD Funded Projects 2017 -2024

Multifamily/Veteran Housing – Total Units: 1,634

Funding Source	Housing Type	Development Name	Municipality	Commissioner District	Unit Count	Year Funded	Grant Amount
CDBG DR	Multi-family	UPD Parkview, L.P.	Arlington Heights	9	45	2017	\$2,250,001.00
CDBG DR	Multi-family	Freedom's Path Hines II, L.P.	Hines	1	52	2018	\$2,000,000.00
CDBG DR	Multi-family	Ford Heights Cooperative	Ford Heights	5	100	2018	\$5,900,000.00
CDBG DR	Multi-family	Ogden Avenue Supportive Housing LP	La Grange	16	20	2018	\$1,300,000.00
HOME	Multi-family	Huntington Apartments	Niles	9	127	2018	\$3,982,518.00
HOME	Multi-family	Wheeling Tower	Wheeling	14	99	2018	\$6,229,338.00
HOME	Multi-family	Henrich House	Des Plaines	15	129	2018	\$928,250.00
HOME, CDBG	Multi-family	Southern County Community Housing, LLC	Park Forest	6	106	2018	\$1,594,951.00
HOME	Multi-family	Garden Park Forest	Park Forest	5	145	2019	\$2,500,000.00
HOME	Multi-family	Arrowhead Apartments	Palatine	14	200	2019	\$1,397,236.00
HOME	Multi-family	Spruce Village Apartments	Palatine	14	44	2019	\$800,000.00
HOME	Multi-family	Franklin Tower	Franklin Park	16	126	2019	\$928,251.00
HOME	Multi-family	Fifth Avenue Apartments	Maywood	5	72	2020	\$1,600,000.00
HOME	Multi-family	Mustacchi Manor	Matteson	6	16	2020	\$669,242.00
HOME	Multi-family	Union Avenue Apartments	Orland Park	17	16	2020	\$650,000.00
HOME	Multi-family	Torrence Place Supportive Housing	Lansing	4	48	2021	\$950,000.00
HOME	Multi-family	Quentin Apartments	Palatine	14	58	2023	\$1,900,000.00
HOME	Multi-family	Harvey Lofts	Harvey	5	51	2023	\$2,250,000.00
HOME	Multi-family	South Boulevard HACC	Evanston	13	60	2024	\$1,500,000.00
HOME	Multi-family	Poupard Place	Northbrook	14	48	2024	\$3,000,000.00
Total					1,634		\$42,329,787.00
Funding Source	Housing Type	Development Name	Municipality	Commissioner District	Unit Count	Year Funded	Grant Amount
HOME	Multi-family, Veterans	Chicago Heights Veterans	Chicago Heights	5	82	2023	\$3,400,000.00
Total					82		\$3,400,000.00



DPD Funded Projects 2017 -2024

Senior Housing – Total Units: 857

Funding Source	Housing Type	Development Name	Municipality	Commissioner District	Unit Count	Year Funded	Grant Amount	
HOME	Senior	Thorncreek Senior Living, LP	Thornton		6	46	2017	\$2,400,000.00
HOME	Senior	Forest Oaks Senior Apartments, L.P.	Forest Park		1	56	2018	\$950,000.00
HOME, CDBG	Senior	Southern County Community Housing, LLC	Chicago Heights		5	70	2018	\$1,053,270.00
HOME, CDBG	Senior	Southern County Community Housing, LLC	Chicago Heights		5	57	2018	\$857,662.00
HOME	Senior	Kensington Senior Residences	Mount Prospect		9	74	2019	\$1,500,000.00
HOME	Senior	Broadview Senior Residences	Broadview		1	70	2020	\$1,700,000.00
HOME	Senior	South Chicago Elderly Housing (Harvey YMCA)	Harvey		5	120	2021	\$1,500,000.00
HOME	Senior	Richton Park Senior Apartments	Richton Park		6	55	2021	\$1,900,000.00
HOME	Senior	Broadview Senior Residences	Broadview		1	70	2022	\$1,700,000.00
HOME	Senior	Bellwood Senior	Bellwood		1	80	2022	\$1,250,000.00
HOME	Senior	Hillside Senior Apartments	Hillside		17	42	2023	\$2,500,000.00
HOME	Senior	Spring Lake	Lansing		4	4	2023	\$1,700,000.00
HOME	Senior	Spring Lake	Lansing		4	33	2023	\$1,700,000.00
HOME	Senior	Leyden Township Senior Apartments	Franklin Park		16	80	2024	\$1,500,000.00
Total					857			\$22,210,932.00

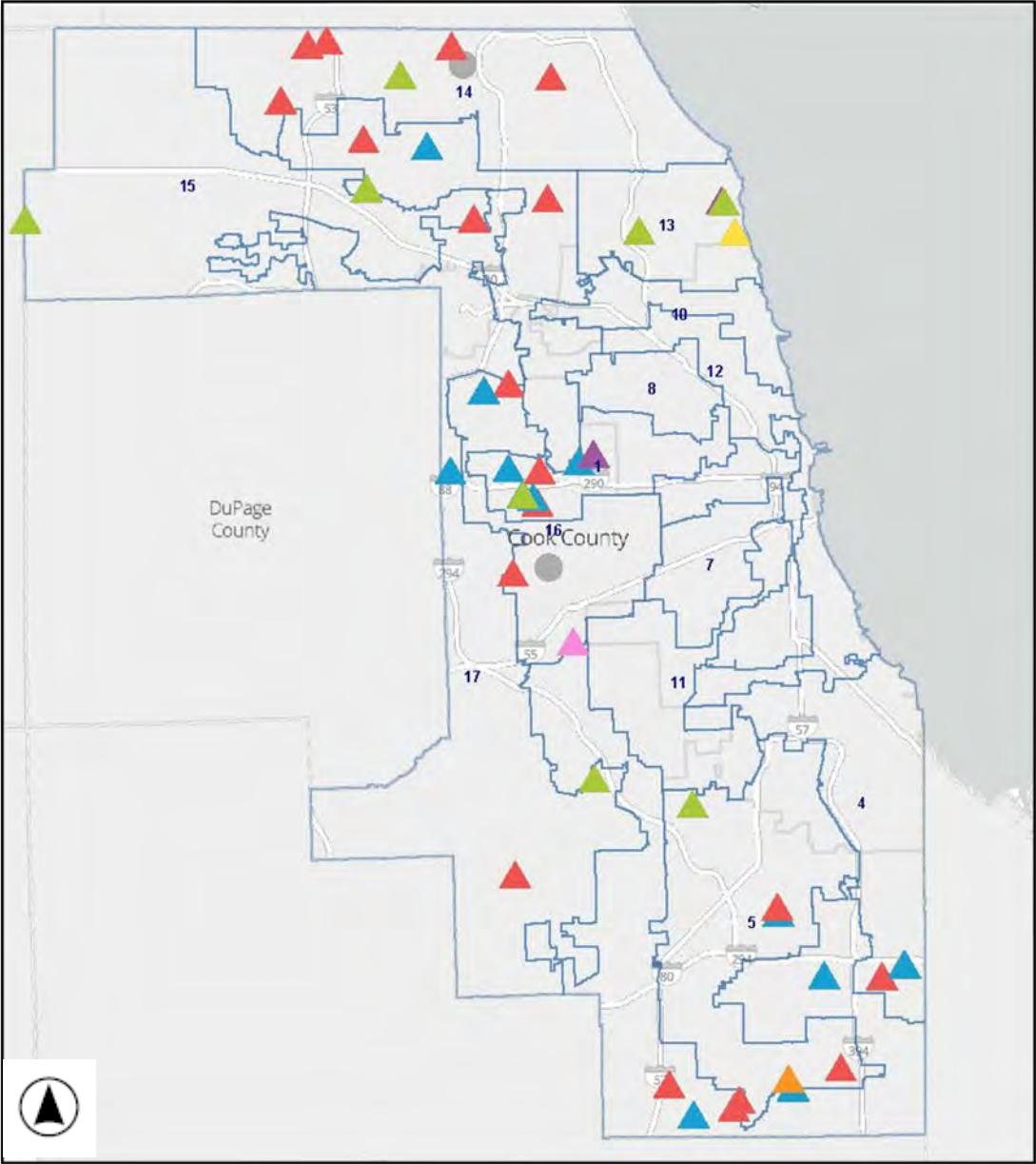


DPD Funded Projects 2017 -2024

Fixed Site & Permanent Supportive Housing – Total Units: 490

Funding Source	Housing Type	Development Name	Municipality	Commissioner District	Unit Count	Year Funded	Grant Amount
HOME	Permanent Supportive Shelter	DDG PhilHaven, L.P.	Arlington Heights	14	50	2017	\$1,250,000.00
HOME	Permanent Supportive Shelter	Hanover Landing	Elgin	15	40	2022	\$1,500,000.00
HOME	Permanent Supportive Shelter	Broadview PSH	Broadview	1	16	2023	\$985,000.00
HOME	Permanent Supportive Shelter	Arlington PSH	Arlington Heights	9	31	2023	\$700,000.00
HOME	Permanent Supportive Shelter	McGaw YMCA	Evanston	13	156	2023	\$4,500,000.00
HOME	Permanent Supportive Shelter	Hamlin Avenue Apartments	Alsip	5	25	2023	\$1,740,300.00
HOME	Permanent Supportive Shelter	Garden Apartments	Worth	17	16	2023	\$800,000.00
HOME	Permanent Supportive Shelter	Impact Floral	Skokie	13	16	2023	\$600,000.00
HOME ARPA	Fixed Site Shelter	The Margarita Inn	Evanston	13	55	2023	\$6,500,000.00
HOME ARPA	Fixed Site Shelter	The Write Inn	Oak Park	1	85	2023	\$6,500,000.00
Total					490		\$25,075,300.00

