



# Proposed New Homeless Shelter To Serve 70 Men

In partnership with the  
City of Chicago



**NORTH SIDE HOUSING**  
**AND SUPPORTIVE SERVICES**

*Opening in the fall of 2024*

March 2024



**Our mission is to end homelessness for individuals by providing stable housing and the comprehensive supportive services for them to maintain housing stability.**



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# Homelessness: A Crisis in Chicago

## **FOR HOMELESS MEN, A MASSIVE SHORTAGE OF SHELTER BEDS**

- As of January 2023, 6,140 people were estimated to be experiencing homelessness on any given night, including 2,190 new arrivals to Chicago (January 2023 Point-in-Time Count).<sup>1</sup>
- DFSS supports approximately **3,000** shelter beds for homeless people across the city, not including beds dedicated for new arrivals.
- **For men, roughly 650 beds, or only 22% of the total, are available (including our current 50-bed shelter)**
- *This understates the problem:* 68,400 people experienced literal or doubled-up homelessness (shared living arrangements) in 2021.<sup>2</sup>

Sources:

1) Chicago Department of Family and Support Services (DFSS), August 2023

2) Chicago Coalition for the Homeless, 2023

Pictured right:  
Miguel, lives in a  
tent in Lincoln  
Park near  
Uptown,  
November 2023  
(used with  
permission)



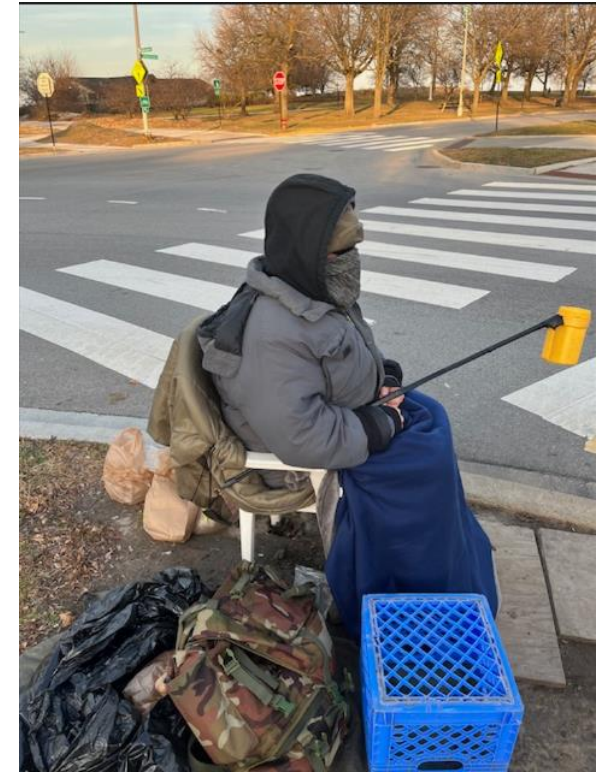
# Providing Shelter, Housing, and Healing Since 1983

## Services History

- Founded in 1983 with opening of a men's shelter
- Partnered with City DFSS to operate a shelter since mid 1990s
- Permanent supportive housing program started in late 1990s
- Provided free health care since mid 1990s
- Opened drop-in center in 2013
- Launched Housing Navigation program in 2019

