

LCRDC Application for Community Development Block Grant Funds

Mary Pat Maddex Place

1. Describe in detail the activity for which you are requesting funds.

The Mary Pat Maddex Place, located at 1280 Blackburn Street in Gurnee, has been serving homeless families in Lake County for the past seventeen years. The property was acquired and rehabbed by LCRDC in 1998 through a Federal Supportive Housing grant and a mortgage loan by a private lender. The program has provided housing to 115 homeless households (123 adults and 236 children) since its creation. LCRDC is seeking funds to pay off the current mortgage and rehabilitate the property. See Exhibit B for the detailed information.

LCRDC is proposing to convert the current site from transitional housing to permanent supportive housing (PSH). HUD has identified PSH as a priority for future Continuum of Care funding. LCRDC has been a recipient of these federal funds for the last 17 years and the funds have provided operational and social service support for the program. While the transitional housing program has been successful, with the new directive by HUD, LCRDC is proposing to convert to PSH.

By paying off the mortgage and completing some needed rehab work, the property can be converted to PSH and continue to provide housing for homeless families.

EXHIBIT A - Location map and photos of 1280 Blackburn Street.

EXHIBIT B – Copy of current mortgage statement, scope of work for the rehab, and preliminary cost estimate for the rehab work.

2. Why is this project needed today?

The Mary Pat Maddex Place is currently going through a planned change of use, from Transitional Housing to PSH for homeless families. By paying off the current mortgage and completing the needed rehab work, the property will be able to continue serving homeless families at the site. Now is the ideal time to begin the rehab of the apartments as the site transitions from transitional housing to PSH.

3. Who will be served by this project?

It is the intent of LCRDC to convert the building in the spring of 2017 to PSH for homeless families.

4. Why are CDBG funds needed for this project? What other funding sources have been solicited?

The CDBG funds will assist in providing much needed improvements at the building. Since the property has always housed homeless families, there have been very little funds available to maintain the property. The amount of funds provided though the CoC has not changed in the last 17 years to operate the site and provide supportive services, so it has left very little for property improvements. LCRDC has been very aggressive in identifying opportunities to make necessary improvements but many of the funds are either no longer available through the state or are very competitive to secure. CDBG funds are an ideal opportunity to complete the necessary improvements prior to the conversion to PSH.

Over the last 6 years the following work has been completed at the property:

2008 New roof and upgrade of elevator – \$101,270 Lake County HOME Funds


2010 New windows, patio doors and updating of electric baseboard heat in each apartment
– \$56,683 Lake County CAP Weatherization Funds

2013 New energy star water heaters, refrigerators, stoves, air conditioners, and lighting for each

apartment, and new energy efficient lighting in the common area hallways – \$26,095 State of IL DCEO Program

2014 Rehab of 9 bathrooms – \$45,000 Federal Home Loan Bank AHP

Since 2008 LCRDC has secured \$229,048 in grants to maintain the property. The current rehab funding request will complete the much needed work at the building.

5. Any construction contract over \$2,000 will be subject to federal Davis Bacon prevailing wage and Section 3 requirements. How do you plan to meet these requirements?
LCRDC is an experienced developer that has rehabilitated properties using federal Davis Bacon Wages and Section 3 requirements. LCRDC will solicit bids from its list of experienced general contractors to provide the rehab work at the building. In addition LCRDC encourages general contractors to hire eligible sub-contractors to meet the Section 3 requirements. In an 18 unit renovation in Zion, LCRDC encouraged the general contractor to hire Youthbuild Lake County to do all of the demolition work for the renovation.
6. Please indicate how this project will be completed by April 30, 2018, including a proposed schedule for this project.
Since LCRDC already owns the building, the project can be completed quickly.
 soon as the contract is issued, LCRDC will pay off the mortgage to Lake Forest Bank and Trust for \$112,612.10 (as of 7/1/2016).
Bids will be solicited for the proposed rehabilitation work at the property – 45 days
Contract issued to general contractor and work begins within – 15 days
Rehab period – 90 days
Final inspection and punch list – 15 days
The total project can be completed within 5.5 months.
7. Please attach proposed budget (sources & uses) for this project. Leverage is helpful but not required.
EXHIBIT C – Proposed budget
8. If you are a non-profit agency, please attach:
EXHIBIT D - Agency Audit (most recently completed).
EXHIBIT E - Certification of non-profit status (copy of IRS letter).
EXHIBIT F - Articles of Incorporation.
EXHIBIT G - Copy/summary of non-discrimination policy covering recruitment/placement of staff, volunteers and clients. If the organization does practice discrimination in any of the above, please explain.
EXHIBIT H - Organization Chart, limited to program impacted by this project.
EXHIBIT I - Proof of registration at www.sams.gov
9. Please explain the extent to which your proposed activity will serve residents *at or below* the following CDBG-Eligible income level (based on household size).
Residents of the Mary Pat Maddex Permanent Supportive Housing will have incomes less than 50% of the area median income. This site can provide up to 26 beds for the chronically homeless. Families with maximum household members of four will be targeted due to the number of two-bedroom apartments (8). The one-bedroom apartment can be targeted to single individuals or a 2 person household.

Mary Pat Maddex Place
REVISED Sources and Uses

Sources

Lake County CDBG Funds	\$ 121,825.00
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Uses

Estimate of Rehab	\$ 121,825.00
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	\$ 121,825.00

SCOPE OF WORK

1280 Blackburn Street, Gurnee, IL 60031

Contact: Kathy Van Crey

Phone: 847-360-0824

Email: kvancrey@lcrdcil.org

DAVIS BACON WAGE REQUIREMENTS MUST BE USED AT THIS PROJECT

Exterior:

Remove carpet from exterior stairs. If concrete in good condition, clean off any residue. If concrete in poor condition, recommendation needed.

Remove carpet in foyer between two exterior doors. Based on the condition of the flooring, would like to install a tile or some other type of flooring recommended.

Remove heater in foyer area, possibly convert into a locking drop off box for payments.

Interior:

Update all kitchens (9 units):

Remove existing cabinets, countertops, sinks and faucets. All appliances remain in units.

Install new cabinets, countertops, sinks and faucets.

Remove and install new Allure kitchen flooring.

Unit's 101 - 204:

Paint interior and exterior of patio doors – white

Repair/replace any broken/damaged screen doors – Approximately 7

Replace carpet where needed – Estimating 8 units

All units (1-one bedroom, 8-two bedrooms):

Paint entire unit - linen white (eggshell) on walls, white (flat) on ceilings

Hallways:

Replace carpet in corridors (interior hallways) with Allure flooring

Replace carpet in stairwells (landings), if wood in good condition install non-slip rubber stair treads or replace with carpet

Elevator:

Replace carpet with Allure flooring

**Mary Pat Maddex Place
1280 Blackburn St., Gurnee**



Typical 2-bedroom unit



Kitchen



Dining Area



Living Room



Bedroom 1



Bedroom 2



Bathroom

Google Maps

