

## **LETTER OF TRANSMITTAL**



**TONI PRECKWINKLE**

PRESIDENT

**Cook County Board  
of Commissioners**

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FRANK AGUILAR  
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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 Margarita Inn, located at 1566 Oak Avenue, Evanston, IL, 60201, through the obligation of a portion of our ARPA funds (\$6.5 million for the acquisition of the building in November of 2023).

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 the Northshore 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 Connections for the Homeless, Inc.

The Margarita Inn, a 100-year-old boutique hotel 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 for and 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

## **UNIFORM GRANT AGREEMENT**



**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 Illinois

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)	City of Evanston, and North Suburban Cook County
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	State of IL Housing District 18, State of IL Senate District 9, US Congressional District 9

Applicant's Program/Project

42. Descriptive Title of Program/Project

1566 Oak Avenue Non-Congregate Shelter  
Renovation

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 \$ 2,150,430.00

Program Income

Total Program/Project Amount (calculated) \$ 4,150,430.00

**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 - Dept. of Planning and Development Cook 

49. Telephone Number

(312) 603-1036

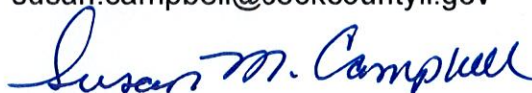
50. Fax Number

(312) 603-9970

51. Email Address

susan.campbell@cookcountyil.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: 1566 Oak Ave.

City: Evanston, IL Zip Code: 60201-4234

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**

<b>CT 8087.02</b>	<b>CT 8088 BG 1-2</b>	<b>CT 8089 BG 1-3</b>	<b>CT 8090 BG 1-4</b>	<b>CT 8091 BG 1-3</b>
<b>CT 8092 BG 1-4</b>	<b>CT 8093 BG 1-3</b>	<b>CT 8094.01 BG 1-2</b>	<b>CT 8094.02 BG 1-2</b>	<b>CT 8095 BG 2-3</b>
<b>CT 8096 BG 1-3</b>				

TOTAL SHELTER CAPACITY ON  
JANUARY 1, 2020:

**24 year-round beds**

TOTAL ANTICIPATED CAPACITY AS A  
RESULT OF THIS PROJECT:

**84 year-round beds**

**II. APPLICANT INFORMATION**

Applicant Phone	312-603-1014
Applicant E-Mail	<a href="mailto:Anne.coleman@cookcounetyil.gov">Anne.coleman@cookcounetyil.gov</a>
Fiscal Year End Date	11/30
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 Blvd, Suite 2900 Chicago, IL 60202		
Telephone	312-603-1014	Email	<a href="mailto:Anne.coleman@cookcountyil.gov">Anne.coleman@cookcountyil.gov</a>
Federal Employer Identification Number of Application Writer			36-6006541
RACF ID Number (if applicable)			

**IV. PROJECT ENGINEER or ARCHITECT**

First Name	Jackie		
Last Name	Davis		
Title	Architect		
Agency Name	Canopy / Architecture + Design, LLC		
Agency Type	Architectural and Design Firm		
Mailing Address	180 West Washington Street Suite 200 Chicago Illinois 60602		
Telephone	312-763-8005 x106	Email	<a href="mailto:jdavis@canopy-chicago.com">jdavis@canopy-chicago.com</a>
Federal Employer Identification Number of Engineer or Architect			27-0669657



## **PROJECT SUMMARY**

Cook County Government is working with Connections for the Homeless, a housing and homeless service provider, to renovate a permanent fixed-site shelter that provides emergency and interim housing for individuals and families experiencing homelessness. The project involves the rehabilitation of a hotel-to-shelter property located at 1566 Oak Ave. Evanston, Illinois 60201.

The shelter launched in March of 2020, when a local congregate shelter was forced to close due to State of Illinois mandate. The conversion from a congregate to non-congregate shelter in a former hotel space enabled individuals and families experiencing homelessness to shelter safely, and with dignity.

Connections, along with its peer shelter providers across the State and Country, seized the opportunity to occupy vacant hotel rooms through a lease agreement with the former hotel owner. This transition launched much-needed transitional shelter beds.

Emergency and transitional shelter beds are essential components to the homeless service system. 2024 Point in Time Data reports 1188 experiencing homelessness in Suburban Cook County. While imperfect -- the PIT Count is conducted on a single night in January and some people may be missed -- the PIT Count reflects the vast need for housing in suburban Cook County alone. Based on analysis from the Alliance to End Homelessness in Suburban Cook County, we know we need 139 shelter beds in Evanston to achieve Functional Zero in our community. The Margarita Inn provides about 60 of those beds.

Connections maintained operations by renting the Margarita Inn from March 2020 until November 2023, when, thanks to funding provided by Cook County, the organization acquired the building and is now owner and operator. The Margarita Inn was built in 1927 as a women's club, including a restaurant, boarding rooms, and communal spaces. To this point, the space has been transformed into a shelter space without investment into the physical space itself. There are numerous infrastructural needs within the space, as identified in the property's assessment (Appendix XX). The proposed scope of work under this opportunity include project activities to ensure safe, accessible shelter beds. Proposed construction activities include the replacement of a dilapidated, non-ADA compliant elevator. All proposed activities are eligible activities, under the HUD-defined activity code: 03C Homeless Facilities (not operating costs) for construction, conversion, renovation, or rehabilitation of shelters for the homeless, including shelters for domestic violence victims. The Margarita Inn is a transitional housing shelter for individuals identified as Homeless.

Investing in the long-term infrastructure of the Margarita Inn will ensure our larger County and State adequate resources to respond to the growing needs of our unhoused neighbors, and the overall community's wellbeing.

## **PROJECT LOCATION**

The location of the proposed project is 1566 Oak Ave. in the City of Evanston. Evanston is a community of more than 75,000 residents, and borders Lake Michigan to the East, The City of Chicago to the South, and various suburban communities to the West and North. The proposed project location is in the 4<sup>th</sup> Ward of Evanston, which is a blended residential and commercial ward. The surrounding area of the proposed project is rich with attributes and opportunities for individuals staying at the Margarita Inn, as identified within the Project Location Map enclosed in this application. Many large employers, as well as social supports are within walking distance of the site. Anticipated challenges of the project include neighboring building complaints, not

dislike complaints received during other rehabilitation or construction projects. During the acquisition process of the building, the City and Connections faced public opinions and challenges that were given due process and public comment. Public opposition has since quieted, significantly.

Within 5 blocks of the proposed project site is the library, a daytime drop-in space for those at risk of homelessness, as well as 7 places of worship which act as a rotating soup kitchen for those in need. Within a quarter mile, there are multiple public transit options linking residents to resources outside of the immediate community, including CTA bus lines 93, 201, 208, 213, 250, 422, CTA purple line, and the Metra UP-N line.

There are Fire Stations and the Evanston Police Station located within blocks of the Margarita, with whom Connections for the Homeless staff maintain strong working relationships.

Endeavor Health Evanston Hospital and St. Francis offer local hospital system supports, with numerous outpatient offices throughout the area for those with medical insurance coverage. Connections for the Homeless maintains a Medical Respite and free Healthcare Clinic within the Margarita Inn – offering onsite, physical and behavioral healthcare solutions for residents as they stay at the “Inn.”

### PUBLIC HEALTH & SAFETY IMPACTS

According to the HUD 2023 Annual Homeless Assessment Report, approximately 653,100 people were experiencing homelessness on a single night in 2023, which is a 12% increase (or about 70,650 more people) from 2022. According to 2024 PIT data, there were 1188 individuals experiencing homelessness in Suburban Cook County, about 39% of those in the North Suburbs.

Housing is widely recognized as a core Social Determinant of Health<sup>1</sup>. We know that periods of homelessness lead to worst health outcomes, and for some, long-term trauma. According to Evanston’s EPLAN<sup>2</sup>, Housing is identified as one of the community’s most significant challenges, and subsequently, a key area for action. Specifically, the plan identifies: A key goal to: Support housing and cost of living affordability to retain residents of all socioeconomic statuses. The EPLAN measures health against the World Health Organization’s definition as “a state of complete physical, mental and social wellbeing and not merely the absence of disease or infirmity.” The plan, overall, states the importance of suitable housing stock within the community at-large. We know that the road to long term housing is not identical for all people. For many, the first step into securing housing, is a short-term transitional shelter stay.

The renovated Margarita Inn will allow for increased capacity that leads to further housing stability as well as increased support services for individuals and families in crisis, ultimately improving public health and safety for the community overall. With on-site healthcare services (including a Medical Respite program), our physician and medical staff see increased rates of chronic health conditions such as high blood pressure and diabetes, due to the inaccessibility of services and inability to store medications properly. Behavioral health issues such as depression,

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<sup>1</sup> 2024. CDC Public Health Professionals Gateway/ “Social Determinants of Health” [Social Determinants of Health | Public Health Gateway | CDC](#)

<sup>2</sup> 2022. City of Evanston. “2022 EPLAN – Evanston Process for the Local Assessment of Needs.” [EPLAN\\_Final\\_9.15.22 \(cityofevanston.org\)](#)

alcoholism, or other substance use disorders can develop and/or are made worse, especially if there is no solution in sight: our onsite behavioral health and case management staff help stabilize and plan for long term solutions alongside those staying at the “Inn.” A stay at the Margarita enables people and households to stabilize whilst benefiting from a wide array of other onsite and offsite supports, facilitated by linkages through Connections for the Homeless shelter staff.

The U.S. Interagency Council on Homelessness states that housing stability is essential to strong and healthy communities. The shelter operation under this proposal directly supports the Housing First model – which prioritizes housing over all other social determinants of health, according to a report by the Interagency Council on Homelessness, “This framework recognizes that housing provides a secure platform that supports recovery from trauma and homelessness. When communities offer a range of housing options that have varying levels of tolerance for substance use, this provides a safer environment for people experiencing homelessness who are often marginalized, stigmatized, and vulnerable because of poverty and behavioral health disorders.”<sup>3</sup>

Investing in dry, safe, warm, and accessible spaces within the Margarita will ultimately support the larger community’s health needs by providing appropriate spaces to enable the provision of care.

#### NECESSITY FOR PROJECT COMPLIANCE WITH STATE OR FEDERAL REGULATIONS

This project does not require compliance with State or Federal regulations.

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<sup>3</sup> 2019. United States Interagency Council on Homelessness “The Evidence Behind Approaches that Drive an End to Homelessness” [Evidence-Behind-Approaches-That-End-Homelessness-Brief-2019.pdf](https://www.usich.gov/evidence-behind-approaches-that-end-homelessness-brief-2019.pdf) (usich.gov)

## **PROJECT READINESS SUMMARY**

### **OPTION TO PURCHASE / PROPERTY OWNERSHIP**

The proposed project will require a construction permit from the Building Inspection Department of the City of Evanston. City and Connections staff met earlier this spring and reviewed zoning processes for the proposed site. Presently, the 1566 Oak Avenue site is zoned under a special use as a boarding house. As identified in the ownership documents included in this application, Connections for the Homeless is the sole owner of the property as of November of 2023. Staff are familiar with related permitting requirements and will abide with the local permitting process upon notice of grant award.

### **STATUS OF PROPERTY OWNERSHIP**

Connections for the Homeless, LLC is the sole owner of the proposed project location. As identified in the attached Purchase and Sale Agreement document, Connections acquired the property with funding from the Cook County Government in November of 2023. Given the status of ownership and the fact that the project will be shovel ready, and therefore may be initiated upon execution of a grant proposed agreement.

### **ADDITIONAL FUNDING COMMITMENTS**

There are no other funds committed for this phase of the proposed project.

### **DISCLOSURE OF READINESS WITHIN A PHASED PROJECT**

Connections staff has worked closely with the City of Evanston through each phase of the project, to-date. Together, City and Connections staff underwent a large special use permit process to determine appropriate zoning for the project, ahead of acquisition. Currently, Connections is working with City staff on an earlier phase of the project, including the design and schematics phase, and critical safety repairs. The proposed phase activities under this application will be ready, as indicated by progress made in partnership between Connections and the City, in the timeline below:

<b><u>Stage of Project</u></b>	<b><u>Status</u></b>
Assessment	Completed as part of Acquisition Process (Fall 2023).
Environmental Review	Phase 1 completed as part of Acquisition Process (Fall 2023).
Site Control	Connections is the sole owner, with acquisition funds provided through Cook County ARPA-SLFRF as of November 2023.
Cost Estimation	Completed as part of CDBG-CV Urban Shelter application alongside Bulley & Andrews.
Procurement	Potential General Contractor identified through cost estimation process.
Award Notice	By November 1, 2024
Release of Funds	By January 1, 2025
Environmental Review	Phase 2 will be completed upon release of funds.
Permit	Permit will be attained upon award notice.
Construction Activities	Warm, Safe, Dry, and Accessible Construction Activities will begin upon release of funds.

### **PHASED PROJECT APPLICABILITY**

The proposed work within this project enables the Warm, Safe, Dry, Accessible phase of the renovation project.





**DOCUMENTATION of PROPERTY OWNERSHIP (if applicable)**

**Input by Cook County staff**

## **ZONING ADMINISTRATOR'S PACKAGE**



Melissa Klotz  
Planning & Zoning Division  
Community Development  
Dept.  
2100 Ridge Avenue  
Evanston, Illinois 60201  
T 847-448-8153  
TTY 847-448-8052  
[www.cityofevanston.org](http://www.cityofevanston.org)

June 18, 2024

Director's Office  
Illinois Department of Commerce and Economic Opportunity  
607 East Adams  
Springfield, IL 62701

RE: Zoning Verification for the Margarita Inn, 1566 Oak Avenue, Evanston

Dear Director,

As Zoning Administrator for the City of Evanston, please consider this letter as verification of zoning for the property located at 1566 Oak Avenue in Evanston, Illinois, commonly known as the Margarita Inn. The property is located within the R6 General Residential District, which is intended to provide high-density residential development, typically multiple family dwellings, in the area immediately surrounding Evanston's downtown.

The property currently operates with a Special Use Permit under Ordinance 14-O-23 to allow up to 46 rooms at 1566 Oak Avenue (previously used as hotel rooms) to operate as a Rooming House facilitated by Connections for the Homeless. Special Use Ordinance 14-O-23 and City Council Meeting Minutes (item SP1) from May 22, 2023 are attached for reference. Current zoning will permit the project proposed under the County's application towards the CDBG-CV Urban Shelter grant application.

Please contact me with any questions or concerns at [mklotz@cityofevanston.org](mailto:mklotz@cityofevanston.org).