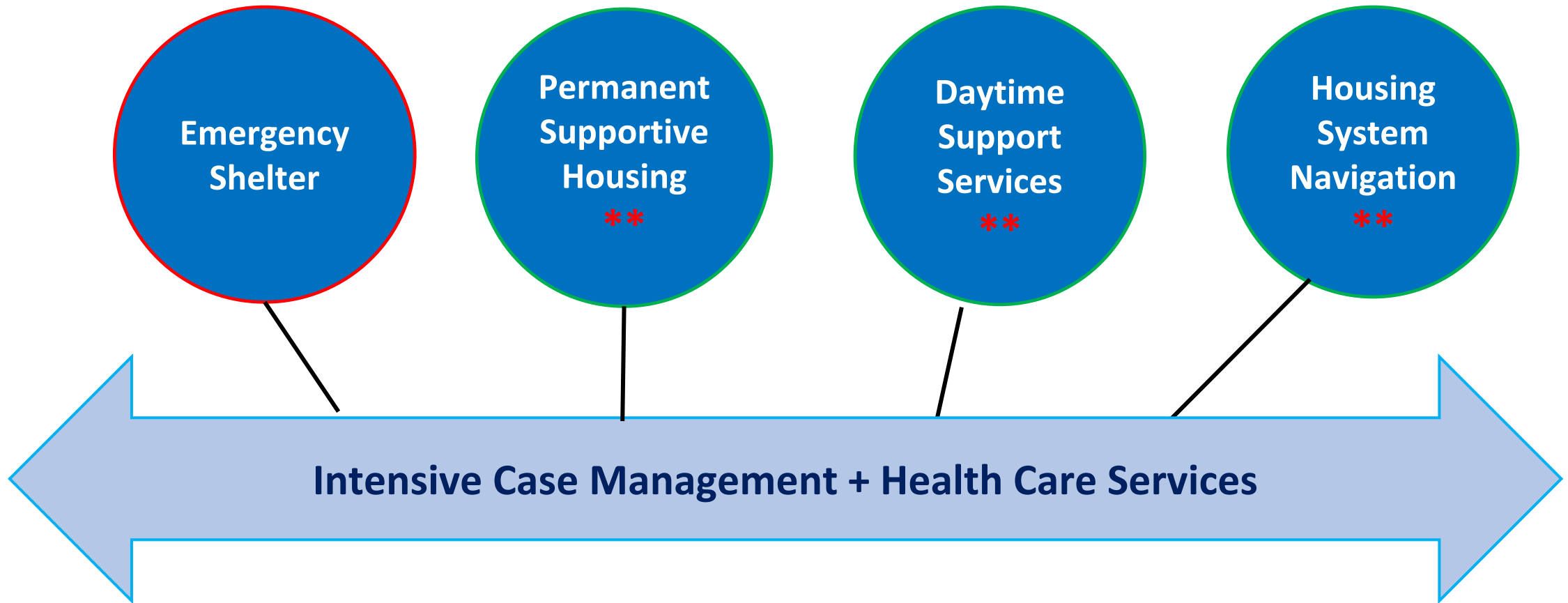
## Shelter Location History

- |   |                  |
|---|------------------|
| • Lakeview Lutheran Church, Lakeview    | 1984 to 2010     |
| • Preston Bradley Center, Uptown        | 2011 to 2021     |
| • Super 8 Hotel, Rogers Park            | 2021 to 2023     |
| • Crossroads Hotel, near Midway Airport | Current location |



Pictured above: Tony at the offramp of Foster Ave. and Lake Shore Drive, December 2023 (used with permission)

# Our Permanent Solutions to End Homelessness



**\*\* Program serves women and men**

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# FY 2022 Shelter Program Data & Measures of Success



**Average length of stay: under 90 days**



**40% leave to more stable housing (not shelter or street)**



**45% leave with increase income**



**44,400 meals served**



**Rate of return to our shelter: 3%**



**85% completed a comprehensive assessment**



**35% engaged in supportive services**

# Our Emergency Shelter Serves:

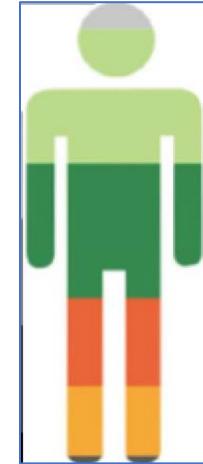
- All single men
- 70% are African American
- 9% are veterans
- 62% are persons with disabilities (physical or developmental)
- 38% have a self-reported mental health condition
- 59% have no income
- 35% are not in the labor force or retired

(2022 Data)



## Client Age Range

- 65+ yrs. 4 %
- 45 – 64 yrs. 54%
- 35 – 44 yrs. 25%
- 25 – 34 yrs. 13%
- 18 -24 yrs. 4%





## **Our Proposed New 70-Bed Men's Shelter**

**Located in a former medical building at 7464 N. Clark St., the new shelter will provide more than 10% of the city's 670 shelter beds available for men.**



