



**BOARD OF COMMISSIONERS OF COOK COUNTY
BOARD OF COMMISSIONERS**

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

New Items Agenda

Thursday, April 18, 2024, 10:00 AM

Issued on: 4/15/2024

[24-2178](#)

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

PROPOSED HOME INVESTMENT PARTNERSHIPS PROGRAM

Department: Planning and Development

Other Part(ies): Sunrise-Bergen, LLC

Request: Cook County's Department of Planning and Development requests the approval of the investment of \$2,000,000 HOME Investment Partnership funds to support the rehabilitation/redevelopment of Sunrise Apartments and Daniel P. Bergen Homes (Sunrise-Bergen), two public housing developments located in Chicago Heights totaling 107 units.

Total Development Cost: \$50,342,608.00

Project Loan Amount: \$2,000,000.00

Fiscal Impact: \$2,000,000.00

Account(s): 11900.1013.54147.580170.00000.00000

Summary: Cook County's Department of Planning and Development staff recommends the investment of \$2,000,000 of HOME funds for the rehabilitation/redevelopment of Sunrise Apartments and Daniel P. Bergen Homes (Sunrise-Bergen), two public housing developments located in Chicago Heights currently owned by the Housing Authority of Cook County (HACC). The construction (two-year term) and permanent HOME loan (30-year term) will bear 0% interest and will be fully deferred in a subordinate position.

The redevelopment will be a Rental Assistance Demonstration (RAD) conversion completed in partnership between Brinshore Development and HACC. HUD RAD transactions allow public housing authorities to leverage debt and equity for capital improvements by stabilizing operating revenue through project-based rental assistance. Sunrise-Bergen's \$50.3MM total development cost includes the demolition and reconstruction of 27 units at Sunrise Apartments, substantial rehabilitation of 65 units at Sunrise Apartments, and the substantial rehabilitation of 15 units at the nearby Daniel-Bergen Homes.

All existing public housing residents will have a right to remain on-site after renovation. Project-based rental assistance will provide operating funds to support rehabilitation capital sources including 4% LIHTC equity, IHDA first mortgage and soft funds, and the County's HOME loan while maintaining affordability on 100% of the project's 107 units for at least forty years.

[24-2503](#)

Presented by: VELISHA HADDOX, Chief, Bureau of Human Resources

PROPOSED TRANSFER OF FUNDS

Department: Bureau of Human Resources

Request: Approval of a transfer of funds in Department 1032, Bureau of Human Resources

Reason: The reason for this transfer is to acquire professional services to support BHR's recruitment and hiring efforts due to turnover within the Workforce Strategy Division.

From Account(s):

11000.1490.33910.540135.00000.00000 Working Capital-Maintenance, \$177,400

11000.1490.33910.520610.00000.00000 Advertising for Specific Purposes, \$350,000

11000.1490.33910.521044.00000.00000 Legal Fee-Labor Matters, \$63,652.16

11100.1490.33910.501750.00000.00000 Shared Tuition, \$100,000

11000.1032.11690.501010.00000.00000 Salaries/Wages, \$900,000

11000.1032.10155.501010.00000.00000 Salaries/Wages, \$300,000

11000.1032.20320.501010.00000.00000 Salaries/Wages, \$300,000

To Account(s): 11000.1490.33910.520830.00000.00000 Professional Services, \$691,052.16

11000.1032.10155.520830.00000.00000 Professional Services \$1,500,000

Total Amount of Transfer: \$2,191,052.16

On what date did it become apparent that the receiving account would require an infusion of funds in order to meet current obligations? What was the balance in the account on that date, and what was the balance 30 days prior to that date?

This expense was unexpected; therefore, no funds were initially appropriated. The funds that are in these accounts were earmarked for other operational expenses.

How was the account used for the source of transferred funds identified? List any other accounts that were also considered (but not used) as the source of the transferred funds.

DBMS suggested the Salary/Wages account as a potential source since a surplus of funds accumulated due to personnel turnover/hiring delays. Furthermore, the tuition reimbursement account was identified as a source due to its historically low participation. The non-personnel services accounts had projects/programs that have not been initiated and were not considered to be as high of a priority as recruitment/hiring support.

Identify any projects, purchases, programs, contracts, or other obligations that will be deferred, delayed, or canceled as a result of the reduction in available spending authority that will result in

the account that funds are transferred from.

BHR reviewed accounts with funds earmarked for projects/services that have not been initiated and determined that certain projects could be deferred. The projects/services that will be deferred are Advertising/Media Buy and the purchase of any additional enhancements for Taleo Optimization that were not included in the initial project scope. Factors that were considered in making this determination were the procurement status, whether additional funds would be needed to support the projects/programs and whether certain HR positions are currently in place to support the execution of the program/project.

If the answer to the above question is “none” then please explain why this account was originally budgeted in a manner that caused an unobligated surplus to develop at this point in the fiscal year.

N/A