DPD - Housing Projects: 2018 - 2024



2018 to 2024 DPD - Housing Developments	Units
Multi-family	1644
Senior	857
Permanent Supportive Shelter	350
Fixed Site Shelter	140
Multi-family, Veterans	82
Multifamily	60
Single-family	18
Other	--
Cook County Commissioner District	

Current Developments



Margarita Inn, Fixed site shelter, in Evanston, Illinois



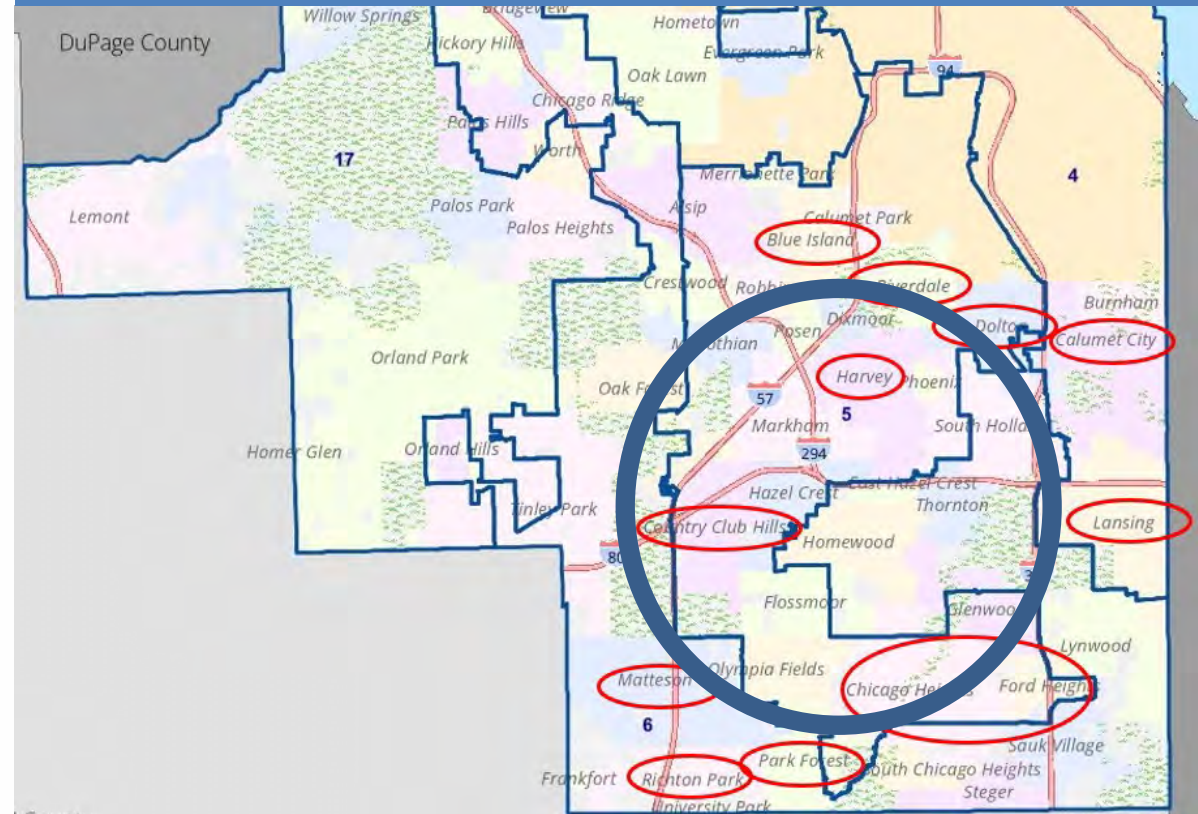
Hanover Landing Multifamily apartment, in Elgin, Illinois



Bellwood Senior Apartment, in Bellwood, Illinois



Harvey Lofts Multifamily, in Harvey, Illinois





South Suburban 2022-2023 Hotel Sales (Market Prices*)

Sales Price	Rooms	Price/room	SF	Price/sf	Notes
7,700,000	101	76,238	39,159	197	Extra common spaces
4,700,000	65	72,308	23,400	201	Extra common spaces
4,200,000	69	60,870	39,159	107	Extra common spaces
3,500,000	81	43,210	39,292	89	Distressed, poor online reviews 2.4 on Google
3,050,000	74	41,216	31,082	98	Distressed, poor online Google reviews 2.4
3,000,000	80	37,500	44,839	66	Distressed. Currently closed for major renovations.
4,535,626	122	37,177	50,000	90	Distressed, Google complaints re roaches
3,400,000	97	35,052	38,592	88	Distressed, city forced sale, advertising \$55/night

***Data from CoStar, Google Reviews, site visits, conversations with owners**



South Suburban Hotels Seller's Asking Prices*

Asking Price	Rooms	Price/room	SF	Price/sf	Notes
5,800,000	101	57,426	52,800	110	Centrally located, interior doors, extra common space for meals and services, well maintained, some renovation needed, ½ mile to bus stop
3,200,000	50	64,000	19,008	168	Not central, interior doors, no extra common space for meals and services, no fridge/microwave, well maintained but poor Google reviews, 0.7 miles to bus
6,955,000	107	65,000	47,256	147	Centrally located, interior doors, extra common spaces for meals and services, no renovation needed, located next to bus stop
5,200,000	69	75,362	23,400	222	Not central, interior doors, well maintained, extra common space for meals and services, ½ mile to bus
5,200,000	65	80,000	23,400	222	Not central, interior doors, well maintained, extra common space for meals and services, ½ mile to bus, pool will need to be filled-in and converted
5,200,000	60	86,667	31,596	165	Expensive, not central, exterior doors, no extra common spaces
10,440,000	110	94,909	20,000	522	Expensive, not central, interior doors, limited common space

