



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

**Wednesday, August 3, 2016**

**9:15 AM**

**Cook County Building, Board Room, 569  
118 North Clark Street, Chicago, Illinois**

**ATTENDANCE**

**Present:** Chairman Gainer, Vice Chairman Boykin, Commissioner Suffredin (3)

**Absent:** Commissioners Sims and Tobolski (2)

**PUBLIC TESTIMONY**

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

No Public Speakers

**16-4618**

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 5/11/2016

**A motion was made by Vice Chairman Boykin, seconded by Commissioner Suffredin, that this Committee Minutes be approve. The motion carried by the following vote:**

**Ayes:** Chairman Gainer, Vice Chairman Boykin and Commissioner Suffredin (3)

**Absent:** Commissioners Sims and Tobolski (2)

## 16-4200

**Presented by:** MICHAEL JASSO, Chief, Bureau of Economic Development

### **PROPOSED GRANT AWARD**

**Department:** Bureau of Economic Development

**Grantee:** Department of Planning and Development

**Grantor:** HUD's Office of Lead Hazard Control and Healthy Homes

**Request:** Authorization to accept grant

**Purpose:** Removal of Lead Based Paint in homes in high-risk areas of Suburban Cook County.

**Grant Amount:** \$2,000,000.00

**Grant Period:** 9/1/2016 - 8/31/2019

**Fiscal Impact:** None

**Accounts:** N/A

#### **Concurrences:**

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

**Summary:** The Bureau of Economic Development respectfully requests acceptance of the Lead Hazard Reduction Grant funding of \$2 million related to the removal of lead based paint in homes in high-risk areas of suburban Cook County.

In accordance with HUD requirements, the Cook County Department of Planning and Development and the Cook County Department of Public Health coordinated on the application and will provide lead hazard mitigation in conjunction with the New Residential Resilience Program, which will address issues around flooding and install measures to prevent future flooding in many of these same homes. High incidence of lead poisoning is currently found in the following communities, which will be the target of this grant: Town of Cicero, Cities of Berwyn, Blue Island, Calumet City and Villages of Calumet Park, Dolton, Maywood, Riverdale, and Robbins. Two sub-recipients have been identified to assist with construction scoping and oversight, Northwest Housing Partnership (all areas north of 39th Street) and Neighborhood Housing Services of Chicago (all areas south of 39th Street).

The Bureau intends to introduce this item at the Cook County Board meeting scheduled for 7/13/2016, for review of the Housing and Workforce Development Committee for the 8/3/2016 Board Meeting on your behalf. We respectfully request approval for the acceptance of this grant 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 program approval herein including any modifications thereto.

**A motion was made by Vice Chairman Boykin, seconded by Commissioner Suffredin, that this Grant Award be recommended for approval. The motion carried by the following vote:**

**Ayes:** Chairman Gainer, Vice Chairman Boykin and Commissioner Suffredin (3)

**Absent:** Commissioners Sims and Tobolski (2)

## 16-4201

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

### **PROPOSED HOME INVESTMENT PARTNERSHIPS PROGRAM**

**Department:** Planning and Development

**Other Part(ies):** Over The Rainbow Association, Evanston, Illinois

**Request:** Approval of a HOME Investment Partnership Loan

**Total Development Cost:** \$12,129,931.00

**Project Loan Amount:** \$1,600,000.00

**Fiscal Impact:** None

**Account(s):** 772-580160

**Summary:** The Department of Planning and Development within the Bureau of Economic Development respectfully submits the attached HOME Investment Partnerships Program (HOME) project loan recommendation in the amount of \$1,600,000.00 to the Midtown Crossing Limited Partnership.

This project loan will be utilized to support HOME eligible project costs incurred during the new construction of a thirty three (33) unit multi-family rental housing project in Des Plaines, IL. All units will be HOME -assisted. The total development cost (TDC) is \$12,129,931.00. The requested HOME funds account for thirteen (13) percent of the TDC. Additional funding sources include a private mortgage, Federal Home Loan Banks - Affordable Housing Program and Illinois Housing Development Authority (IHDA) Low-Income Housing Tax Credits (LIHTC).

The requested HOME funds would subsidize the project via a permanent loan based upon the following terms: A 0% interest, with a \$5,000 annual payment, a 30-year loan term as well as a 20-year affordability period. The loan will be due on sale or transferrable with Cook County permission.

The Department would like to request approval for the attached recommended HOME project loan and authorization to proceed to execute on behalf of the County of Cook, any and all documents necessary to further the aforementioned project. The Department intends to formally introduce this item at the Cook County Board meeting scheduled for 7/13/2016, on your behalf.

The Department requests that this item be reviewed and approved at the 8/3/2016 meeting of the full Board with a separate referral to the Housing and Community Development Committee.

