



Board of Commissioners of Cook County

118 North Clark Street
Chicago, IL

Legislation Text

File #: 24-1326, **Version:** 1

PROPOSED RESOLUTION

PROPOSAL FOR ARPA PERMANENT SUPPORTIVE HOUSING FUNDING-GARDEN APARTMENTS PERMANENT SUPPORTIVE HOUSING DEVELOPMENT

WHEREAS, on March 11, 2021, the federal government authorized the American Rescue Plan Act of 2021 (“ARPA”) which includes \$1.9 trillion in federal stimulus funds to hasten the United States’ recovery from the economic and health effects caused by the COVID-19 pandemic; and

WHEREAS, specifically, the federal government has authorized and allocated a federal award of approximately \$1,000,372,385 of ARPA funding to Cook County to assist the County in its recovery from the economic and health effects of COVID-19; and

WHEREAS, on June 24, 2021, the Cook County American Rescue Plan Act Framework (the “ARPA Framework”) was presented to the Cook County Board of Commissioners; and

WHEREAS, the Cook County Board of Commissioners via Resolution 21-3654 accepted the ARPA federal award allocated to Cook County to assist the County in its recovery from the economic and health effects of COVID-19 in the amount of approximately \$1,000,372,385.00; and

WHEREAS, Resolution 21-3654 further authorized the Cook County Budget Director and Comptroller to create and implement a Special Purpose Fund for the ARPA award and other accounting measures to track the acceptance and spending of the federal award; and

WHEREAS, the Cook County Board of Commissioners authorized the Chief Financial Officer, Budget Director, Chief Procurement Officer and applicable using agencies to issue grants, contracts and agreements for ARPA programs approved via Resolutions 22-3657 and 22-0637; and

WHEREAS, to further the Policy Roadmap Goals, the Bureau of Economic Development has developed a menu of programs to support economic recovery, inclusive of the development of affordable and supportive housing in the post COVID era, which have undergone review and approval through the Project Management Office process to utilize ARPA funding for such programs and initiatives pursuant to the issuance of grants, contracts, and loan agreements; and

WHEREAS, Resolutions 22-3657 and 22-0637 provided that any awards issued regarding ARPA programs in an amount over \$1M shall require the approval of the Cook County Board of Commissioners; and

WHEREAS, The Department of Planning and Development within the Bureau of Economic Development was designated the lead for ARPA Initiative NT095: Permanent Supportive Housing Development, a \$10,000,000.00 initiative geared toward providing development subsidies in the form of a subordinate mortgage to offset the increased development costs due to inflationary pressures, increased labor and material costs, supply line shortages in support of continued housing development for residents requiring supportive services in Cook County; and

WHEREAS, Garden Center Services proposed the development of a 16-unit permanent supportive housing (PSH) development on the southeast corner of Crandall and Depot in Worth, a suburb of southern Cook County. The project will be a mix of one-bedroom and two-bedroom units for individuals and families with disabilities earning less than 30% of

the Area Median Income. The tenants of Garden Apartments will have access to those services and support offered in the agency's licensed and surveyed Community Day Services Program, Community Integrated Living Arrangement Program, and Home-Based Services Program. Garden Center Services maintains a very stable and committed team of trained, credentialed professional and para-professional staff that provide assistance and guidance through an array of supports.

WHEREAS, Garden Center Services was started in 1956 by a group of volunteers in donated space above the garage of Reavis High School. The organization has grown into a multi-program agency to promote the skills, dignity, and personality for each of the individuals in their programs. The mission of Garden Center Services is "Advancing lives of connection, contribution, and meaning for persons with developmental disabilities and the individuals that support them".

WHEREAS, the proposed developer, Garden Center Services has requested a loan of \$800,000.00 in American Rescue Plan Act - Permanent Supportive Housing (ARPA-PSH) funding, with a thirty-year term, 0% permanent loan rate and substantially deferred until maturity.

NOW, THEREFORE, BE IT RESOLVED, that the Cook County Board of Commissioners hereby approves the loan of ARPA funds for the development and authorizes the Director of Planning and Development to enter into loan and security agreements with Garden Center Services.