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August 10, 2016

PADS Lake County, with support from and in cooperation with its partners in the community, is pleased to submit this application for CDBG funds in order to improve its facility at 1800 Grand Avenue in Waukegan.

Detailed Activity Description

PADS Lake County operates a Day Resource Center for persons experiencing homelessness located at 1800 Grand Avenue in Waukegan. This facility serves multiple purposes for persons experiencing homelessness. First and foremost, it is an entry point to the homeless service system. A key cog in what is known as coordinated entry or coordinated assessment by the Lake County Coalition for the Homeless, the Day Resource Center is that place where persons experiencing homelessness can go in order to access the necessary resources to get back into housing.

Ever since PADS moved into this facility in 2014, it has sought to use it in this manner. While it has had a great deal of success, the number of persons who continue to experience homelessness is not declining, and the complexity of their barriers continues to grow. A cause of homelessness that is becoming more commonplace is behavioral health issues. Both mental illness and substance abuse, sometimes concurrently, are driving people into homelessness in far greater numbers.

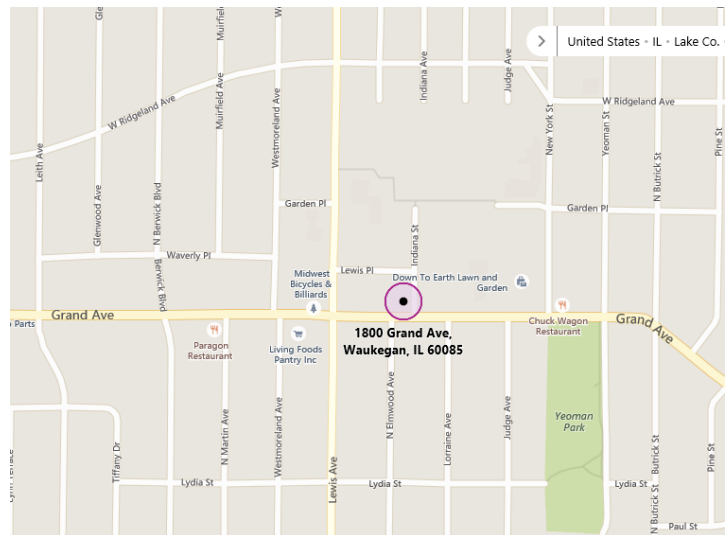
As a result of this increasing demand for more specialized services, PADS has sought partners in the community to provide service at the Day Resource Center. The ultimate goal is to have integrated services and care at one single location so that persons experiencing homelessness can have all their needs met and be on the path back into housing.

To that end, and specific to this particular grant application, two organizations have been providing services at the Day Resource Center and are seeking to expand that effort.

Nicasa Behavioral Health Services has begun providing more services at the Day Resource Center, beginning with its Family Advocacy Program. Founded in 1966, Nicasa Behavioral Health Services' network of dedicated and caring professionals has pioneered award-winning efforts in prevention, early intervention, treatment, and recovery for more than 50 years. Core services include substance abuse treatment programs, mental health counseling, parent education classes, family advocacy services, comprehensive women's services and a residential recovery program. Nicasa's programs serve uninsured and underinsured individuals and families as well as the county's underserved neighborhoods and communities. Nicasa has been providing family advocacy services to PADS clients for the past several months. In this project, Nicasa will continue to link clients to family advocacy programming as well as substance abuse and mental health counseling services.

Erie HealthReach Waukegan Family Health Center visits the Day Resource Center regularly to make sure clients are able to see a primary care physician regularly and easily. A physician started coming on an at least monthly basis starting in January 2016. The doctor screened clients, gave blood pressure checks, set up appointments for clients to go to the clinic if they needed more medical attention, and wrote prescriptions. While accessing care is a challenge to many disadvantaged groups, it is extraordinarily complex for persons experiencing homelessness. Erie has sought opportunities to expand their presence here, including what would be for all intents and purposes a walk-in clinic at the PADS location. It is similar in concept to what the Lake County Health Department provides at PADS overnight shelter sites, but is an opportunity to engage more people.

