



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

11:40 AM

Tuesday, July 14, 2026

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

ATTENDANCE

Present: Miller, Anaya, McCaskill, Morita, Scott, Stamps, Trevor and Vásquez (8)

Excused Absence: Gainer (1)

PUBLIC TESTIMONY

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

1. George Blakemore- Chicago, IL.
2. Dr. Sandy A. Norman- Chicago, IL.

26-0942

COMMITTEE MINUTES

Approval of the minutes from the meeting of 02/03/2026.

A motion was made by Commissioner Anaya, seconded by Commissioner Scott, to approve 26-0942. The motion carried by the following vote:

Ayes: Miller, Anaya, McCaskill, Morita, Scott, Stamps, Trevor and Vásquez (8)

Excused Absence: Gainer (1)

26-0579

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

REPORT

Department: Bureau of Human Resources

Report Title: Bureau of Human Resources Hiring Timeline Report

Report Period: 4th Quarter FY 2025

Summary: This report provides a quarterly analysis of the Bureau of Human Resources' hiring timeline showing the amount of time it takes to fill vacant positions. The timeline begins with the date the completed hiring request is submitted to the Bureau of Human Resources and ends with an employee's first day of employment.

A motion was made by Commissioner Anaya, seconded by Commissioner Scott, to recommend for receiving and filing 26-0579. The motion carried by the following vote:

Ayes: Miller, Anaya, McCaskill, Morita, Scott, Stamps, Trevor and Vásquez (8)

Excused Absence: Gainer (1)

26-1029

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

REPORT

Department: Bureau of Human Resources

Report Title: Bureau of Human Resources Hiring Timeline Report

Report Period: 1st Quarter FY 2026

Summary: This report provides a quarterly analysis of the Bureau of Human Resources' hiring timeline showing the amount of time it takes to fill vacant positions. The timeline begins with the date the completed hiring request is submitted to the Bureau of Human Resources and ends with an employee's first day of employment.

A motion was made by Commissioner Anaya, seconded by Commissioner Vásquez, to recommend for receiving and filing 26-1029. The motion carried by the following vote:

Ayes: Miller, Anaya, McCaskill, Morita, Scott, Stamps, Trevor and Vásquez (8)

Excused Absence: Gainer (1)

26-1350

Presented by: XOCHITL FLORES, Chief, Bureau of Economic Development, SUSAN CAMPBELL, Director, Department of Planning and Development

PROPOSED HOME INVESTMENT PARTNERSHIPS PROGRAM

Department: Planning and Development

Other Part(ies): Beds Plus, Inc., LaGrange IL

Request: Cook County's Department of Planning and Development requests approval of the investment of \$3,300,000 in HOME Investment Partnership ARPA Program to facilitate the initial acquisition of the land and subsequent construction of a new three-story residential Permanent Supportive Housing property with 25 Units for individuals with physical and mental difficulties.

Acquisition is contemplated to be \$1,250,000 with carry costs for a twelve-month period, Construction period is estimated for the following eighteen (18) months, with a permanent period of thirty years for operations.

The initial period of Acquisition and Construction totaling 30 months will be at 0% interest followed by the thirty-year permanent term with a 0% interest rate, deferred payment of principal during the permanent period.

Total Development Cost: \$16,491,989.00

Project Loan Amount: \$3,300,000.00

Fiscal Impact: \$3,300,000.00

Account(s): 11900.1013.54211.580171.0000

Summary: Cook County's Department of Planning and Development requests approval of the investment of \$3,300,000 in HOME Investment Partnership ARPA Program to facilitate the initial acquisition of the land and subsequent construction of a new three-story residential Permanent Supportive Housing property with 25 Units for individuals with physical and mental difficulties located at 12147 S. Cicero Avenue, Alsip, IL 60803, commonly known as the Stony Creek Apartments. Acquisition is contemplated to be \$1,250,000 with carry costs for a twelve (12) month period, Construction period is estimated for the following eighteen (18) months, with a permanent period of thirty years for operations. The initial period of Acquisition and Construction totaling 30 months will be at 0% interest followed by the thirty-year permanent term with a 0% interest rate, deferred payment of principal during the permanent period.

