



*Updated
Proposal*

FOR YOUTH DEVELOPMENT®
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

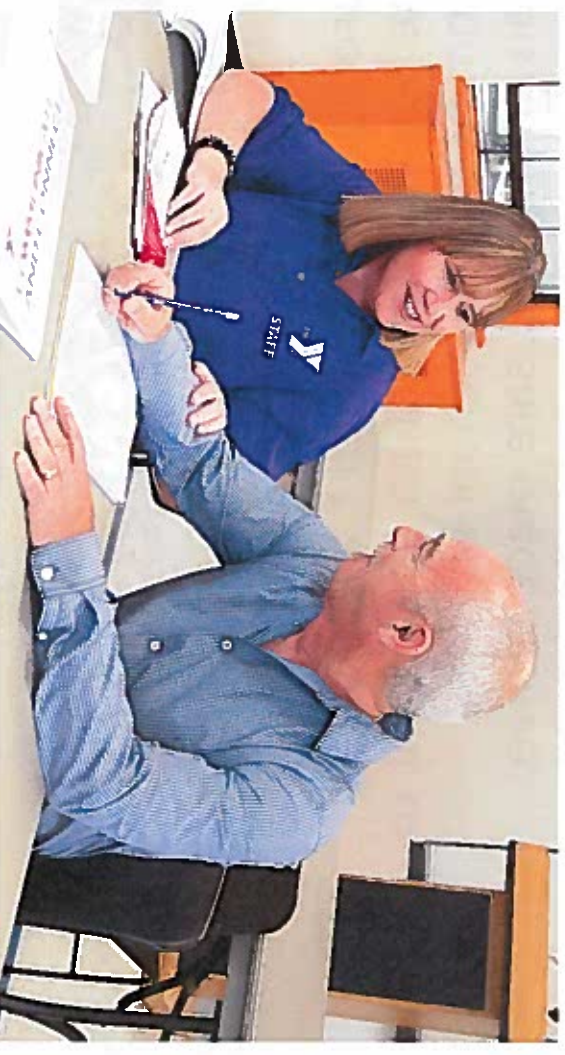
RFP Presentation: Affordable Housing Fund

PRESENTATION REVIEWERS: DAWN STOCKMO, TAMMIE GROSSMAN, CEDRIC
MELTON, CRAIG FAILOR, JOHN LYNCH

Prepared By:

Jessica Bullock & Phillip Jiménez

March 12, 2018



RESIDENCE- HOMELESS PREVENTION

Affordable Housing Alternative For Men

The West Cook YMCA offers secure housing for men transitioning between housing, not wanting the commitment of an apartment or home, living temporarily in the community for school or employment, or simply desiring an affordable, safe place to live.

