

# Village of La Grange

## A G E N D A

PLAN COMMISSION  
of the  
VILLAGE OF LA GRANGE

Village Hall Auditorium

53 S. La Grange Road, La Grange, IL

**Tuesday, March 10, 2015 - 7:30 p.m.**



1. Call to Order and Roll Call of the Plan Commission
2. Approval of Minutes – February 10, 2015
3. Business at Hand:

**CONTINUATION OF PLAN COMMISSION CASE #222 – To consider an application for zoning amendment, planned development, special use, site plan and design review approval to permit the construction of a three story mixed use building and to operate individual and family services and residential care facility at 9601 W. Ogden Avenue, Beds Plus Care, Inc.**

**Applicant Submittal Supporting Documents PC#222**

**Public Comments PC#222**

4. Old Business:
5. New Business:
6. Adjournment

(Commissioners: Please call 579-2320 to confirm your attendance.)

Individuals with disabilities and who require certain accommodations to participate at this meeting are requested to contact the ADA Coordinator at 579-2315, to allow the Village to make reasonable accommodations.

## MINUTES

Plan Commission of the  
Village of La Grange  
February 10, 2015

### **I. CALL TO ORDER AND ROLL CALL:**

Chairman Kardatzke called the meeting to order on February 10, 2015, at 7:30 p.m. in the Village Hall Auditorium, 53 S. La Grange Road, La Grange, IL.

Present: Commissioners Egan, Paice, Reich, Stewart, Weyrauch, Williams, with Chairman Kardatzke presiding.

Absent: None.

Also Present: Village Clerk John Burns, Community Development Director Patrick Benjamin, Assistant Community Development Director Angela M. Mesaros, Acting Police Chief Renee Strasser, and Village Attorney Mark Burkland.

### **II. APPROVAL OF MINUTES:**

The Minutes of the January 13, 2015, Plan Commission meeting were presented for approval. It was moved by Commissioner Reich seconded by Commissioner Paice, that the Minutes be approved. Motion carried unanimously by voice vote.

### **III. BUSINESS AT HAND:**

**PLAN COMMISSION CASE #222 – To consider an application for zoning amendment, planned development, special use, site plan and design review approval to permit the construction of a three story mixed use building and to operate individual and family services and residential care facility at 9601 W. Ogden Avenue, Beds Plus Care, Inc.**

Chairman Kardatzke read the rules/procedures of the hearing, and swore in Tina Rounds, Executive Director of BEDS Plus Care, Inc., Rashmi Ramaswamy, architect with Shed Studio, and Steve Friedland, Attorney with Applegate and Thorne-Thomsen representing BEDS Plus, who presented the application and answered questions from the Commissioners about floor layout, property taxes, environmental remediation of the property specifically the vacated alleyway, day programs, partner agencies, security, client screening process, target population, number of clients, rules/protocols of facility, funding, and other potential locations.

Audience comments and questions included traffic and parking, concerns about security especially in the event that a resident is ejected from the facility, residential location, maintenance of the building in the future, community need, accessibility, site's suitability

and environmental clean-up, alley access, Police presence, benefit to the Village, and landscaping at corner/gateway (See Findings of Fact).

Discussion by Commissioners included approvals by the Fire Department, safety of residents, Commissioners requested further information on impact of facility on local government services, parking, property values, traffic, and access.

There being no further questions or comments from the audience or the Commissioners, a motion was made by Commissioner Reich, seconded by Commissioner Williams that the Plan Commission Case #222 be continued to the next meeting, March 10, 2015.

**IV. OLD BUSINESS:**

None.

**V. NEW BUSINESS:**

None.

**VI. ADJOURNMENT:**

There being no further questions or comments from the audience or Commissioners, a motion to adjourn was made by Commissioner Reich, seconded by Commissioner Weyrauch. The meeting adjourned at 10:10 p.m.

Respectfully Submitted:

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Angela Mesaros, Assistant Community Development Director

VILLAGE OF LA GRANGE  
Community Development Department

**MEMORANDUM**

TO: Plan Commissioners

FROM: Patrick D. Benjamin, Community Development Director  
Angela M. Mesaros, Assistant Community Development Director

DATE: March 10, 2015

**RE: CONTINUATION OF PLAN COMMISSION CASE #222 - (1) AMENDMENT TO THE ZONING CODE, (2) PLANNED DEVELOPMENT FINAL PLAN, (2) SPECIAL USE AND (3) SITE PLAN APPROVAL, 9601 Ogden Avenue, BEDS Plus Care, Inc.**

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At the public hearing on February 10, 2015, the following comments and questions were raised by the Commissioners and Audience:

- **Impact study on community services including Police and Fire and impact of the facility on the neighborhood.** Discussion at the hearing was specifically related to property values and safety. One Commissioner referenced research indicating that the impact of such a facility is positive on the community in cases only if the neighborhood is distressed and the program strictly controlled.
- **Traffic & Parking Study** – BEDS Plus has submitted a traffic study revised by KLOA from the 2006 study for the proposed strip commercial center. Commissioners requested a parking study to justify the relief being sought – this information is also provided in the traffic study provided by the applicant.
- **Fire Department.** The applicant met with the Fire Chief to review the preliminary architectural plans. The Minutes from that meeting are attached. Plans have been revised to reflect the comments of the Fire Chief.
- **Security.** BEDS Plus has provided information about the property management company, Carlton Management and a link to their website in the attached FAQs.

The Applicant has submitted additional documents and information that they will present at your meeting. Commissioners and the public will have an opportunity to comment on the new material at your meeting. Also attached are public comments that we received since the last Plan Commission meeting. The Plan Commission's focus at this point should be review of the project as a whole and the standards for granting a Planned Development, Special Use Permit for the social services center and the standards for re-zoning property currently zoned as C-3 to I-B Institutional Buildings.

to: Don Gay, Fire Marshal, Village of La Grange  
cc: Tina Rounds, Beds Plus Care, Rashmi Ramaswamy, SHED Studio, Angela Mesaros, Village of LaGrange  
from: Mike Newman, SHED Studio  
date: February 26, 2015  
re: **Meeting Notes -- Preliminary Review of Architectural Plans with La Grange Fire Marshal**

Present for the meeting:

- Don Gay, Fire Marshal, Village of La Grange
- Tina Rounds, Executive Director, Beds Plus Care
- Mike Newman, Shed Studio

Thank you for a positive and useful meeting. The following are my notes from our discussion:

- Sprinklered? – Yes the building will be sprinklered, therefore there are upgrades to the general travel distances and direct exiting requirements available to us.
- Egress? – General egress layout looks fine (though of course will be reviewed fully at the point of formal submission prior to build-out).
- Direct Exit Required from North Stair? – The plans right now show the first floor egress from the north stair as exiting through the lobby. Given that the building will be sprinklered, this is reasonable and acceptable (again, plans will be fully reviewed later at formal submission) as long as lobby doors are rated and appropriate egress path ratings are followed. If the formal review suggests that we add a direct door to the outside, we can easily add that without dramatically altering the egress system or layout. However, as Mr. Gay pointed out, there are lots of reasons to not do that as it could create a hard to control fast exit out toward Ogden that would be not visible to the front desk person (except through camera and alarms). We believe the layout as is meets the needs and program, but if required there is a clear approach to rectify.
- Lobby Double Door? – The main entry door from the courtyard to the main building lobby should be a double door without astragal in order to simplify access in with stretcher.
- Elevator Size? – The elevator must meet typical ADA regulations in order to make use of a stretcher by the fire department. This project will meet these requirements for many reasons.
- Fire Extinguishers? – No extinguishers in units (they become an "attractive nuisance"), but yes in the hallways of the upper residential floors. We will check specific regulations as regards travel distances in buildings with sprinklers, but presumption is that there would be two per floor in the corridor (one per building wing). Mr. Gay suggested, if possible, to use the cabinet type (as opposed to the wall hook type) so that tenants are not encouraged to misuse. Also will be required in a couple locations of the first floor, including the mechanical room.
- Fire Suppression Water Intake? – Mr. Gay would prefer that this happen near the mechanical spaces at the east end of the building.
- Trash Room and Chutes? – Trash room and chutes must be rated (and sprinklered).



**1** PROPOSED GROUND FLOOR PLAN  
SCALE: 1/16" = 1'-0"



**2** PROPOSED 2ND & 3RD FLOOR PLAN  
SCALE: 1/16" = 1'-0"

BUILDING CODE DATA		LEGEND		SQUARE FOOTAGES	
APPLICABLE CODE	1996 BOCA	SUPPORTIVE LIVING APARTMENT (350-375 S.F. APPROX)	UTILITY/STORAGE/LAUNDRY	3-STORY BUILDING	
OCCUPANCY CLASSIFICATION	I-1	ADMIN OFFICES	LANDSCAPED AREA	BUILDING: 5,633 S.F. EACH FLOOR	
REQUIRED # OF EXITS	2	NOTES		TOTAL SQUARE FOOTAGE: 16,899 S.F.	
ACTUAL # OF EXITS	2				
MAXIMUM ALLOWABLE TRAVEL DISTANCE	200'-0" (SPRINKLERED)	<ul style="list-style-type: none"> <li>BUILDING IS CLOSE TO OGDEN AVENUE, MAINTAINING THE STREET CORRIDOR</li> <li>PARKING IS AWAY FROM BUILDING, HENCE COURTYARD IS NESTLED INTO THE CROOK OF BUILDING AND IS SHELTERED</li> <li>FOOTPRINT PROVIDES ROOM FOR GROWTH</li> <li>BUILDING RESPONDS TO WASHINGTON AVENUE RESIDENTIAL CONTEXT AND OGDEN AVENUE COMMERCIAL CONTEXT</li> <li>DOUBLE LOADED CORRIDORS PROVIDE EFFICIENT LAYOUT</li> </ul>			
ACTUAL TRAVEL DISTANCE	82'-0" (SPRINKLERED)				
DEAD END CORRIDOR	36'-0" (SPRINKLERED)				
CONSTRUCTION TYPE	5A, COMBUSTIBLE, PROTECTED WITH A SPINKLER SYSTEM, 2 HOUR SEPARATION BETWEEN FLOORS			<b>BEDS PLUS CARE</b> 9601 W OGDEN LA GRANGE, ILLINOIS	
				1945 W. RACE CHICAGO, ILLINOIS 60622 (312)421.0288 (P), 312.421.0287 (F)	DATE: 02.26.15 BY: RR
				<b>A.1</b>	

**Date:** March 5, 2015

**To:** Plan Commissioners, Village of LaGrange

**From:** Tina Rounds, Executive Director, BEDS Plus

**RE:** Materials for Consideration at March 10, 2015 Plan Commission Meeting  
9601 Ogden Avenue proposed development

Thank you for your thoughtful consideration of the submitted request by BEDS Plus. Based on your feedback and direction at the February 10, 2015 Plan Commission Meeting, BEDS Plus respectfully submits the following materials for your further consideration.

Addressing Community Impact

The document, *Summary-Community Impact Analysis*, is a report by an independent land planning contractor, Mr. Don Thomas on the development's impact on community services, impact and projected service growth. Also included is Mr. Thomas' professional resume.

Subsequent evidence to support findings related to the impact on LaGrange community services include two articles, one academic study and one from a major national publication, describing the impact of supportive housing model on community services.

Subsequent evidence to support findings related to the impact on property values including an analysis by Bonnie Hampton of Berkshire Hathaway Home Services of LaGrange home sales at different distances to current daytime support center from 2010 – 2014, while in operation at the Emmanuel Episcopal Church. This analysis was independently verified by a local Baird Warner Broker and reflected by the submitted letter. Also included is one article and one academic study examining the impact of supportive housing on property values.

Subsequent evidence to support findings related to service delivery provided at BEDS Plus, affecting or possibly impacting the community include a report from President Livingston in 2014 after examination of services at BEDS Plus. Resource charts utilized in long-term planning for the agency and in development for the facility that address the intended client and staff growth through 2022 are included (3 tabs in worksheet). Letter from Executive Director of the local Continuum of Care describing supportive housing and verifying regional collaboration for BEDS which allows agency to focus efforts on local residents is included. Also included is the executive summary of the BEDS Plus strategic plan which verifies both the intentional direction the agency is taking towards housing & stability services as well as shelter location diversification. An article from a major publication describing a similar service emphasis change by a safety net services agency has been included. Finally, included are names of local supporters of the organization, proposed facility and verification of responsible service delivery by the agency.

A list of supportive housing sites in Suburban Cook County are included in addition to local news articles featuring two of the sites has been submitted in this section for your reference.

#### Addressing Community Need For Services:

Included are five letters from partnership organizations addressing the need for services provided by BEDS Plus in the community.