**A motion was made by Vice Chairman Boykin, seconded by Commissioner Suffredin, that this HOME Investment Partnerships Program be recommended for approval. The motion carried by the following vote:**

**Ayes:** Chairman Gainer, Vice Chairman Boykin and Commissioner Suffredin (3)

**Absent:** Commissioners Sims and Tobolski (2)

# 16-4211

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

## PROPOSED GRANT AWARD

**Department:** Department of Planning and Development

**Grantee:** Cook County Bureau of Economic Development

**Grantor:** U.S. Department of Housing and Urban Development (HUD)

**Request:** Authorization to accept grant

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

### Grant Amount:

Community Development Block Grant (CDBG): \$9,796,130.00

Emergency Solutions Grants (ESG): \$814,055.00

HOME Investment Partnerships: \$4,590,860.00

### Grant Period:

CDBG: 10/1/2016 - 9/30/2017

ESG: 10/1/2016 - 9/30/2018

HOME: 10/1/2016 - 9/30/2021

**Fiscal Impact:** None

**Accounts:** N/A

### 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 uses for the 2016 Program Year for the Community Development Block Grant (CDBG); Emergency Solutions Grant (ESG); and HOME Investment Partnerships (HOME) programs.

These funds are provided to Cook County via an annual formula grant through the U.S. Department of Housing and Urban Development (HUD) and are restricted for use within suburban Cook County. The Planning and Development Subcommittee of the Economic Development Advisory Council (EDAC) and the full EDAC are expected to approve these recommendations at public hearings which will be held in July.

The 2016 Program Year funding allocations are as follows:

CDBG:	\$9,796,130
ESG:	\$814,055
HOME:	\$4,590,860

CDBG funding may be utilized to support various community development activities for the benefit of low- and moderate-income persons.

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.

The proposed sources and uses of all program funds will be incorporated into the County's Annual Action Plan, which will be made available for public comment prior to submittal to HUD by 8/15/2016.

I respectfully request approval of the recommended proposed funding sources and uses for the 2016 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 Vice Chairman Boykin, seconded by Commissioner Suffredin, that this Grant Award be recommended for approval. The motion carried by the following vote:**

**Ayes:** Chairman Gainer, Vice Chairman Boykin and Commissioner Suffredin (3)

**Absent:** Commissioners Sims and Tobolski (2)

## **16-4227**

**Sponsored by:** TONI PRECKWINKLE, President, Cook County Board of Commissioners

### **PROPOSED RESOLUTION**

#### **A RESOLUTION TO ACCEPT TECHNICAL ASSISTANCE SERVICES DELIVERED BY THE CHICAGO METROPOLITAN AGENCY FOR PLANNING**

**WHEREAS**, the County of Cook ("the County"), Department of Planning and Development has applied for local technical assistance services through the Chicago Metropolitan Agency for Planning ("CMAP"), for assistance in the completion of an Unincorporated Areas Plan for portions of Maine and Northfield Townships; and

**WHEREAS**, the County's request for such assistance has been recommended by CMAP as a priority project; and

**WHEREAS**, CMAP has adopted the GO TO 2040 Plan as the long-range regional comprehensive plan for the seven-county Chicago region, encompassing Cook, DuPage, Kane, Kendall, Lake, McHenry and Will counties, and is providing staff assistance as a means of advancing the plan's implementation; and

**WHEREAS**, the County and CMAP have agreed on the general contents of a Memorandum of Understanding ("MOU") and a Scope of Services that will guide staff assistance services to be provided by CMAP;

#### **NOW, THEREFORE BE IT RESOLVED BY THE COUNTY OF COOK:**

**Section 1:** the Board of Commissioners supports this project which provides assistance in the completion of the North Cook Unincorporated Areas Plan.

**Section 2:** the Board of Commissioners accepts the offer of staff assistance services by CMAP and recognizes that these services are provided for the purpose of advancing the implementation of GO TO 2040.

**Section 3:** the Board of Commissioners authorizes staff to finalize and execute a Memorandum of Understanding with the attached Scope of Services.

**Section 4:** the Board of Commissioners recognizes that provisions that govern the administration of staff assistance services, and, if necessary, the discontinuance of such services, are included in the Memorandum of Understanding.

**Section 5:** This resolution shall be effective as of the date of its adoption.

**A motion was made by Vice Chairman Boykin, seconded by Commissioner Suffredin, that this Resolution be recommended for approval. The motion carried by the following vote:**

**Ayes:** Chairman Gainer, Vice Chairman Boykin and Commissioner Suffredin (3)

**Absent:** Commissioners Sims and Tobolski (2)


#### ADJOURNMENT

**A motion was made by Vice Chairman Boykin, seconded by Commissioner Suffredin, to adjourn the meeting. The motion carried by the following vote:**

**Ayes:** Chairman Gainer, Vice Chairman Boykin and Commissioner Suffredin (3)

**Absent:** Commissioners Sims and Tobolski (2)

Respectfully submitted,

  
\_\_\_\_\_  
Chairman

  
\_\_\_\_\_  
Secretary

\*A video recording of this meeting is available at <https://cook-county.legistar.com>