Sincerely,

Melissa Klotz  
Zoning Administrator

Attachments

14-O-23

AN ORDINANCE

Granting a Special Use Permit for a Rooming House located at 1566  
Oak Avenue, in the R6 Residential District

**WHEREAS**, the City of Evanston is a home-rule municipality pursuant to  
Article VII of the Illinois Constitution of 1970; and

**WHEREAS**, as a home rule unit of government, the City has the authority  
to adopt legislation and to promulgate rules and regulations that protect the public health,  
safety, and welfare of its residents; and

**WHEREAS**, Article VII, Section 6(a) of the Illinois Constitution of 1970,  
states that the “powers and functions of home rule units shall be construed liberally,” was  
written “with the intention that home rule unit be given the broadest powers possible”  
(*Scadron v. City of Des Plaines*, 153 Ill.2d 164, 174-75 (1992)); and

**WHEREAS**, it is a well-established proposition under all applicable case law  
that the power to regulate land use through zoning regulations is a legitimate means of  
promoting the public health, safety, and welfare; and,

**WHEREAS**, Division 13 of the Illinois Municipal Code (65 ILCS 5/11-13-1,  
*et seq.*) grants each municipality the power to establish zoning regulations; and,

**WHEREAS**, pursuant to its home rule authority and the Illinois Municipal  
Code, the City has adopted a set of zoning regulations, set forth in Title 6 of the Evanston  
City Code of 2012, as amended (“the Zoning Ordinance”); and

**WHEREAS**, Donna Pugh and Michael Noonan, Foley & Lardner LLP, attorneys representing Connections for the Homeless, “the Applicant”, requests approval of a Special Use Permit for a rooming house in the R6 Residential District, located at the property commonly known as 1566 Oak Avenue, legally described and attached by reference herein as Exhibit A, and located in the R6 Residential District; and,

**WHEREAS**, pursuant to Subsection 6-8-8-3, a rooming house is an allowed Special Use in the R6 Residential District; and

**WHEREAS**, following due and proper publication of notice in Pioneer North, a suburban publication of the Chicago Tribune, not less than fifteen (15) nor more than thirty (30) days prior thereto, and following written notice to all property owners within 500 feet of the Subject Property, and following the placement of signs on the Subject Property not less than ten (10) days prior thereto, the Evanston Land Use Commission conducted a public hearing on November 30, 2022, in compliance with the provisions of the Illinois Open Meetings Act (5 ILCs 120/1 *et seq.*) on the application for a Special Use Permit for a rooming house, filed as zoning case no. 22ZMJV-0078; and

**WHEREAS**, the Land Use Commission reopened the public hearing to hear testimony from BCH1555, LLC & their representative based on their continuance request dated November 29, 2022, as required by court order, with no additional testimony from any other member of the public heard, in rebuttal of the application for a Special Use Permit for a rooming house, filed as zoning case no. 22ZMJV-0078; and

**WHEREAS**, the Land Use Commission received extensive testimony, heard public comment, and made findings pursuant to Subsection 6-3-5-10, of the



Zoning Ordinance, and by a vote of “three (3) “yays” and three (3) “nays” with three (3) Commissioners absent, made a neutral recommendation to the City Council, pursuant to Land Use Commission Rule Article IX Section 3, for the application for Special Use Permit for a rooming house with the below findings incorporated into the record:

1. Is one of the listed special uses for the zoning district in which the property Lies: Meets the standard as a Rooming House is listed as an eligible special use in the R6 General Residential District which is the closest definition for this project.
2. Complies with the purposes and the policies of the Comprehensive General Plan and the Zoning Ordinance: Plans and ordinances provide direction and guidance. This building fits the proposed activity, the conditions address management issues and so the standard is met.
3. Does not cause a negative cumulative effect in combination with existing special uses or as a category of land use: Disagreement among the Commissioners on whether the location is appropriate and if any potential conditions that would be placed on the management of the facility will lessen the impact on the neighborhood and the creation of a good neighbor declaration or some sort of a policy that is an agreement between the owner and the neighbors will address most of those issues .
4. Does not interfere with or diminish the value of the property in the Neighborhood: Disagreement among the Commissioners whether the use diminishes the value of property in the neighborhood, or if a place where people can be housed and given services that they need may do more for property values than having people living homeless on the streets.
5. Is adequately served by public facilities and services: The infrastructure provided is adequately served and further testimony about police and fire resources will not provide significant additional insight so the standard is met.
6. Does not cause undue traffic congestion: This is not a site that would create traffic as residents are not typically car owners, so the standard is met.
7. Preserves significant historical and architectural resources: It is recommended to have historic preservation staff conduct a non-binding review of the property before any permits are issued for exterior work on the building. If the review does not involve taking it to the Land Use commission and can be done by staff, this standard is met.
8. Preserves significant natural and environmental resources: The building is not being added to and the landscaping will be maintained so the standard is met.
9. Complies with all other applicable regulations: Assumes owner will operate under any required licensing changes and good neighbor declaration or agreement so this standard is met.

**WHEREAS**, at its meetings on May 8, 2023 and May 22, 2023, held in compliance with the Open Meetings Act and the Zoning Ordinance, the City Council received additional public comment, made certain findings, and

**WHEREAS**, it is well-settled law that the legislative judgment of the City Council must be considered presumptively valid (see *Glenview State Bank v. Village of Deerfield*, 213 Ill. App.3d 747) and is not subject to courtroom fact-finding (see *National Paint & Coating Ass'n v. City of Chicago*, 45 F.3d 1124).

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS, THAT:**

**SECTION 1:** The foregoing recitals are found as fact and incorporated herein by reference.

**SECTION 2:** Pursuant to the terms and conditions of this ordinance, the City Council hereby grants the Special Use Permit, as applied for in zoning case no. 22ZMJV-0078, to allow the operation of one (1) rooming house.

**SECTION 3:** Pursuant to Subsection 6-3-5-12 of the Zoning Ordinance, the City Council imposes the following conditions on the aforementioned zoning relief granted hereby, being a Special Use Permit for a rooming house as requested under zoning case no. 22ZMJV-0078, which may be amended by future ordinance(s), and violation of any of which shall constitute grounds for penalties or revocation of said Special Use Permit pursuant to Subsections 6-3-10-5 and 6-3-10-6 of the Zoning Ordinance:

1. The Applicant shall substantially comply with the documents and testimony given by the Applicant on the Record.
2. The Applicant must record the Special Use Permit with the Cook County

Recorder of Deeds.

3. Criminal background checks and individualized assessment evaluations are required for every potential resident of the Rooming House to determine if the Margarita Inn is an appropriate and safe housing option for all parties. Individuals actively listed on the Sex Offender Registry shall not be admitted as residents of the facility.
4. Emergency access to the building shall be provided to all first responders via a Knox box, key fob, or similar entry means and shall only be used by first responders in extreme emergency situations when the building must be accessed to ensure the safety of the building's occupants.
5. Access to the building for police personnel shall be reasonably accommodated when called by residents, staff or in mandatory reporting situations that may include additional agencies such as the Department of Child & Family Services (DCFS).
6. The Applicant shall comply with all local, state, and federal laws relating to protected classes, including but not limited to the Homeless Bill of Rights, Cook County Human Rights Ordinance, and City of Evanston Human Rights Ordinance for all residents of the facility.
7. On-site behavioral, mental, and medical healthcare shall be provided by appropriately licensed individuals. Such on-site care is accessory and incidental to the use and is not intended to replace primary and specialized health care for residents of the facility.
8. Any on-site services, including but not limited to employment readiness, financial literacy, therapeutic groups, recreational activities, and substance use disorder support and linkage to treatment, shall be provided for residents of the facility only.
9. The building façade and exterior shall be preserved and appropriately maintained. Exterior changes that are visible from the Oak Avenue right-of-way shall be reviewed by Historic Preservation staff for non-binding Preservation comments and suggestions prior to building permit issuance.
10. The Applicant agrees to use sustainable measures for building operations, including but not limited to recycling and composting if/when the commercial kitchen is used.
11. Litter patrol shall occur at least twice per shift and shall remove any litter on the property and in the public right-of-way immediately adjacent to the property and extending 25 feet to the north and south.
12. Residents of the facility shall not loiter or congregate on the public sidewalk in front of the building or in the immediate vicinity.
13. The Applicant shall actively participate in community efforts to address panhandling and other homelessness issues with groups such as the

Coalition to End Homelessness.

14. A minimum of two employees trained in de-escalation and mental illness shall staff the facility at all times, 24 hours a day, including at least one employee who is trained in security. A manager and/or supervisor shall be on call at all times.
15. All outstanding Property Maintenance code violations shall be brought into compliance by the Applicant within 6 months of the adoption of this ordinance. Any violations that exist following 6 months shall be addressed in a code violation compliance plan that includes an appropriate timeframe for resolving remaining violations. Failure to follow the code violation compliance plan to actively work towards resolving violations within 12 months may result in the revocation of the special use.
16. The Applicant shall maintain the ten existing on-site parking spaces and shall lease off-site parking if the staff and resident use exceed the existing on-site parking.
17. A bicycle rack shall be installed and maintained at the property.
18. The appropriate City License shall be applied for in full, including any required Operating Agreement details, within 3 months of the adoption of this ordinance.
19. A Good Neighbor Agreement has been completed prior to the issuance of the Special Use Permit.

**SECTION 4:** When necessary to effectuate the terms, conditions, and purposes of this ordinance, “Applicant” shall be read as “Applicant’s tenants, agents, assignees, and successors in interest.”

**SECTION 5:** This ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

**SECTION 6:** All ordinances or parts of ordinances in conflict herewith are hereby repealed.

**SECTION 7:** If any provision of this ordinance or application thereof to any person or circumstance is ruled unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this ordinance that can be given effect

without the invalid application or provision, and each invalid provision or invalid application of this ordinance is severable.

**SECTION 8:** The findings and recitals contained herein are declared to be prima facie evidence of the law of the City and shall be received in evidence as provided by the Illinois Compiled Statutes and the courts of the State of Illinois.

Introduced: February 13, 2023

Approved:

Adopted: May 22, 2023

May 24, 2023

*Daniel Biss*

Daniel Biss, Mayor

Attest:

*Stephanie Mendoza*

Stephanie Mendoza, City Clerk

Approved as to form:

*Nicholas E. Cummings*

Nicholas E. Cummings, Corporation Counsel



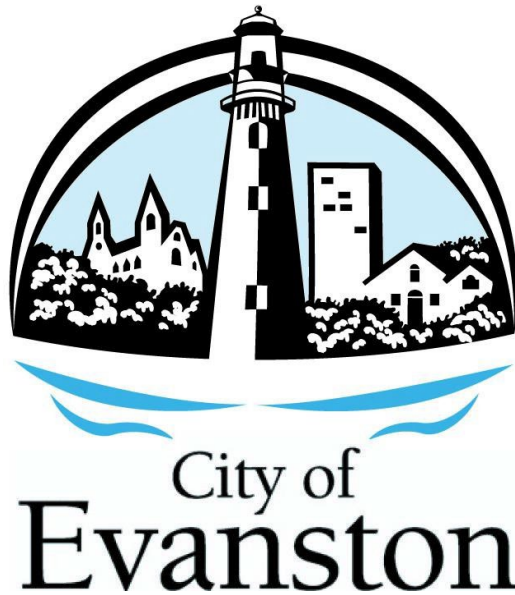


EXHIBIT A

**LEGAL DESCRIPTION**

THE NORTH 58 1/3 FEET OF LOT 3 AND THE SOUTH 8 1/3 FEET OF LOT 4 IN BLOCK 61 OF EVANSTON IN SECTION 18, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 11-18-308-009-0000

**REGULAR CITY COUNCIL MEETING**

**CITY OF EVANSTON, ILLINOIS  
LORRAINE H. MORTON CIVIC CENTER  
JAMES C. LYTTLE COUNCIL CHAMBERS  
Monday, May 22, 2023**

Present:	Councilmember Kelly	Councilmember Suffredin
	Councilmember Harris	Councilmember Burns
	Councilmember Wynne	Councilmember Revelle
	Councilmember Nieuwsma	Councilmember Reid
		Councilmember Geracaris
		(9)
Absent:	None	
Presiding:	Mayor Daniel Biss	

**Stephanie Mendoza  
City Clerk**

**(II) MAYOR PUBLIC ANNOUNCEMENTS & PROCLAMATIONS****Mayor Daniel Biss**

Neurofibromatosis (NF) Awareness Month  
Jewish American Heritage Month

**(III) CITY MANAGER PUBLIC ANNOUNCEMENTS****City Manager Luke Stowe**

4th of July Association Presentation  
2023 Lifeguards Presentation

**(IV) COMMUNICATIONS: CITY CLERK****City Clerk Stephanie Mendoza**

Public Comment

**(V) PUBLIC COMMENT**

Name	Agenda Item / Topic	Name	Agenda Item / Topic
<u>John Cleave</u>	SP2	<u>Renne Stone</u>	P2
<u>Paul Hammond</u>	SP1	<u>Henry Wilkins</u>	P2
<u>Linda Gerber</u>	SP1	<u>Aaron Brown</u>	SP1, P2
<u>Sharon Pines</u>	SP1	<u>Paul Kalil</u>	SP1
<u>Julie Benow</u>	P2	<u>Sarah Dreller</u>	SP3
<u>Melissa Appelt</u>	SP1	<u>Alan M. Didesch</u>	SP1
<u>Joshua Hauser</u>	SP1	<u>Eric Paset</u>	SP1
<u>Susan Munro</u>	SP1	<u>Martha Pierce</u>	SP1
<u>Bonnie Wilson</u>	SP1	<u>Toni Ray</u>	SP1
<u>Sam Gordon</u>	SP1	<u>John Kennedy</u>	SP3
<u>Brittany Simons</u>	SP1	<u>Jonah Karsh</u>	SP1, SP3
<u>Julissa Flores- Singh</u>	SP1	<u>Pastor Laura Harris-Ferree</u>	SP1
<u>Steve Hackney</u>	SP1	<u>Charles Smith</u>	SP3
<u>Abigail Stone</u>	SP1	<u>Gwen Tucker</u>	SP1, SP2
<u>Radica Sutz</u>	SP1	<u>Noa Polish</u>	SP1, SP2
<u>Jerome Summers</u>	P2	<u>Helen Hilken</u>	SP3

**(V) PUBLIC COMMENT**

Name	Agenda Item / Topic	Name	Agenda Item / Topic
<a href="#">Dolores Holmes</a>	SP1, P2	<a href="#">Darlene Cannon</a>	SP1
<a href="#">Mark Mallchok</a>	P2	<a href="#">Bernadette Burke</a>	P2
<a href="#">Michael Vasilko</a>	SP1, SP2, SP3	<a href="#">John Harris</a>	SP1
<a href="#">Meg Welch</a>	SP1		

**Written Received Public Comment****(VI) SPECIAL ORDERS OF BUSINESS****SP1. Ordinance 14-O-23, Special Use for a Rooming House in the R6 District at 1566 Oak Avenue, the Margarita Inn was adopted**

Councilmember Nieuwsma and staff recommend the adoption of Ordinance 14-O-23, as amended at the May 8, 2023, City Council meeting, for a Special Use for a Rooming House in the R6 General Residential District at 1566 Oak Avenue, commonly known as the Margarita Inn.

