



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

11:20 AM

Tuesday, May 14, 2024

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

ATTENDANCE

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

PUBLIC TESTIMONY

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

No public speakers.

23-5761

COMMITTEE MINUTES

Approval of the minutes from the meeting of 07/19/2023

A motion was made by Vice Chairwoman Miller, seconded by Commissioner Quezada, to approve 23-5761. The motion carried by the following vote:

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

23-4669

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

REPORT

Department: Bureau of Human Resources

Report Title: Hiring Timeline Report

Report Period: 2nd Quarter 2023

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 Vice Chairwoman Miller, seconded by Commissioner Quezada, to recommend for receiving and filing 23-4669. The motion carried by the following vote:

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

23-5075

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: 3rd Quarter

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 Vice Chairwoman Miller, seconded by Commissioner Quezada, to recommend for receiving and filing 23-5075. The motion carried by the following vote:

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

24-0367

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

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 Quezada, seconded by Vice Chairwoman Miller, to recommend for receiving and filing 24-0367. The motion carried by the following vote:

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

24-1760

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 2024

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 Quezada, seconded by Vice Chairwoman Miller, to recommend for receiving and filing 24-1760. The motion carried by the following vote:

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

24-2177

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

PROPOSED HOME INVESTMENT PARTNERSHIPS PROGRAM

Department: Planning and Development

Other Part(ies): South Boulevard Shores, LLC

Request: Cook County's Department of Planning and Development requests approval of the investment of \$1,500,000 HOME Investment Partnership funds to support the acquisition and new construction of South Boulevard Shores, a 60-unit affordable housing development to be located at 504-518 South Boulevard in Evanston.

Total Development Cost: \$28,496,577.00

Project Loan Amount: \$1,500,000.00

Fiscal Impact: \$1,500,000.00

Account(s): 11900.1013.54153.580170.00000.00000

Summary: Cook County's Department of Planning and Development requests the approval of investment of \$1,500,000 HOME Investment Partnership funds to support the acquisition and new construction of South Boulevard Shores, a 60-unit affordable housing development to be located at 504-518 South Boulevard. The construction (18-month term) and permanent HOME loan (30-year term) will bear 1.0% interest with interest-only payments payable from surplus cash in a subordinate third position.

South Boulevard Shores development will be a partnership between PIRHL LLC (PIRHL) and the Housing Authority of Cook County (HACC). The \$28.5MM total development cost includes construction of a five-story, 60-unit rental property and associated parking. South Boulevard Shores is in close proximity to public transit (CTA's Purple Line is located just steps from the site) and will be designed to meet Enterprise Green Communities Plus certification. 100% of units will have some affordability with 21 units subject to income restrictions at 30% AMI and 39 units subject to income restrictions at 60% to 80% AMI using income averaging.

The subject site is located in the southeast portion of Evanston. The immediate neighborhood is bounded roughly by the Cavalry Catholic Cemetery on the south, Chicago Avenue on the west, Main Street on the north and Lake Michigan on the east. The physical site address being: 504-518 South Boulevard Evanston,

IL 60202...end

A motion was made by Commissioner Morita, seconded by Commissioner Anaya, to recommend for approval 24-2177. The motion carried by the following vote:

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

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.

A motion was made by Commissioner Morita, seconded by Commissioner Anaya, to recommend for approval 24-2178. The motion carried by the following vote:

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

ADJOURNMENT

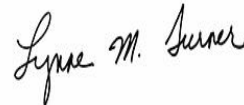
A motion was made by Vice Chairwoman Miller, seconded by Commissioner Anaya, to adjourn the meeting. The motion carried by the following vote:

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

Respectfully submitted,



Chairman



Secretary

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