



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

11:15 AM

Tuesday, October 21, 2025

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

ATTENDANCE

Present: Gainer, Miller, Anaya, McCaskill, Morita, Scott, Stamps, Trevor and Vásquez (9)

PUBLIC TESTIMONY

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

1. George Blakemore

25-4106

COMMITTEE MINUTES

Approval of the minutes from the meeting of 09/16/2025.

A motion was made by Vice Chairwoman Miller, seconded by Commissioner Scott, to approve 25-4106. The motion carried by the following vote:

Ayes: Gainer, Miller, Anaya, McCaskill, Morita, Scott, Stamps, Trevor and Vásquez (9)

25-2058

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

PROPOSED HOME INVESTMENT PARTNERSHIPS PROGRAM

Department: Planning and Development

Other Part(ies): RYZE Properties-Homewood, LLC

Request: Cook County's Department of Planning and Development requests approval of the investment of \$3,000,000 in HOME Investment Partnership ARPA Program funds in the amount of \$3,000,000 for an 18-month construction period and thirty-year permanent term with a 0% interest rate, defined payment of principal during the permanent period. The loan will be used to finance the acquisition and rehabilitation of a 30-unit multifamily residential building in the City of Chicago Heights, Illinois.

Total Development Cost: \$4,566,233.00

Project Loan Amount: \$3,000,000.00

Fiscal Impact: \$3,000,000.00

Account(s): 11900.1013.54211.580171.0000

Summary: Cook County's Department of Planning and Development staff recommends the investment of \$3,000,000 in HOME Investment Partnership ARPA Program (HOME ARPA) in the amount of \$3,000,000 for the 18-month construction period and thirty-year term with a 0% interest rate. The loan will be used to finance the acquisition and moderate rehabilitation of a 30-unit multifamily residential building in the City of Chicago Heights, Illinois.

The three-story masonry building contains six (6) studios, eighteen (18) one bedroom and six (6) two-bedroom units. The eighteen-month rehabilitation will include upgrades to the HVAC, plumbing and electrical systems, upgraded kitchen and baths, cosmetic upgrades to the living and common areas, without any major restructuring of units and entries.

Grant Avenue Apartments is located at 737-747 Grant Avenue in Chicago Heights, Illinois, 60411. The building was built in 1968.

The general contractor is TSC Development, Inc., a construction and development company based in Richton Park, IL since 2013 specializing in residential and commercial projects. The architect is Soma

Design Consultants, a Chicago-based full-service architecture firm.

RYZE Properties-Homewood, LLC will be the single purpose entity owning the real estate.

Brownleaf Holdings, the parent company owned by Victor and Elvena Dickson has partnered with Blue Cross Blue Shield of Illinois to provide permanent supportive housing as part of the South Suburban Women's Housing and Health Initiative. Blue Cross Blue Shield (BCBS) provided a three-year grant totaling \$1,800,000 for capital improvements and to subsidize up to twenty units at market level with an opportunity to reapply after expiration of the initial period. Additionally, traditional bank financing will support the development's financing.

RYZE America, Not for Profit is the service provider to the BCBS clients. The services are provided by several doctors from Roseland Community Hospital, Howard Brown Health, Emory Aetna Better Health, and Family Christian Health Center. Services include prenatal and post-natal advisory medical, case management, care coordination, securing wrap around services, providing motivational interviewing and peer support.

A motion was made by Vice Chairwoman Miller, seconded by Commissioner Scott, to recommend for approval 25-2058. The motion carried by the following vote:

Ayes: Gainer, Miller, Anaya, McCaskill, Morita, Scott, Stamps, Trevor and Vásquez (9)

25-3752

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

PROPOSED HOME INVESTMENT PARTNERSHIPS PROGRAM

Department: Planning and Development

Other Part(ies): Broadview Community Flats LLC

Request: Cook County's Department of Planning and Development requests approval of the investment of \$3,000,000 in HOME Investment Partnership Program funds to support the land acquisition and new construction of a 36-unit affordable multifamily residential development for individuals and families located at 1301 Roosevelt Road in the City of Broadview, Illinois, a near western suburb of the City of Chicago.

The loan terms will include a subordinate mortgage position, twelve-month construction period and thirty-year permanent period, 0% loan rate and defined interest payments over the permanent period.

Total Development Cost: \$20,293,408.00

Project Loan Amount: \$3,000,000.00

Fiscal Impact: \$3,000,000.00

Account(s): 11900.1013.54325.580171.000000

Summary: Cook County's Department of Planning and Development staff recommends the investment of \$3,000,000 in HOME Investment Partnership Program (HOME) funds for the acquisition and construction of Broadview Community Flats (the Project), a new 36-unit affordable rental housing

development for individuals and families located in west suburban Broadview. The County's HOME loan will be in a subordinate position during the construction term (estimated twelve-months) and remain subordinate during the permanent loan (30-year term). The loan will bear interest at a rate of 0.00% with principal-only payments. The County's \$3,000,000 HOME loan (\$21,875 per unit) is 15% of the \$20.3MM total development cost (\$555,390 per unit).

The new construction will be comprised of a four-story mixed-used development that will feature both common space and commercial space on the ground floor. The elevator-serviced 36 residential unit mix will include seven (7) 604 sf. one bedroom, ten (10) 831 sf. two bedrooms and nineteen (19) 1,126 sf. three-bedroom units. There will be on-site management, fitness center, community room and shared laundry rooms. The public entries will be secured with cameras, electronic-controlled entries and intercom access. The proposed site includes sufficient parking for both residents and guests.

The site, currently vacant and owned by the Village of Broadview, is located at 1301 Roosevelt Road, Broadview, Illinois. The project will have a residential lobby and retail along Roosevelt Road with access from 13th Avenue.

One mile south of the development, at the cross streets of Roosevelt Road and 17th Avenue in the City of Broadview, is the Broadview Village Shopping Plaza. The PACE Bus (301) travels along Roosevelt Road providing connecting service regionally and to the CTA Blue Line.

Established in 1993, Pivotal Housing Partners have developed more than 7,000 affordable housing units ranging across a broad spectrum of housing types. With over 25 years of experience in developing and managing multifamily affordable housing, their current portfolio has 52 multifamily communities in 15+ states and 46 senior living communities in 10+ states. Overall, Pivotal Housing Partners is recognized as a leader in developing and managing quality multi-family and senior housing developments.

A motion was made by Vice Chairwoman Miller, seconded by Commissioner Scott, to recommend for approval 25-3752. The motion carried by the following vote:

Ayes: Gainer, Miller, Anaya, McCaskill, Morita, Scott, Stamps, Trevor and Vásquez (9)

ADJOURNMENT

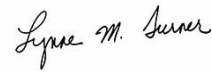
A motion was made by Vice Chairwoman Miller, seconded by Commissioner Anaya, to adjourn the meeting. The motion carried by the following vote:

Ayes: Gainer, Miller, Anaya, McCaskill, Morita, Scott, Stamps, Trevor and Vásquez (9)

Respectfully submitted,



Chairman



Secretary

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