**Motion:** Councilmember Nieuwsma  
**Second:** Councilmember Wynne

**For Action****Item Adopted 6 - 2**

Ayes: Harris, Wynne, Nieuwsma, Revelle, Reid, Geracaris

Nayes: Kelly, Suffredin

Absent: Burns

**(VI) SPECIAL ORDERS OF BUSINESS****SP2. [Resolution 37-R-23, Authorizing the City Manager to Sign an Operating Agreement with Connections for the Homeless was approved as amended](#)**

Staff recommended the adoption of Resolution 37-R-23 to authorize the City Manager to sign an Operating Agreement with Connections for the Homeless

**Motion:** Councilmember Nieuwsma

**Second:** Councilmember Wynne

***Councilmember Nieuwsma moved to amend the resolution to include moved a statement about the percentage of Evanston residents served into the recital section, added a clarification that the onboarding process to include screening for mental and physical health issues, in paragraph B6 added the requirement that the manager should be required to take appropriate action after being notified about an issue, in paragraph B9 regarding the prohibition of loitering and panhandling on adjacent properties, in paragraph B16 specified that the overnight employees may not be Margarita Inn residents and added a reference to the organizational chart and Staffing plan that are part of Margarita Inn's operating manual and that will be reviewed on an at least an annual basis when renewed, in paragraph B17 specify the exact name of the database that Connections is using to track all the data relative to their clients, added a new section which is requiring Connections to provide an annual report on the outcomes of Margarita Inn, in paragraph 23 tightened up some language regarding Grievances and discrimination complaints, in paragraph 25 explicitly called out the Fair Housing Act and the Americans with Disabilities, took the extra 's' off of Betty Bogg's name on the last page of the agreement***

**Motion:** Councilmember Nieuwsma

**Second:** Councilmember Wynne

***Motion Passed 7 - 1***

**Ayes:** Harris, Wynne, Nieuwsma, Suffredin, Revelle, Reid, Geracaris

**Nays:** Kelly

**Absent:** Burns

***Councilmember Reid moved to deletion of paragraph B9 regarding the prohibition of loitering and panhandling on adjacent properties from the amendment***

**Motion:** Councilmember Reid

**Second:** Councilmember Revelle

***Motion Passed 7 - 1***

**Ayes:** Kelly, Harris, Wynne, Suffredin, Revelle, Reid, Geracaris

**Nays:** Nieuwsma

**Absent:** Burns

**(VI) SPECIAL ORDERS OF BUSINESS**

**SP2. (cont.)** [Resolution 37-R-23, Authorizing the City Manager to Sign an Operating Agreement with Connections for the Homeless was approved as amended](#)

***Councilmember Kelly moved to table this resolution until June 12, 2023***

***Motion: Councilmember Kelly***

***Motion failed for a lack of a second***

**For Action**

**Item Approved as Amended 6 - 2**

Ayes: Harris, Wynne, Nieuwsma, Revelle, Reid, Geracaris

Nays: Kelly, Suffredin

Absent: Burns

**SP3.** [Discussion regarding rehabilitation and adaptive use of 2603 Sheridan Road, commonly known as the Harley Lyman Clarke Mansion](#)

Staff asked that the City Council discuss and give direction on the next steps related to rehabilitation and adaptive use of 2603 Sheridan Road, commonly known as the Harley Lyman Clarke Mansion.

**Motion:** Councilmember Reid

**Second:** Councilmember Revelle

***Councilmember Revelle moved to direct staff to prepare a request for expressions for interest for the entire property with a four month period between the release and due date***

**Motion:** Councilmember Revelle

**Second:** Councilmember Nieuwsma

**Motion Passed 5 - 3**

Ayes: Wynne, Nieuwsma, Suffredin, Revelle, Geracaris

Nays: Kelly, Harris, Reid

Absent: Burns

***Councilmember Reid moved to remove the grounds and the Coach House from the request for expressions of interest***

**Motion:** Councilmember Reid

**Second:** Councilmember Kelly

**Motion Failed 2 - 7**

Ayes: Kelly, Reid

Nays: Harris, Wynne, Nieuwsma, Burns, Suffredin, Revelle, Geracaris

**(VI) SPECIAL ORDERS OF BUSINESS**

**SP3.**        [Discussion regarding rehabilitation and adaptive use of 2603 Sheridan Road, commonly known as the Harley Lyman Clarke Mansion](#)  
(cont.)

*Councilmember Reid moved to change from a four month period to a three month period*

*Motion: Councilmember Reid*

*Motion failed for a lack of a second*

**For Discussion**

**CONSENT AGENDA**

[Items A6, A7, A8, P2, HS1 and HS2 were removed from the Consent Agenda](#)

**Motion:** Councilmember Reid

**Second:** Councilmember Harris

**For Action**

**Items Approved 8 - 0**

Ayes: Kelly, Harris, Wynne, Nieuwsma, Suffredin, Revelle, Reid, Geracaris

Nays: None

Absent: Burns

**(VII) CONSENT AGENDA - CITY COUNCIL MINUTES**

**CM1.        The Minutes of the Regular City Council meeting of May 8, 2023 were approved**

Staff recommended the approval of the Minutes of the Regular City Council meeting of May 8, 2023

**For Action**

**Approved on Consent Agenda**

**(VIII) CONSENT AGENDA - ADMINISTRATION & PUBLIC WORKS COMMITTEE**

**A1.        City of Evanston Payroll, Bills List, and Credit Card Activity was approved**

Staff recommended City Council approval of the City of Evanston Payroll for the period April 24, 2023, through May 7, 2023, in the amount of \$3,142,345.03 and the Bills List for May 23, 2023, in the amount of \$3,124,237.46.

**For Action**

**Approved on Consent Agenda**



**(VIII) CONSENT AGENDA - ADMINISTRATION & PUBLIC WORKS COMMITTEE****A2. A Sole-Source Contract Award with Victor Stanley for Raymond Park Bench Purchase was approved**

Staff recommended the City Council authorize the City Manager to execute a sole-source agreement with Victor Stanley (2103 Brickhouse Road, Dunkirk, MD 20754) to purchase thirteen benches for Raymond Park in the amount of \$27,852.00. *A sole-source purchase requires a 2/3 vote of the Councilmembers.*

Funding will be provided to the Capital Improvement Fund from public benefit proceeds from the 1500 Sherman Avenue Planned Unit Development in the amount of \$15,959.92 and from the 2023 General Obligation Bonds in the amount of \$11,892.08. A detailed financial analysis is included

**For Action**

**Approved on Consent Agenda**

**A3. A Contract with Core & Main LP for the Purchase of Two 30" Filter Backwash Valves with Hydraulic Actuators (Bid No. 23- 23) was approved**

Staff recommended City Council authorize the City Manager to execute an agreement with Core & Main LP (29950 N Skokie Hwy, Lake Bluff, IL 60044) to provide two 30" filter backwash valves with hydraulic actuators (Bid No. 23-23) in the amount of \$73,910.00.

Funding is provided by the Water Capital Outlay Business Unit (Account 510.40.4230.65702), which has an approved FY 2023 budget of \$470,000, and a YTD balance of \$468,820.05.

**For Action**

**Approved on Consent Agenda**

**(VIII) CONSENT AGENDA - ADMINISTRATION & PUBLIC WORKS COMMITTEE****A4. A Purchase of One (1) 2023 Hybrid Ford Police Interceptor Utility AWD Base and One (1) 2023 Ford F250 Crew Cab Utility Truck for the Evanston Police Department (EPD) and Facilities & Fleet Management Division (FFM) of the Administrative Services Department Respectively was approved**

Staff recommended the City Council authorize the City Manager to enter into a purchase agreement with Currie Motors (10125 W. Laraway Rd, Frankfort, IL 60423) in the amount of \$41,930.00 for one (1) 2023 Hybrid Ford Police Interceptor Utility AWD Base (K8A) as a replacement for existing vehicle #4 for EPD, and a purchase agreement with Lindco Equipment Sales (2168 East 88th Drive, Merrillville, IN 46410) in the amount of \$76,687.00 for one (1) 2023 Ford F250 Crew Cab Utility Truck as a replacement for existing vehicle #258 for FFM. The total purchase amount is \$118,617.00.

Funding for one (1) 2023 Hybrid Ford Police Interceptor Utility AWD Base (K8A) and one (1) Ford F250 will be from the Automotive Equipment Fund (Account 601.19.7780.65550) in the amount of \$118,617.00. This account has a FY 2023 budgeted amount of \$2,700,000.00 and a remaining amount of \$2,309,896.74. This expenditure represents 4.44% of this budgeted amount.

**For Action**

**Approved on Consent Agenda**

**A5. The Approval to Fund the Preventative Maintenance (PM) Cost to Vehicle T-23, a Pierce Arrow XT Tiller (Ladder Fire Truck) for the Evanston Fire Department (EFD) was approved**

Staff recommended the City Council authorize the City Manager to approve payment in the amount of \$39,388.18 to Interstate Power Systems (NW7244, P.O. Box 1450, Minneapolis, MN 65485) for the required annual aerial inspection and general preventative maintenance of the Pierce Arrow XT Tiller/Ladder Fire Engine (Vehicle T-23) and additional minor repairs made at the same time to expedite the return of the vehicle to service in an optimal and safe condition. The Arrow XT Tiller is used by the Evanston Fire Department and is critical to the EFD operations.

Funding for the preventative maintenance and repairs will be from the Fleet Services Fund, Materials to Maintain Autos (Account 600.19.7710.65060) in the amount of \$39,388.18, which has a FY 2023 budgeted amount of \$1,155,250.00 and a remaining balance of \$739,738.54.

**For Action**

**Approved on Consent Agenda**

**(VIII) CONSENT AGENDA - ADMINISTRATION & PUBLIC WORKS COMMITTEE****A6. A Contract Award for Community Engagement Services (RFP No.23-20) Related to the Ryan Field Stadium was tabled in Administration & Public Works Committee**

The Economic Development Committee reviewed the content of a proposed RFP and directed staff to issue a Request for Proposals for the community engagement services related to the new Ryan Field Stadium. Proposals were received from three firms and evaluated in accordance with the City's purchasing manual. Staff requests direction from City Council on how to proceed in light of the high potential cost, which is likely far more than the Council anticipated.

No specific funding was budgeted for this unplanned work. The contingency account in the City Manager's budget, 100.15.1525.68205, has a remaining unallocated budget of \$20,736. Any cost above this amount would be charged to this account but funded by the General Fund reserves.

**For Action**

Tabled in Administration & Public Works Committee

**A7. A Single-Source Annual Renewal of the Motorola CallWorks Emergency Call Handling Equipment was approved as amended in Administration & Public Works**

Staff recommended that the City Council authorize the City Manager to renew the sole-source service agreement with Motorola Solutions, Inc. (13108 Collections Center Drive Chicago, IL 60693) for the Police Department's CallWorks Emergency Call Handling System in the amount of \$266,671. The Agreement is effective from June 1, 2022, through May 31, 2023. *A sole-source purchase requires a 2/3 vote of the Councilmembers.*

Funding will be provided by the Emergency Telephone System Account 205.22.5150.62509 (Service Agreements & Contracts) with a FY22 budget of \$335,000 and a YTD balance of \$182,136.53.

**Motion:** Councilmember Harris

**Second:** Councilmember Wynne

**For Action**

**Item Approved 7 - 0**

Ayes: Kelly, Harris, Wynne, Nieuwsma, Suffredin, Revelle, Geracaris

Nays: None

Absent: Burns, Reid

**(VIII) CONSENT AGENDA - ADMINISTRATION & PUBLIC WORKS COMMITTEE****A8. An Additional Outreach Worker Position was approved**

City Manager Stowe requested authorization to hire a new Outreach Worker Position for the Youth Engagement Division in the Parks & Recreation Department.

For FY2023, this additional position will be funded from the Human Services Fund. Funding is available in the current budget as the two new positions in Workforce Development were budgeted for the full year. However, one position was not filled until the end of March, and the other position won't be filled until mid-May. Permanent funding for the position will be determined during the preparation of the FY2024 budget.

**Motion:** Councilmember Harris

**Second:** Councilmember Wynne

**For Action****Item Approved 9 - 0**

Ayes: Kelly, Harris, Wynne, Nieuwsma, Burns, Suffredin, Reville, Reid, Geracaris

Nays: None

**A9. A Contract Award for Parks and Recreation Department 2023 Summer Bus Transportation (Bid #23-31) was approved**

Staff recommended City Council authorize the City Manager to execute a contract with Compass Transportation (5740 N Tripp Ave. Suite B Chicago, IL 6064) to provide summer bus transportation in the amount not to exceed \$43,040.00.

Funding, in the total amount of \$43,040.00, will be from the various community center accounts in the Parks and Recreation Departments. Accounts 100.30.xxxx.62507.

**For Action****Approved on Consent Agenda****A10. Ordinance 50-O-23, Amending Title 7, Chapter 8 Concerning the Protection of Public Trees was approved for introduction**

Staff recommended City Council adoption of Ordinance 50-O-23, Amending Title 7, Chapter 8, Concerning the Protection of Public Trees.

**For Introduction****Approved on Consent Agenda for Introduction**

**(VIII) CONSENT AGENDA - ADMINISTRATION & PUBLIC WORKS COMMITTEE**

- A11. Ordinance 42-O-23, Amending City Code Sections 3-4-6 and 7-10-3 to Allow Alcohol in Certain City Parks Pursuant to A One-Day Special Events Liquor License was adopted**

The Liquor Control Review Board recommended City Council approval of Ordinance 42-O-23, amending City Code Sections 3-4-6 and 7-10-3 to allow alcohol in certain City parks pursuant to a one-day special events liquor license.

**For Action**

**Adopted on Consent Agenda**

- A12. Ordinance 43-O-23, Amending City Code Section 3-2-14-8 Concerning the Payment of Liquor Tax Penalties was adopted**

The Liquor Control Review Board recommended City Council approval of Ordinance 43-O-23, amending City Code Section 3-2-14-8 concerning the payment of liquor tax penalties.

**For Action**

**Adopted on Consent Agenda**

- A13. Ordinance 45-O-23, Amending City Code Section 10-11-18 "Schedule XVIII; Residents Parking Only Districts" was adopted**

Staff recommended adoption of Ordinance 45-O-23, Amending City Code Section 10-11-18 "Schedule XVIII; Residents Parking Only Districts." Adoption of this ordinance would add the residences on the 1300 block of Jenks, between Asbury and the end of the public roadway to the West, as well as the residences on 2600-2700 blocks of Asbury, from Central to Isabella, to the residents parking only district 6.

