

Proposed New Homeless Shelter Serving 70 men

Rogers Park neighborhood
Far north side of Chicago

In a partnership with the City of Chicago:



NORTH SIDE HOUSING AND SUPPORTIVE SERVICES



January/February 2024



WHO WE ARE

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

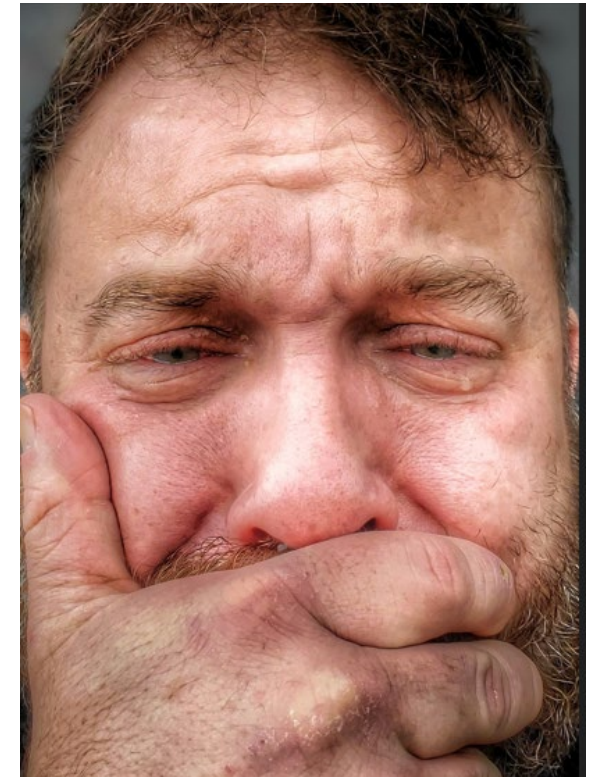
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Homelessness: A big problem in Chicago

FOR HOMELESS MEN, A MASSIVE SHORTAGE OF SHELTER BEDS

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

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



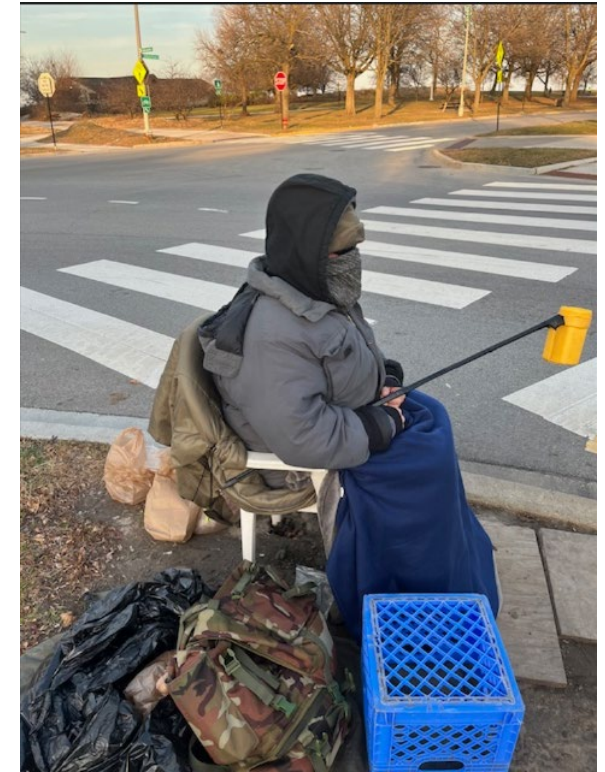
We've served homeless Chicagoans since 1983