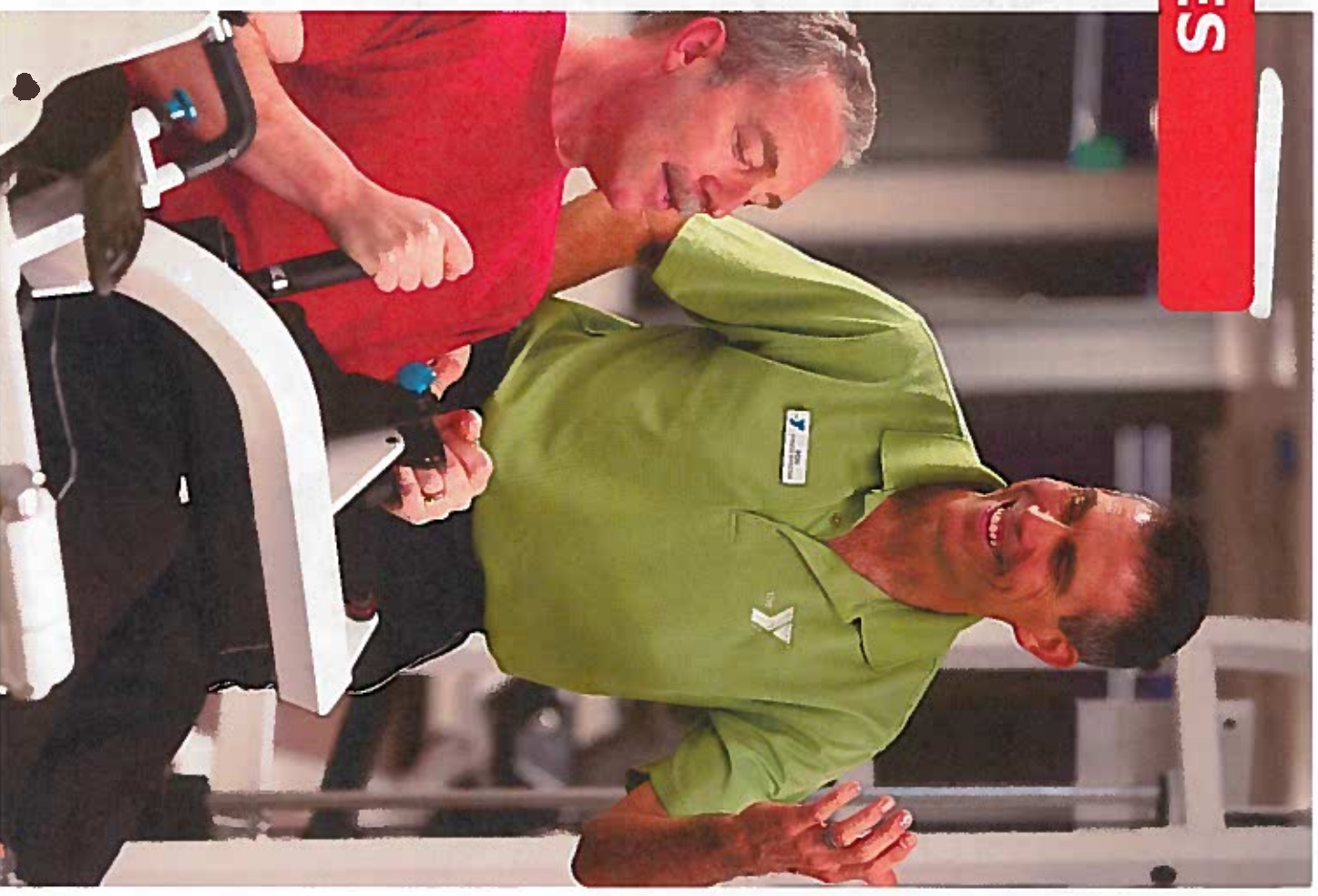
Rooms at the Y are available for as little as week or for as long as desired. Rent is paid in advance on a weekly basis, and there are no long-term leases, contracts, or security deposits. Any man aged 18 or older with income or other assets is welcome to apply for our residency program.