**For Action**

**Adopted on Consent Agenda**

**(IX) CONSENT AGENDA - PLANNING & DEVELOPMENT COMMITTEE**

- P1. Ordinance 33-O-23, Special Use for an Apartment Hotel in the R6 District at 1555 Oak Avenue, the Museum Residences on Oak (formerly King Home) was adopted**

The Land Use Commission recommended the adoption of Ordinance 33-O-23, a Special Use for an Apartment Hotel in the R6 General Residential District at 1555 Oak Avenue, commonly known as the Museum Residences on Oak (formerly King Home). The proposed special use meets the Standards for Approval for special uses.

**For Action**

**Adopted on Consent Agenda**

**(IX) CONSENT AGENDA - PLANNING & DEVELOPMENT COMMITTEE****P2. [Ordinance 48-O-23, Granting Major Variations for a K-8 Education Institution-Public on Property Located at 2000 Simpson Street in the OS Open Space District was adopted](#)**

Land Use Commission recommended approval with conditions of Ordinance 48-O-23 approving Major Variations from the Evanston Zoning Code to allow for the construction of a new K-8 Education Institution – Public on the property located at 2000 Simpson Street in the OS Open Space District.

**Motion:** Councilmember Kelly

**Second:** Councilmember Harris

**For Action****Item Adopted 8 - 0**

Ayes: Kelly, Harris, Wynne, Nieuwsma, Burns, Revelle, Reid Geracaris

Nays: None

Absent: Suffredin

**(X) CONSENT AGENDA - HUMAN SERVICES COMMITTEE****HS1. [Ordinance 1-O-23, Amending the City Code and Creating Section 3-2-22 “Retail Single Use Bag Tax and Plastic Bag Ban” was adopted as amended](#)**

The Human Services Committee recommended the adoption of Ordinance 1-O-23, Amending the City Code and Creating Section 3-2-22, “Retail Single Use Bag Tax and Plastic Bag Ban.”

**Motion:** Councilmember Geracaris

**Second:** Councilmember Reid

***Councilmember Revelle moved to change the definition of compostable bag to any certified compostable bag that is accepted in City offered or city-sponsored compost programs***

**Motion:** Councilmember Revelle

**Second:** Councilmember Reid

**Motion Passed 8 - 0**

Ayes: Kelly, Harris, Wynne, Nieuwsma, Burns, Revelle, Reid, Geracaris

Nays: None

Absent: Suffredin

**For Action****Item Adopted as Amended 8 - 0**

Ayes: Kelly, Harris, Wynne, Nieuwsma, Burns, Revelle, Reid, Geracaris

Nays: None

Absent: Suffredin

**(X) CONSENT AGENDA - HUMAN SERVICES COMMITTEE****HS2. Ordinance 24-O-23, Establishing Evanston's Fair Workweek Ordinance was adopted as amended**

Councilmember Reid, Mayor Biss, the Human Services Committee, and staff recommended the adoption of Ordinance 24-O-23, as amended, at the City Council meeting on May 8, 2023.

**Motion:** Councilmember Geracaris

**Second:** Councilmember Reid

***Councilmember Revelle moved to strike item number five landscape services from the covered industries portion of definitions***

**Motion:** Councilmember Revelle

**Second:** Councilmember Wynne

**Motion Passed 7 - 0**

Ayes: Kelly, Harris, Wynne, Nieuwsma, Revelle, Reid, Geracaris

Nays: None

Absent: Burns, Suffredin

***Councilmember Revelle moved to increase the minimum employee threshold from 15 to 100***

**Motion:** Councilmember Revelle

**Second:** Councilmember Wynne

**Motion Passed 8 - 0**

Ayes: Kelly, Harris, Wynne, Nieuwsma, Burns, Revelle, Reid, Geracaris

Nays: None

Absent: Suffredin

**For Action**

**Item Adopted as Amended 6 - 2**

Ayes: Kelly, Wynne, Burns, Revelle, Reid, Geracaris

Nays: Harris, Nieuwsma

Absent: Suffredin

**HS3. Ordinance 44-O-22, Deleting Title 3, Chapter 11, Section 8 "Photographers, Transient" of the City Code was adopted**

Councilmember Reid and the Human Service Committee requested that the City Council adopt Ordinance 44-O-22, Deleting Title 3, Chapter 11, Section 8, "Photographers, Transient," of the City Code.

**For Action**

**Adopted on Consent Agenda**

**(XI) CONSENT AGENDA - APPOINTMENTS****AP1. Appointments and Reappointments to Boards, Commissions, and Committees was approved**

The Mayor recommended City Council approval of the appointments and reappointments of the following members to the vacancies and terms of the Boards, Commissions, and Committees

**For Action**

**Approved on Consent Agenda**

**(XII) CALL OF THE WARDS**

Ward 1: No Report

Ward 2: No Report

Ward 3: No Report

Ward 4: No Report

Ward 5: No Report

Ward 6: Absent

Ward 7: No Report

**Ward 8:** 8th Ward Meeting May 25 @ Peckish Pig

**Ward 9:** 9th Ward Meeting June 15

**(XII) EXECUTIVE SESSION**

**Councilmember Nieuwsma led City Council into Executive Session pursuant to 5 ILCS 120/2(a) to discuss agenda items regarding workers comp, litigation, real estate, and personnel. The agenda items are permitted subjects to be considered in Executive Session and are enumerated exceptions under the Open Meetings Act, with the exceptions being 5 ILCS 120/2(a) (c)1, (c)5 (c)11, and (c)12.**

**Motion:** Councilmember Nieuwsma

**Second:** Councilmember Harris

**Convene into Executive Session 10:42 p.m.**

**Motion Passed 8 - 0**

Ayes: Kelly, Harris, Wynne, Nieuwsma, Burns, Revelle, Reid, Geracaris

Nayes: None

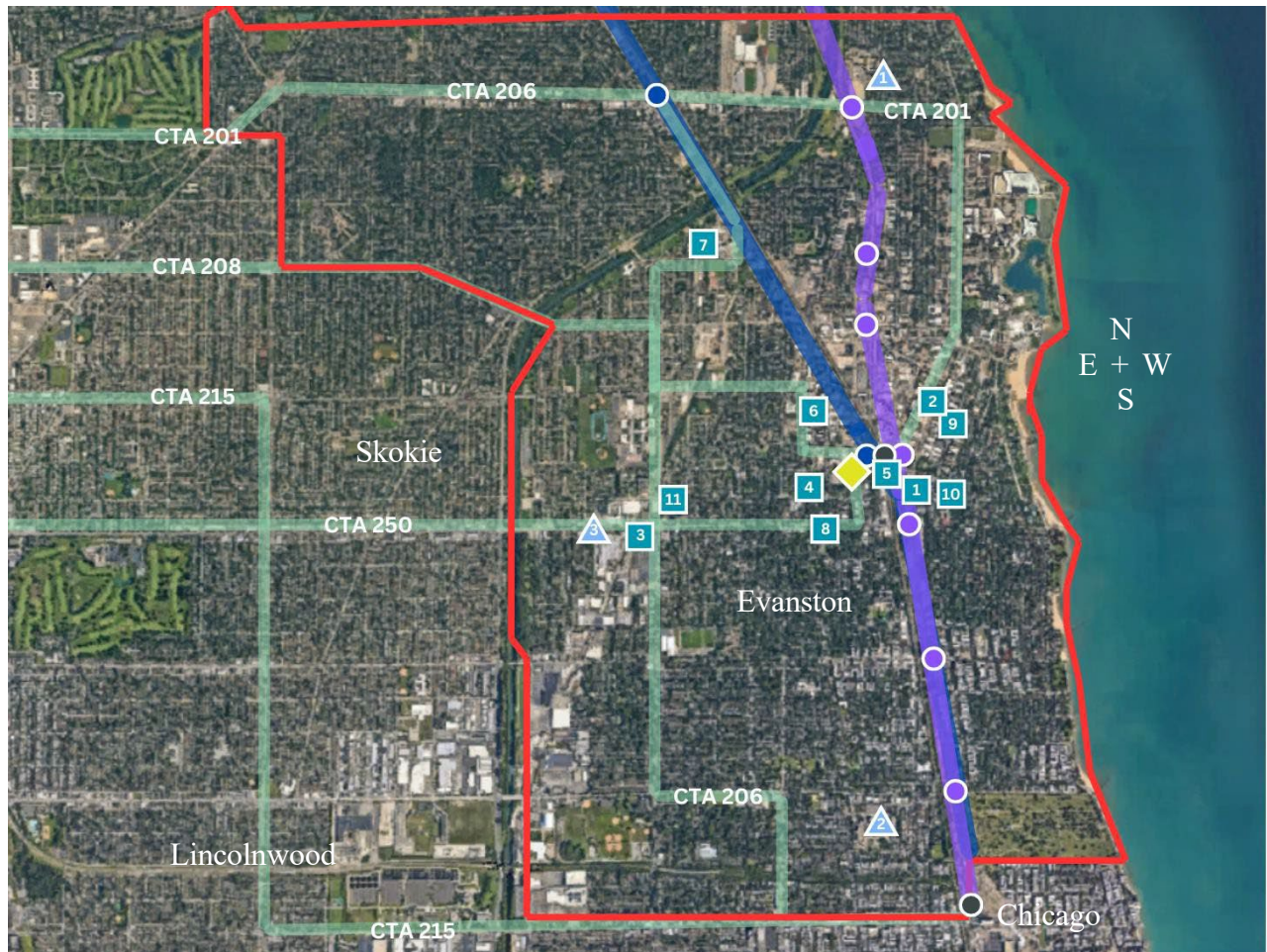
Absent: Suffredin



**(XIV) ADJOURNMENT**

Mayor Biss called a voice vote to adjourn the City Council meeting, and by unanimous vote, the meeting was adjourned at 11:46 p.m.

## PROJECT LOCATION MAP



### The Margarita Inn

1566 Oak Ave.  
Evanston

### Public Transit

CTA Transit Hubs:  
Howard St.  
Davis St.

CTA Purple Line stops

Metra UPN Line stops

Pace Lines

### Healthcare

Hospital & FQHC  
locations

- 1 Endeavor Health - Evanston Hospital
- 2 Ascension St. Francis Hospital
- 3 Erie Family Health Center - Evanston

### Social Supports

Food & Other  
Supportive Providers

- 1 Hilda's Place - CFTH Daytime Drop-in, Food Pantry & Health Clinic
- 2 Public Library
- 3 Moran Center Free Legal Services
- 4 St. Mark's Episcopal Drop-in & Soup Kitchen
- 5 PEER Services Substance Use Treatment & Recovery
- 6 Youth Job Center Vocational Training
- 7 Dewey Office - CFTH Food Pantry & Drop-in
- 8 Beth Emet Synagoge Soup Kitchen
- 9 First United Methodist Soup Kitchen
- 10 First Congregational Soup Kitchen
- 11 Infant Welfare Society

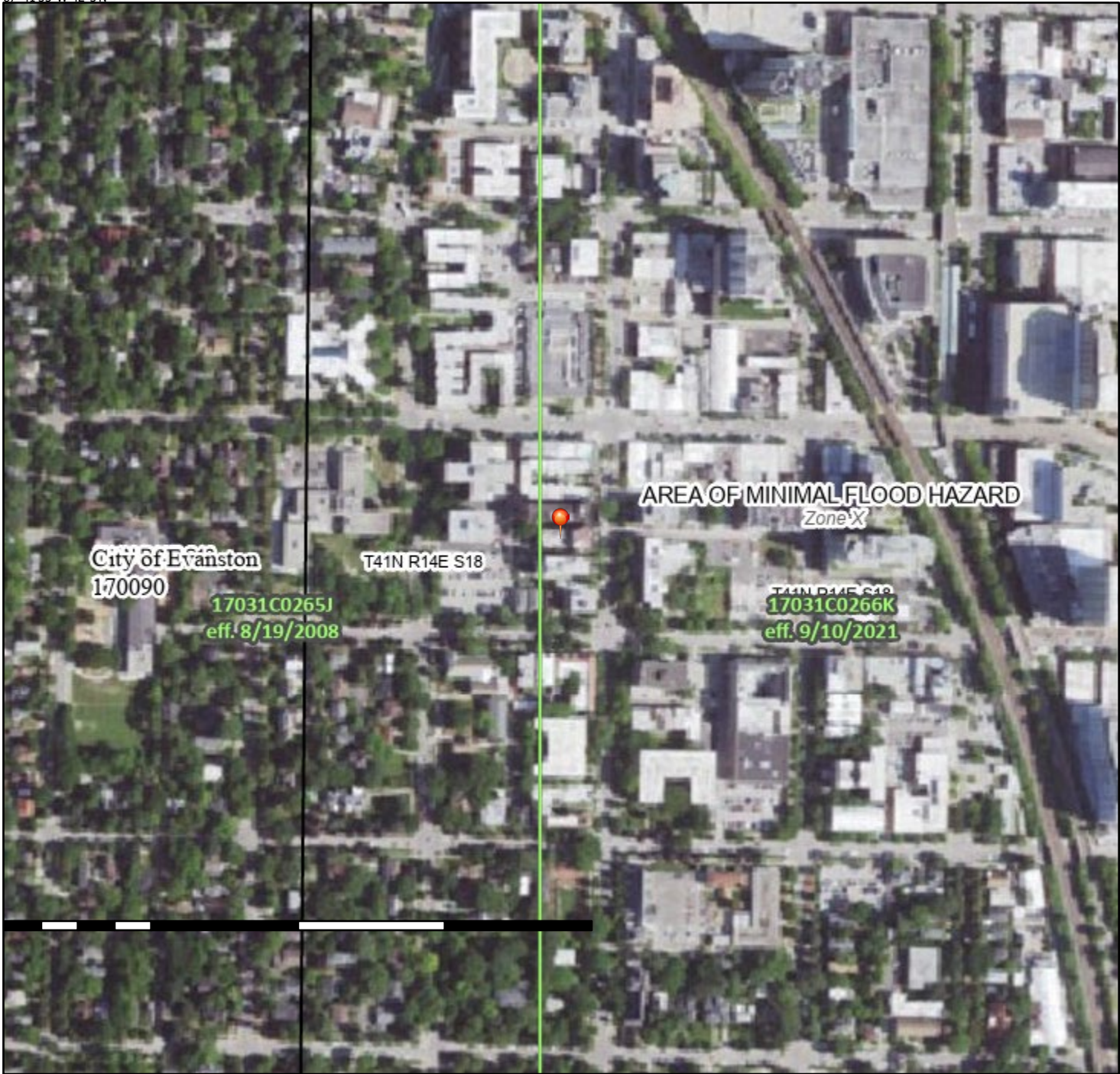
## **FEMA ISSUED FLOODPLAIN MAP**



# National Flood Hazard Layer FIRMette



87°41'33"W 42°3'N



### Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard <i>Zone D</i>
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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## 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)
<b>01 Acquisition</b>	\$6,500,000.00		\$6,500,000.00	ARPA-SLFRF (Cook County)
<b>03C Homeless Facilities Construction, Conversion, Renovation or Rehabilitation</b>	\$2,150,430.00	\$2,000,000.00	\$150,430.00	HOME-ARP (City of Evanston)
<b>03Q Abused and Neglected Children's Facilities</b>				
Activity Delivery (up to \$50,000)				
Other				
Other				
Other				
<b>TOTAL</b>	\$2,150,430.00	\$2,000,000.00	\$150,430.00	HOME-ARP (City of Evanston)