Services History

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

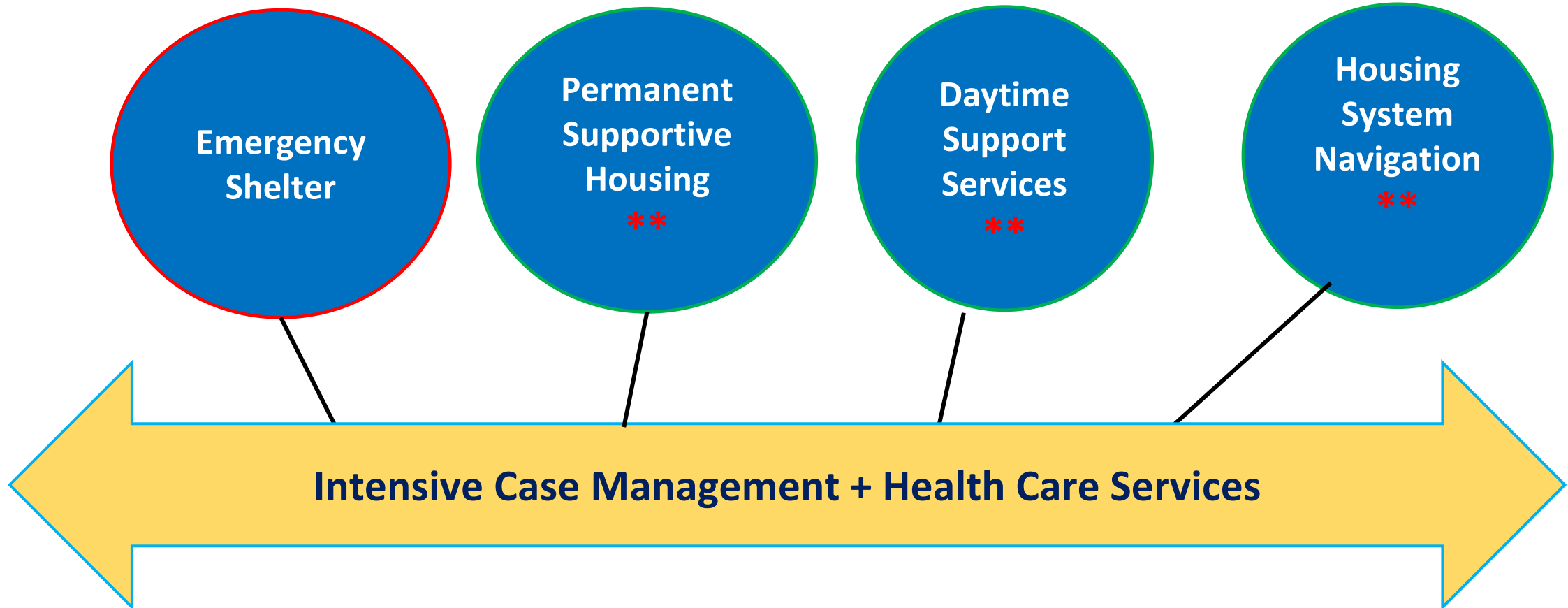
Shelter Location History

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



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

Our permanent solutions to end homelessness



**** Program serves women and men**

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Our emergency shelter serves*:

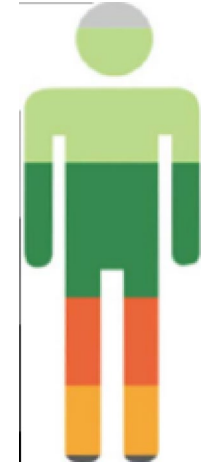
- All single men
- 65 - 70% are African American
- 9% are veterans
- 62% are persons with disabilities (physical or developmental)
- 38% have a self-reported mental health condition
- 59% have no income
- 35% not in the labor force or retired

**Based on FY 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 NEW MEN'S 70-BED HOMELESS SHELTER

When it opens, the shelter will be providing over 10% of the City's 670 shelter beds available for men.