A number of other organizations have used this space to access persons experiencing homelessness, rather than making the individual traverse through the county when their resources are already extremely limited. As it currently stands, the organizations are attempting to come together to ensure that “an increased number of homeless persons with mental illness will have their housing and health care needs met.” Improvements to the 1800 Grand facility would increase the capacity to do so.



Why is this project needed today?

PADS has been the primary entry point for persons experiencing homelessness under the recently implemented coordinated entry system. The vast majority of persons experiencing homelessness will come through PADS in order to obtain the services they need.

As a result of this, the Day Resource Center has evolved to be much more than what may have once been called a day shelter. It is a place for individuals to access the needed services and assistance in order to ultimately get out of homelessness and back into housing. The facility must be improved in order to allow for this to occur in an effective manner and provide the clientele the dignity they deserve.

Furthermore, PADS is working to build out the building right next door to it (1810 Grand Avenue). These projects, when viewed together, provide an even greater opportunity to enhance the services available to homeless persons, especially those with mental illness.

Who will be served by this project?

The persons who will be served by this project are all persons who are experiencing homelessness in Lake County. Demand varies by year, but it is approximately 2,000 people in a given year.

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

CDBG funds provide the best funding source for this project for a variety of reasons, not the least of which is that CDBG, and the local Consolidated Plan, recognizes the importance of this facility in the broader system of homeless services. It is flexible and appropriate for the community's needs.

Other funding sources have been sought from private donors and foundations. Most funders in this arena seek to fund actual shelter, not facilities in which services are provided.

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?

PADS Staff have received training and have individual experience in complying with labor standards including Davis-Bacon and Section 3. We also have an advisor through our Board of Directors who has additional expertise on these requirements. Finally, we would ensure we review any relevant materials and contracts with Community Development staff as requested.

Please indicate how this project will be completed by April 30, 2018, including a proposed schedule for this project.

The proposed project would begin in late Spring 2017, when demand for the services PADS provides is lower, and therefore the facility will be more easily accessible to contractors and other laborers. In general, the timeframe would be as follows:

- Winter 2016/17 – work with architect and other relevant individuals to finalize plans.
- Early Spring 2017 – bid out contracts per defined procedures.
- Late Spring 2017 – construction commences
- Fall 2017 – construction complete

This will allow for any potential delays and ensure the project will be completed well in advance of April 30, 2018.

Please attach proposed budget (sources & uses) for this project. Leverage is helpful but not required.

SOURCES	Amount	Note
PADS Cash (restricted fundraising)	\$20,000	
CDBG Funds	\$150,000	Request
TOTAL	\$170,000	
Non-cash (Donated Building)	\$360,000	Donated to PADS in 2014

USES	Amount	Note
Construction Hard Costs (Non-residential)	\$137,500	Based off of contractor's informal estimates; seeking detailed estimates
Contractor Overhead, Profit and General Conditions	\$8,500	Assumed at ~6%
Environment Costs	\$0	Environmental work already completed.
Architect & Engineering Fees	\$9,000	Includes mechanical, plumbing and electrical
Survey, Permit, Tests	\$5,000	Estimated Allowance
Legal Fees	\$2,000	Estimated Allowance
Accounting and Cost Certification	\$2,000	Estimated Allowance
Insurance	\$6,000	Estimated Allowance
TOTAL	\$170,000.00	

If you are a developer or a non-profit agency, please attach:

- Agency Audit (most recently completed).
- Certification of non-profit status (copy of IRS letter) – if applicable.
- Articles of Incorporation or LLC documentation.
- 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.
- Organization Chart, limited to program impacted by this project.
- Proof of registration at www.sams.gov

Please explain the extent to which your proposed activity will serve residents at or below the CDBG-Eligible income level (based on household size):

PADS only serves persons who meet the presumed beneficiary category of low-income under HUD guidelines. While persons who would seek assistance would undoubtedly fall under these income levels, the fact that they are homeless and the relevant documentation is collected on that make them eligible for assistance.