



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

11:05 AM

Wednesday, June 12, 2024

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

ATTENDANCE

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

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

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

PUBLIC TESTIMONY

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

1. Roger Romanelli -Hillside

24-3441

COMMITTEE MINUTES

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

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

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

24-2891

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

PROPOSED HOME INVESTMENT PARTNERSHIPS PROGRAM

Department: Planning and Development

Other Part(ies): Turnstone Hillside Senior Apartments LP

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

Total Development Cost: \$18,691,337.00

Project Loan Amount: \$2,500,000.00

Fiscal Impact: \$2,500,000.00

Account(s): 11900.1013.53638.580170

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

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

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

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

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

24-2910

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

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

Department: Planning and Development

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

Request: CDBG-CV Program Project Loan

Total Development Cost: \$6,175,000.00

Project Loan Amount: \$2,800,000.00

Fiscal Impact: None

Account(s): 11900.1013.54026.580170

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

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

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

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

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

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

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

ADJOURNMENT

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

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

Respectfully submitted,



Vice Chairwoman



Secretary

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