



Board of Commissioners of Cook County

Workforce, Housing & Community Development Committee

Tuesday, May 14, 2024

11:20 AM

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

Reconvened from 2/27/2024 - Issued on: 5/8/2024

NOTICE AND AGENDA

The Workforce, Housing and Community Development Committee of the Board of Commissioners of Cook County Meeting of November 14, 2023 (Recessed and reconvened January 24, 2024 and February 27, 2024) Shall be reconvened at the date, time and location listed above to consider the following items:

PUBLIC TESTIMONY

Authorization as a public speaker shall only be granted to those individuals who have registered to speak with the Secretary, 24 hours in advance of the meeting. To register as a public speaker, go to the meeting details page for this meeting at <https://cook-county.legistar.com/Calendar.aspx> to find a registration link. Duly authorized public speakers may speak live from the County Board Room at 118 N. Clark Street, 5th Floor, Chicago, IL or be sent a link to virtually attend the meeting and will be called upon to deliver testimony at a time specified in the meeting agenda. Authorized public speakers who are not present during the specified time for public testimony will forfeit their allotted time to speak at the meeting. Public testimony must not exceed three minutes; the Secretary will keep track of the time and advise when the time for public testimony has expired. After each virtual speaker has completed their statement, they will be removed from the meeting. Once removed, you will still be able to follow the proceedings for that day at:

<https://www.cookcountyil.gov/service/watch-live-board-proceedings> or in a viewing area at 69 W. Washington Street, 22nd Floor Conference Room F, Chicago, IL. Persons authorized to provide public testimony shall not use vulgar, abusive, or otherwise inappropriate language when addressing the Board; failure to act appropriately; failure to speak to an item that is germane to the meeting, or failure to adhere to the time requirements may result in expulsion from the meeting and/or disqualify the person from providing future testimony. Written comments will not be read aloud at the meeting, but will be posted on the meeting page and made a part of the meeting record.

[23-5761](#)

COMMITTEE MINUTES

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

[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.

Legislative History : 9/21/23 - Board of Commissioners - refer to the Workforce, Housing & Commu

Legislative History : 11/16/23 - Board of Commissioners - no action taken

[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.

Legislative History : 10/19/23 - Board of Commissioners - refer to the Workforce, Housing & Commu

Legislative History : 11/16/23 - Board of Commissioners - no action taken

[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.

Legislative History : 12/14/23 - Board of Commissioners - refer to the Workforce, Housing & Commu

[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.

Legislative History : 4/18/24 - Board of Commissioners - refer to the Workforce, Housing & Commun

[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.

Legislative History : 4/18/24 - Board of Commissioners - refer to the Workforce, Housing & Commu

[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

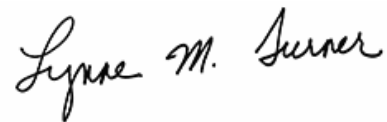
Summary: Cook County's Department of Planning and Development staff recommends the investment of \$2,000,000 of HOME funds for the rehabilitation/redevelopment of Sunrise Apartments and Daniel P. Bergen Homes (Sunrise-Bergen), two public housing developments located in Chicago Heights currently owned 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.

Legislative History : 4/18/24 - Board of Commissioners - refer to the Workforce, Housing & Commun



Secretary

Chair: Gainer

Vice-Chair: Miller

Members: Anaya, Gordon, Morita, Quezada, Trevor