*Data from CoStar, Google Reviews, site visits, conversations with owners

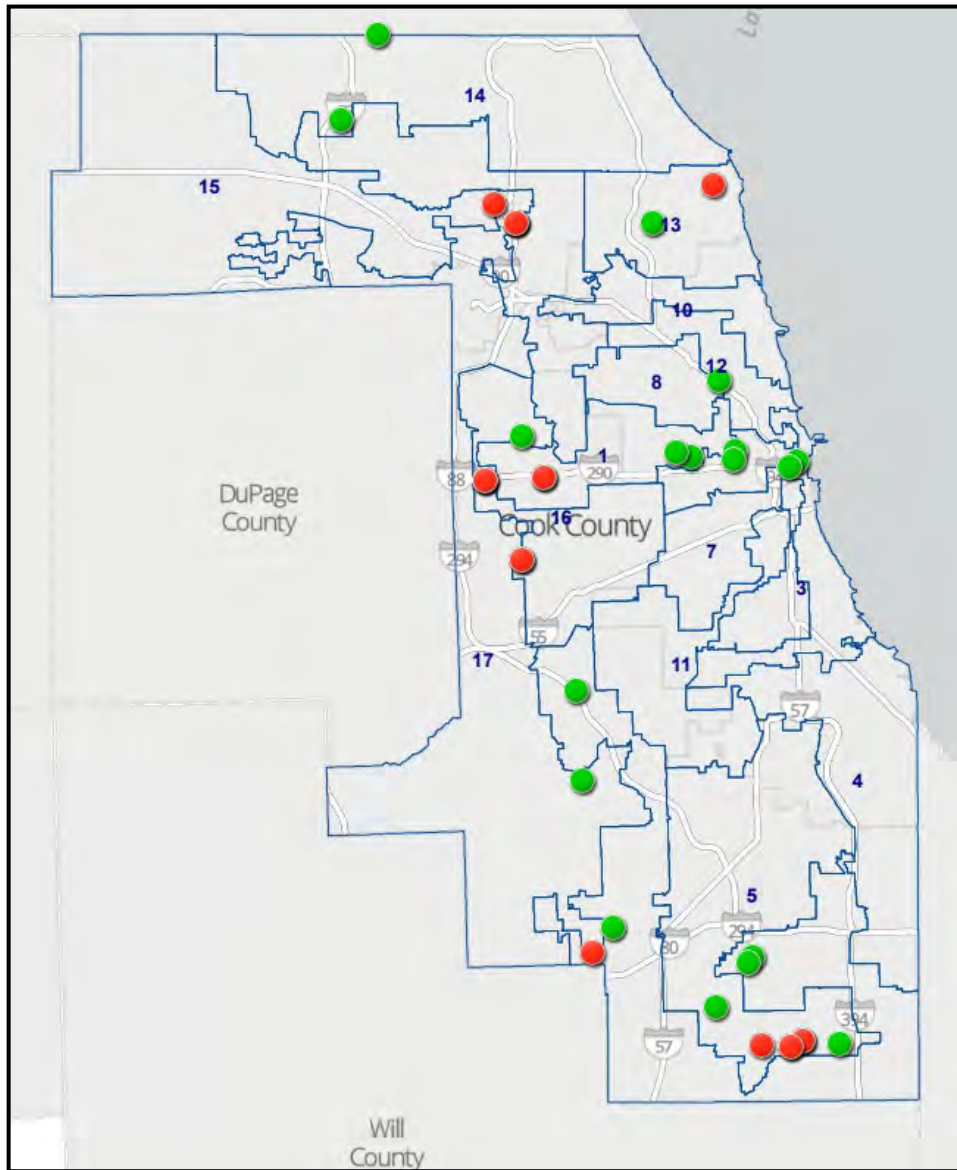


Ongoing Challenges

- Increasing development costs (dollars don't go as far)
- Increased reliance on state funding for operations (more risk)
- Larger financing gaps due to cost and rate increases (fewer deals)
- Less experienced not-for-profit developers for shelters and PSH (more time)
- Target programming increasingly falls outside of core housing competencies (new program development, reallocation of staff and resources)
- Achieving geographic dispersion across the county



Thank You
Q & A



Over the last 5 years, the Emergency Solutions Grant (ESG) and Community Development Block Grants (CDBG) have helped over 1 million residents in Cook County.



Cook County HOME-ARP Allocation Plan (HUD Template with Guidance)

All guidance in this template, including questions and tables, reflect requirements for the HOME-ARP allocation plan, as described in Notice CPD-21-10: Requirements of the Use of Funds in the HOME-American Rescue Plan Program, unless noted as optional. As the requirements highlighted in this template are not exhaustive, please refer to the Notice for a full description of the allocation plan requirements as well as instructions for submitting the plan, the SF-424, SF-424B, SF-424D, and the certifications.

References to “the ARP” mean the HOME-ARP statute at section 3205 of the American Rescue Plan Act of 2021 (P.L. 117-2).

Please note: Cook County’s Response is reflected in a different font (Calibri 11pt)

Consultation

In accordance with Section V.A of the Notice (page 13), before developing its HOME-ARP allocation plan, at a minimum, a PJ must consult with:

- CoC(s) serving the jurisdiction’s geographic area,
- homeless service providers,
- domestic violence service providers,
- veterans’ groups,
- public housing agencies (PHAs),
- public agencies that address the needs of the qualifying populations, and
- public or private organizations that address fair housing, civil rights, and the needs of persons with disabilities.

State PJs are not required to consult with every PHA or CoC within the state’s boundaries; however, local PJs must consult with all PHAs (including statewide or regional PHAs) and CoCs serving the jurisdiction.

Template:

Describe the consultation process including methods used and dates of consultation:

Cook County has been consulting with our housing and homeless services providers since March of 2020 when the Corona Virus pandemic began. As it became clear that the County would be receiving a special allocation of HOME (HOME/ARP), these conversations increased to weekly sessions and workshops led by the Alliance to End Homelessness and their members. All sessions were held virtually.

The Suburban Cook community relied on donated space in churches and synagogues to provide rotating, seasonal, emergency shelter to people experiencing homelessness, known as PADS (Public Action to Deliver Shelter). This type of shelter represented over 70% of our community's emergency shelter capacity before the pandemic and was practically eliminated due to the pandemic.

Subject matter of discussions with the Alliance dealt with the loss of the PADS Facilities, increased homelessness, and a long-term plan to eradicate homelessness.

DPD management consulted virtually on Microsoft Teams with all the organizations listed under "organizations consulted". The calls focused on the Plan to End Homelessness in Cook County via the development of a service model and portfolio of physical shelter assets. Specific calls also discussed resources, including potential HOME ARP, and their potential uses. Specific meetings listed below focused on the use of HOME/ARP and CDBG-CV and ESG-CV as resources to fixed site shelters and other plan components. The Shelter Planning Calls focused on the various ways the HOME ARP grant could be allocated. These calls were conducted on the following dates:

03/03/2022; 03/17/2022; 04/07/2022; 05/05/2022; 06/02/2022;
06/16/2022; 07/07/2022; 07/28/2022; 09/01/2022; 09/29/2022;
10/06/2022; 10/27/2022; 11/17/2022; 12/01/2022; 02/01/2023; and
02/16/2023.

Additional virtual sessions, phone conversations and email correspondence were utilized to gather breadth to the understanding of the Homeless market and the need for services and facilities.

Key data additions were submitted by the Alliance to End Homelessness (Alliance) in the form of a commissioned study, "Shelter Redesign Plan" expanding their *Vision for Shelter in Suburban Cook County*, examining the landscape and metrics of the shelter provision amongst housing and service providers in the Alliance.

Cook County's Department of Planning and Development convened discussions with other large Participating Jurisdictions (PJs), including LA County, Seattle, and Harris County (Houston), Dallas/Fort Worth (Dallas and Tarrant Counties), the State of Texas and the State of IL, evaluating best practices in addressing homelessness and funding matrices.

Participating in many of our research calls was The Housing Authority of Cook County, who also administered our Emergency Rental Assistance Program which addressed dire rental scenarios, staving off homelessness during the ongoing and post-pandemic environment.

The Chart below illustrates the meetings where Cook County's HOME/ARP and CDBG-CV grant allocations were discussed.

List of Organizations Consulted:

Agency/Org Consulted	Type of Agency/Org	Method of Consultation	Feedback and Priorities
Cook County Sherriff's Office	Public Agency that addresses the needs of all the qualifying populations	Teams, Email, Phone	<ul style="list-style-type: none"> • Being able to potentially target the population that cycles in and out of the jail (including our Frequently Impacted Pop) • Homeless systems and hospitals, critical to locate near City line. • Work with social service agencies capable of attaining Medicaid resources for residents.
Alliance to End Homelessness (CoC serving suburban Cook County)	CoC addresses the needs of all the qualifying populations including individuals, youth, veterans, domestic violence survivors, , etc.	Listening Session, Coordinated Meetings, Electronic Communications	<p><u>Clutch Consulting: Shelter Analysis Recommendations Report (10/14/21):</u></p> <p>Replace shelter loss during Covid:</p> <p>564 units of new or reconfigured shelter (~648 beds)</p> <ul style="list-style-type: none"> • 522 beds for individuals • 42 units for families (~126 beds) • North: 171 beds for individuals, 14 family units that can accommodate families of any size • West: 141 beds for individuals, 11 family units that can accommodate families of any size • South: 210 beds for individuals, 17 family units that can accommodate families of any size <p><i>2022 Point in Time Count:</i></p> <ul style="list-style-type: none"> • 1,096 people are experiencing homelessness on any given night in suburban Cook County • 997 people in shelter or transitional housing • 99 people experiencing unsheltered homelessness. • 22% are chronically homeless (242 persons) • 2% are Veterans (20 persons) • 47% are in households with children (512 persons)

			<ul style="list-style-type: none"> • Housing Choice Vouchers or other rental subsidies to stabilize households that are extremely rent-burdened. • Greater access to mental health and substance abuse services • Priority 1: Establishing permanent transitional facilities. • Priority 2: Financial modeling that supports 100% transitional developments. • Institutionalizing model of forward assistance from shelters, stabilizing, and placing those within shelter environment in shorter duration • Strengthening the PSH long term housing models that provide needed services for population.
Connections for the Homeless	Homeless provider – all qualifying populations	Service – all	<p>Listening Session, Coordinated Meetings, Electronic Communications</p> <ul style="list-style-type: none"> • Immediate shelter is needed-- additional 40 to 50 beds in Evanston, since there is nowhere for people to go when they are in crisis; law enforcement doesn't have any place to bring individuals; must send people to Chicago for fixed-site shelter. • Began sheltering people in the Margarita Inn in March 2020, filled the rooms in two days, and then occupied Orrington Hotel with 200 beds. • Provided 24/7 support, re-deployed staff, didn't shut down drop-in centers. • Deployed ESG-CV and CDBG-CV for rapid re-housing rental assistance to move households from hotels to housing. • Consolidated work at Margarita Inn (40 rooms, 60 people) with the objective to transition households from shelter to housing; temporary. • Limited ARPA funding from IDHS for "Supportive Housing" that includes services and financial assistance for full continuum of housing services (shelter, prevention, rapid re-housing, supportive housing, etc.). Need additional mental health care supports; not enough permanent supportive housing to be able to quickly transition people from shelter to housing (particularly site based PSH). • Need expansion of services for those receiving Housing Choice Vouchers including wraparound services for • mental health care and supportive services.