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**

Estimate: 491 1240330 The Margarita Inn SD

Estimate Totals

Description	Total Estimate	Job %	Cost/SF
00 General Conditions	\$477,747	22.22%	15.95
01 General Requirements	\$282,305	13.13%	9.42
02 Existing Conditions	\$114,957	5.35%	3.84
03 Concrete	\$55,841	2.60%	1.86
04 Masonry	\$85,481	3.98%	2.85
05 Metals	\$277,590	12.91%	9.27
07 Thermal and Moisture Protection	\$6,205	0.29%	0.21
09 Finishes	\$213,103	9.91%	7.11
14 Vertical Transportation	\$446,725	20.77%	14.91
20 MEP - Re-route/Cut Patch Allowances	\$148,908	6.92%	4.97
22 Plumbing	\$10,548	0.49%	0.35
26 Electrical	\$31,023	1.44%	1.04
Total Estimate	\$2,150,430	100%	71.78

## 1240330 The Margarita Inn SD

## Estimate Detail w/ Mark-ups

### Estimate Table

Description	Quantity	Unit	Unit Price	Total Estimate
<b>00 General Conditions</b>				
<b>00.3000 Project Management</b>				
Lump Sum General Conditions	7.00	MO	68,249.58	477,747.04
<b>00 - General Conditions Totals</b>				<b>\$477,747.04</b>
<b>01 General Requirements</b>				
<b>01.0100 General Requirements</b>				
Lump Sum General Requirements	7.00	MO	40,329.30	282,305.07
<b>01 - General Requirements Totals</b>				<b>\$282,305.07</b>
<b>02 Existing Conditions</b>				
<b>02.4100 Demolition</b>				
Demo Existing Elevator Shaft South and West Walls	1,088.00	SF	37.23	40,503.02
Elevated Slab Demolition and Shoring for Elevator	400.00	SF	186.14	74,454.08
<b>02 - Existing Conditions Totals</b>				<b>\$114,957.11</b>
<b>03 Concrete</b>				
<b>03.3100 Concrete</b>				
Elevator Pit - Single Car	1.00	EA	55,840.56	55,840.56
<b>03 - Concrete Totals</b>				<b>\$55,840.56</b>
<b>04 Masonry</b>				
<b>04.2200 Concrete Masonry Units</b>				
CMU Partitions - 8" For Elevator and Mechanical Shaft	1,812.79	SF	47.15	85,480.76
<b>04 - Masonry Totals</b>				<b>\$85,480.76</b>
<b>05 Metals</b>				
<b>05.1000 Structural Steel</b>				
Structural Steel For New Elevator	6.00	FL	24,818.03	148,908.17
Misc. Structural Repairs Allowance	1.00	AL	31,022.54	31,022.54
Decking at Elevator Overrun	1.00	LS	6,204.51	6,204.51
<b>05.5000 Misc Metals</b>				
Fire Escape Repair Allowance	5.00	FL	16,131.72	80,658.59
Elevator Hoist Beam	1.00	EA	6,824.96	6,824.96
Elevator Pit Ladder	1.00	EA	2,481.80	2,481.80
Elevator Pit Sump Cover	1.00	EA	1,489.08	1,489.08
<b>05 - Metals Totals</b>				<b>\$277,589.64</b>
<b>07 Thermal and Moisture Protection</b>				



Description	Quantity	Unit	Unit Price	Total Estimate
<b>07.1000 Waterproofing</b>				
Elevator Pit Waterproofing	1.00	EA	6,204.51	6,204.51
<b>07 - Thermal and Moisture Protection Totals</b>				<b>\$6,204.51</b>
<b>09 Finishes</b>				
<b>09.0000 Finishes</b>				
Finishes/Replacement Repairs Around Elevator	6.00	EA	22,956.68	137,740.06
<b>09.2000 Drywall</b>				
Furred Drywall Partition at Elevator Shaft	1,192.48	SF	11.17	13,317.75
Drywall Patching Allowance	1.00	AL	62,045.07	62,045.07
<b>09 - Finishes Totals</b>				<b>\$213,102.88</b>
<b>14 Vertical Transportation</b>				
<b>14.2000 Elevators &amp; Lifts</b>				
Electric Traction Passenger Elevator	6.00	ST	74,454.08	446,724.50
<b>14 - Vertical Transportation Totals</b>				<b>\$446,724.50</b>
<b>20 MEP - Re-route/Cut Patch Allowances</b>				
<b>20.0000 Allowances</b>				
Re-route/Remove Reinstall Allowace for Elevator Work	6.00	AL	24,818.03	148,908.17
<b>20 - MEP - Re-route/Cut Patch Allowances Totals</b>				<b>\$148,908.17</b>
<b>22 Plumbing</b>				
<b>22.0000 Plumbing</b>				
Elevator Sump Pump	1.00	EA	10,547.66	10,547.66
<b>22 - Plumbing Totals</b>				<b>\$10,547.66</b>
<b>26 Electrical</b>				
<b>26.0000 Electrical</b>				
Elevator Refeed	1.00	EA	31,022.54	31,022.54
<b>26 - Electrical Totals</b>				<b>\$31,022.54</b>
<b>Totals</b>				<b>\$2,150,430.44</b>

## **GATA BUDGET**

# 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		\$ 150,430.00
<b>NON-STATE Funds Total</b>		\$ 150,430.00
<b>BUDGET SUMMARY NON-STATE OF ILLINOIS FUNDS</b>		
Budget Expenditure Categories	OMB Uniform Guidance Federal Awards Reference 2 CFR 200	TOTAL EXPENDITURES
6. Contractual Services & Subawards	200.318 & 200.92	\$ -
8. Construction		\$ 150,430.00
14. Miscellaneous Costs		\$ -
15A.Acquisition		\$ -
16. Total Direct Costs (lines 1-15)	200.413	\$ 150,430.00
18. Total Costs NON -State Grant Funds (16 &17)		\$ 150,430.00

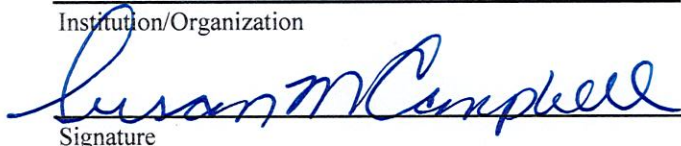
<b>CERTIFICATION</b>	<b>STATE OF ILLINOIS UNIFORM GRANT BUDGET TEMPLATE</b>	<b>AGENCY: Commerce &amp; Economic Opportunity</b>
<b>Organization Name: Cook County Government</b>	<b>CSFA Description: CDBG-CV Urban Shelter Program.</b>	<b>NOFO # 3351-2722</b>
<b>CSFA #: 420-75-3351</b>	<b>UEI # TAQGTNNU9YC3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

(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 County Bureau of Economic Development

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
	\$ -
	\$ -
	\$ -
	\$ -
<b>State Total</b>	<b>\$ -</b>
	\$ -
	\$ -
	\$ -
	\$ -
<b>NON-State Total</b>	<b>\$ -</b>
<b>Total Contractual Services</b>	<b>\$ -</b>

**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
Concrete	concrete for exterior	\$55,841
Masonry	masonry work - exterior	\$ 85,481.00
Metals	metal work - required for elevator	\$277,590
Thermal and Moisture Protection	Thermal and moisture protection - required for elevator	\$ 6,205.00
Finishes	Finishes required for elevator	\$ 213,103.00
Vertical Transportation	Elevator	\$ 446,725.00
MEP	Re-route/cut patch allowances	\$ 148,908.00
Plumbing	Required for elevator	\$ 10,548.00
Electrical	Required for elevator	\$ 31,023.00
Existing Conditions	Per GC cost estimate	\$ 114,957.00
General Conditions	Per GC cost estimate	\$ 477,747.00
General Requirements	Per GC cost estimate	\$ 131,872.00
		<hr/>
		<b>State Total</b> \$ 2,000,000.00
		\$ -
General Requirements	Per GC cost estimate	\$ 150,430.00
		\$ -
		\$ -
		<hr/>
		<b>NON-State Total</b> \$ 150,430.00
		<hr/>
		<b>Total Construction</b> \$ 2,150,430.00

**Construction Narrative (State):**

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 Margarita Inn budget includes a \$2,000,000 request in CDBG CV funds to cover the costs associated with the above mentioned construction. Margarita Inn Issued for Schematic Design dated 03/15/2024.. Cost estimate provided by Bulley & Andrews for cost estimating based on schematic designs 6/10/2024. 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"**

*The Margarita Inn budget includes a \$150,430 in non-state funds to cover the costs associated with the above mentioned construction. Margarita Inn Issued for Schematic Design dated 03/15/2024.. Cost estimate provided by Bulley & Andrews for cost estimating based on schematic designs 6/10/2024. The construction project will be bid out per State of Illinois and federal CDBG CV requirements.*

## Section C - Budget Worksheet & Narrative

Cook County Governi

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

Cook County Governi

### 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
					\$ -
					\$ -
					\$ -
					\$ -
				<i>State Total</i>	\$ -
					\$ -
					\$ -
					\$ -
				<i>NON-State Total</i>	\$ -
				<i>Total Acquisition</i>	\$ -

Acquisition Narrative (State):

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

## 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	\$	150,430.00	\$ 2,150,430.00
<i>14. Other or Misc. Costs</i>	\$	-	\$	-	-
<i>15A.Acquisition</i>	\$	-	\$	-	-
 <i>State Request</i>	\$	2,000,000.00			
 <i>Non-State Amount</i>			\$	150,430.00	
<b><i>TOTAL PROJECT COSTS</i></b>				\$	2,150,430.00



<b>Agency Approval</b>	<b>STATE OF ILLINOIS UNIFORM GRANT BUDGET TEMPLATE</b>	<b>AGENCY: Commerce &amp; Economic Opportunity</b>
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

<u>Final Budget Amount Approved</u>	<u>Program Approval Signature</u>	<u>Date</u>	<u>Fiscal &amp; Administrative Approval</u>	<u>Date</u>
			<u>Signature</u>	
\$ 2,000,000.00				

<u>Budget Revision Approved</u>	<u>Program Approval Signature</u>	<u>Date</u>	<u>Fiscal &amp; Administrative Approval</u>	<u>Date</u>
			<u>Signature</u>	

§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**



2121 Dewey Avenue  
Evanston, IL 60201  
847.475.7070

## Documentation of Match Commitment

Anne Coleman  
Housing Project Manager  
Cook County Government

Re: CDBG-CV Urban Shelter Application

June 18<sup>th</sup>, 2024

Dear Anne Coleman,

Please consider this letter as Connection for the Homeless' commitment of funding towards the CDBG-CV Urban Shelter application package. Connections was recently allocated \$1,000,000 of HOME-ARP funds through the City of Evanston. Though we await the final agreement from the City, please find the approved motion by consent agenda from the April 29<sup>th</sup>, 2024 City Council meeting as a supplement to this letter, attached.

A total of \$150,430.00 of the \$1,000,000 allocation will be dedicated to the proposed project activities under DCEO's CDBG-CV Urban Shelter application, to enable the dry, safe, warm and accessible phase of the Margarita Inn Renovation.

If you have any questions or require additional information, please feel free to contact me.

Sincerely,

Betty A. Bogg  
Chief Executive Officer

**Approved on Consent Agenda**

(X) CONSENT AGENDA- HOUSING & COMMUNITY DEVELOPMENT COMMITTEE

HCDC1. Approval of \$1,000,000 of HOME-ARP Funding for Non-congregate Shelter and \$150,000 for Tenant-Based Rental Assistance to Connections for the Homeless

HOME-American Rescue Plan (HOME-ARP) funds: \$1,150,000 is available for specific activities listed in the approved HOME-ARP Allocation plan.

The Housing & Community Development Committee and Staff recommend approval by the City Council of \$1,000,000 of HOME-ARP Funding for Non-congregate Shelter and \$150,000 for Tenant-Based Rental Assistance to Connections for the Homeless (CFTH)

Moved by Councilmember Reid

Seconded by Councilmember Harris

**Ayes:** Harris, Kelly, Wynne, Nieuwsma, Suffredin, Revelle, Reid, and Geracaris

**Motion Passed 8-0 on a recorded vote**

## 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).	34.5 %
---	--------

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	49,248	4,714
Black/African American	14,348	2,019
Asian	8,550	849
American Indian/Alaskan Native	447	348
Native Hawaiian/Other Pacific Islander	45	20
American Indian/Alaskan Native and White	531	240
Asian and White	1,383	0
Black/African American and White	1,086	0
American Indian/Alaskan Native and Black/African American	86	0
Other Individuals Reporting more than One Race	2,386	588
# of Female Headed Households	11,234	

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.

b. What is the goal for the percentage of CDBG-CV funded contracts to be awarded to minority contractors?


25 %

c. If the percentage goal in *b* is substantially less than the percentage of minorities residing in the community, Please explain.

The City of Evanston has a 25% Minority-Owned, Women-Owned, Disadvantaged-Owned, and Evanston-based business (M/W/D/EBEs) participation goal for all contracts of \$25,000 or more. With permitting being issued through the City's office, the project will abide by this participation standard of at least 25%.

NOTE: This form is utilized to establish the Minority Business Enterprise (MBE) goal for contracting.

**Signature:**



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

**Date 06/24/2024**\_\_\_\_\_

**LETTERS OF SUPPORT**

Housing Forward

Interfaith Action of Evanston

Impact Behavioral Health

Northwest Compass

The Harbour



June 17, 2024

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

Dear Office of Economic Opportunity Review Panel,

I am honored to submit this letter of support on behalf of Housing Forward and share our enthusiastic support for the Cook County Government's application to the Funding Opportunity: CDBG-Coronavirus Urban Shelter Program (CSFA # 420-75-3351) for the renovation and expansion of the Margarita Inn, a non-congregate shelter space. This application is being submitted on behalf of Connections for the Homeless, a leader in Suburban Cook County, providing shelter and services throughout North Suburban Cook County for 40 years.

Connections for the Homeless launched beds at The Margarita Inn after the State-mandated shuttering of congregate shelter spaces in March of 2020. This relation of operations maintained the 18 beds (previously located within Hilda's Place, a congregate shelter) and expanded operations to hosting 60 beds of shelter through a new model: hotel-to-shelter program. In November of 2023, with the support of Cook County Government, Connections purchased the hotel-to-shelter project, and is now seeking investment into ensuring the asset remains safe and accessible for its residents. Proposed funding will support critical renovations and updates within the 90+ year-old Margarita Inn – which maintains about 60 beds of shelter beds within 43 non-congregate units, located in Evanston, IL.