#### Addressing Building Operations:

Included is information about the **property manager**, secured by BEDS Plus to assist with tenant selection, enforcement of leasing agreement and care of property, Carlton Management CEO professional resume and company brochure. Regarding measures to ensure community and client safety, an outline of current and intended **safety provisions** is included. A draft **tenant selection plan** is included (note: although in draft form, the criteria is restricted by funders and therefore will not substantially change). Included with this submission is a frequently asked questions document and the FY14 BEDS Plus annual report describing current program, operations and accomplishments.

#### Addressing Parking & Traffic:

Included is a **full traffic statement by KLOA**. A prior study done for this property in 2005 by KLOA is on file at the Village of LaGrange. Also included are walkability and transportation illustrations.

#### Addressing Exiting and Fire Code Compliance

Included is a memo documenting a recent meeting with between site architects, BEDS Plus staff and LaGrange Fire Marshall, Don Gay as well as **revised drawings from architects at SHED Studios**.

#### Soil Bearing Capacity

Included is an **analysis of general subsurface conditions of the property** after soil boring test by G2 Consulting Group.

#### Environmental Matters

Included is a recently updated **Phase 1 report by ESA** services as well as a NFR letter already on file with the Village of LaGrange from 2002. Also included is a letter from K-Plus Engineering verifying environmental remediation after additional, independent testing.



## BEDS PLUS FREQUENTLY ASKED QUESTIONS REGARDING PROPOSED FACILITY AT 9601 OGDEN AVENUE

### WE CAN DO MORE. WILL YOU STAND WITH US?

**Right now, BEDS Plus needs your support. How you can help:**

- 1. Become informed.** Posted on our website is information about the facility. Tina Rounds, BEDS Plus Executive Director is available to speak with or meet you in person if you have specific questions or need additional details about the proposed plans, the BEDS strategic plan, or the efficacy of supportive housing. Her direct contact information is: [rounds@beds-plus.org](mailto:rounds@beds-plus.org) or 708 354-0858 ext. 5 (office) or 708-280-5035 (cell).
- 2. Get Involved.** We urge you to make your opinion known and attend upcoming public meetings. Information about meetings and contact information for Village Trustees are located on the LaGrange website – [villageoflagrange.com](http://villageoflagrange.com).
- 3. Be counted.** If you would like your name submitted to Village officials to be counted among BEDS Plus supporters in the community. Please send your name, address, and any comments you would like submitted to [rounds@beds-plus.org](mailto:rounds@beds-plus.org). BEDS Plus will submit your comments to Village officials.



OUR MISSION IS TO HELP VULNERABLE INDIVIDUALS STABILIZE THEIR LIVES THROUGH  
HOUSING AND SUPPORTIVE SERVICES.

[www.beds-plus.org](http://www.beds-plus.org)

Since 1988, BEDS PLUS has given the homeless a safe place to sleep, hot homemade meals, professional counseling, and the services they need to become self-sufficient. BEDS Plus has proposed an attractive, new facility in LaGrange which will combine the current administrative and client services with twenty units of supportive housing.

With our large corps of supporters, our dedicated staff and the long term support of local faith-based communities, we have helped many homeless individuals and families come in from the cold and get back on their feet. Whatever the cause of homelessness, the solution is a home.

We welcome the input of all LaGrange residents and find that there are some concerns. We can address them here.

### **How will providing this service positively impact our community?**

- The net gain for the Village is 20 units of supportive housing. These housing units will decrease the homeless population by providing a permanent solution for those who need it most. It also represents a shift in our approach to solving the problem long-term. Whatever the cause of homelessness, the solution is a home.
- A land planner has been commissioned to further study the impact of the facility on community resources and the immediate residential area near the property. The results will be presented at the March 10<sup>th</sup> Planning Commission meeting.
- A study in Knoxville, TN showed a 57% decrease in costs associated with community services as a result of shifting from temporary interventions to permanent supportive housing. Similar studies in cities and towns across the United States have found notable reductions in service utilization and community cost when implementing supportive housing over short-term interventions.
- To read this study in full, visit: <http://www.cityofknoxville.org/development/FINALTYPCostStudy.pdf>

### **How will this facility affect my safety?**

- Last year, the Village's Board of Trustees' investigation found that police calls involving the homeless were only 30-35 calls out of 15,128 received in 2013, and in 2012 a similar pattern existed.
- Criminalizing homelessness is the most costly and least effective strategy for dealing with this issue. Supportive housing is the most efficient and effective way to stabilize vulnerable people who cannot otherwise maintain housing stability on their own. BEDS Plus offers these services with no cost to the community and in fact brings back tax dollars designated for these

purposes from the county, state & federal government and matches those funds with private fundraising and volunteer service hours.

- BEDS Plus will have staff at the facility 24 hours a day. The building residents will use a key card to enter and exit the building, which will allow staff to monitor activity. In addition, security cameras will monitor points inside and outside the facility.
- BEDS will employ one case manager to exclusively support the 20 residents of the building and will be on-call 24/7.
- BEDS Plus also anticipates each resident will have a volunteer client advocate to assist with additional needs and act as a support system for the client.
- BEDS has a long-term committed volunteer core of 400+ local residents who will assist in a variety of ways with the operation.
- The property will be supervised by a professional property management company (Carlton Management) with extensive experience in affordable and homeless housing. <http://www.carltonmc.com/>
- Extensive environmental testing has been completed on the property, and qualifying reports have been submitted to the Village of LaGrange.

### **Will there be adequate parking?**

- BEDS Plus has allotted 25 parking spaces in its plan. Four will be in a land bank, if needed. BEDS Plus estimates the building residents will use up to 5 spots regularly. Most clients will utilize public transportation. The rest will be used by staff and visitors to the daytime support center. By comparison, our parking allotment exceeds the requirements for senior residential facilities.
- The zoning variance for parking is, in part, due to the priority placed on adding green space to the property.
- A traffic study has been commissioned to further ensure the proper number of parking spaces needed will be provided to support the activities of the facility and eliminate any traffic concerns.

### **Will this facility increase traffic significantly?**

- Cars will enter on East Avenue.
- Based on the current traffic patterns at our current support center, the maximum number of people including administrative staff, during the last year was no more than 30 individuals throughout the day, with a maximum of 12 parking spaces needed.
- The property has a walkability score of 64, indicating there are many walkable community amenities within a 10-minute walk and plenty of public transportation options. This is one of the reasons this site was chosen.
- Clients will be encouraged to use the main thoroughfares (i.e. Ogden) to access these amenities, reducing any excessive traffic through the residential streets.