# Proposed Front Facade – Day & Night



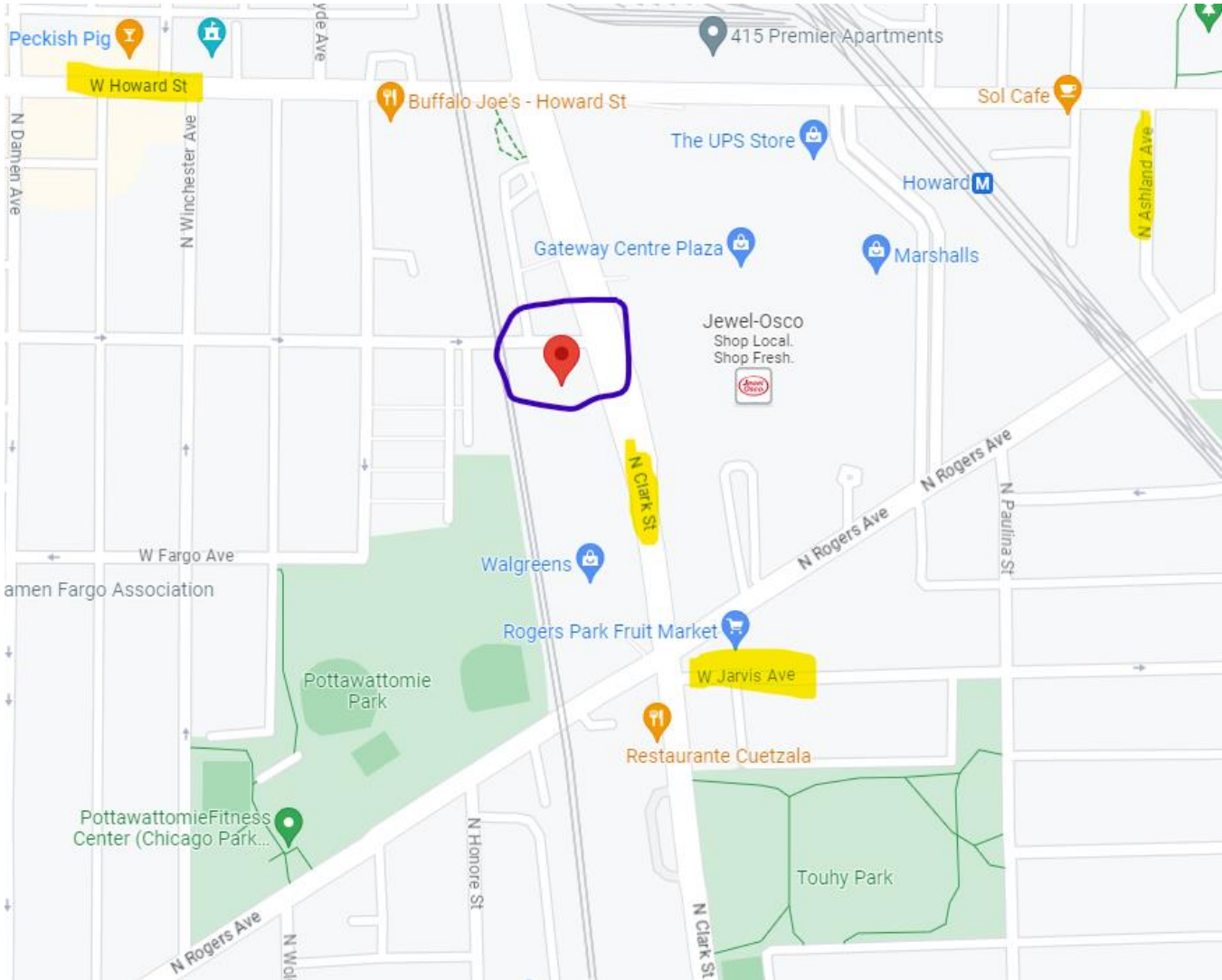
# Origin of the Opportunity

- **In 2021, the Lightfoot Administration created a program to fund five new homeless shelters with \$30 million, managed by the Chicago Dept. of Housing (DOH) and the Dept. of Family & Supportive Services (DFSS).**
- **NSHSS was the first agency selected, in November 2022, to buy and renovate a building as a new, best-in-class 70-bed men’s shelter.**
  - We have secured the approval of Ald. Maria Hadden and a majority of surveyed residents
  - City Zoning Board has awarded a special use permit to operate a shelter
- **Renovations to start in Spring 2024**
- **Expected opening in Fall 2024**