Proposed Front façade – day & night



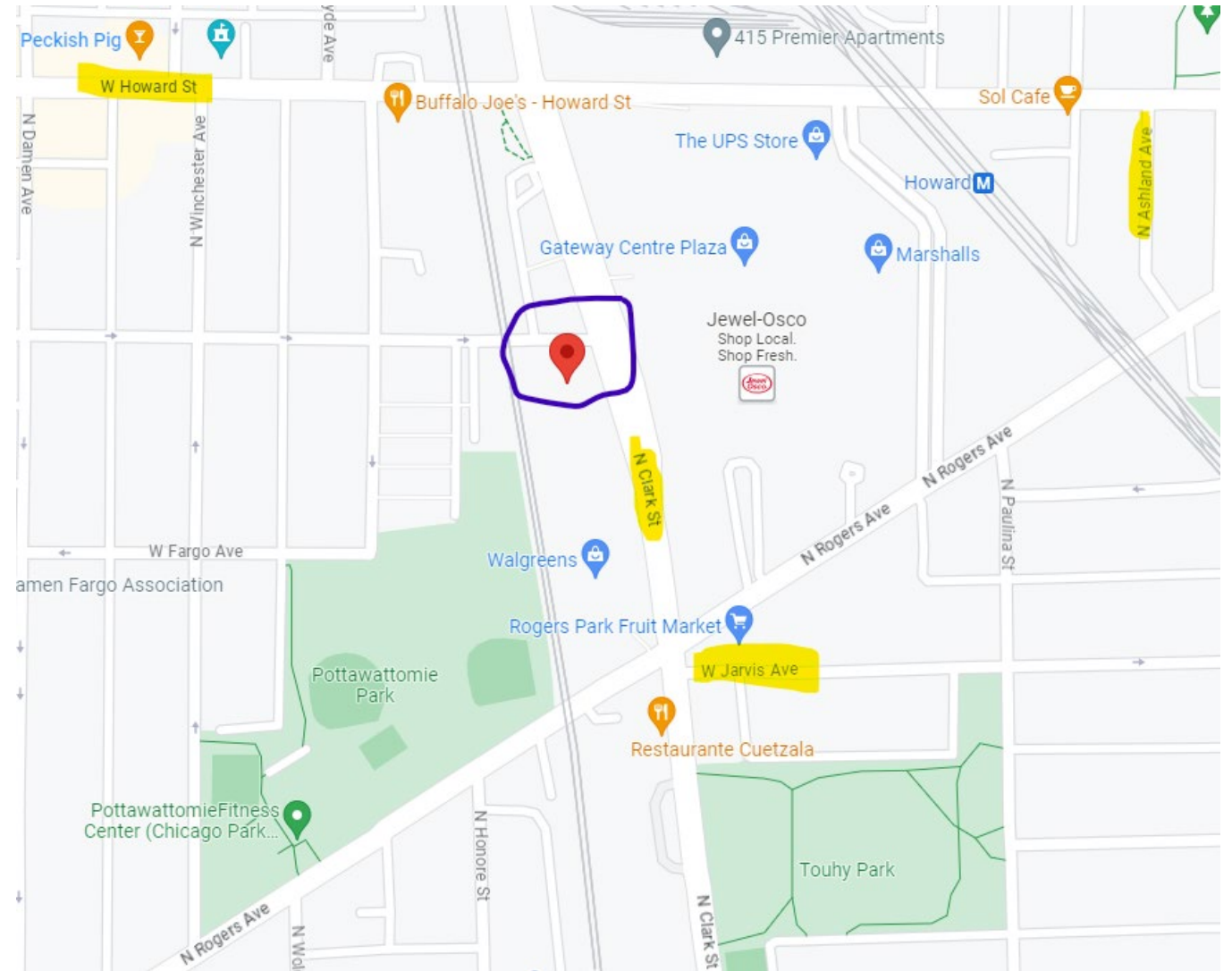
Origin of the opportunity

- In 2021, the Lori Lightfoot administration created a program to fund five new homeless shelters with \$30 million, managed by the City's Dept. of Housing (DOH) and the Dept. of Family & Supportive Services (DFSS).
- NSHSS was first agency selected, in November 2022, to buy and renovate a building into a new, best-in-class 70-bed men's shelter.
 - Property already under contract for purchase
 - Secured approval of Alderwoman Maria Hadden and a majority of surveyed residents
 - Process begun to apply for a City special use permit to operate a shelter
- Renovations start in late February
- Expected opening summer of 2024