As a long-standing peer housing services provider in suburban Cook County, Housing Forward knows first-hand the importance of this project. We responded to the COVID-19 crisis in a similar manner, deploying the best-practice response of renting an unused hotel property to provide a safe and stable environment where individuals and families experiencing homelessness could shelter in place. Through the support of Cook County Government, we now own this property and are embarking on a similar project.

Your support of the capital needs of this project will enable our community in its' ongoing effort to end homelessness. Please feel free to reach out to me directly with any questions about our support of this project.

Respectfully,



Lynda Schueler  
Chief Executive Officer





June 7, 2024

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

Dear Office of Economic Opportunity Review Panel,

I enthusiastically submit this letter on behalf of Northwest Compass and share our support for of the Cook County Government's application towards the Funding Opportunity: CDBG-Coronavirus Urban Shelter Program (CSFA # 420-75-3351) for the renovation and expansion of the Margarita Inn, a non-congregate shelter space.

This application is being submitted in support of Connections for the Homeless, a leader in Suburban Cook County, providing shelter and services throughout North Suburban Cook County for 40 years. The Margarita Inn hotel-to-shelter facility was launched after the State-mandated shuttering of congregate shelter spaces in March of 2020. This development maintained the 18 beds (previously located within Hilda's Place, a congregate shelter) and expanded operations to 60 shelter beds through the new model.

In November of 2023, with the support of Cook County Government, Connections purchased the hotel-to-shelter facility, and is now seeking investment to ensure the asset remains safe and accessible for its residents. Proposed funding will support critical renovations and updates within the 90+ year-old Margarita Inn, which maintains about 60 beds of shelter beds within 43 non-congregate units, located in Evanston, IL.

As a seasonal provider of an emergency overnight shelter system in Suburban Cook County, we know first-hand the importance of this project. The recent prospect of losing the Margarita Inn, which would substantially heighten pressure for Interfaith Action programs and services, makes it abundantly clear how important this facility is for Evanston. The Margarita Inn is a major step forward in addressing the issues facing people experiencing homelessness in Evanston. Your support for the capital needs of this project will significantly assist our community in its ongoing effort to end homelessness.

Please feel free to reach out to me directly with any questions about our support of this project.

Respectfully,

Susan Murphy Berube  
Executive Director  
Interfaith Action of Evanston



800 Austin Street, West Tower, Suite 312 • Evanston, IL 60202

T: (847) 868-8664

[www.impactbehavioral.org](http://www.impactbehavioral.org)

June 6, 2024

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

Dear Office of Economic Opportunity Review Panel,

I enthusiastically submit this letter on behalf of Impact Behavioral Health Partners and share our unwavering support for of the City of Evanston's application towards the Funding Opportunity: CDBG-Coronavirus Urban Shelter Program (CSFA # 420-75-3351) for the renovation and expansion of Hilda's Place congregate shelter space.

This application is being submitted on behalf of Connections for the Homeless, a leader in Suburban Cook County, providing shelter and services within Hilda's Place for 40 years. Hilda's Place launched in 1984 as an 18-bed congregate space for male-identifying adults. Amidst the COVID-19 pandemic, the congregate shelter closed and moved to the Margarita Inn- a hotel-to-shelter non-congregate shelter space. Proposed funding will support the expansion and relaunch of 30+ shelter beds within Hilda's Place, re-enabling pre-COVID shelter beds, and expanding shelter capacity in Cook County and Evanston.

As a peer Housing Services provider in Suburban Cook County, we know first-hand the importance of this project. For several years, Impact has collaborated with Connections on housing, clinical, and employment programming. Your support into the capital needs of this project will enable our community in its' ongoing effort to end homelessness.

Please feel free to reach out to me directly with any questions about our support of this project.

Respectfully,

A handwritten signature in black ink, appearing to read "P. Capouch", is written over a horizontal line.

Patti Capouch  
Executive Director  
Impact Behavioral Health Partners



1300 W. Northwest Highway • Mount Prospect, IL 60056 • T +1 847 392 2344 • [www.NorthwestCompass.org](http://www.NorthwestCompass.org)

WHERE CRISIS BECOMES  
*Opportunity*

6/5/2024  
Office of Community Development  
Illinois Department of Commerce and Economic Opportunity  
500 E Monroe Street  
Springfield, IL 62701

Dear Office of Economic Opportunity Review Panel,

I enthusiastically submit this letter on behalf of Northwest Compass and share our support for of the Cook County Government's application towards the Funding Opportunity: CDBG-Coronavirus Urban Shelter Program (CSFA # 420-75-3351) for the renovation and expansion of the Margarita Inn, a non-congregate shelter space.

This application is being submitted on behalf of Connections for the Homeless, a leader in Suburban Cook County, providing shelter and services throughout North Suburban Cook County for 40 years. The Margarita Inn launched beds after the State-mandated shuttering of congregate shelter spaces in March of 2020. This relation of operations maintained the 18 beds (previously located within Hilda's Place, a congregate shelter) and expanded operations to hosting 60 beds of shelter through a new model: hotel-to-shelter program.

In November of 2023, with the support of Cook County Government, Connections purchased the hotel-to-shelter project, and is now seeking investment into ensuring the asset remain safe and accessible for its residents. Proposed funding will support critical renovations and updates within the 90+ year-old Margarita Inn – which maintains about 60 beds of shelter beds within 43 non-congregate units, located in Evanston, IL.

As a peer Housing Services provider in Suburban Cook County, we know first-hand the importance of this project. Connections for the Homeless provides a critical safety net to the northwest suburbs, supporting their clients on the path from crisis to stabilization. They have been one of our most valuable and crucial partner to make homelessness and housing instability a rare and brief occurrence in our community for decades and we are grateful for their years of help and their solid commitment to change and improve lives. I truly believe that they are the cornerstone of our community working tirelessly to prevent and end homelessness and their impact extends far beyond the services they provide. We proudly support their dedication and continued effort to expand their legacy.



Your support into the capital needs of this project will enable our community in its' ongoing effort to end homelessness.

Please feel free to reach out to me directly with any questions about our support of this project.

Respectfully,

*Sonia Ivanov*

Sonia Ivanov

Executive Director

Northwest Compass, Inc

[sivanov@northwestcompass.org](mailto:sivanov@northwestcompass.org)



**Board of Directors**

**Martha Spatz, Co-Chair**  
**Savio Lobo, Co-Chair**  
**Sean Willett, Treasurer**  
**Elizabeth Toussaint,**  
**Secretary**

Martuice Brooks  
Frank Clements  
Krista Hubbard  
Shara Kamal  
Rob Malench  
Harish Natarahjan  
Lesley Prestegaard  
Eric Reside  
Jacob Sitati  
David Studenmund

**EXECUTIVE DIRECTOR**  
Melody Rose, LCSW

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

Dear Office of Economic Opportunity Review Panel,

I enthusiastically submit this letter on behalf of The Harbour, Inc, and share our support for of the Cook County Government's application towards the Funding Opportunity: CDBG-Coronavirus Urban Shelter Program (CSFA # 420-75-3351) for the renovation and expansion of the Margarita Inn, a non-congregate shelter space.

This application is being submitted on behalf of Connections for the Homeless, a leader in Suburban Cook County, providing shelter and services throughout North Suburban Cook County for 40 years. The Margarita Inn launched beds after the State-mandated shuttering of congregate shelter spaces in March of 2020. This relation of operations maintained the 18 beds (previously located within Hilda's Place, a congregate shelter) and expanded operations to hosting 60 beds of shelter through a new model: hotel-to-shelter program.

In November of 2023, with the support of Cook County Government, Connections purchased the hotel-to-shelter project, and is now seeking investment into ensuring the asset remain safe and accessible for its residents. Proposed funding will support critical renovations and updates within the 90+ year-old Margarita Inn – which maintains about 60 beds of shelter beds within 43 non-congregate units, located in Evanston, IL.

As a peer Housing Services provider in Suburban Cook County, we know first-hand the importance of this project. The Harbour's partnership with Connections for the Homeless is critical for the continuum of care available to all ages impacted by homelessness. Your support into the capital needs of this project will enable our community in its ongoing effort to end homelessness.

Please feel free to reach out to me directly with any questions about our support of this project.

Respectfully,

Melody Rose, LCSW  
Executive Director

6/17/24<sup>me</sup>

## **RESOLUTION OF SUPPORT**

Inserted after the public hearing

**RESOLUTION OF SUPPORT AND COMMITMENT OF LOCAL FUNDS**

Inserted after the public hearing

**CERTIFIED MEETING MINUTES AUTHORIZING APPLICATION and  
ATTENDANCE SHEETS**

Inserted after the public hearing



## **DOCUMENTATION OF MEETING NOTICE**

Inserted after the public hearing

## **CERTIFICATIONS**

## CERTIFICATIONS

On this 24th of June, 2024, the Susan Campbell, Director of Planning and Development 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 DISCLOSURES**

## 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**



## 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



Signature of Authorized Representative

06/24/2024

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**

County W9

# Request for Taxpayer Identification Number and Certification

Give Form to the  
requester. Do not  
send to the IRS.

► Go to [www.irs.gov/FormW9](http://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. <b>Cook County Government</b>	
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 <b>one</b> of the following seven boxes.  <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) ► _____ <b>Note:</b> 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 <b>not</b> 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) ► <b>Local Government</b>	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):  Exempt payee code (if any) <u>3</u>  Exemption from FATCA reporting code (if any) _____  <i>(Applies to accounts maintained outside the U.S.)</i>
5 Address (number, street, and apt. or suite no.) See instructions. <b>161 North Clark Street, Floor 19, Suite 1900A</b>	Requester's name and address (optional)
6 City, state, and ZIP code <b>Chicago, IL 60601</b>	
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.

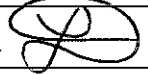
Social security number											
				-				-			
or											
Employer identification number											
3	6			-	6	0	0	6	5	4	1

## 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>
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## 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](http://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#)**

**Insert SAM Registration**

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**

**Insert IRS Certification**





**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](http://www.irs.gov/government-entities/federal-state-local-governments) for government entity information.
- Visit [www.stayexempt.irs.gov](http://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).

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Apr. 18, 2023 LTR 4076C 0  
36-6006541 000000 00  
00013433

COOK COUNTY  
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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](http://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**

**Insert GATA Registration Screenshot**

## 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](mailto: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**

Insert County Funding Strategy

## **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"> <li>• Being able to potentially target the population that cycles in and out of the jail (including our Frequently Impacted Pop)</li> <li>• Homeless systems and hospitals, critical to locate near City line.</li> <li>• Work with social service agencies capable of attaining Medicaid resources for residents.</li> </ul>
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"> <li>• 522 beds for individuals</li> <li>• 42 units for families (~126 beds)</li> <li>• North: 171 beds for individuals, 14 family units that can accommodate families of any size</li> <li>• West: 141 beds for individuals, 11 family units that can accommodate families of any size</li> <li>• South: 210 beds for individuals, 17 family units that can accommodate families of any size</li> </ul> <p><i>2022 Point in Time Count:</i></p> <ul style="list-style-type: none"> <li>• 1,096 people are experiencing homelessness on any given night in suburban Cook County</li> <li>• 997 people in shelter or transitional housing</li> <li>• 99 people experiencing unsheltered homelessness.</li> <li>• 22% are chronically homeless (242 persons)</li> <li>• 2% are Veterans (20 persons)</li> <li>• 47% are in households with children (512 persons)</li> </ul>

			<ul style="list-style-type: none"> <li>• Housing Choice Vouchers or other rental subsidies to stabilize households that are extremely rent-burdened.</li> <li>• Greater access to mental health and substance abuse services</li> <li>• Priority 1: Establishing permanent transitional facilities.</li> <li>• Priority 2: Financial modeling that supports 100% transitional developments.</li> <li>• Institutionalizing model of forward assistance from shelters, stabilizing, and placing those within shelter environment in shorter duration</li> <li>• Strengthening the PSH long term housing models that provide needed services for population.</li> </ul>
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"> <li>• 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.</li> <li>• Began sheltering people in the Margarita Inn in March 2020, filled the rooms in two days, and then occupied Orrington Hotel with 200 beds.</li> <li>• Provided 24/7 support, re-deployed staff, didn't shut down drop-in centers.</li> <li>• Deployed ESG-CV and CDBG-CV for rapid re-housing rental assistance to move households from hotels to housing.</li> <li>• Consolidated work at Margarita Inn (40 rooms, 60 people) with the objective to transition households from shelter to housing; temporary.</li> <li>• 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).</li> <li>• Need expansion of services for those receiving Housing Choice Vouchers including wraparound services for</li> <li>• mental health care and supportive services.</li> </ul>

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"> <li>• Invested in Flexible Housing Pool for patients experiencing homelessness to connect to permanent supportive housing (PSH).</li> <li>• Housed nearly 500 individuals in partnership with County Care.</li> <li>• Partnered with Housing Authority of Cook County (HACC) to provide vouchers to individuals in suburban Cook.</li> <li>• 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.</li> <li>• Interested in maintaining the Rise Center with possible expansion).</li> <li>• Near west location ideal for proximity to CCHHS, Hines VA and other medical providers.</li> </ul>
Housing Forward	Homeless Service provider – all qualifying populations	Listening Session, Coordinated Meetings, Electronic Communications	<ul style="list-style-type: none"> <li>• Moved clients to three hotels and consolidated into one hotel to start interim housing.</li> <li>• Priority to continue to operate interim housing.</li> <li>• Need expanded funding under County ARPA funds.</li> <li>• Continue Partnership with DPD and CCHHS respite (see above).</li> </ul>
Respond Now	Homeless Service provider – all qualifying populations	Listening Session, Coordinated Meetings, Electronic Communications	<ul style="list-style-type: none"> <li>• During pandemic took on 40 participants in hotel-based shelter at 2 motels, now operate with about 20 participants in hotel-based shelter.</li> <li>• The ability to better assist homeless people, people at risk of being</li> </ul>
			<p>homeless, or experiencing housing instability.</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Need more partners and better-</li> </ul>



			quality options.
South Suburban Pads	Homeless Service providers – all qualifying populations	Listening Session, Coordinated Meetings, Electronic Communications	<ul style="list-style-type: none"> <li>• 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.</li> </ul>
Journeys - The Road Home	Homeless Service Provider	Microsoft Teams	<ul style="list-style-type: none"> <li>• We need more affordable housing and shelter dollars especially for the homeless population.</li> <li>• Regarding Congregate Shelter Updates, Journey's indicated they are providing 5 nights a week rotating shelter, with registration at HOPE Day Center.</li> </ul>
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"> <li>• Break down barriers for accessing services.</li> <li>• Government needs to stop expecting organizations to stop homelessness or provide more funding to end crisis.</li> </ul>
Housing Authority of Cook County (HACC)	Public Housing Agency (PHA)	Teams Meetings	<ul style="list-style-type: none"> <li>• Willing to work with County on providing additional funding for fixed-site shelter.</li> <li>• Served as County's Program Manager for Emergency Rental Assistance.</li> <li>• Developer of Affordable Housing Units.</li> </ul>