Cook County Health and Hospital System (CCHHS)	Public Agency addressing the needs of the homeless – All Qualifying Populations	Listening Session, Coordinated Meetings, Electronic Communications	<ul style="list-style-type: none"> • Invested in Flexible Housing Pool for patients experiencing homelessness to connect to permanent supportive housing (PSH). • Housed nearly 500 individuals in partnership with County Care. • Partnered with Housing Authority of Cook County (HACC) to provide vouchers to individuals in suburban Cook. • Developed the Rise Center – a medical respite center in partnership with Housing Forward to be able to serve patients exiting Cook County Health to continue to receive medical care and interim housing. • Interested in maintaining the Rise Center with possible expansion). • Near west location ideal for proximity to CCHHS, Hines VA and other medical providers.
Housing Forward	Homeless Service provider – all qualifying populations	Listening Session, Coordinated Meetings, Electronic Communications	<ul style="list-style-type: none"> • Moved clients to three hotels and consolidated into one hotel to start interim housing. • Priority to continue to operate interim housing. • Need expanded funding under County ARPA funds. • Continue Partnership with DPD and CCHHS respite (see above).
Respond Now	Homeless Service provider – all qualifying populations	Listening Session, Coordinated Meetings, Electronic Communications	<ul style="list-style-type: none"> • During pandemic took on 40 participants in hotel-based shelter at 2 motels, now operate with about 20 participants in hotel-based shelter. • The ability to better assist homeless people, people at risk of being
			<p>homeless, or experiencing housing instability.</p> <ul style="list-style-type: none"> • Stability is impeded by the shortage of motel beds and requires more engagement with motel owners to be able to provide motel vouchers for emergency shelter. • Need more partners and better-

			quality options.
South Suburban Pads	Homeless Service providers – all qualifying populations	Listening Session, Coordinated Meetings, Electronic Communications	<ul style="list-style-type: none"> • In March 2020, closed church-based shelter and moved everyone to hotel rooms; began with 40 hotel rooms, currently at about 60 hotel rooms serving 120 - 150 people each night; provided PPE and health care resources and vaccines; provided on-site vaccinations to keep all healthy.
Journeys - The Road Home	Homeless Service Provider	Microsoft Teams	<ul style="list-style-type: none"> • We need more affordable housing and shelter dollars especially for the homeless population. • Regarding Congregate Shelter Updates, Journey's indicated they are providing 5 nights a week rotating shelter, with registration at HOPE Day Center.
Catholic Charities	Homeless Services Provider/Domestic Services Provider/Veteran Service Provider and populations At-Risk of Being Homeless	Microsoft Teams	<ul style="list-style-type: none"> • Break down barriers for accessing services. • Government needs to stop expecting organizations to stop homelessness or provide more funding to end crisis.
Housing Authority of Cook County (HACC)	Public Housing Agency (PHA)	Teams Meetings	<ul style="list-style-type: none"> • Willing to work with County on providing additional funding for fixed-site shelter. • Served as County's Program Manager for Emergency Rental Assistance. • Developer of Affordable Housing Units.

Chicago Area Fair Housing Alliance (CAFHA)	Advocacy Agency for Fair Housing	Teams Meeting	<ul style="list-style-type: none">• Working on collaborations and monitoring program.• Wants to make sure we follow Fair Housing Guidelines.• Currently working with County on• AFFH Plan.
--	----------------------------------	---------------	---

Summarize feedback received and results of upfront consultation with these entities:

Consultations and meetings centered on the need for new types of shelter beyond the PADS model. At consultations and in meetings we discussed:

- Reimagining the PADS sheltering approach. Participants expressed the need for new types of shelter beyond the PADS model. Discussion centered around fixed site and hotel shelter.
- Exploring dormitory or non-congregate living environments for single adults especially veterans experiencing homelessness
- Exploring the use of agency-leased apartments for families experiencing homelessness
- Providing tailored crisis and housing supports to meet distinct needs of domestic violence survivors.
- The Alliance and its membership have been instrumental in attaining a line-item consideration in the State of Illinois budget process to support long term operations, services and administrative needs of the transitional housing programs. This is key as funding for operating and delivering the required services is a key missing element and of great concern to potential operators, funders, and service providers.
- Collaborating with the Housing Authority of Cook County on funding fixed-site shelter units.

In conclusion, all partners consistently pointed out the need for more permanent affordable and non-congregant shelter beyond the PADS model as well as additional funding to meet the needs of the homeless population.

Public Participation

In accordance with Section V.B of the Notice (page 13), PJs must provide for and encourage citizen participation in the development of the HOME-ARP allocation plan. Before submission of the plan, PJs must provide residents with reasonable notice and an opportunity to comment on the proposed HOME-ARP allocation plan of **no less than 15 calendar days**. The PJ must follow its adopted requirements for “reasonable notice and an opportunity to comment” for plan amendments in its current citizen participation plan. In addition, PJs must hold **at least one public hearing** during the development of the HOME-ARP allocation plan and prior to submission.

PJs are required to make the following information available to the public:

- The amount of HOME-ARP the PJ will receive, and
- The range of activities the PJ may undertake.

Throughout the HOME-ARP allocation plan public participation process, the PJ must follow its applicable fair housing and civil rights requirements and procedures for effective communication, accessibility, and reasonable accommodation for persons with disabilities and providing meaningful access to participation by limited English proficient (LEP) residents that are in its current citizen participation plan as required by 24 CFR 91.105 and 91.115.

Template:

Describe the public participation process, including information about and the dates of the public comment period and public hearing(s) held during the development of the plan:

- Date(s) of public notice: 3/12/2023
- Public comment period: start date 3/12/2023
end date 3/27/2023
- Date(s) of public hearings: 3/16/2023 10:30 a.m.
3/22/2023 8:00 a.m.

Describe the public participation process:

	<ul style="list-style-type: none">• Plan Publication in <u>Chicago Tribune</u> March 12, 2023• Public Comment Period will extend from March 12 to March 27, 2023• Public Notice will include announcement of Virtual Public Hearings on 3/16/2023 and 3/22/2023. All public comments will be addressed at the public hearings and incorporated into the plan as an addendum. The 2nd public hearing will be a public, in-person meeting and will take place during the public meeting of the Cook County Economic Development Advisory Committee (EDAC) on 3/22/2023.• The EDAC is the County's formally recognized public body that addresses federal entitlement planning and resources, including Performance Reviews, Consolidated Plans, Action Plans and amendments or modifications.

Copy of Public Notice:

**Cook County 2021 Annual Action Plan Amendment
HUD Entitlement Grant Funds /HOME-ARP Allocation Plan
Public Hearing and Public Comment Notice**

Draft Substantial Amendments to the 2021 Annual Action Plan/HOME-ARP Allocation Plan

The Cook County Department of Planning and Development (CCDPD) within the Bureau of Economic Development is accepting public comments regarding its Draft Substantial Amendment to its 2021 Annual Action Plan, and the completion of the HOME-ARP Allocation Plan which propose new HOME- ARP funded activities to better meet community development needs in suburban Cook County.

Applicable Public Comment Period: *15 Days – March 12th, 2023 – March 27th, 2023*

Public Comment Opportunities

An important part of the process of developing a Substantial Amendment is to promote citizen participation and solicit input. The Draft Substantial Amendment to the 2021 Annual Action Plan/ HOME-ARP Allocation Plan may be reviewed on-line at the Cook County website during the applicable public comment period specified above at this link:

<https://www.cookcountyil.gov/service/public-notices-planning-and-development-0>

All interested parties are encouraged to provide written comments. Written comments for the Draft Substantial Amendment to the 2021 Annual Action Plan/ HOME- ARP Allocation Plan are being accepted during the applicable public comment period specified above and must be received by 4 p.m. on the last day of the aforementioned public comment period in order to receive consideration.