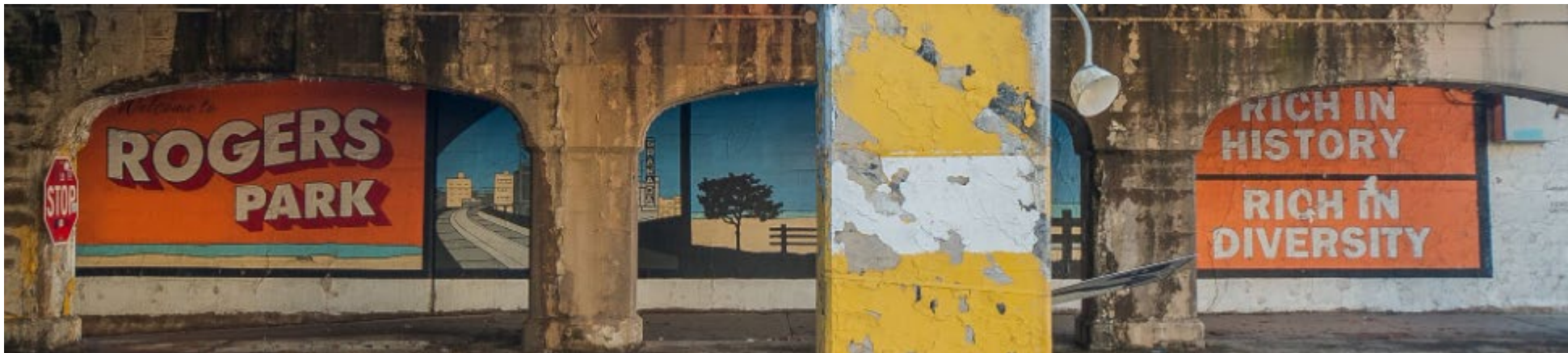
7464 North Clark St. Rogers Park neighborhood

Near the border between
Chicago and Evanston at
Howard Street



Why this location?

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



Building is attractive for a shelter

- Previously a medical clinic owned by a large Chicago-based hospital
- Awarded a City special use permit to operate a shelter, Feb. 2023
- 9,750 Square feet
- Single story building
- ADA accessible for disabled clients
- No re-zoning necessary; zoned B3-3 for commercial use
- Vacant for over 3 years
- Built in 1965, purchased by the hospital in 1991



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)		
*Standard Rooms (M)	7 (2 Bed)	Sinks	10
*Standard Rooms (S)	4 (2 Bed)	Toilets	9
*ADA Rooms	6 (2 Bed)	Showers	9
Total Rooms		35 (2 Bed)	
Total Beds		70 Beds	

Trauma-informed interior design

Promotes calmness, comfort, cleanliness and healing



The hallways and sleeping rooms will have this



vinyl flooring to look like hard-wood floors

Community room rendering (south view)