## How will this facility affect my property value?

- Studies show supportive housing developments have neutral or positive effect on property values, particularly in strong neighborhoods, such as LaGrange.
- For further information: <http://www.nhc.org/media/documents/Dontputithere.pdf>
- An analysis of the property around the current support center from 2010 – 2014 by Berkshire Hathaway Home Services, showed the property increased in value with shorter time on the market than homes anywhere else in LaGrange.

## Will this facility bring in additional people from outside of the community?

- Weighted preference will be given to residents and former residents of Lyons Township and the Village of LaGrange.
- For each resident of the facility, there will be an interview process, selection committee and a due diligence review from an independent property manager.
- Clients will have to sign and comply with an apartment lease and strict house rules including no soliciting or loitering in the surrounding community.
- BEDS Plus will mobilize a client selection committee to review applications. At least one position will be reserved for someone living within 500 feet of the new building.
- BEDS Plus does not “recruit” individuals into its program. Rather, clients are referred by local pastors/ churches, local food banks, police departments, hospitals and other agencies. Over the last two years, we have been able to house hundreds of homeless individuals, including a woman who lived at the LaGrange train station for 10 or more years. There are no plans to increase the number of homeless people served by the agency. In fact, through housing and prevention strategies, BEDS Plus anticipates a reduction in the homeless population over the next several years. Supportive housing is the solution to chronic homelessness.
- The increase in BEDS Plus services over the last several years includes homelessness prevention and housing services, not just addressing persons and families already living on the streets. The agency’s desire is to direct resources towards preventing homelessness and keeping newly -housed individuals stable.
- In FY14, utilization with the highest concentration per zip codes was as follows:
  - 60525 LaGrange Area (57 households)
  - 60513 Brookfield (40 households)

## Why is this facility being constructed in LaGrange?

- Founded by LaGrange Churches, BEDS Plus has enjoyed a 27-year history of partnering with these

Proposed exterior view  
(Ogden Ave.)



Proposed exterior view  
(Washington Ave.)



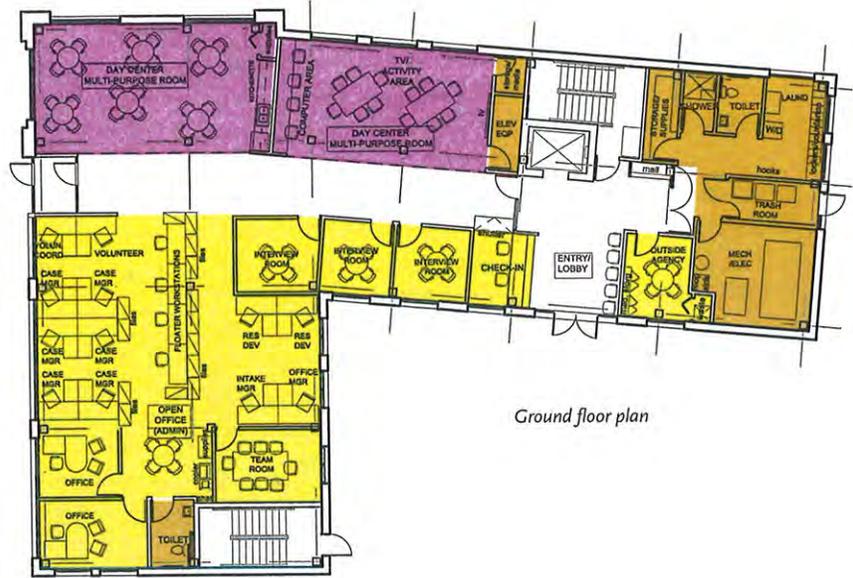
- churches (and now with other community churches) LaGrange residents, Village staff and Boards.
- BEDS Plus, along with other vital social service agencies (i.e. Community Nurse Health Association, Pillars, Aging Care Connections and the LeaderShop, to name a few) provide a safety net for people who need it.
- The number of those living at or below the poverty level living in the suburbs has steadily increased by 53% over the last 10 years. Suburban communities must respond by addressing the needs of this growing segment of the suburban population. <http://confrontingsuburbanpoverty.org/>
- This site was selected because of its access to public transportation, community amenities and its location at a transitional site between residential and commercial/ other uses.
- This site has been vacant and under utilized for 30 years.
- BEDS Plus has been investigating possible sites for the past 3+ years.

## What kind of neighbor can we expect BEDS Plus to be?

- Some area residents recently raised concerns about a perceived increase in crime and the possibility of reduced property values. This is, quite simply, false. The incidents listed in a circulated petition had scant or no relationship to BEDS clients. The LGPD, as stated above, have received a statistically insignificant number of calls related to the homeless population. BEDS Plus worked diligently with the Village Board of Trustees to respond to these concerns. The Village Board report stated, in part, “BEDS Plus registers, interviews, and does background checks on all of its clients. Persons with outstanding warrants or who are listed in the state sex offender registry are not admitted into BEDS’ program. BEDS Plus also has a set of rules governing conduct. Certain infractions will cause a person to be expelled from the BEDS program. It is however,

BEDS' policy never to release anyone who could be a community threat. For this reason, BEDS is regularly in contact with the Police Department.”

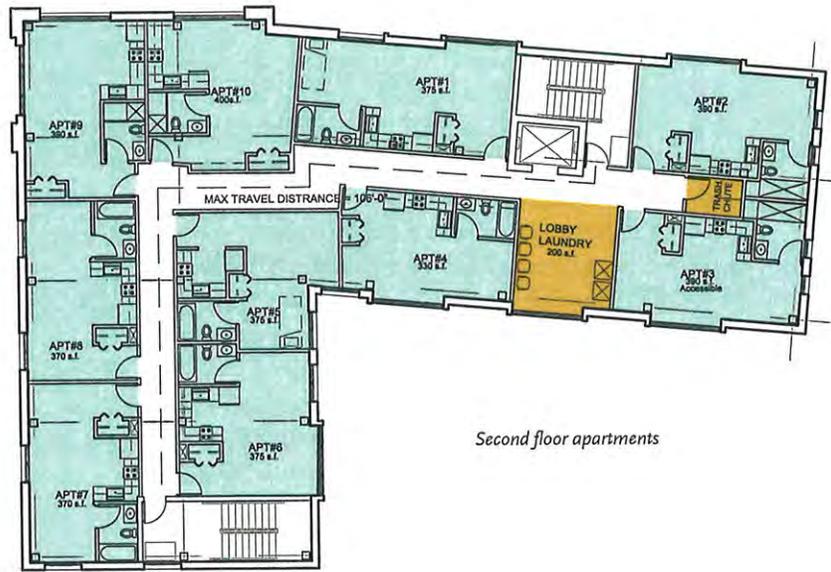
- Each client participating in the BEDS Plus program must sign a client agreement which outlines appropriate behavior. As part of that agreement, clients must respect the community businesses and assets in order to stay enrolled in our program.
- BEDS Plus willingly made reasonable accommodations and continues to be a conscientious neighbor at its shelters, support centers and in working with clients placed in independent housing facilities within the greater community.