# 7464 N. Clark St. is located in Chicago's Rogers Park community

Near the border between Chicago and Evanston at Howard Street



# Suitable Location

- Close proximity to CTA bus line #22 (Clark St.) and Red Line stop at Howard St.
- Existing floor plan has 35 rooms and will accommodate 70 shelter beds
- Commercial area surrounded by Metra tracks, a strip mall, and a bank
- Significant need in the Rogers Park neighborhood



# Building is Attractive for Use as a Shelter

- Previously a medical clinic owned by a large Chicago-based hospital
- Built in 1965, purchased by the hospital in 1991
- 9,750 square-foot single story building
- ADA accessible for disabled individuals
- No re-zoning necessary; zoned B3-3 for commercial use
- Building passed four environmental safety tests
- Vacant for more than 3 years



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# New Shelter Floor Plan



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## PROGRAM BLOCKING

- ① ADA Compliant Quad\*
- ② Standard Rooms (L)\*
- ③ Standard Rooms (M)\*
- ④ Standard Rooms (S)\*
- ⑤ Office
- ⑥ Janitor's Closet
- ⑦ Kitchen
- ⑧ Electrical
- ⑨ Laundry
- ⑩ Restrooms
- ⑪ Storage
- ⑫ Heat Room

*Standard Rooms (L)	18 (2 Bed)	Sinks	10
*Standard Rooms (M)	7 (2 Bed)	Toilets	9
*Standard Rooms (S)	4 (2 Bed)	Showers	9
*ADA Rooms	6 (2 Bed)		
<b>Total Rooms</b>	<b>35 (2 Bed)</b>		
<b>Total Beds</b>	<b>70 Beds</b>		