The subject site includes an existing church building, single-family home, and detached garage that are scheduled for demolition, for which the County has received approval of the Illinois State Preservation Historical Office (SHPO).

BEDS Plus proposes to develop a 25-unit PSH community in Alsip, Illinois, featuring 25 one-bedroom apartments, each designed with full eat-in kitchens, private bathrooms, dedicated living rooms, and access to community space, offices for onsite support staff, and a range of resident-focused amenities designed to enhance service delivery and promote housing stability.

Beds Plus is a faith-based developed in 1988, based in LaGrange, to provide services for individuals with chronic mental illness, physical disabilities and experiencing chronic homelessness, evolving into real estate development and management of permanent supportive housing (PSH) and temporary shelter elements.

A motion was made by Commissioner Anaya, seconded by Commissioner McCaskill, to recommend for approval 26-1350. The motion carried by the following vote:

Ayes: Miller, Anaya, McCaskill, Morita, Scott, Stamps, Trevor and Vásquez (8)

Excused Absence: Gainer (1)

26-1351

Presented by: XOCHITL FLORES, Chief, Bureau of Economic Development, SUSAN CAMPBELL, Director, Department of Planning and Development

Sponsored by: ALMA E. ANAYA, DR. KISHA E. McCASKILL, DONNA MILLER, JOSINA MORITA, MICHAEL SCOTT JR., TARA S. STAMPS, MAGGIE TREVOR and JESSICA VÁSQUEZ, Cook County Board Of Commissioners

PROPOSED HOME INVESTMENT PARTNERSHIPS PROGRAM

Department: Planning and Development

Other Part(ies): Garden of Prayer Youth Center, Kankakee, IL; Heyy Girl Foundation, Women's Empowerment Center and Network, Park Forest, IL

Request: Cook County's Department of Planning and Development requests approval of the investment of \$1,950,000 in HOME Investment Partnership ARPA Program funds to facilitate the acquisition, moderate rehabilitation and stability of a former parish campus in Park Forest comprised of 6.4 acres with four primary buildings including a vacated school, church and rectory buildings.

The acquisition investment will lay the groundwork for the conversion of the campus in a hub for homeless and economic development services with an underlying shelter capacity of approximately 50 units of housing for families headed by young women either pregnant or parenting and those at risk of or currently experiencing homelessness.

Acquisition and stability costs are estimated to be \$1,950,000 over an eighteen-month period, with Acquisition of \$1,250,000 completed by October 2026, with stabilization and moderate rehab within the residential buildings over the next twelve months to meet requirements of residency for the young families and credential approval of the operators.

The Acquisition and Stabilization period will be followed by a permanent period of thirty years for operations.

The initial period of Acquisition and Construction totaling 18 months will be at 0% interest followed by the thirty-year permanent term with a 0% interest rate, deferred payment of principal during the permanent period.

Total Development Cost: \$1,950,000

Project Loan Amount: \$1,950,000

Fiscal Impact: \$1,950,000

Account(s): 11900.1013.54211.580171.0000

Summary: Cook County's Department of Planning and Development requests approval of the investment of \$1,950,000.00 in HOME Investment Partnership ARPA Program to facilitate the initial acquisition of the land and buildings on the 6.4 acres parcel in Park Forest, IL which has four current structures to facilitate residency of young women either parenting, pregnant or at risk of homelessness, development of economic and resident support facilities. Acquisition is contemplated to be \$1,250,000 with the balance to modernization and carry costs for a twelve (12) month period, with a permanent period of thirty years for operations.

The initial period of Acquisition and Stabilization totaling eighteen (18) months will be at 0% interest followed by the thirty-year permanent term with a 0% interest rate, deferred payment of principal during the permanent period.