Ground floor plan

**What services does BEDS Plus provide clients?**

- BEDS Plus connects clients with necessary services and resources to stabilize their lives.
- Some of those interventions include connections to health and counseling programs, housing placements, employment, benefit enrollment and distribution of basic needs. BEDS Plus employs a team of case managers who work closely with clients of the program.
- BEDS Plus is the area's lead agency in administering state and county grants to prevent homelessness.
- The 20 units of supportive housing will help the residents live more stable and productive lives. A case manager employed by BEDS Plus will meet with residents on a daily basis. Supportive housing combines affordable housing with services that help people who face complex challenges to live with stability, an appropriate level of autonomy, and dignity.



Second floor apartments

**Will BEDS Plus employ local residents?**

- As a community-based organization, BEDS Plus values connections with the community including employing qualified, local residents of the community.
- Currently BEDS Plus has four board members and two staff members who live in LaGrange.
- In the next two years, BEDS Plus anticipates hiring three additional staff and encourages anyone interested to submit an application.
- BEDS Plus currently has 876 individuals with a LaGrange address who have donated or volunteered in the last 3 years.

- BEDS Plus will work with its construction company, property manager and internally to hire and use local community members and businesses whenever possible.

**How can I get more information about this proposal?**

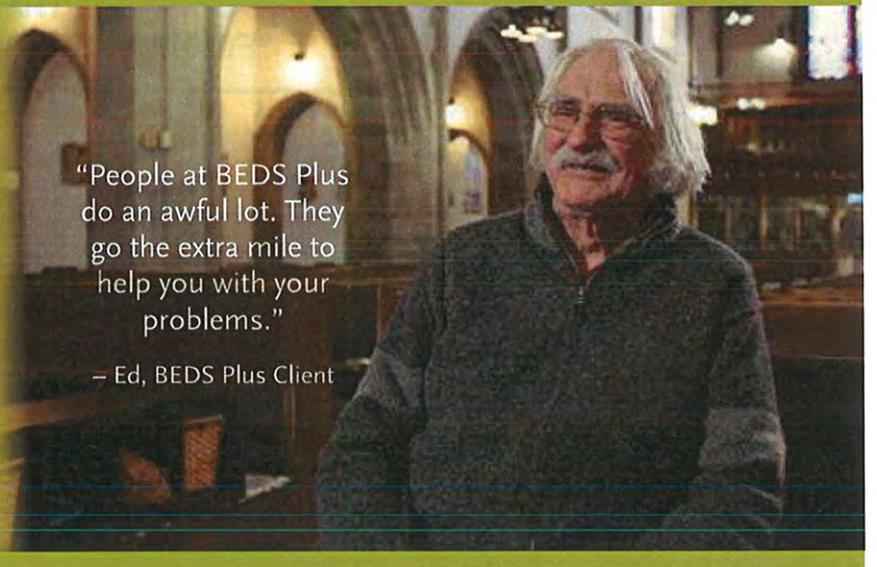
- Feel free to reach out to BEDS Plus Executive Director, Tina Rounds at [rounds@beds-plus.org](mailto:rounds@beds-plus.org) or 708-354-0858 ext. 5.
- You may also connect with your local elected officials and Village staff. Contact information may be found at: [www.villageoflagrange.com](http://www.villageoflagrange.com)





"People at BEDS Plus do an awful lot. They go the extra mile to help you with your problems."

– Ed, BEDS Plus Client



## MISSION

BEDS Plus helps vulnerable individuals stabilize their lives through housing and supportive services. BEDS Plus service delivery happens at the daytime support center, emergency overnight shelters and throughout southwest suburban Cook County. BEDS Plus provides emergency shelter, basic needs, comprehensive case management, service access through partner organizations and direct financial assistance.

## SERVICES

- **Professional Case Management:** BEDS Plus has professional case managers on staff specializing in mental health, addictions, families and employment to meet the needs of homeless community members or those at-risk of becoming homeless. Through formal, collaborative partnerships, BEDS Plus also can link clients with health care, psychiatric services, veterans benefits and targeted programming for school age children and the elderly.
- **Emergency Overnight Shelter:** Seasonal emergency overnight shelters are run from September – April. For those who qualify, temporary shelter in area hotels may be available for families, or clients may be placed in alternative shelters throughout the continuum of care in Cook County.
- **Homelessness Prevention:** Access to rental and utility assistance programs are available for qualified individuals and families.
- **Rapid Re-Housing:** Homeless clients may be eligible for direct financial assistance in order to quickly get back into stable housing. Assistance with security deposits, move-in and rental costs is available for qualified candidates.

## FUNDING PROFILE

### FY14

Program services	90%
Management/general	4%
Fundraising	6%
Total	\$1,004,845

### Total Public Support

\$1,009,668

- 62% Individuals and Faith Community donations
- 18% Private Foundation & United Way
- 12% Government Grants and Funding
- 4% Special Events
- 4% Corporations

## BEDS PLUS BOARD OF DIRECTORS

Joe Stastny  
President

Peter Eckardt  
Vice President

Janet Dahl  
Secretary

Richard Hillsman  
Treasurer

## MEMBERS AT LARGE

Dr. Tom Furey  
Bonnie Hampton  
Nancy Harris, PhD  
Thomas Hill  
Pastor David Hulse  
Dr. Issa Muasher  
Isabel Martinez Noth, PhD  
Glenn O'Brien

Tina Rounds  
Executive Director

BEDS Plus  
PO Box 2035  
LaGrange, IL 60525  
708-354-0858  
[www.beds-plus.org](http://www.beds-plus.org)



## THANK YOU FY2014 MAJOR DONORS:

### PROGRAM IMPACT

Data are for July 1, 2013 through June 30, 2014

72,872: number of dollars in direct financial assistance for housing, employment or medical expenses

77: number of clients who received direct financial assistance

17,317: number of donated meals served to clients

9,884: number of volunteer hours of service in shelter and support center

5,541: total nights of emergency shelter provided\*

441: number of clients receiving assistance

56% male; 45% female; 65% with disabling condition – including 36% with mental health condition