# Trauma-Informed Interior Design

Materials and colors promote calm, comfort, cleanliness and healing



# Community Room Rendering (South View)

Calming colors for the walls and floors and soft lighting





# Community Room Rendering (North View)

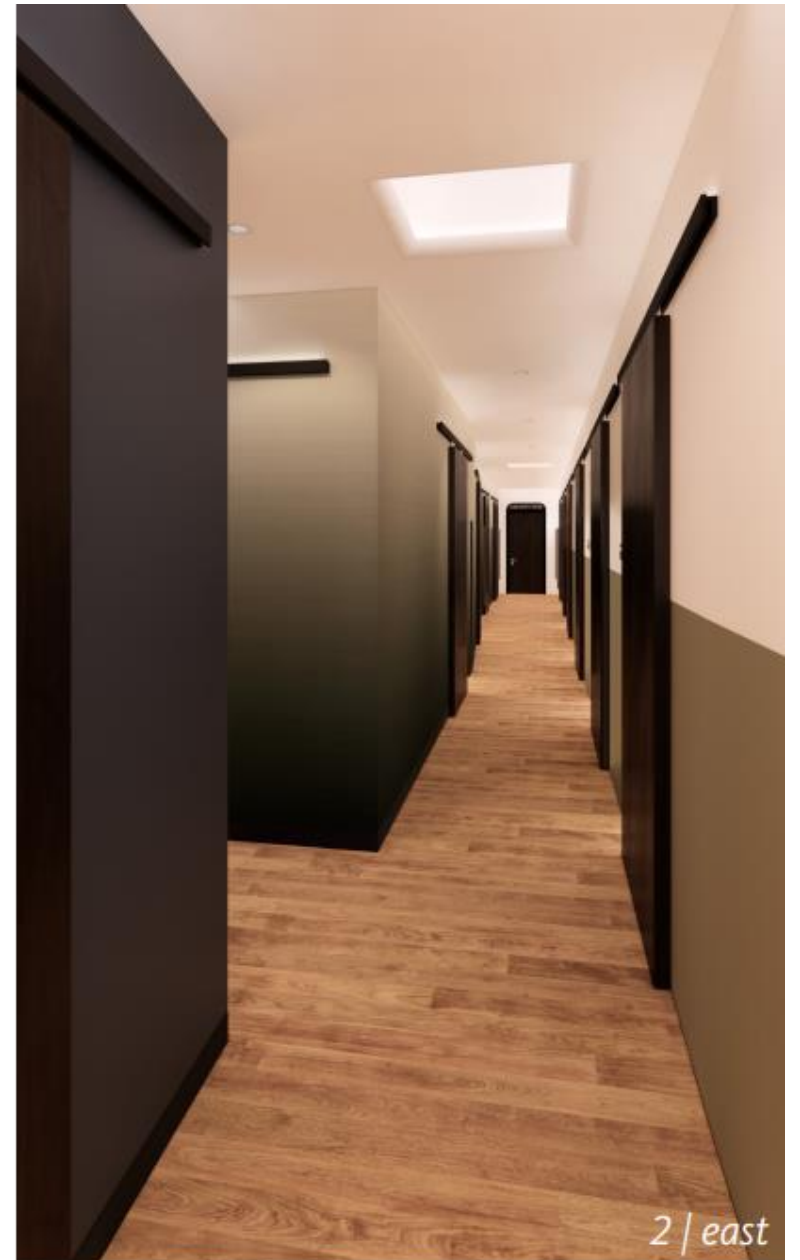
Windows provide natural light



# Corridor Renderings

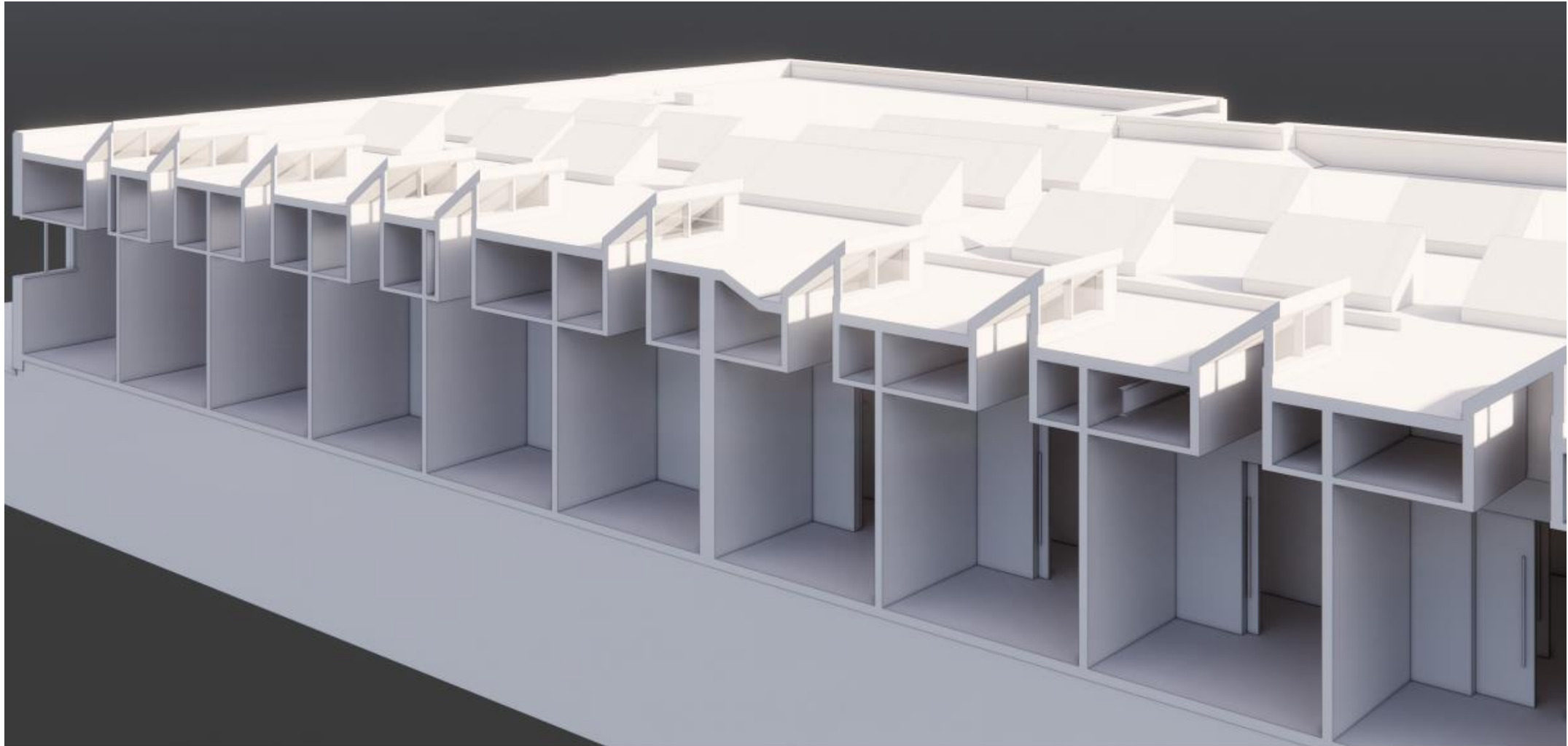
Warm colors and  
imitation hard-wood  
floors