06904-69
06904-69



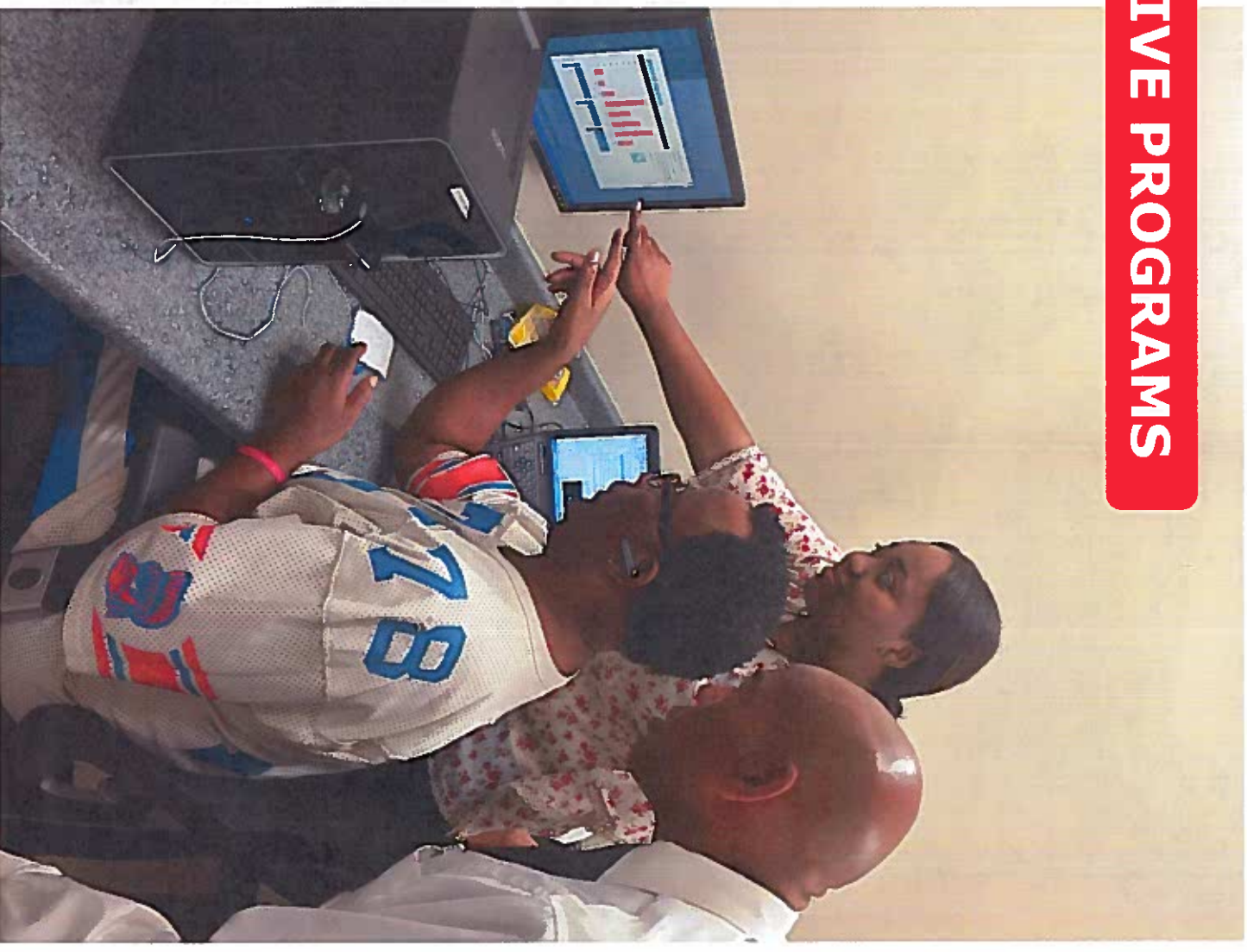
RESIDENCE AMENITIES

- **Each resident receives a membership to the Y at no additional cost.** The Y offers a full range of workout facilities, a computer lab and access to employment assistance.
- 24-hour parking available space is limited
- Located within a few blocks of the CTA green line and blue line, as well as the Metra train, giving you easy and affordable access to both downtown Chicago and the suburbs.
- Dining, shopping, churches, a public library and community services are nearby for your convenience.
- Each room (remodeled in 2015) contains a twin sized bed, dresser, desk and chair, closet, Direct TV basic service and a private telephone.
- Personal refrigerator in each room.
- Weekly linen service (bedding and towels) is available.
- Security is provided 24 hours a day, and each room is uniquely keyed to prevent unauthorized entry.
- General Housekeeping and Maintenance available.
- Each floor has two newly remodeled bathrooms that include showers.
- Common area open to all residents includes a microwave oven, TV with extended cable channels and vending machines.



RESIDENCE SUPPORTIVE PROGRAMS

- Case Manager support for residents
- Referral program with local partner agencies
- Life skills classes are offered to our residents:
 - Job Readiness
 - Computer Literacy
 - Financial Literacy
 - Healthy Living
- 100% Smoke-free Facility
- We provide access to 5 chronic disease programs at no additional costs
- We provide Surplus meals Twice per week



RESIDENT REQUIREMENTS

Housing Requirements:

- Males ages 18+
- Net monthly income of \$1,500 per month
- Must provide proof of income
 - SSDI, SSI, 30-days of paycheck stubs, etc.
- Must not have any prior felonies

Rent:

- Rent is due on Friday of every week
- Two types of rooms available for rent
 - Room without a sink
 - A weekly rent of \$130/week for the first 30 days
 - After the first 30 days, the rent is \$125/week
 - Larger Rooms
 - A weekly rent of \$141/week rent for the first 30 days
 - After the first 30 days, the rent is \$136/week

Parking:

- 24-hour parking on first-come, first-serve basis
- \$75.00 per month
 - Due by the first of the month for the coming month

COST COMPARISON

Oak Park- 1 Bedroom		West Cook YMCA	
Rent	\$885.00	Furnished Room	\$500.00
Utilities	\$180.00	Utilities	Included
Laundry	\$35.00	Linen Service	Included
Cleaning Supplies	\$40.00	Housekeeping	Included
Groceries	\$250.00	Surplus Meals	Included
Cable & Internet	\$120.00	Cable & Internet	Included
WCY Membership	\$59.00	WCY Membership	Included
24-hour security	\$30.00	24-hour security	Included
TOTAL	\$1,599.00	Total	\$500.00

UNIQUE FEATURES



- Our proposal includes already having site control and has been a part of our mission since 1902
- Part of strategic transition by the West Cook YMCA.
- Diversify residence program population to include Women.
- We include other services, such as Chronic Disease Program, childcare, fitness, etc. to residents.
- Sought input from other housing agencies in 2016 regarding this vision and we all agree the following was needed: Both long term and short term stay options 3 to 9 mos. or more, Rent that is 30% of resident income, Low income housing with some level of support or social services or linkages to services, Low income housing for seniors, folks leaving senior nursing living, home stead, integrated setting