Calming colors for the wall and floors and soft lighting



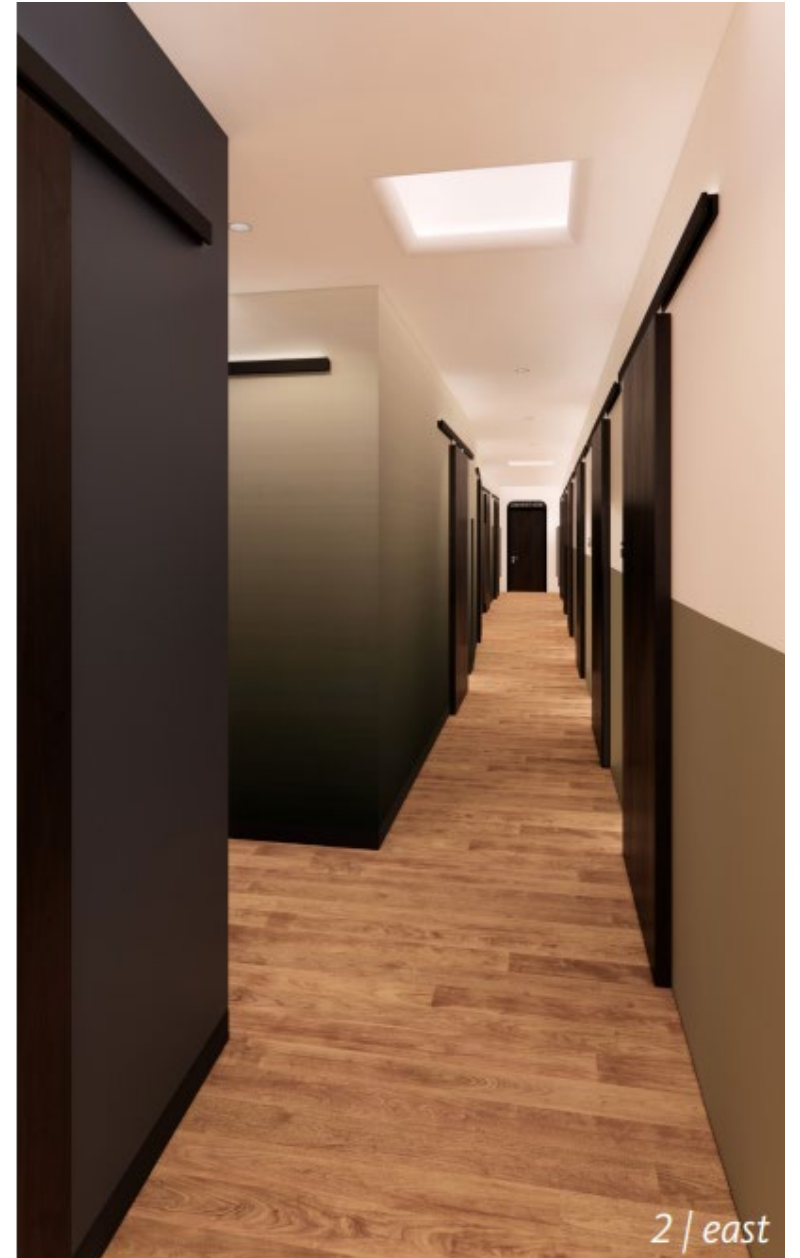
Community room rendering (north view)