Chicago Area Fair Housing Alliance (CAFHA)	Advocacy Agency for Fair Housing	Teams Meeting	<ul style="list-style-type: none"><li>• Working on collaborations and monitoring program.</li><li>• Wants to make sure we follow Fair Housing Guidelines.</li><li>• Currently working with County on</li><li>• AFFH Plan.</li></ul>
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*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"><li>• Plan Publication in <u>Chicago Tribune</u> March 12, 2023</li><li>• Public Comment Period will extend from March 12 to March 27, 2023</li><li>• 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 2<sup>nd</sup> 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.</li><li>• 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.</li></ul> |
|---|

## **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](mailto: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](mailto: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				
<b>Current Gap</b>										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](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	
<b>Current Gaps</b>			114,813

**Data Sources:** 1. Housing Needs Assessment Report

[https://www.policymap.com/report\\_widget?type=fur&area=predefined&sid=10192&pid=696961170](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**

	<b>Funding Amount</b>	<b>Percent of the Grant</b>	<b>Statutory Limit</b>
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%
<b>Total HOME ARP Allocation</b>	<b>\$ 23,837,306</b>		

***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.

# 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



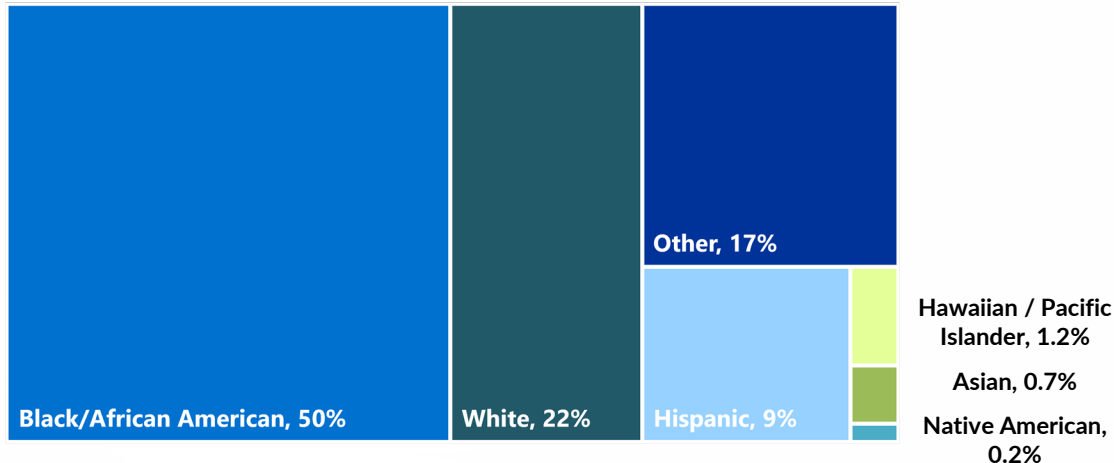
## Homelessness in Suburban Cook

### 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



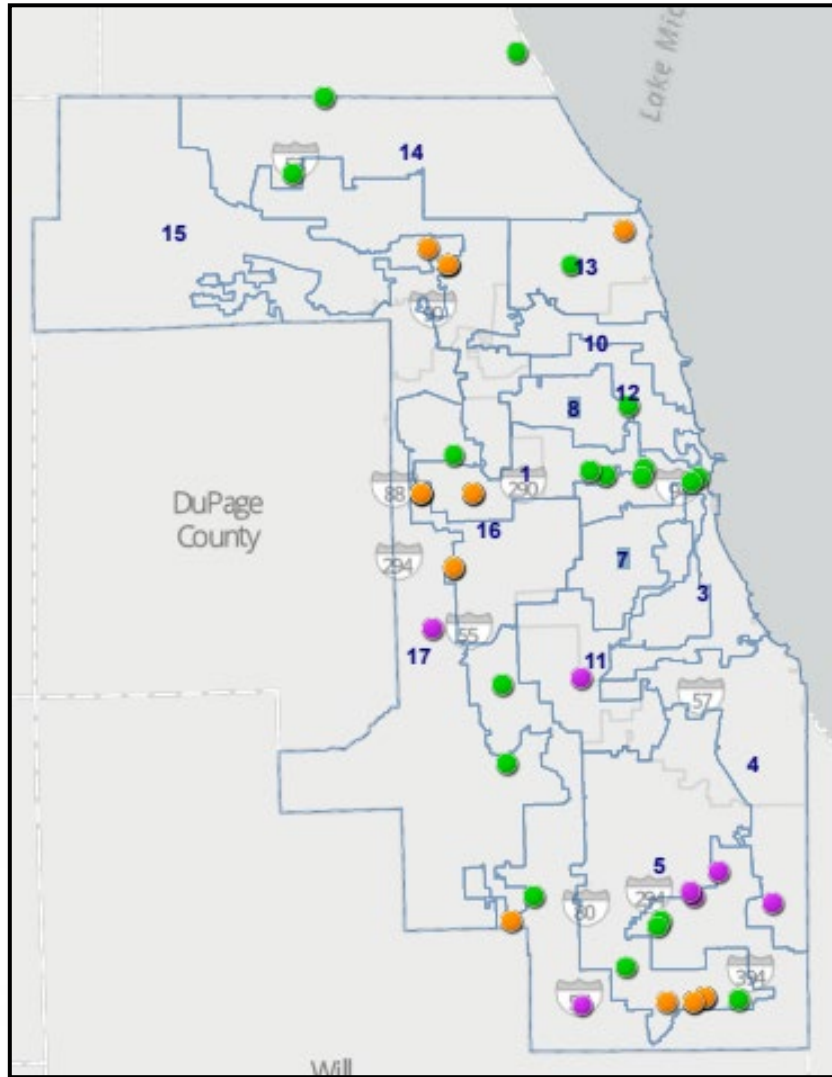
## Emergency Solution Grants Help Homeless Providers Deliver Services



- 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



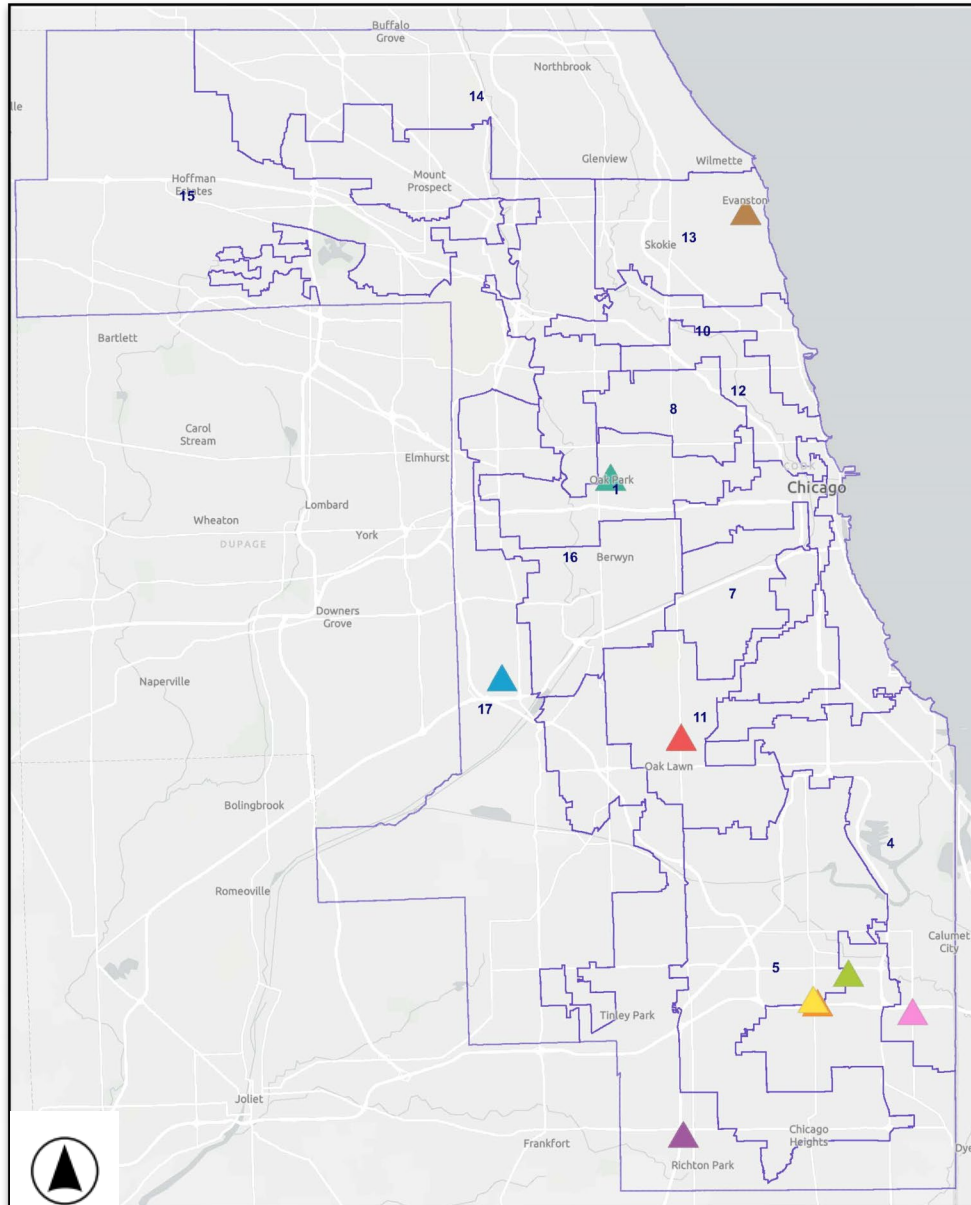
CDBG













Cook County Commissioner Districts

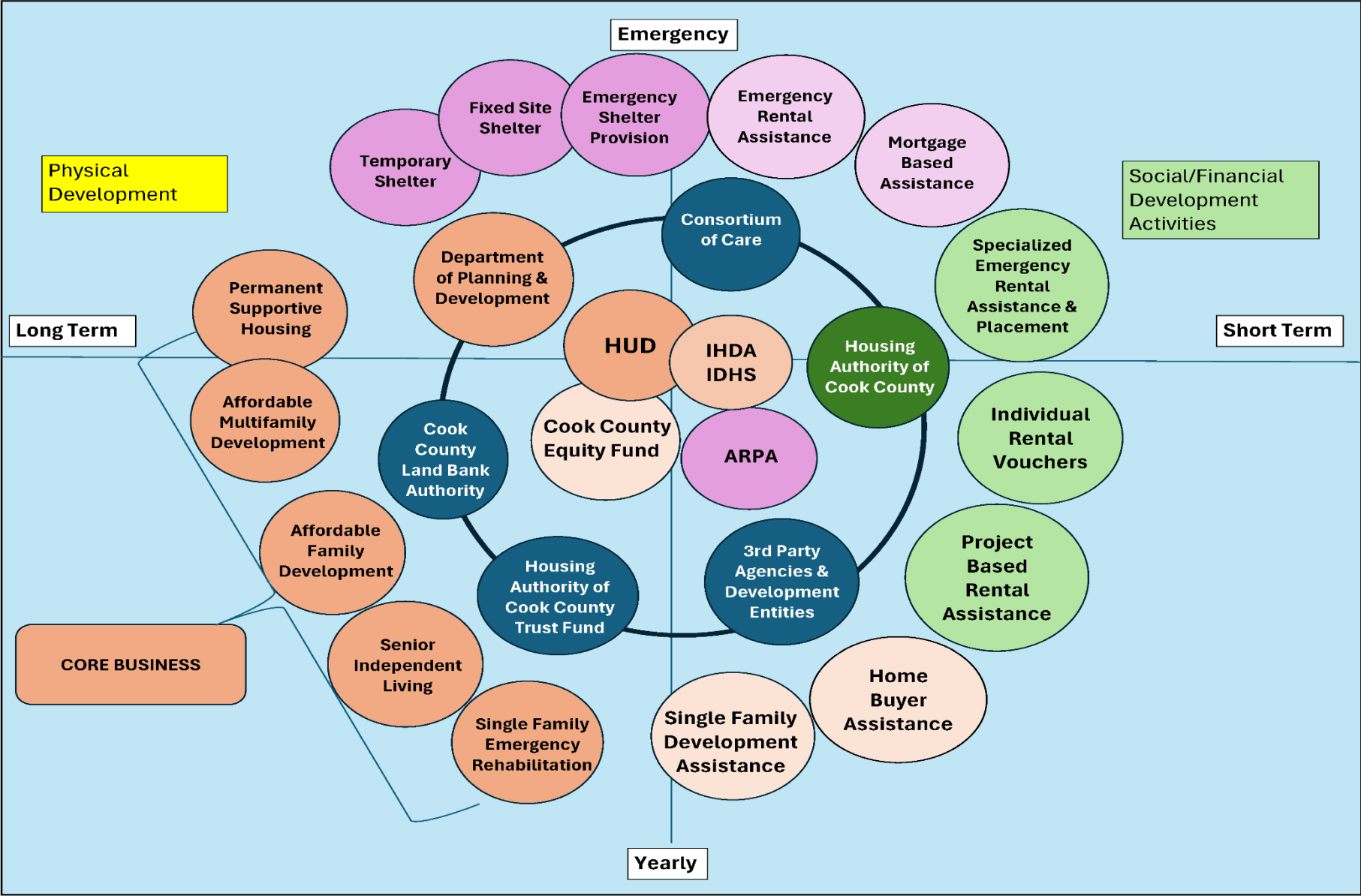


# Hotel Shelters: 2021 - 2024



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.