212: days of emergency shelter offered

159: number of clients who attained or retained housing

33: number of homeless children assisted

31: number of clients whose income increased through employment or benefits

743: average number of dollars income increased for clients who secured employment or benefits

10: number of families provided temporary housing in local motels

*\*number of individuals who were sheltered by the number of nights they received shelter*

### FUNDRAISING HIGHLIGHTS

- Fundraising events, including the 5<sup>th</sup> and final PROM held in April and expanded growth of the Soup & Bread event generated \$65,500 in revenue for the organization.
- New corporate partners helped expand shelter services and upgrade technology.
- Additional foundation grants from government resources totaling \$312,062 allowed the organization to hire an additional case manager and provide direct financial assistance to clients in the form of homelessness prevention and rapid re-housing.
- A contract through the Continuum of Care for permanent supportive housing in 2015/2016.
- An increased gift from a family foundation provided funds to expand the daytime support center including a washer and dryer, lockers, a nurse's station and new carpeting.
- An Associates Board was formed and organized their first event.

Anonymous (2)  
Assisting the Homeless  
ATI Physical Therapy  
Benchmark Construction Co., Inc.  
Bolthouse Farms  
Cardiovascular & Thoracic Surgery PC  
Chapman & Cutler LLP  
Chicago Community Trust  
Community Memorial Foundation  
John & Julie Cox  
Steve & Janet Dahl  
Department of Housing & Urban Development  
Department of Planning & Development of Cook County  
Emmanuel Episcopal Church of LaGrange  
FEMA, Emergency Solutions Fund  
Fifth Third Bank  
First Congregational Church of LaGrange  
First Congregational Church of Western Springs  
First Presbyterian Church of LaGrange  
First United Methodist Church of Western Springs  
Linda Sokol Francis  
Thomas & Christine Furey  
George & Roberta Gilbert  
Jack & Rosemary Gleason  
Glenn & Venna O'Brien  
Grace Lutheran Church of LaGrange  
Tom & Victoria Hill  
Gerard Hillsman  
Richard & Linda Hillsman  
Ivy Funds  
John & Phyllis Groot Foundation  
Katten Muchin Roseman LLP  
Christian & Julianne Kernitz  
LaGrange Crane Service  
LaGrange Women's Clinic  
Thomas & Tracy Leach  
Rich Port Y Men's Club  
Issa & Peggy Muasher  
Northrop Gruman Corporation  
Salesforce.com Foundation  
Schwab Charitable Funds  
Spirit Trucking Company  
Sisters of St. Joseph LaGrange  
Speiser Family Foundation  
Jennifer Wolf & Andrew Sprogis  
Joseph & Lucy Stastny  
The Law Offices of Brian Stephenson  
Tom Tisa  
TJ Maxx Foundation  
United Way of Metropolitan Chicago  
United Way of West Cook/DuPage  
University of Illinois Orange Krush  
Westlake Health Foundation  
Whole Foods Market Hinsdale  
Greg Wolter  
Women's Club of St. John of the Cross  
Xerox Corporation  
XR Trading LLC  
Zurich American Insurance Company

# INVEST IN BEDS PLUS, INVEST IN YOUR COMMUNITY.

EXECUTIVE SUMMARY STRATEGIC PLAN FY2015 - FY2017

## MISSION STATEMENT:

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Our mission is to help vulnerable individuals stabilize their lives through housing and supportive services.

## DRIVING PRINCIPLES:

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1. BEDS program will be guided by evidence-based practices and a harm reduction model.
2. BEDS will prevent homelessness through resource connection and stabilization programs.
3. BEDS efforts will be rooted in local needs and executed through collaborative partnerships with community-based service providers.
4. BEDS will optimize service delivery through effective management and maximizing available resources.

## 2-3 YEAR STRATEGY:

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### Create Permanent Housing Solutions

- a. Pursue and develop permanent supportive housing for chronically homeless individuals and families.
- b. Secure case management position focusing on post-placement care.
- c. Track and steadily increase retention rate for housed clients.

### Improve emergency shelter and basic needs response

- a. Identify alternate shelter sites throughout catchment area.
- b. Create contingency program for emergency overnight shelter including a sustainable summer program.
- c. Expand and improve daytime support center facility.
- d. Create new mechanisms and support for those who are newly homeless.

### Prevent homelessness when possible

- a. Develop new program to help stabilize homelessness prevention clients with increased skills and access to resources.
- b. Increase financial assistance programs for prevention and rapid re-housing.
- c. Employ full-time case manager for homelessness prevention.

### Increase Community Engagement

- a. Strengthen relationships with service providers and referral sources through community care meetings.
- b. Lead continuum of care initiatives.
- c. Create a major gifts program.
- d. Develop a young professionals' board.
- e. Diversify board membership.

### Strengthen business operations

- a. Adopt metrics for measuring operational results and outcomes.
- b. Institute adequate internal controls.
- c. Maintain conservative administrative expense ratio of 15% or better.
- d. Hire in-house development staff.
- e. Formalize performance management and succession planning programs for staff.
- f. Increase employee benefits.



March 4, 2015

Donald F. Thomas  
2509 Lawrence Lane  
Homewood, Illinois 60430

Ms. Tina Rounds  
Executive Director  
BRDS Plus  
P.O. Box 2035  
LaGrange, Illinois 60525

Re: Impact analysis for new facility at 9601 Ogden Ave., LaGrange, Illinois

Dear Ms. Rounds;

As requested I have completed an impact analysis for the proposed new facility for BEDS Plus at 9601 Ogden Ave., LaGrange (the Project). This analysis will address the impact of the building on the surrounding neighborhood and the impact of Beds Plus' expanded services on the community.

The new facility will help the agency reduce the number of homeless people in the community by providing 20 Permanent Supportive Housing (PSH) apartments for people who are currently homeless and expanding their homeless prevention and rapid rehousing services. A reduction in the homeless population will have a favorable or neutral impact on LaGrange's community services.

The proposed building will not negatively impact the environment, traffic or property values in the surrounding neighborhood.