Written comments must be directed to Karl Bradley, Deputy Director, Cook County Department of Planning and Development, 69 West Washington, Suite 2900, Chicago, IL 60602,

Karl.Bradley@cookcountyil.gov.

Public Hearing Invite

An important part of the process of developing a Draft Substantial Amendment to the 2021 Annual Action Plan/ HOME-ARP Allocation Plan is to promote citizen participation and solicit input. In addition to submitted public comments, Cook County is inviting the Public to attend either or both of the Microsoft Teams virtual public hearings below:

March 16th, 2023 at 10:30 am – 11:30 am Public Hearing # 1 Details regarding the Draft Substantial Amendment to the 2021 Annual Action Plan/HOME-ARP Allocation Plan will be presented. The public is invited to ask questions and submit comments on the HOME-ARP Allocation Plan which amends the 2021 Annual Action Plan. To attend the Public Hearing, please dial 1-872-215-6022 and enter Phone Conference ID 470554806#.

March 22nd, 2023, at 8:00 am – 9:30 am Public Hearing # 2 Details regarding the Draft Substantial Amendment to the 2021 Annual Action Plan/ HOME-ARP Allocation Plan will be presented to the Cook County Economic Development Advisory Committee. The public is invited to ask questions and submit public comments. To attend the public hearing, please dial 1-872- 215-6022 and enter Phone Conference ID 557622737#.

Cook County also had an in-person public hearing on March 22, 2023 at 8:00 -9:30 am. The public was invited to attend the public hearing at 69 W. Washington Floor 22, Room D, Chicago, IL, 60602.

A Spanish version of the Substantial Amendment to the 2021 Annual Action Plan/ HOME-ARP Allocation Plan will be available on Cook County's website during the week of March 13, 2023 at the below link:

<https://www.cookcountyil.gov/service/public-notices-planning-and-development-0>

For Citizens who require additional accommodations and/or language translations please contact Deputy Director Karl Bradley at Karl.Bradley@CookCountyil.gov. Phone number 312-603-1000.

Describe efforts to broaden public participation.

- Routine Website updates on website in response to comments
- Posted Meeting Notice in Spanish Language
- Presentation and status update to the Economic Development Advisory Committee (Public Meeting)
- Email communication of Plan to 436 affordable housing industry contacts. providers, stakeholders, and elected offices, seeking comment

Summarize the comments and recommendations received through the public participation process either in writing, or orally at a public hearing:

- Continued and stated commitment to work with Illinois Housing Development Authority (IHDA) Tax Credit and Permanent Supportive Housing Funding, as stated, along with other

standard funders such as DCEO and IHDA inside their HOME -ARP, AROPA SLRF and CDBG-CV initiatives is a recommendation the County will incorporate.

- Removal of the Cap of \$50,000 per dwelling unit will be modified to a position the County will place a bonus or premium on investment in developments that include non-congregant and transitional units. We recognize and agree that it is unlikely that HOME ARP will be sufficient to cover the full costs of all developments”, as recommended through comments.
- The recommendation to consistently state any targeting of affordability be focused on Extremely Low-Income residents will be undertaken through consistent statement to those goals throughout the document, as recommended, in agreement with the emphasis on reducing housing cost-burdens to families.

Summarize any comments or recommendations not accepted and state the reasons why.

Cook County received written comments direct from the Alliance to End Homelessness (Suburban Cook County) and its membership, along with verbal comments during the public hearing combined with the Economic Development Advisory of Cook County. The Alliance membership comments included:

- Incorporating Housing Authority of Cook County vouchers would “create eligibility criteria for and waitlist requirements that are inconsistent with immediate access to shelter... HOME ARP will play an important role in supporting both congregant shelter and affordable housing and... they support and encourage the use... to offer safe, stable, permanent housing.”
 - Suburban Cook County efforts lacks a direct revenue source to support the operation of non-congregant and transitional housing developments and will examine all forms of financing to support a portfolio of both non-congregant and transitional housing assets. Additional resources are required to reduce appropriation risk until a long-term source is defined to support non-congregant housing efforts in the State.
 - Incorporation of vouchers will continue to be an option on a portion of developments to support operations, if feasible, leaving the potential of developing additional non-congregant units free to service the immediate need of residents. Supplying vouchers provides both a means to support operations, lacking the defined operating support, while leading to a path for stable housing for residents within a calendar year. As shelter has increasingly become a more transitional option, with extended stays, the gap to reaching a voucher status is definitively shorter and worth consideration in the County’s view.
- The definition of transitional housing transitional shelter when compared to non-congregant housing as utilized within the subject report was questioned as to the intent. The former terms being symbolic of longer term stays with an obligation while the Asylum is seeking shelter opportunities where the individuals and families are not required to sign a lease or occupancy agreement.
 - Post-pandemic reporting shows the homeless populations within the hotel-sheltering component supported by other APRA funding have extended stays averaging above 90 days and into the mid-100-day range across the board, effectively converting emergency shelter opportunities into transitional housing.
 - While County supports the aspirational goal of the Suburban Continuum of Care and its partners is to reduce this average stay to 60 days, the actual outweighs the

aspirational goals and call for solution that leads to housing stability in the form of transitional housing, leading to long-term stable housing, with the strong services supports of the Continuum and its partners.

- Recommendation was given that, “Special attention must be paid to the large gap in the South Suburbs”, with alignment of project selection process aligned to the needs assessment supplied by Clutch Consulting. Additionally, recommendation was given to increase funding dedicated to non-congregant shelter to 60% of the overall award with an associated reduction in the allocation from affordable housing considerations.
 - The County believes both the overall County considerations of funding throughout the County and the allocations to eligible uses are appropriately meeting the defined need of both immediate shelter and the increasing need for affordable options to house individuals and families stably long term.
 - HOME-ARP is not seen as the only funding source or solution for the Homeless crisis in Suburban Cook. Additional funding including CDBG-CV, Corporate ARP allocations to support non-congregant and other resources including Corporate and HOME funds to take on the transitional and permanent elements.
 - The County is attempting to use the HOME ARP to create both a permanent shelter system and affordable permanent options to transition.
 - Options of funding non-congregant shelter have not been limited to the HOME ARP by the County and other resource allocations should be taken into consideration in the flows of funding to support non-congregant shelter and transitional housing development, which supports the County in not modifying the planned eligible use categorizations and the lack of preferences or set asides for regions of the County.
- A recommendation was presented to add language included within the State HOME ARP program to allow for a potential partnership with Non-Congregate Shelter and coordinated Entry which the County and this stage is not undertaken. The County has taken the position that we will not have any preferences at this stage. Elements of Coordinate Entry have inherent preference and/or priorities, potentially limiting access to qualifying populations, thus we are not undertaking this system as a source point at this time.

Needs Assessment and Gaps Analysis

In accordance with Section V.C.1 of the Notice (page 14), a PJ must evaluate the size and demographic composition of **all four** of the qualifying populations within its boundaries and assess the unmet needs of each of those populations. If the PJ does not evaluate the needs of one of the qualifying populations, then the PJ has not completed their Needs Assessment and Gaps Analysis. In addition, a PJ must identify any gaps within its current shelter and housing inventory as well as the service delivery system. A PJ should use current data, including point in time count, housing inventory count, or other data available through CoCs, and consultations with service providers to quantify the individuals and families in the qualifying populations and their need for additional housing, shelter, or services.

Template:

OPTIONAL Homeless Needs Inventory and Gap Analysis Table

Homeless													
	Current Inventory					Homeless Population				Gap Analysis			
	Family		Adults Only		Vets	Family HH (at least 1 child)	Adult HH (w/o child)	Vets	Victims of DV	Family		Adults Only	
	# of Beds	# of Units	# of Beds	# of Units	# of Beds					# of Beds	# of Units	# of Beds	# of Units
Emergency Shelter	225	56	362	0	6								
Transitional Housing	214	77	101	0	0								
Permanent Supportive Housing	453	123	1022	#	762								
Other Permanent Housing	244	122	180	#	16								
Sheltered Homeless						157	512	20	118				
Unsheltered Homeless						#	99	0	1				
Current Gap										624	221	1119	1119

Data Sources: 1. Point in Time Count - 2022 <https://suburbancook.org/wp-content/uploads/2022/05/2022-Fact-Sheet.pdf>,

2. HUD 2022 Continuum of Care Homeless Assistance Program Housing Inventory County Report https://files.hudexchange.info/reports/published/CoC_HIC_CoC_IL-511-2022_IL_2022.pdf