Windows provide natural light



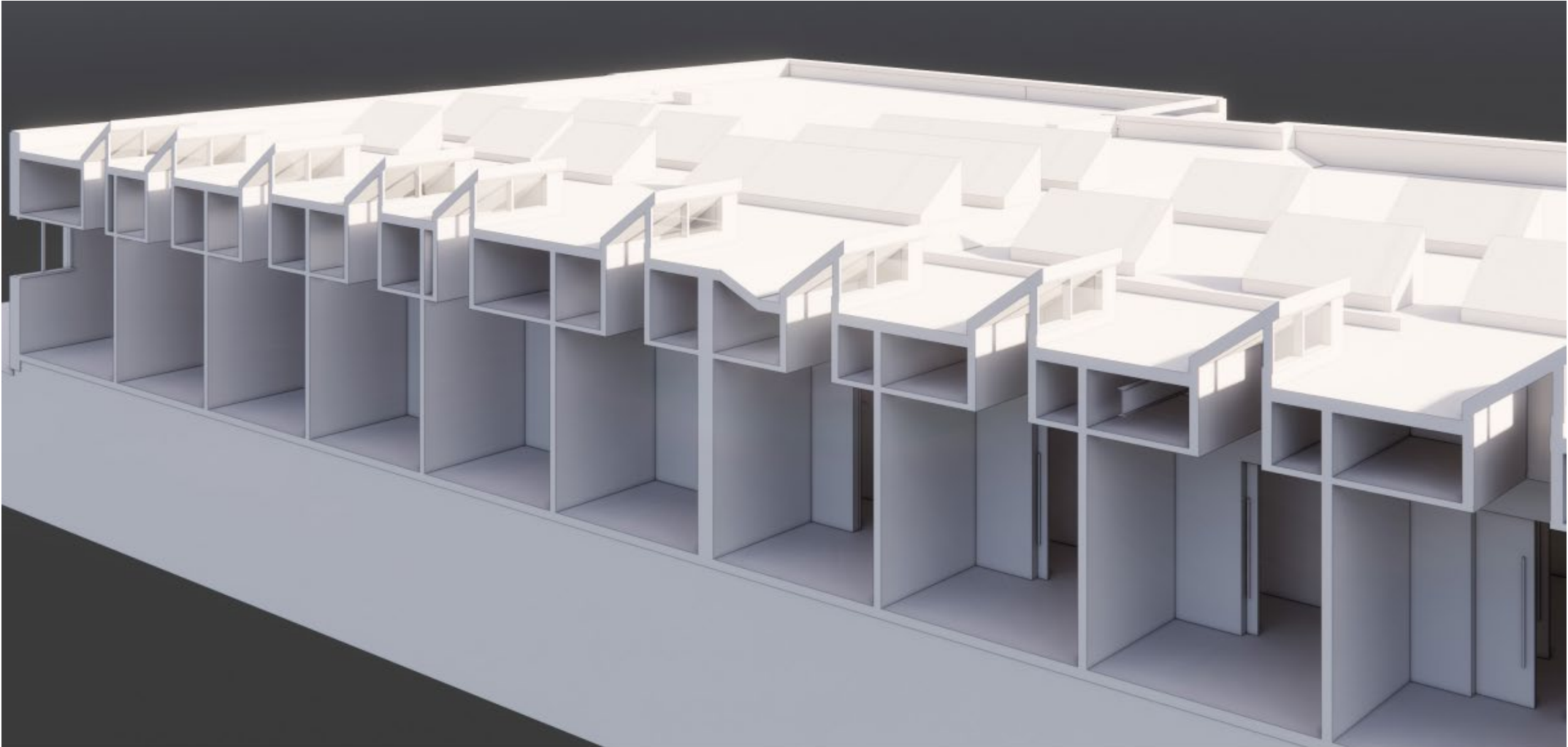
Corridor renderings

Calming colors,
imitation hard-wood
floors



Roof skylight rendering

Natural light in every sleeping room



Services and Resources at the New Shelter

- House 70 men per day
- 35 sleeping rooms for 2 men per room
- 24/7 operations*
- Hygiene services (5 restrooms, showers)
- Clothing closet for clients to select new clothes
- 3 meals a day
- Secure storage space for clients
- Case Management
- Isolation room for Covid-19/flu
- Housing application assistance
- Medical examining room
- Prepaid CTA bus/train fare cards
- Heating and cooling center
- Laundry services



Property Development Costs⁺

Acquisition Costs	\$880,000
Construction/Rehab Costs*	5,450,000
Environmental Costs	40,000
Professional Fees & Other Owner Costs*	530,000
<i>Total Development Costs*</i>	<i>\$6,900,000</i>

***Includes contingency reserves of \$580,000**

+ As of September 13, 2023

***Subject to City Department of Housing approval and changes in material and labor costs**

Funding

- **City Department of Housing (DOH)**
 - Funds acquisition & renovations costs
 - Committed to pay \$93,000 per bed
 - City DFSS* requires beds for 70 men

• Forecasted DOH funding commitment	\$6,500,000
• Forecasted development cost	<u>6,900,000</u>
• Shortfall	\$400,000

- **Fundraising goal: \$400,000**
 - Funds raised: \$272,000[#]