#### **Impact on LaGrange Community Services**

- **Churches** – The Project will have a favorable impact on the churches in the community. Currently seven area churches provide space for overnight shelter services one night a week on a rotating basis; they will not be impacted by the Project. Two LaGrange churches, Emanuel Episcopal and The First Presbyterian Church, provide administrative office space and space for a Day Support Center. The Project will eliminate the need for both spaces freeing up their facilities to provide other community services.
- **Schools** – The Project will have a favorable impact on the schools in the community. Homeless families with school age children typically require a higher rate of school social services than the general population. Reducing the number of homeless families will reduce the need for these services. In addition, Beds Plus provides support services for these families and is actively involved with school social workers. Their planned increase in case managers will allow them to expand these services. The 20 PSH units will be single occupant units thus having no impact on the school population.
- **Library** – The Project will reduce the use of the LaGrange Library by the homeless. The overall reduction in the homeless population will reduce the number of visits. In addition, expanding the hours of service at the Project's Day Support Center will

reduce the need to use the library as refuge.

- **Police** – The project will have a favorable impact on LaGrange Police services. Less than .2% of all calls for police assistance in 2012 and 2013 were in response to the homeless. Consequently the current drain on resources is very small and will only decrease as the homeless population drops. It should be noted that Beds Plus meets regularly with police officials and will continue this dialogue in the future.
- **Fire** – The new build will follow all fire and safety codes.

#### **Impact on Local Neighborhood**

- **Traffic** – Overall, the Project will have a favorable impact on LaGrange traffic and a minimal impact on traffic neighboring the proposed site. Currently staff, patrons and volunteers are driving through the neighborhood and by Cossitt School to access the facilities at Emanuel Episcopal and First Presbyterian. All this traffic will be shifted to the Ogden Avenue on arterial streets.

A traffic study was completed by KLOA in 2005 to determine traffic impacts of a proposed commercial strip center. This center included two ingress/ egress locations, one right-in right-out on Ogden Ave. and a full access along East Ave. This study determined that the proposed development would have minimal impact on traffic on either Ogden Ave. or East Ave. This proposal limits access to a single full access on East Ave. Additionally, the proposed use will generate much less traffic than a commercial use. Eight to ten staff in in the morning and out in the evening along with occasional visits from volunteers and people seeking assistance. Fewer than 50% of the residents are expected to have cars.

KLOA is reviewing the 2005 study and is expected to have it updated prior to the Plan Commission meeting.

- **Security** – The new facility will have 24-hour security cameras both inside and outside the building. The LaGrange Police Department will have monitoring capability for all these cameras. In addition BEDS Plus will be contracting with Carlton Management, a security firm with experience working with the homeless and others needing social services. All building residents will be required to use a key card to enter and leave the facility, allowing staff to monitor their activities.
- **Real Estate Values** – The Project will have a neutral to favorable impact on real estate values in the adjacent neighborhood. An analysis of home sales in the area surrounding the existing facilities at Emanuel Episcopal and First Presbyterian churches indicates steady property value growth over the past few years. (Midwest Real Estate Data Multiple Listing Services, included in the submittal) Also a vast majority of studies have found that affordable housing does not depress the value of surrounding properties, particularly if it is an attractive and modestly sized development.

The perception that facilities such as this proposal, a small scale housing and support facility, negatively impact real estate values is not supported by empirical evidence. In a Chicago area suburb similar to LaGrange a facility similar to the Ogden Ave. project has had no measurable impact on real estate values in the

neighborhood at this time. Meyers Place in Mt. Prospect has 39 units serving people with physical and mental disabilities. It is located on Dempster St. near its intersections with Algonquin Road and Busse Road. Similar projects are under construction or have recently opened in Wheeling and Glenview.

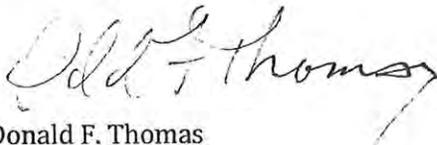
A variety of studies in more urbanized locations indicates that affordable and supportive housing that is attractive and well managed improves property values in the immediate neighborhood. It should be noted though these studies focus on developments in much more urbanized areas than LaGrange. (See *Insights*, from the Center for Housing Policy and *The Impact of Supportive Housing on Surrounding Neighborhoods*, Furman Center for Real Estate and Urban Policy, University of Illinois Chicago, included in the submittal)

- **Taxes** – The Project will have a small unfavorable impact on taxes. The current owner pays approximately \$3000 in property taxes. Beds Plus will apply for, and likely receive, a tax exempt status.
- **Land Use Plan** – The *LaGrange Land Use Plan* recognizes this corner as a gateway to the community; it is the northeast corner of the village. BEDS Plus proposes to donate the land at the corner of Ogden Ave. and East Ave. to the village for a welcome sign.

It is my opinion that the proposed building and use are appropriate to the site and will improve a location that has underutilized for over twenty years. This will be an attractive improvement in the neighborhood and an appealing gateway to the village of LaGrange.

I am an independent land use planning contractor and past member of the American Institute of Certified Planners (AICP).

Thank you,



Donald F. Thomas

**DONALD F. THOMAS**  
**2509 Lawrence Lane**  
**Homewood, Illinois 60430**  
**708 957 9576**

A planning professional with over twenty-five years of experience working with municipal governments and regional associations.

**EDUCATION**

M.A. Urban Studies, Loyola University, Chicago  
B.A. Political Science, University of Dayton  
Additional graduate level studies in Public Administration at  
Governors State University, University Park, Illinois

**PRESENTATION**

*"The City's Role in the Environmental Partnership,"* International  
Partnerships in Education Conference, Paris France, July 1994

**EXPERIENCE**

**Baxter & Woodman, Inc.**

8840 192nd Street  
Mokena, Illinois 60448  
1998 - 2010

As the only planner working for a municipal engineering firm, I provided client communities with planning services such as subdivision review, annexation negotiations and impact fee analysis. This included serving as Village Planner for Beecher, Maple Park, Lakemoor, Big Rock, and Olympia Fields, all in Illinois. I also occasionally assisted other communities including Oak Forest, Country Club Hills and DeKalb.

Working with Plan Commissions I completed Comprehensive Land Use Plans for Lakemoor, Country Club Hills, Beecher, Ringwood, Momence and McCullom Lake.

**City Planner**

**City of Hammond, Indiana**

5925 Calumet Avenue  
Hammond, Indiana  
1990 - 1998

Heading a staff including two other professionals I worked with Economic Development, Community Development and all other city departments to assure that all developments and other improvements benefit the city. As City Planner I chaired the Mayor's Gambling Commission and guaranteed that Hammond negotiated the best revenue sharing agreement in the State of Indiana.

**Community Development Director  
Village of Homewood**

2020 Chestnut Street  
Homewood, Illinois  
1988 - 1990

I was responsible for all planning, economic development and other development-related issues for the village and provided staff assistance to the Zoning Board of Appeals, Plan Commission and Appearance Commission.