All renderings courtesy of Gensler



# Roof Skylight Rendering

Natural light in every sleeping room



# Services and Resources at the New Shelter

- Will house 70 men per day
- 24/7 operations\*
- Hygiene services (5 restrooms, showers)
- Clothing closet
- Three meals per day
- Secure storage spaces for clients
- Case management
- Isolation room for infectious disease
- Housing application assistance
- Medical examining room
- Prepaid CTA bus/train fare cards
- Heating and cooling center during extreme weather
- Laundry services



# Safety Measures

- **General Safety**

- Clients' daily check-in and safety screening
- Curfew hours strictly enforced
- No weapons allowed
- Controlled access to clients' sleeping quarters
- De-escalation and trauma-informed trained staff
- 24/7 staff supervision
- "Three strikes and you're out" violation policy, with written warnings

- **Substance Use**

- No drugs or alcohol allowed on premises
- Client access to substance use programs
- Harm-reduction model
- Narcan trained staff

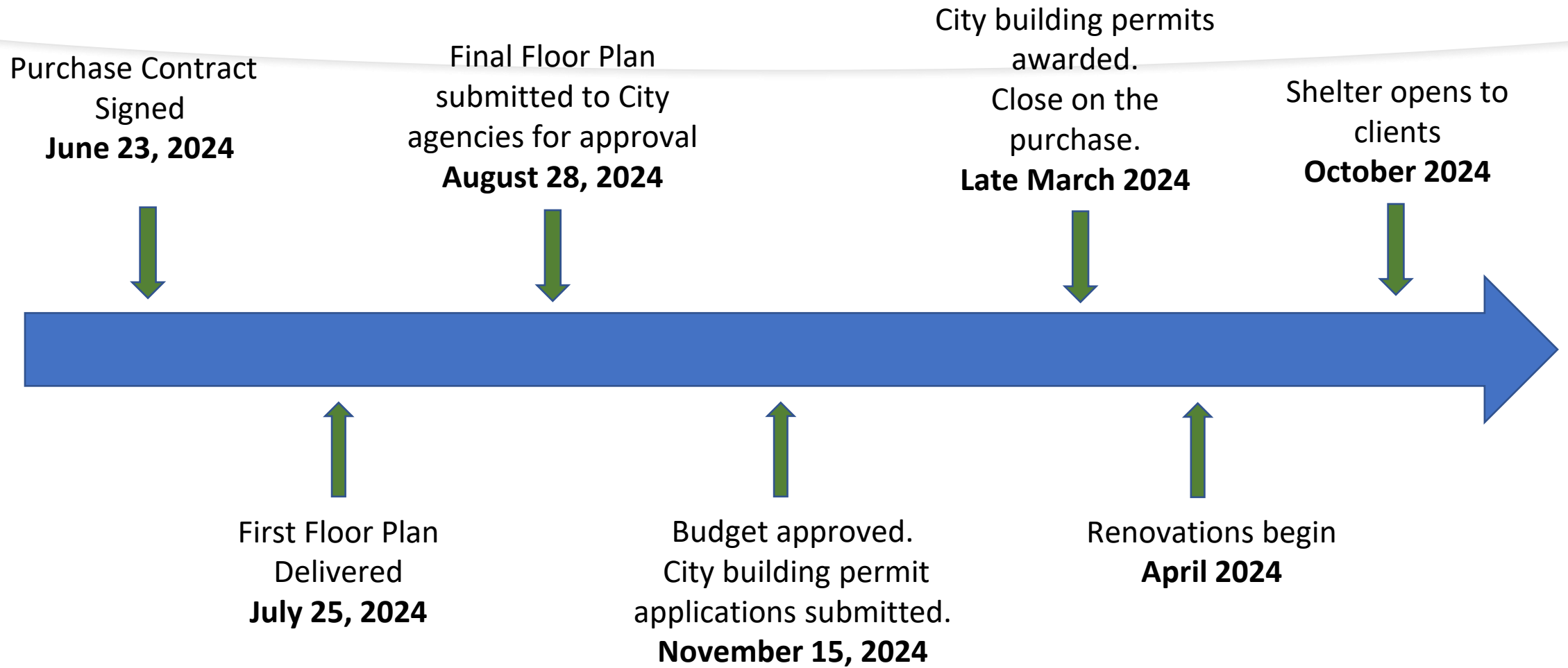
- **Loitering**

- No loitering permitted around building
- Periodic exterior patrol
- Designated and controlled smoking area

- **Crime Prevention**

- Lights and cameras outside the building
- Cameras and securing system inside building

# Forecasted Timeline



# Project Partners

- Chicago Dept. of Housing - Non-Congregate Shelter Acquisition Program
- Chicago Dept. of Family & Supportive Services
- Architects: Gensler
- Building Contractor: Valenti Builders
- Construction Manager: Baso, Ltd.
- Engineers: IMEG Corp,; Terra, Nayyar & Nayyar
- City Permit Expediter: JLA & Associates

## Pro Bono Partners

- Legal: Winston & Strawn and Taft Law
- Kitchen Consultant: TriMark
- Lighting Consultant: Zutale Design



# Property Development Costs

<b>Acquisition</b>	<b>\$880,000</b>
<b>Construction/Rehabilitation</b>	<b>\$5,550,000</b>
<b>Environmental Testing</b>	<b>\$40,000</b>
<b>Professional Fees &amp; Other Owner Costs</b>	<b>\$530,000</b>
<b>Total Development Costs*</b>	<b>\$7,000,000</b>

\*As of January 2024. Includes contingency reserves of \$580,000. Subject to Chicago Department of Housing approval and changes in material and labor costs.



# Fundraising Goal

- **Chicago Department of Housing (DOH)**
  - Will fund acquisition & renovations costs
  - Committed to pay \$93,000 per bed (70 beds)

• Forecasted DOH funding commitment	\$6,660,000
• Forecasted development cost	<u>7,000,000</u>
• <b>Shortfall</b>	<b>\$340,000</b>

- **Fundraising goal:** **\$400,000**
  - Funds raised to date: \$290,000  
(as of March 2024)



# Giving Opportunities

- **Gifts of all sizes will be needed to realize our goal**
- **Naming rights are available to donors for:**
  - Entire Building
  - Community Room
  - New Commercial Kitchen
  - Medical Examination Room
  - **Bathrooms named for the Kohler Kitchen & Bath Co., which donated all fixtures**
- **Furniture, Fixture, and Equipment Needs**
  - Kitchen Equipment
  - Medical Exam Room Equipment
  - Cafeteria-style Dining Tables
  - Casual Tables & Chairs for Community Room



# Information for Donors & Advisors

- **All donors will be recognized** on our website and a permanent donor recognition display at the new shelter.
- **Contributions are tax-deductible to the extent allowed by law.** North Side Housing and Supportive Services (FEIN 36-3318158) is a tax-exempt charitable organization as described in section 501(c)(3) of the Internal Revenue Code.



# To Learn More, Please Contact:

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