



**Board of Commissioners of Cook County**

**Workforce, Housing & Community Development Committee**

**Monday, July 22, 2024**

**2:10 PM**

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

**Issued on: 7/15/2024**

**NOTICE AND AGENDA**

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

**PUBLIC TESTIMONY**

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

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

[24-4122](#)

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 06/12/2024.

[24-3370](#)

**Presented by:** SUSAN CAMPBELL, Director, Department of Planning and Development

**PROPOSED HOME INVESTMENT PARTNERSHIPS PROGRAM**

**Department:** Planning and Development

**Other Part(ies):** Evergreen Real Estate Services LLC

**Request:** Cook County's Department of Planning and Development requests approval of the investment of \$1,750,000 HOME Investment Partnership Program funds to support the new construction of Leyden Apartments, an 80-unit affordable senior housing development to be located at 2450 & 2506-2516 N. Mannheim Road in Franklin Park.

**Total Development Cost:** \$39,132,240.00

**Project Loan Amount:** \$1,750,000.00

**Fiscal Impact:** \$1,750,000.00

**Account(s):** 11900.1013.53638.580170.00000

**Summary:** Cook County's Department of Planning and Development staff recommends the investment of \$1,750,000 in HOME Investment Partnership Program (HOME) funds for the acquisition and construction of Leyden Apartments (the Project), a new 80-unit affordable rental housing development for seniors located in west suburban Franklin Park. The County's HOME loan will be in a subordinate position during the construction term (estimated 16-months) and remain subordinate during the permanent loan (40-year term). The loan will bear interest at a rate of 1.00% with interest-only payments. The County's \$1,750,000 HOME loan (\$21,875 per unit) is 4.5% of the \$39.1MM total development cost (\$489,153 per unit).

Evergreen Real Estate Services LLC (Evergreen), a repeat Cook County borrower, will develop Leyden Apartments (through a single-purpose entity). The Project will contain 80 units of affordable rental housing for seniors in a single, four-story elevator building. Leyden Apartments will feature one- and two-bedroom units. All units will be designated affordable to seniors earning no more than 60% of area median income (AMI) with four (4) units designated at 30% AMI and twelve (12) units at 50% AMI. There will be a part-time service coordinator working directly with property management to coordinate services, activities, and resources for the senior residents.

**Legislative History :** 6/13/24 - Board of Commissioners - refer to the Workforce, Housing & Commu

[24-2891](#)

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

**PROPOSED HOME INVESTMENT PARTNERSHIPS PROGRAM**

**Department:** Planning and Development

**Other Part(ies):** Turnstone Hillside Senior Apartments LP

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

**Total Development Cost:** \$18,691,337.00

**Project Loan Amount:** \$2,500,000.00

**Fiscal Impact:** \$2,500,000.00

**Account(s):** 11900.1013.53638.580170

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

Turnstone Development Corp. (Turnstone), a not-for-profit, repeat Cook County borrower will develop Hillside Senior Apartments (through its single-purpose entity, Turnstone Hillside Senior Apartments LP). The Project will contain 42 units of affordable rental housing for seniors in a single, five-story

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elevator building. Turnstone will offer tenant services aimed at ensuring independence of the senior residents such as agency referrals, recreational and social activities, access to counseling services, and literacy and educational services (services coordinated through outside agencies in Turnstone's existing network).

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

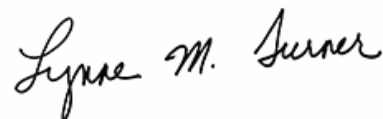
**Legislative History :** 5/16/24 - Board of Commissioners - refer to the Workforce, Housing & Commun

**Legislative History :** 6/5/24 - Workforce, Housing & Community Development Committee - recomme

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**Legislative History :** 6/12/24 - Workforce, Housing & Community Development Committee - recomm

**Legislative History :** 6/13/24 - Board of Commissioners - defer



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Secretary

Chair: Gainer

Vice-Chair: Miller

Members: Anaya, Gordon, Morita, Quezada, Trevor