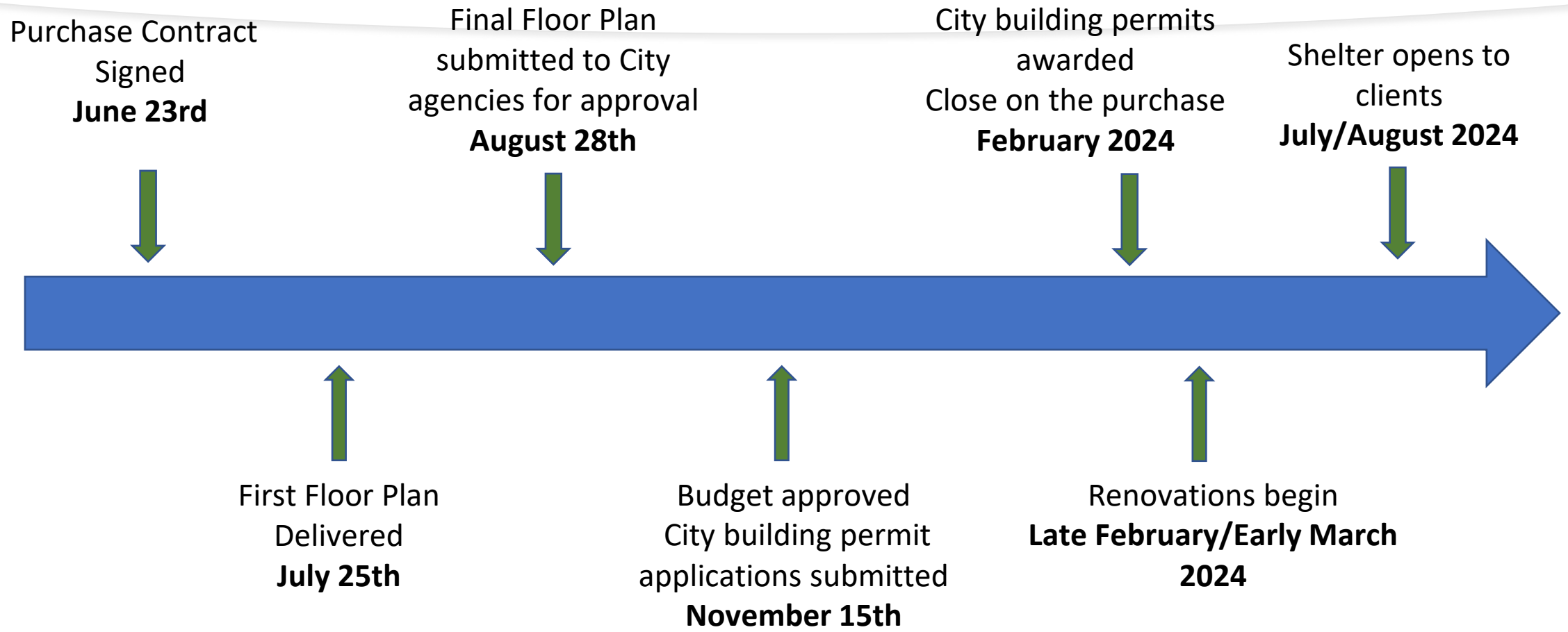
* - Department of Family and Support Services

- Funds raised and committed as of 1/22/24



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Forecasted Timeline



Project Partners

- City Dept. of Housing's Non-Congregate Shelter Acquisition Program
- City Dept. of Family & Supportive Services (DFSS)
- Architects: Gensler
- NSHSS' renovation manager: Baso, Ltd.
- Building contractor: Valenti Builders
- Engineers: IMEG Corp, Terra
- City permit expediter: JLA & Associates

Pro bono partners

- Legal: Winston & Strawn
 - Taft/Jaffe
- Kitchen consultant: TriMark
- Lighting consultant: Zutale Design



Safety Measures

- **General**

- Clients' daily check-in for 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" rule violation policy, with written warnings

- **Substance Use**

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

- **Loitering**

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

- **Crime Prevention**

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

Donation Opportunities

- **Naming Rights for:**
 - Entire building
 - Community Room
 - New commercial kitchen
 - Medical examination room
- **Furniture, Fixtures, & Equipment Needs**
 - Kitchen equipment
 - Medical exam room equipment
 - Cafeteria-style dining tables
 - Casual tables & chairs for community room



NORTH SIDE HOUSING
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NORTH SIDE HOUSING
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FY 2022 Shelter Program Data & Measures of Success



Average length of stay: under 90 days



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



45% leaving with increase income



44,400 meals served



Rate of return to our shelter: 3%



85% Completed a comprehensive assessment



35% engaged in supportive services