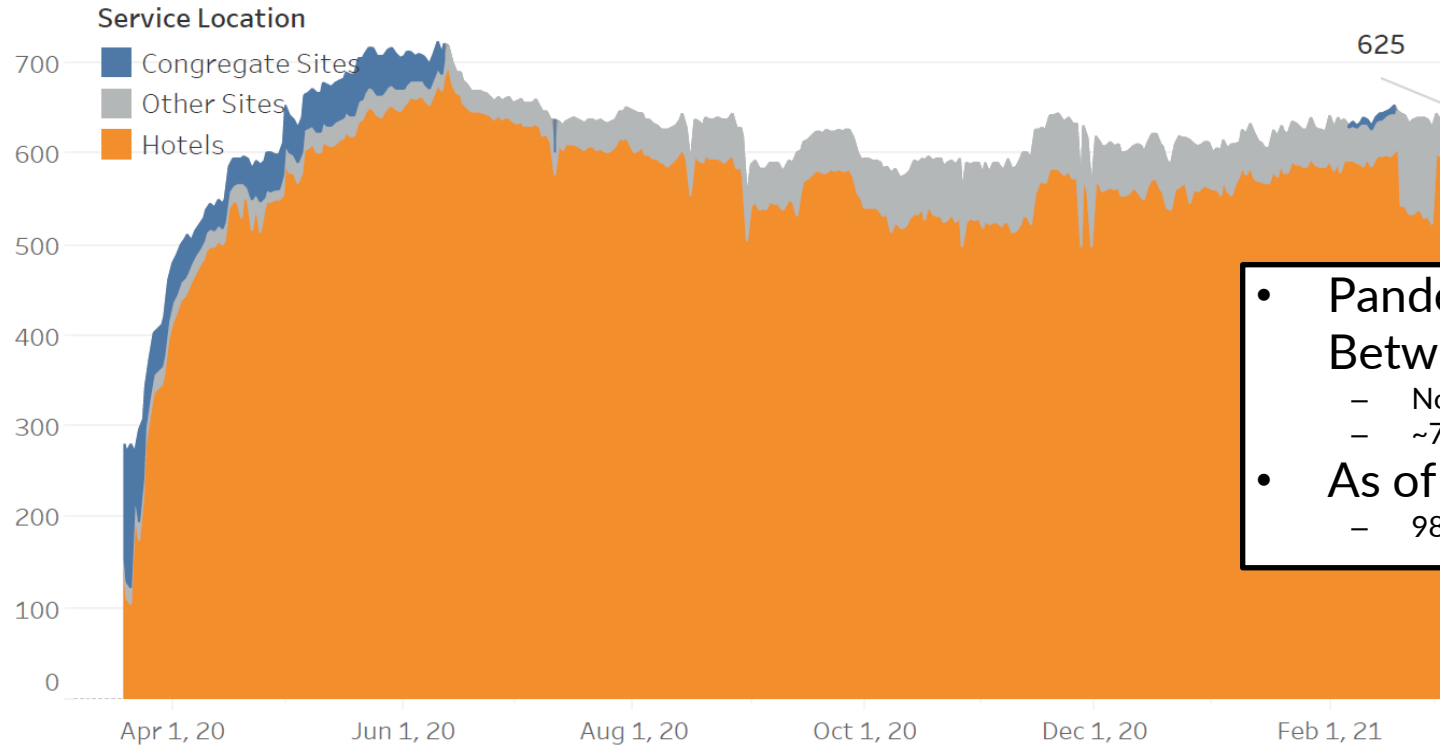


# Post Pandemic: Challenges with Opportunities

- 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

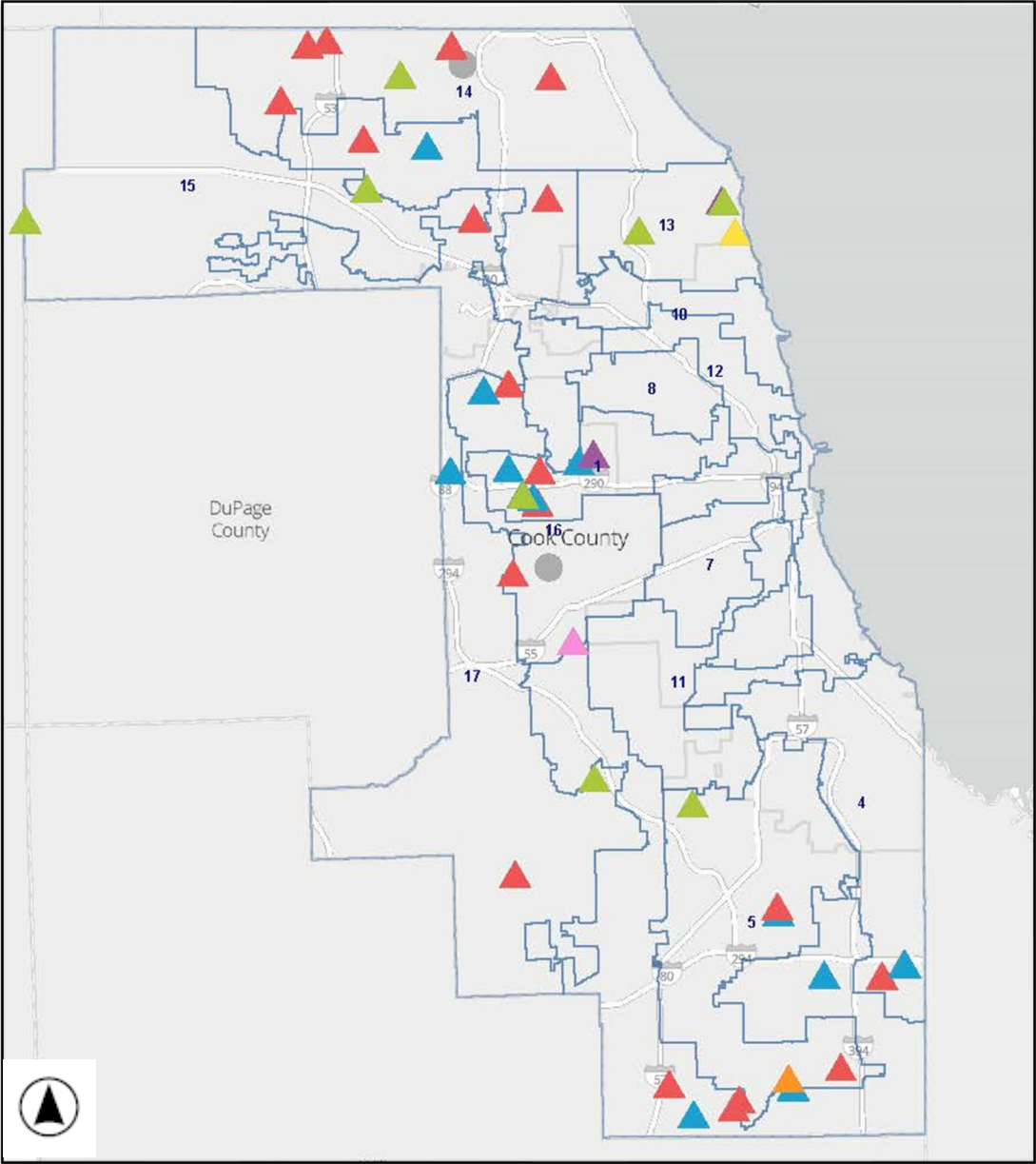


# DPD Funded Projects 2017 -2024

## 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



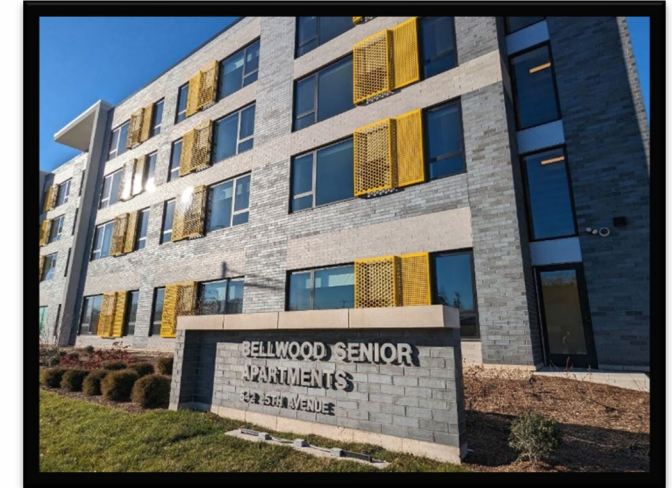
Margarita Inn, Fixed site shelter, in Evanston, Illinois



Hanover Landing Multifamily apartment, in Elgin, Illinois

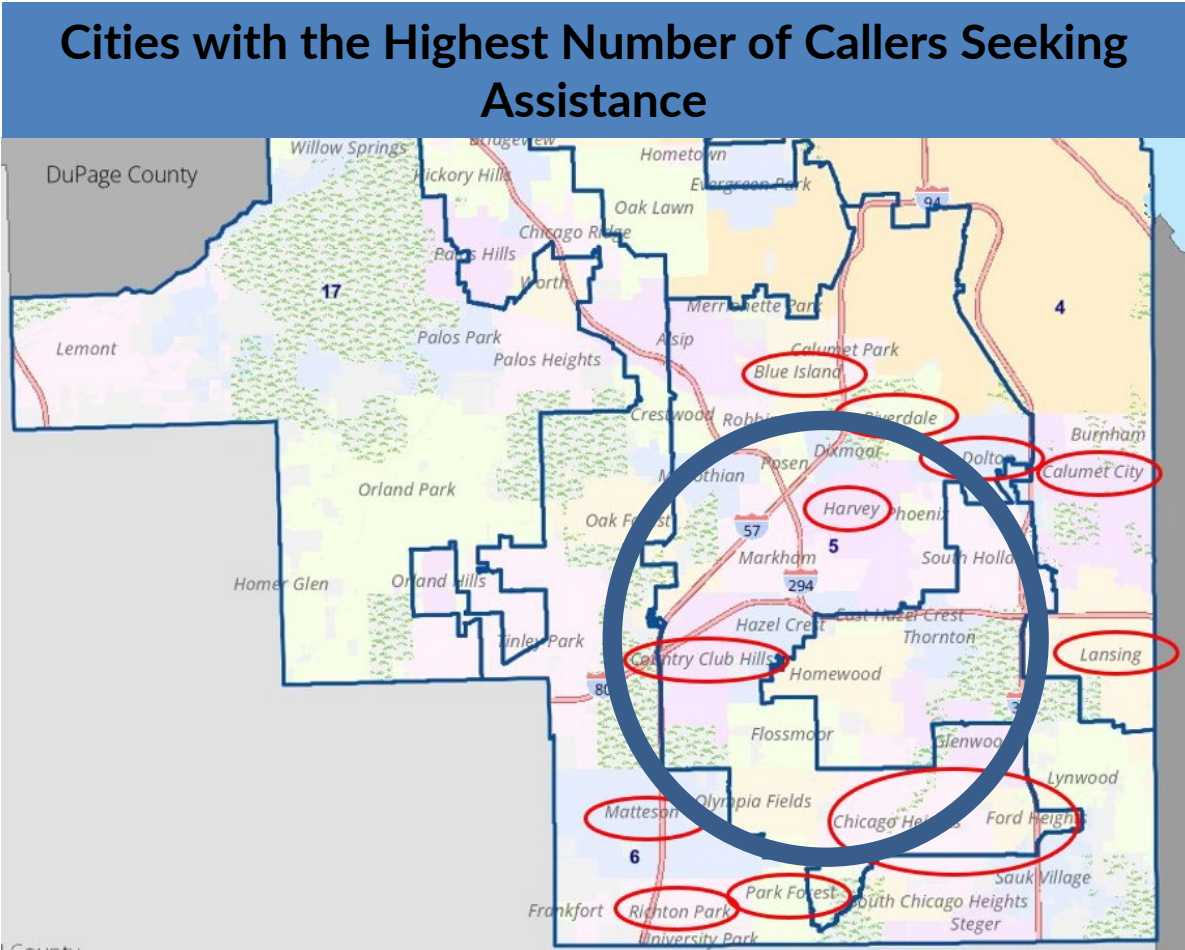


Bellwood Senior Apartment, in Bellwood, Illinois



Harvey Lofts Multifamily, in Harvey, Illinois

# South Suburban 2022-2023 Hotel Locations and Sales







## 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



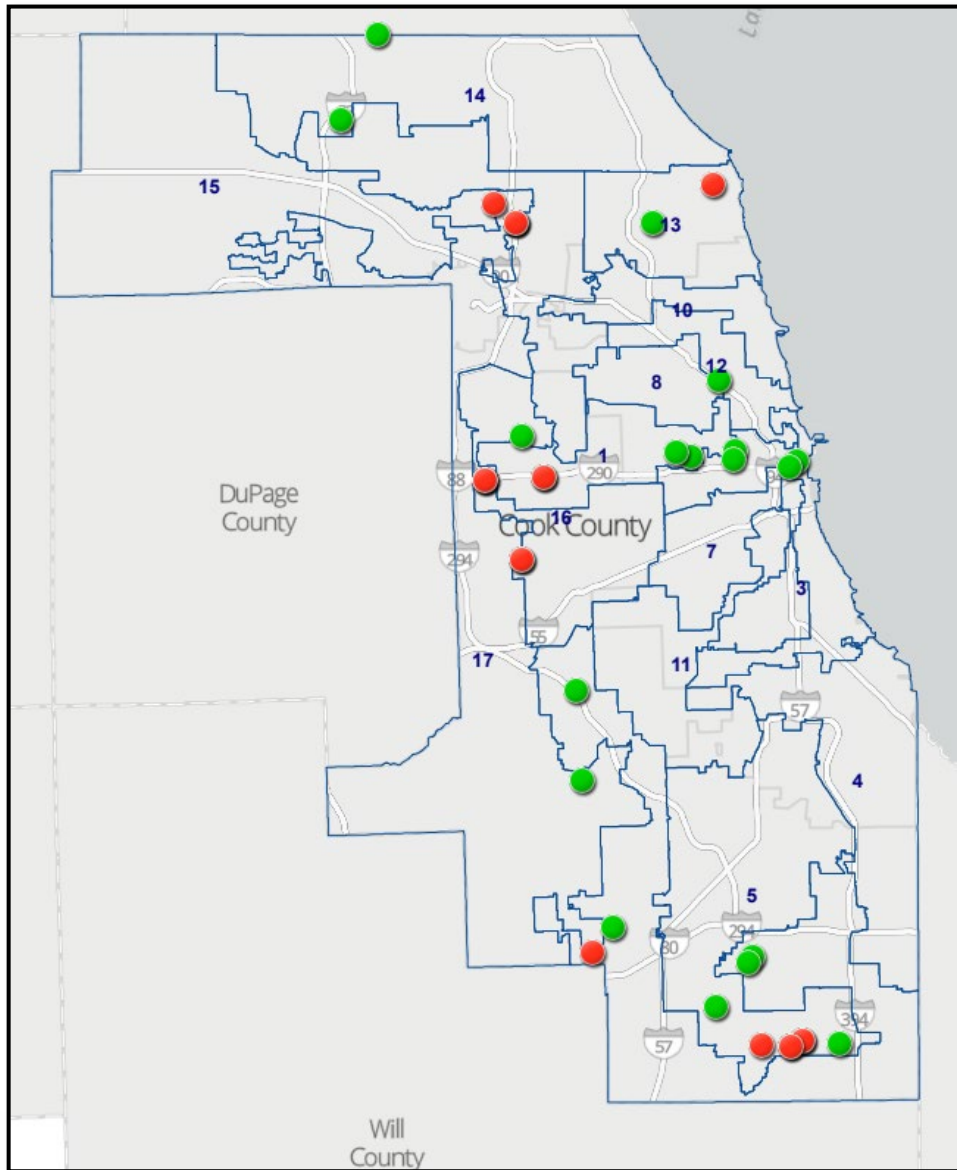


# Ongoing Challenges

- 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.*