Women's Empowerment Center and Network (W.E.C.a.N.) of Services and Programs is a joint venture formed by Women's Garden of Prayer Youth Center (Kankakee, IL, Executive Director Michael Maloney) and The Heyy Girl Foundation (Park Forest, IL, Founder Lamekia Davis) under a joint mission is to equip at-risk youth, specifically young women and mothers, with stable housing, and supportive services needed to build successful, independent lives.

the Garden of Prayer Youth Center (GOPYC), a faith-based, non-profit organization established in March 1995, is Licensed by the State of Illinois Department of Children and Family Services and guided by a Board of Directors providing group home and residential services to ensure a safe haven for children and youth in need, emergency and specialized foster care, mental health and supportive support services that equip families with the resources, guidance, and support promoting stability.

The Heyy Girl Foundation was founded by Lamekia Davis in 2021 with a vision to equip the next generation of young women with the tools they need to build confident, financially secure, and purpose-driven lives through programs focused on financial literacy, leadership development, entrepreneurship, and mentorship, developing practical life skills and confidence.

A motion was made by Commissioner Anaya, seconded by Commissioner Scott, to recommend for approval 26-1351. The motion carried by the following vote:

Ayes: Miller, Anaya, McCaskill, Morita, Scott, Stamps, Trevor and Vásquez (8)

Excused Absence: Gainer (1)

26-1693

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

PROPOSED GRANT AWARD

Department: Bureau of Economic Development, Department of Planning and Development

Grantee: Department of Planning and Development

Grantor: The Department of Housing and Urban Development

Request: Proposed grant award for CDBG, ESG and HOME, the 2026 Program Year

Purpose: To support various community development, homeless and social services, affordable housing and economic activities in suburban Cook County.

Grant Amount:

Community Development Block Grant (CDBG): \$9,707,444

HOME Investment Partnerships: \$5,680,439.94

Emergency Solution Grant (ESG): \$847,543

Grant Period:

CDBG: 10/1/2026 - 9/30/2033

HOME: 10/1/2026 - 9/30/2034

ESG: 10/1/2026 - 9/30/2028

Fiscal Impact: None

Accounts: .

Concurrences:

The Budget Department has received all requisite documents and determined the fiscal impact on Cook County, if any.

Summary: Transmitted herewith are the proposed funding sources and categories for the 2026 Program Year for the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and HOME Investment Partnership (HOME) programs.

The CDBG program or Community Development Block Grant program is a federal grant program funded by the US Department of Housing and Urban Development (HUD). It provides annual grants to states, cities and counties to develop viable urban communities by offering decent housing, a suitable living environment and expanding economic opportunities, primarily for low and moderate-income residents and areas.

ESG funding may be utilized to support various shelter and service activities for the benefit of homeless persons or persons at-risk of homelessness.

HOME funding may be utilized to support affordable housing development activities for the benefit of low-income persons.

These funds are provided to Cook County via an annual formula through the U.S. Department of Housing and Urban Development (HUD). Cook County then distributes these funds to municipalities and nonprofit organizations to support infrastructure improvements, as well as social services and homeless prevention in income-eligible communities within suburban Cook County.

The Department of Planning and Development, as part of the Bureau of Economic Development, respectfully requests approval of the recommended proposed funding sources and uses for the 2026 CDBG, ESG, and HOME funds; 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 approval herein, including but not limited to, subrecipient agreements, intergovernmental agreements, amendments, and modifications thereto, loan documents, lien assignments, releases of mortgages and liens, and mortgage assumptions.

A motion was made by Commissioner Anaya, seconded by Commissioner McCaskill, to recommend for approval 26-1693. The motion carried by the following vote:

Ayes: Miller, Anaya, McCaskill, Morita, Scott, Stamps, Trevor and Vásquez (8)

Excused Absence: Gainer (1)

ADJOURNMENT

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

Ayes: Miller, Anaya, McCaskill, Morita, Scott, Stamps, Trevor and Vásquez (8)

Excused Absence: Gainer (1)

Respectfully submitted,



Vice-Chairwoman



Secretary

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