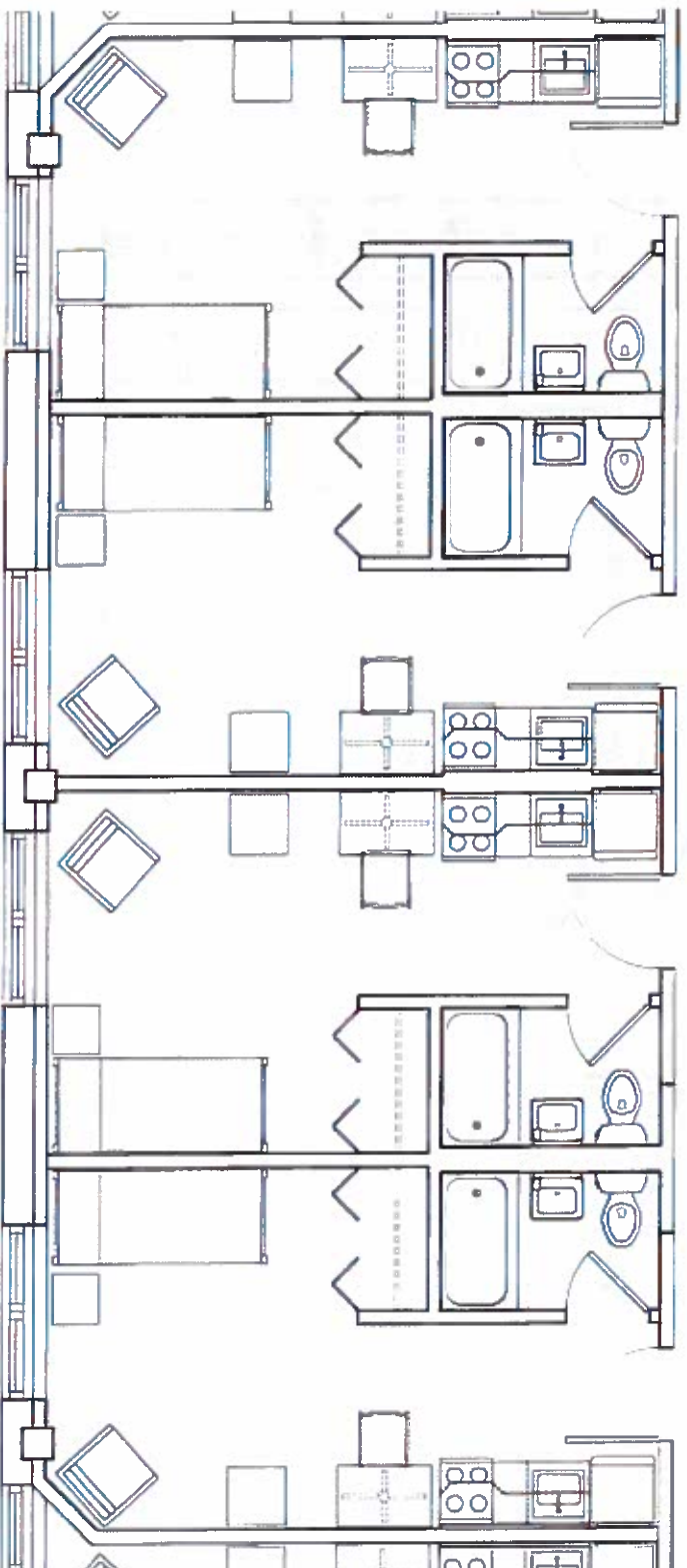
PROPOSED SCOPE

1. The existing facility contains individual rooms without bathroom or kitchens facilities within the room. The proposed project would convert a portion of these units into efficiency apartments for income eligible single adults.
2. The budget we are estimating for the floor conversation is \$1,500,000 to \$1,750,000
 - The WCY Would seek funding from Donors, Grantors, financing the costs etc.
3. Covert the 1st floor of the resident program space which currently has 40 units 10' x 10' to 21 240 sq. ft. and 213 sq. ft. units.