OPTIONAL Housing Needs Inventory and Gap Analysis Table

Non-Homeless			
	Current Inventory	Level of Need	Gap Analysis
	# of Units	# of Households	# of Households
Total Rental Units	849,525		
Rental Units Affordable to HH at 30% AMI (At-Risk of Homelessness)	84,953		
Rental Units Affordable to HH at 50% AMI (Other Populations)	307,528		
0%-30% AMI Renter HH w/ 1 or more severe housing problems (At-Risk of Homelessness)		199,765	
30%-50% AMI Renter HH w/ 1 or more severe housing problems (Other Populations)		116,010	
Current Gaps			114,813

Data Sources: 1. Housing Needs Assessment Report

https://www.policymap.com/report_widget?type=fur&area=predefined&sid=10192&pid=696961170

2. Comprehensive Housing Affordability Strategy (CHAS) <https://www.huduser.gov/PORTAL/datasets/cp.html>

Describe the size and demographic composition of qualifying populations within the PJ's boundaries:

Homeless as defined in 24 CFR 91.5

- Homeless, as defined in Suburban Cook County, is primarily a homeless individual, Black and/or if a household then headed by a woman.
- Data gathered from the Cook County's Point in Time Count (PIT) for 2022.
- PIT had total of 1096 homeless individuals.
 - 738 in Emergency Shelter
 - 259 in Transitional Housing
 - 99 Unsheltered.
- 725 households:
 - 568 Without Children
 - 157 with at least one adult and one child.
- Gender breakdown:
 - 498 Female
 - 592 Male
 - 3 Transgender
 - 1 non-conforming
 - 2 Questioning.
- Racial breakdown:
 - 613 Black
 - 410 White

- 8 Asian
- 5 American Indian or Alaska Native
- 6 Native Hawaiian or other Pacific Islander
- 54 Multiple Races
- Ethnic breakdown:
 - 166 Hispanic/ Latino
 - 930 Non-Hispanic/ Non-Latino.

At Risk of Homelessness as defined in 24 CFR 91.5

At Risk Households are defined as two populations under 24 CFR 91.5:

1. 0%-30% AMI Renter HH w/ 1 or more severe housing problems
2. 30%-50% AMI Renter HH w/ 1 or more severe housing problems

- Low income and Housing cost burden is a significant issue in Cook County.
- CHAS data shows:
 - 370,135 households at or below 30% HUD Area Median Family Income.
 - 339,880 household are severely cost burdened (cost burden >50%)
 - 404,600 households have severe housing problems. The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 persons per room, and cost burden greater than 30%

Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice

- PIT shows 119 victims of domestic violence having homelessness problem.
 - 70 in Emergency Shelter
 - 48 in Transitional Housing
 - 1 Unsheltered.

Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability, as defined by HUD in the Notice

- 274,395 households between 30% to 50% HUD Area Median Family Income.
- 347,095 households are cost burdened (cost burden >30% to < 50%)
- 735,220 households have severe housing problems. The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1.5 persons per room, and cost burden greater than 50%

Identify and consider the current resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, TBRA, and affordable and permanent supportive rental housing (Optional):

Resources to support Affordable Housing Initiatives		
Funding Sources	Nature of Funding	Interval
HOME Program	Entitlement Funding for Affordable Housing (Capped at 80% AMI)	Annual Entitlement
HOME ARPA	Entitlement Funding for Housing affecting Homeless and Near Homeless populations	One-Time Allocation
ERA I	Emergency Rental Assistance	One-Time Allocation
ERA II	Emergency Rental Assistance	One-Time Allocation
ERA II IDHS	Emergency Rental Assistance	One-Time Allocation
ARPA PSH	County ARPA Designation supporting extension of Permanent Supportive Housing	One-Time Allocation
ARPA Transitional Housing	County ARPA Designation supporting development of Transitional Housing	One-Time Allocation
CDBG CV Capital Funding	Entitlement Funding supporting transitional housing development and Operations	One-Time Allocation
Community Development Block Grants	Entitlement Funding supporting housing agency development and offices	Annual
Emergency Service Grants	Entitlement Funding supporting transitional housing for residents, relocation, and stability	Annual
Low Income Housing Tax Credits	State of Illinois LIHTC Annual Credit Award	Annual
State of IL Line-Item Budget	Operating and Administrative support to Homeless Agencies and Facilities (State Bill – add Hyper link)	Annual (Under Consideration)

Describe the unmet housing and service needs of qualifying populations:

Homeless as defined in 24 CFR 91.5

Critical to the Homeless population is the provision of physical space to provide respite. As the County transitions from an overnight shelter model, more transitional housing allowing for longer stays are needed. To accommodate this currently unmet need, the County is supporting the acquisition and development of physical spaces in the form of non-congregant shelter.

Secondary, is the need to develop low-income units allowing for the housing of families and individuals identified as Homeless, or very-low income to provide a natural transition to stability. At present, the high demand and low supply of affordable housing units, has created a marketplace where people at 50% of AMI are occupying units normally available to households at 30% or less of AMI. The competitive nature of the market, as explained in the following sections will consume the units designated and preserved for previously Homeless households.

At Risk of Homelessness as defined in 24 CFR 91.5

Cook County appears to have an excess of units targeted to households with incomes less than 50% of AMI. Approximately 307,528 units are designated for the population with income less than 50% AMI, while there are 116,010 Households within the income range of 30-50% of AMI.

Public incentive programs over the past 30 years have created an over-supply of units available to 50% or less AMI rather than targeting 0-30% AMI exclusively. **T a r g e t i n g** 30% AMI or less, requires a deeper subsidy, normally with HUD project or individual vouchers required to support residency.

In the less than 30% AMI range only 84,933 units are supplied for the 199,763 Households yielding a housing deficiency of 114,813 units. Residents in the 0-30% range are forced to take a higher rent unit, say the oversupply between 30% and 50% AMI, effectively paying a high percentage of their income in the form of rent. The above standard of delivering broad and general affordability to lower income households has left a significant gap in the affordability bubble in Cook County when you consider the second population of at-risk households, those with incomes below 30% AMI.

This deficiency of targeted and preserved low-income units provides a barrier for families attempting to avoid homelessness and those exiting homelessness. The intense demand for units in low supply stifles households attempting to attain stability. Households must face the challenge of taking on a higher income unit, in many cases committing more than 50% of their income to the provision of housing, leaving limited discretionary household income and placing families under intense pressure to maintain rent payments when life decisions hit.

Sourcing an affordable unit within the suburban areas, as well as Northwest Indiana, is an increasing trend as families are priced out of the Chicago metropolitan area. Thus, access to affordable housing now becomes a regional concern.

As we consider the populations at risk of becoming Homeless, the impact of COVID 19 further destabilized housing security, as families were forced to address both economic and medical hardships. Unemployment increased, wages plummeted, and people lost their

housing. Households forced to seek shelter in congregate settings were now exposed to serious illness, which led to the abandonment of the PADs model for transient housing.

The shift in work, albeit it temporary to an at-home or remote model, disproportionately affected lower and moderate- income households dependent upon tourist, retail, and entertainment industries. Households had minimal resources to survive weeks, let alone months, of unemployment and decreased wages until either industry reengaged or they transitioned to more viable jobs.

Evident in this is the effective number of households who sought Emergency Rental Assistance under federal and local (County/Municipal) programs. In Suburban Cook County alone, more than 18,000 households were supported by rental assistance averaging six months of support to either remain stably housed or stave off eviction during the past two years (2021-2022). The necessity to support these households only demonstrates the pressure households are under in this income category. Limited means and resources to save for the “rainy day”, limited supply of affordable housing, regional competition for those affordable units on the market and a rapidly diminishing supply of affordable units, relative to the population and need, increased both mental and economic pressure on households to remain stably housed.

Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice

Cook County recognizes this qualifying population in the point in time count of homeless in suburban Cook County and is working to gather more information from our partners in this area in order to speak about their distinct needs. Law Enforcement partners shared they lack enough shelters in the suburbs where these victims may seek refuge and services and subsequently need to direct them to facilities in the City of Chicago. Law Enforcement agencies are the front line guardians, without accessible facilities limit exit from unsafe households. Additionally, we have identified a shortage of units to support victims in the Southwest Suburbs and the Northwest quadrant of the County as populations move through immigration and migration patterns in the Chicago Area. The need for safe refuge is extreme.

Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability as defined by HUD in the Notice

Recognizing the many factors that contribute to the rapid change a household may experience between being stably housed to becoming homelessness, within this region leads us to the conclusion that our methods of documenting and identifying the homelessness within suburban Cook are challenging at any point in time, even given the commitment and expertise of the agencies, governments and institutions working to eradicate homelessness. Nevertheless, there remain three basic principles applicable to all qualifying populations of homeless and those at risk of being homeless:

- The very-low-income stock of housing is severely deficient to support the demand for affordability at 30% AMI Level.
- Increasingly, there is regional pressure on the 50% AMI targeted units with increased housing expenses in the overall region.
- Ancillary populations are under extreme risk of homelessness as acquiring affordable units are outside their means and timing.