PROPOSED ROOM SCHEMATIC

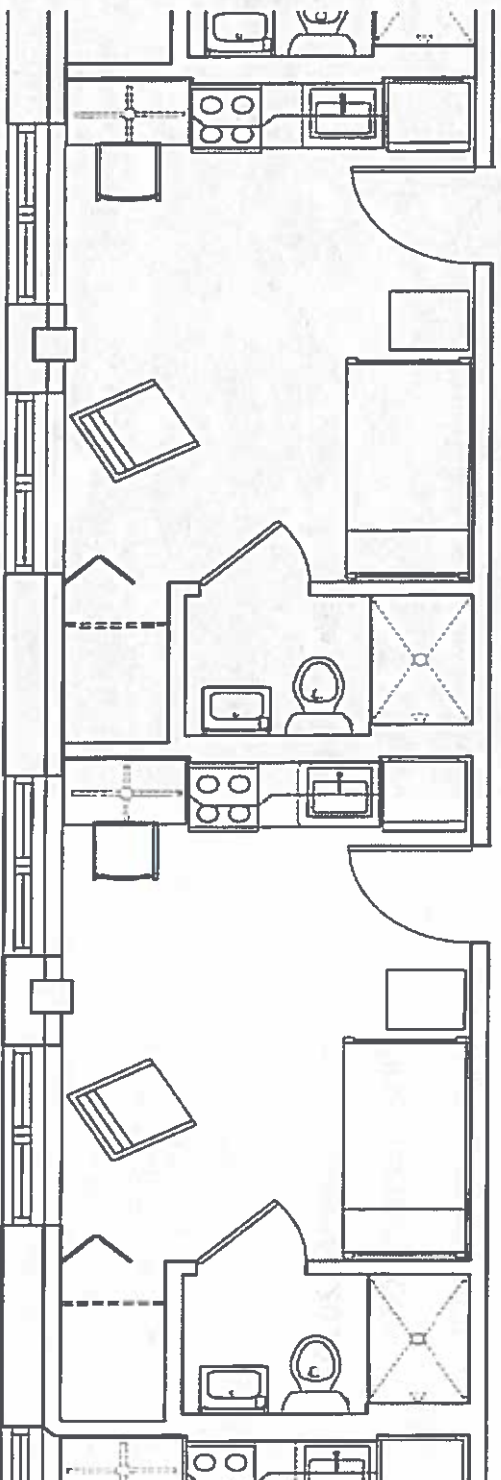


PROPOSED ROOM SCHEMATIC



TYPICAL UNIT: EAST SIDE OF BUILDING: 240 SQ. FT.
1/4" = 1'-0"

PROPOSED ROOM SCHEMATIC



TYPICAL UNITS @ SOUTH SIDE OF BUILDING: 213 SQ. FT.
1/4" = 1'-0"

PROPOSED TIMELINE

Development Activity	Season Completed
Site Acquisition	Completed
Zoning Change	None Needed
All Capital Funds Committed (including resources from this RFP)	First Quarter 2019
Begin Construction	Second Quarter 2019
Construction Completion	First Quarter 2020
Full Occupancy	Third Quarter 2020



GRACIAS
DANKSCHEEN
TASHAKKUR ATU
YAQINAYELAY
Bİ'YAN SHUKRIA
SUKSAMA
MEHRBANI
GRAZIE
PARDIES
ARIGATO
SHUKRIA
GOZMASHITA ECHAMISTO
KOMAPSUNNEDA
MAAKE
JUSPAXAR
THANK YOU
BOLZIN MERCI

QUESTION RESPONSE

- **If the Village grant was less than you requested what impact would that have on your project?** It would delay the start of the project.
- **What is the status/plan for other funding?** In planning stages.
- **Does the conversion of units displace residents either temporarily or permanently?** No current residents will be displaced with first phase.
- **Will the rent rise based on the larger unit sizes?** No rent increase is currently planned.
- **Does this modify the AMI goal?** No, this does not modify the current AMI goal.

QUESTION RESPONSE

- **Please describe the phases and evaluation methodology in more detail.**
- The existing facility contains individual rooms without bathroom or kitchens facilities within the room. The proposed project would convert a portion of these units into efficiency apartments for income eligible single adults.
- Potential Second Phase. Potentially include a new entrance on the north side of the building, the addition of a common laundry facility; a new elevator; a tenant meeting room; a computer room; and, offices for property management and social services adjacent to the new entrance.
 - Impact on overall space utilization
 - We would evaluate implications of funding sources
 - We would evaluate the full impact of the one floor conversation to inform conversation of other floors
 - Total costs associated with path
 - Ownership Model

QUESTION RESPONSE

Why do I think this is a good option:

- Without knowing the other options the reviewers are considering we have in our favor:
 - ☐ Site control
 - ☐ Mission alignment
 - ☐ Meeting community needs with little disruption
 - ☐ No current resident displacement
 - ☐ We can support the residents with more then housing
 - ☐ We need to confirm but minimal zoning issues
 - ☐ Prevention program
 - ☐ We estimate this options given the projected costs with the projected impact an affordable option