Identify any gaps within the current shelter and housing inventory as well as the service delivery system:

The current level of shelter provision is absent long-term physical spaces to house the Homeless in crisis. This is the largest gap in the delivery system as the County is starting with minimal fixed site shelters.

While ongoing activities to acquire and transition Hotel and Commercial spaces are underway, this remains an interim step to the long-term development of transitional Housing assets for the delivery of Homeless Services.

The County has adequate social service delivery with a mature social service provider network; plus, a coordinated funding network, including Cook County and State of Illinois entitlement funding and CoC funding for residential services. Service delivery is both coordinated on- site and mobile to deliver to remote sites such as individual homes and small developments, under 12 units.

Long-term funding to support the development of transitional housing sites is the key missing element. While the State of Illinois is currently considering ways to fund supportive care and operations of shelter sites, PJs without dedicated streams of income or revenue to support the operations face a difficult task of development and ensuring long term viability without risking the underlying capital and value of the Community Development Organizations undertaking the operations.

Under Section IV.4.2.ii.G of the HOME-ARP Notice, a PJ may provide additional characteristics associated with instability and increased risk of homelessness in their HOME- ARP allocation plan. These characteristics will further refine the definition of “other populations” that are “At Greatest Risk of Housing Instability,” as established in the HOME- ARP Notice. If including these characteristics, identify them here:

Cost-burdened households present another group with an increased risk of homelessness. These households pay more than 30% of their income to housing expenses and comprise a pool of 339,880 households. During the pandemic this population was particularly stressed to

maintain stable housing. Absent the availability of rental assistance resources from the Federal and County level, increased evictions and homelessness would have been the result.

During the past three years, Cook County ran an Emergency Rental Assistance Program. The program assisted 18,436 households with \$168,706,999 in direct payment assistance. The majority of these residents earned less than 30% of the County's AMI and all resided in suburban cook county. This represented just under 5% of the households in this income group further supporting the fact that there remains enormous pressure in the affordable housing sector to provide assistance and affordable dwelling units which provide housing stability.

Identify priority needs for qualifying populations:

Itemize what the PRIORITY needs are for all the populations of homeless –

- Transitional Housing developments to support homeless households in crisis. The ability to stably house residents in crisis as they transition to stability with the assistance of mental, physical, and financial professionals to support long term stability.
- The provision of services must be either onsite or local to allow both access and confidence accessing the services is within a safe, trusted location.
- Pipeline of affordable housing to begin placing households permanently in affordable, safe and marketable units to further stabilize households and families. The provision of housing remains the top asset to support individual and family stability, health, job retention and continuing education.

Explain how the PJ determined the level of need and gaps in the PJ's shelter and housing inventory and service delivery systems based on the data presented in the plan:

During the Covid 19 Pandemic, Cook County paid to house unsheltered homeless residents in hotels, who previously had occupied congregate facilities or who were living on the streets. In order for the County to transition from this hotel/motel overnight emergency model; permanent housing must be developed to house people in transition from homelessness to housing stability.

Since March 2020, the County has funded over \$7,000,000 for over 8,000 room nights in more than seven hotels at any point in time within suburban Cook County. Data collected from this effort revealed the average length of stay in these properties between 30 to 180 days due to the lack of viable low-income housing to support transition to stability, This expensive model is unsustainable and reveals the demand for additional affordable units in the market place as out placement relied on vacancy in established affordable and PSH developments.

Also, the data presented in the Gap Analysis on page # 10, reveals, the most critical need is the development of physical assets (transitional housing buildings - units/beds); including the

expansion of very-low-income housing, specifically targeted to households below 30% AMI, given the gap on supply and high demand for the units in the region.

HOME-ARP Activities

Template:

Describe the method(s) that will be used for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors:

Cook County will issue RFP(s) in coordination with the Illinois Housing Development Authority's Tax Credit and Permanent Supportive Housing cycles (usually twice a year). The County RFP will offer incentive financing to support homeless and affordable unit production in housing types and locations supporting transitional shelter housing and permanent supportive housing. Developers with units identified for households under 30% AMI or at risk for homelessness, or homeless; will receive incentive finance to support development and long-term affordability.

Describe whether the PJ will administer eligible activities directly:

The County will fully administer the HOME ARP Program, identifying developers and overseeing the rehab. and construction work and provide long term monitoring of operations. HOME/ARP funds will be used exclusively to produce affordable housing and for the purchase/development of non-congregate shelters/transitional housing.

If any portion of the PJ's HOME-ARP administrative funds are provided to a subrecipient or contractor prior to HUD's acceptance of the HOME-ARP allocation plan because the subrecipient or contractor is responsible for the administration of the PJ's entire HOME-ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the PJ's HOME-ARP program:

Not Applicable (N/A).

In accordance with Section V.C.2. of the Notice (page 4), PJs must indicate the amount of HOME-ARP funding that is planned for each eligible HOME-ARP activity type and demonstrate that any planned funding for nonprofit organization operating assistance, nonprofit capacity building, and administrative costs is within HOME-ARP limits.

Use of HOME-ARP Funding

	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	\$ 0		
Acquisition and Development of Non-Congregate Shelters	\$ 12,157,026		
Tenant Based Rental Assistance (TBRA)	\$ 0		
Development of Affordable Rental Housing	\$ 8,104,684		
Non-Profit Operating	\$ 0	# %	5%
Non-Profit Capacity Building	\$ 0	# %	5%
Administration and Planning	\$ 3,575,595	15 %	15%
Total HOME ARP Allocation	\$ 23,837,306		

Describe how the PJ will distribute HOME-ARP funds in accordance with its priority needs.

1. 60% of HOME ARP funds for Award will be dedicated to the development of non-congregate shelter housing. As Suburban Cook has minimal physical assets to support emergency and crisis shelter and the demonstrated shortcomings of the PADs model, acquisition and development of physical buildings to respectfully house individuals and families transitioning to stability is the primary requirement.
2. 40% of HOME ARP funds for Award will be dedicated to the development of affordable housing that can reach down to very low-income households at 30% AMI or less, inclusive but not limited to PSH development, as the County attempts to extend affordability and access throughout the County. Included in this dispersion is a recognition that people of color comprise an inordinate share of the Homeless and long-term stability is tied to proximity of community of origin and familial supports.

Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities:

Cook County lacks a portfolio of transitional housing assets. Our funding reflects the acquisition of properties for shelters that may be rehabbed/constructed to meet the needs of homeless households and begin to provide permanent affordable options for long term stable housing in the competitive market environment. The consortium of Service Providers within Suburban Cook is mature to provide services, as described above, developing assets to support their long-term transitional models on both sides of their stabilizing services serves to build a lasting continuum.

HOME-ARP Production Housing Goals

Template

Estimate the number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation:

410 total dwelling units :

- 250 transitional shelter units.
- 160 affordable housing (targeting 30-50% AMI)

Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how the production goal will address the PJ's priority needs:

The priority needs are for the most vulnerable population (less than 30% AMI) and population at risk of homelessness.

Both goals enumerated above will address this need.

All qualifying populations of homeless will be eligible. Geographic distribution will be limited to suburban Cook County jurisdictions – South, North and West.

Preferences — Cook County will not designate any preferences at this time as we believe our goal of assisting the population between 0 – 30% AMI with transitional housing and 30-50% AMI for additional affordable housing units is comprehensive and will allow us to address many homeless needs simultaneously.

A preference provides a priority for the selection of applicants who fall into a specific QP or category (e.g., elderly or persons with disabilities) within a QP (i.e., subpopulation) to receive assistance. A *preference* permits an eligible applicant that qualifies for a PJ-adopted preference to be selected for HOME-ARP assistance before another eligible applicant that does not qualify for a preference. A *method of prioritization* is the process by which a PJ determines how two or more eligible applicants qualifying for the same or different preferences are selected for HOME-ARP assistance. For example, in a project with a preference for chronically homeless, all eligible QP applicants are selected in chronological order for a HOME-ARP rental project except that eligible QP applicants that qualify for the preference of chronically homeless are selected for occupancy based on length of time they have been homeless before eligible QP applicants who do not qualify for the preference of chronically homeless.

Please note that HUD has also described a method of prioritization in other HUD guidance. Section I.C.4 of Notice CPD-17-01 describes Prioritization in CoC CE as follows:

“Prioritization. In the context of the coordinated entry process, HUD uses the term “Prioritization” to refer to the coordinated entry-specific process by which all persons in need of assistance who use coordinated entry are ranked in order of priority. The coordinated entry prioritization policies are established by the CoC with input from all community stakeholders and must ensure that ESG projects are able to serve clients in accordance with written standards that are established under 24 CFR 576.400(e). In addition, the coordinated entry process must, to the maximum extent feasible, ensure that people with more severe service needs and levels of vulnerability are prioritized for housing and homeless assistance before those with less severe service needs and lower levels of vulnerability. Regardless of how prioritization decisions are implemented, the prioritization process must follow the requirements in Section II.B.3. and Section I.D. of this Notice.”

If a PJ is using a CE that has a method of prioritization described in CPD-17-01, then a PJ has preferences and a method of prioritizing those preferences. These must be described in the HOME-ARP allocation plan in order to comply with the requirements of Section IV.C.2 (page 10) of the HOME-ARP Notice.

In accordance with Section V.C.4 of the Notice (page 15), the HOME-ARP allocation plan must identify whether the PJ intends to give a preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project.

- Preferences cannot violate any applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a).

- The PJ must comply with all applicable nondiscrimination and equal opportunity laws and requirements listed in 24 CFR 5.105(a) and any other applicable fair housing and civil rights laws and requirements when establishing preferences or methods of prioritization.

While PJs are not required to describe specific projects in its HOME-ARP allocation plan to which the preferences will apply, the PJ must describe the planned use of any preferences in its HOME-ARP allocation plan. This requirement also applies if the PJ intends to commit HOME-ARP funds to projects that will utilize preferences or limitations to comply with restrictive eligibility requirements of another project funding source. **If a PJ fails to describe preferences or limitations in its plan, it cannot commit HOME-ARP funds to a project that will implement a preference or limitation until the PJ amends its HOME-ARP allocation plan. For HOME-ARP rental housing projects, Section VI.B.20.a.iii of the HOME-ARP Notice (page 36) states that owners may only limit eligibility or give a preference to a particular qualifying population or segment of the qualifying population if the limitation or preference is described in the PJ's HOME-ARP allocation plan.** Adding a preference or limitation not previously described in the plan requires a substantial amendment and a public comment period in accordance with Section V.C.6 of the Notice (page 16).

Template:

Identify whether the PJ intends to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project:
N.A.

If a preference was identified, explain how the use of a preference or method of prioritization will address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of qualifying population, consistent with the PJ's needs assessment and gap analysis:
N.A.

Referral Methods

PJs are not required to describe referral methods in the plan. However, if a PJ intends to use a coordinated entry (CE) process for referrals to a HOME-ARP project or activity, the PJ must ensure compliance with Section IV.C.2 of the Notice (page 10).

A PJ may use only the CE for direct referrals to HOME-ARP projects and activities (as opposed to CE and other referral agencies or a waitlist) if the CE expands to accept all HOME-ARP qualifying populations and implements the preferences and prioritization established by the PJ in its HOME-ARP allocation plan. A direct referral is where the CE provides the eligible applicant directly to the PJ, subrecipient, or owner to receive HOME-ARP TBRA, supportive services, admittance to a HOME-ARP rental unit, or occupancy of a NCS unit. In comparison, an indirect

referral is where a CE (or other referral source) refers an eligible applicant for placement to a project or activity waitlist. Eligible applicants are then selected for a HOME-ARP project or activity from the waitlist.

The PJ must require a project or activity to use CE along with other referral methods (as provided in Section IV.C.2.ii) or to use only a project/activity waiting list (as provided in Section IV.C.2.iii) if:

1. the CE does not have a sufficient number of qualifying individuals and families to refer to the PJ for the project or activity;
2. the CE does not include all HOME-ARP qualifying populations; or,
3. the CE fails to provide access and implement uniform referral processes in situations where a project's geographic area(s) is broader than the geographic area(s) covered by the CE.

If a PJ uses a CE that prioritizes one or more qualifying populations or segments of qualifying populations (e.g., prioritizing assistance or units for chronically homeless individuals first, then prioritizing homeless youth second, followed by any other individuals qualifying as homeless, etc.) then this constitutes the use of preferences and a method of prioritization. To implement a CE with these preferences and priorities, the PJ **must** include the preferences and method of prioritization that the CE will use in the preferences section of their HOME-ARP allocation plan. Use of a CE with embedded preferences or methods of prioritization that are not contained in the PJ's HOME-ARP allocation does not comply with Section IV.C.2 of the Notice (page10).

Template: Focus on our Referral Methods

Identify the referral methods that the PJ intends to use for its HOME-ARP projects and activities. PJ's may use multiple referral methods in its HOME-ARP program. (Optional):

Site based advertisement, application and establishment of site base waiting lists will comprise the opportunity to gain access.

Advertisement and marketing will be required to target the least likely to apply inclusive of race, and economic condition, acceptable to and monitored by Cook County. Borad-based appeal will be generated by initially making opportunities known through the established Community Partners with DPD and direct marketing, as developed and demonstrated through the Emergency Rental Assistance platforms.

There will be no exclusion of any qualified populations.

If the PJ intends to use the coordinated entry (CE) process established by the CoC, describe whether all qualifying populations eligible for a project or activity will be included in the CE process, or the method by which all qualifying populations eligible for the project or activity will be covered. (Optional):

- Not Applicable as the CE process will not be undertaken.

If the PJ intends to use the CE process established by the CoC, describe the method of prioritization to be used by the CE. (Optional):

- Not Applicable as the CE process will not be undertaken.

If the PJ intends to use both a CE process established by the CoC and another referral method for a project or activity, describe any method of prioritization between the two referral methods, if any. (Optional):

- Not Applicable as the CE process will not be undertaken.

Limitations in a HOME-ARP rental housing or NCS project

- No limitations will be undertaken with HOME-ARP for Cook County.

Limiting eligibility for a HOME-ARP rental housing or NCS project is only permitted under certain circumstances.

- PJs must follow all applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a). This includes, but is not limited to, the Fair Housing Act, Title VI of the Civil Rights Act, section 504 of Rehabilitation Act, HUD's Equal Access Rule, and the Americans with Disabilities Act, as applicable.
- A PJ may not exclude otherwise eligible qualifying populations from its overall HOME-ARP program.
- Within the qualifying populations, participation in a project or activity may be limited to persons with a specific disability only, if necessary, to provide effective housing, aid, benefit, or services that would be as effective as those provided to others in accordance with 24 CFR 8.4(b)(1)(iv). A PJ must describe why such a limitation for a project or activity is necessary in its HOME-ARP allocation plan (based on the needs and gap identified by the PJ in its plan) to meet some greater need and to provide a specific benefit that cannot be provided through the provision of a preference.
- For HOME-ARP rental housing, section VI.B.20.a.iii of the Notice (page 36) states that owners may only limit eligibility to a particular qualifying population or segment of the

qualifying population if the limitation is described in the PJ's HOME-ARP allocation plan.

- PJs may limit admission to HOME-ARP rental housing or NCS to households who need the specialized supportive services that are provided in such housing or NCS. However, no otherwise eligible individuals with disabilities or families including an individual with a disability who may benefit from the services provided may be excluded on the grounds that they do not have a particular disability.

Template

Describe whether the PJ intends to limit eligibility for a HOME-ARP rental housing or NCS project to a particular qualifying population or specific subpopulation of a qualifying population identified in section IV.A of the Notice:

Cook County does not intend to limit eligibility. Any or all qualifying populations of homeless people (individuals and families who meet the criteria for the qualifying population of Notice CPD-21-10 , Section IV will be eligible for housing and/or services funded with HOME-ARP resources.

If a PJ intends to implement a limitation, explain why the use of a limitation is necessary to address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of qualifying population, consistent with the PJ's needs assessment and gap analysis:

Cook County does not intend to limit eligibility – N.A.

If a limitation was identified, describe how the PJ will address the unmet needs or gaps in benefits and services of the other qualifying populations that are not included in the limitation through the use of HOME-ARP funds (i.e., through another of the PJ's HOME-ARP projects or activities):

N.A.

HOME-ARP Refinancing Guidelines –

Cook County does not intend to use HOME-ARP funds to refinance existing affordable housing.

If the PJ intends to use HOME-ARP funds to refinance existing debt secured by multifamily rental housing that is being rehabilitated with HOME-ARP funds, the PJ must state its HOME- ARP refinancing guidelines in accordance with 24 CFR 92.206(b). The guidelines must describe the conditions under which the PJ will refinance existing debt for a HOME-ARP rental project, including:

- *Establish a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing to demonstrate that rehabilitation of HOME-ARP rental housing is the primary eligible activity.*

N.A.

- *Require a review of management practices to demonstrate that disinvestment in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving qualified populations for the minimum compliance period can be demonstrated.*

N.A.

- *State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.*

N.A.

- *Specify the required compliance period, whether it is the minimum 15 years or longer.*

N.A.

- *State that HOME-ARP funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.*

N.A.

- *Other requirements in the PJ's guidelines, if applicable:*

N.A.