**Senior Planner  
Regional Transportation Authority**

Chicago, Illinois  
1980 - 1988

As a planner for the RTA I participated in long-range planning studies, served as staff liaison to the Northeastern Illinois Planning Commission and coordinated activities between the service boards, CTA, Metra and Pace.

REFERENCES

Upon request

# Parking Applicants Submittal

PC #222

## Daytime clients

Type	Headcount (avg. per day)**			Facilities Usage							Misc.
	Current	Jan 2016	Jan 2022	Kichenette	Workstations	1st Floor Laundry	Lockers	Computers	Interview Room	Parking*	
Shelter Clients for day services (Appointments & Basic Needs)	14	12	8	X	X	X	X	X	X	1	
Intake Clients "NEW"	1	1	1					X	X	1	Average visit 45 minutes
Case Management Appointments (Follow-up appointments with housed clients)	6	8	12	X				X	X	4	Average visit 45 minutes

6

\*reflects maximum parking needs for Jan 2022

\*\*Client services shift from primarily shelter clients to primarily stabilization services for the housed



March 3, 2015

To Whom It May Concern:

I reviewed all of the materials on the proposed Beds Plus new facility and I can concur with the research that Bonnie Hampton did on property values. There does not seem to be any negative impact in the past from the current daytime support center. I was a broker in Oak Park in the past and there was an affordable housing complex built there just a few years ago and some people had similar concerns about property values, if anything it added to the neighborhood and took a vacant building and made it modern and useful again. I have not seen any negative impact there, only positive.

Sincerely,

Molly Surowitz  
Managing Broker  
Baird & Warner La Grange



# Property Value Comparison LG 2010

Applicants Submitted  
PC #222

## Detached Single Family Solds

difference 2010 to 2014

All Of La Grange	Ave	Ave	Ave			
# Sold	Mkt Time	List Price	of Solds	Sales Price	% diff	
2009	137	203	\$471,604	\$438,024		
2010	154	144	\$477,998	\$447,991	2%	
2011	124	172	\$510,312	\$479,395	7%	
2012	176	136	\$452,433	\$429,542	-10%	
2013	180	78	\$495,911	\$474,301	10%	
2014	162	84	\$543,533	\$526,062	11%	17%
2015	11	77	\$707,590	\$675,136	28%	01/01/2015-02/15/2015

## 47th to tracks, Brainard to La Grange Road

2009	16	243	\$659,384	\$602,062		
2010	27	164	\$563,776	\$531,055	-12%	
2011	25	125	\$752,843	\$708,574	33%	
2012	26	139	\$597,088	\$558,942	-21%	
2013	30	115	\$699,041	\$672,179	20%	
2014	24	101	\$667,287	\$640,088	-5%	21%
2015	4	120	\$718,975	\$699,000	9%	01/01/2015-02/15/2015

## Within 1/4 Mile circle of Support Center

2009	13	260	\$657,826	\$599,653		
2010	16	93	\$600,918	\$570,593	-5%	
2011	18	126	\$821,949	\$770,131	35%	
2012	17	173	\$595,064	\$561,073	-27%	
2013	18	104	\$757,861	\$724,159	29%	
2014	12	63	\$734,266	\$710,000	-2%	24%
2015	3	133	\$750,300	\$723,666	2%	01/01/2015-02/15/2015

## Within 1/8 mile circle of support center

2009	5	321	\$678,760	\$633,600		
2010	3	145	\$686,300	\$644,666	2%	
2011	2	179	\$947,450	\$882,500	37%	
2012	4	308	\$631,175	\$597,250	-32%	
2013	2	157	\$700,000	\$672,000	13%	
2014	2	76	\$1,178,500	\$1,117,500	66%	73%
2015	1	166	\$797,000	\$760,000	-32%	01/01/2015-02/15/2015

All information taken from Midwest Real Estate Data Multiple Listing Service

**Village President Tom Livingston's report  
On homelessness and BEDS services  
March 10, 2014**

**Introduction**

As we indicated we would do at our January 13 regular board meeting, I'd like to report on the study we have undertaken regarding homelessness in La Grange and the impact on our Village of overnight shelters and daytime counseling services that are provided to homeless persons.

My report will be in two parts. First, I'll talk about the information from people and organizations that are engaged with the homelessness issues. In general, this has been meetings or communications with residents who expressed concern with safety as it relates to homelessness; BEDS leadership; Library leadership; LaGrange business leaders; other municipal leaders; church leaders, volunteers, legal counsel, and our own police leadership.

Second, I'll discuss the conclusions we have reached and the 5 initiatives that the Village and others will be taking to balance the administration of important services and continue with sensitivity about neighborhood impacts.

**BEDS**

BEDS is a local not-for-profit organization whose mission is to serve the homeless by providing shelter, food, and casework to end their situation. BEDS has hosted overnight shelters in LaGrange for about 25 years. The organization began as a collaborative ministry among area churches in partnership with other agencies. It was incorporated in 1989 by 4 LaGrange residents and many of the original volunteers are still involved today. BEDS coordinates an the emergency overnight shelter program, using seven area churches from 7:00 p.m. to 7:00 a.m. one day each the week from October 1 to April 30. The overnight sheltering program serves about 30 clients each day.

BEDS operates under the US Department of Housing and Urban Development Continuum of Care model. Each state has service or catchment areas through out its borders. In Illinois, such areas exist from the far southern parts of the state continuously through our area.

Our local BEDS catchment area are the townships of Lyons, Riverside, Stickney, and ½ of Proviso Township.

Two-thirds of the BEDS clients come from within the service area. 20% of BEDS clients are right here in LaGrange and LaGrange Park. Forty percent of are on the verge of becoming homeless due to long term unemployment, abrupt life events, low-income or recently become homeless and living in the area with friends. Overnight shelters exist one night each in LaGrange Park, St. Francis in LaGrange, Countryside, The Emmanuel Episcopal Church in LaGrange, The First Methodist Church in LaGrange, The Second Baptist Church in LaGrange, and Western Springs. The First Congregational Church has provided a Saturday meals program for approximately 10 years. The program serves 25-35 clients for breakfast and anywhere from 40 to 80 for lunch. The Saturday meals program is not a BEDS program and our police department has not had reports of issue from the meals program.

One church, Emmanuel Episcopal Church hosts a daytime program called BEDS Plus. First about the church and then about the BEDS Plus. The Emmanuel Episcopal Church at Catherine and Elm was founded in 1874—that in fact makes it 5 years older the village of LaGrange itself. The original property was selected and provided by Franklin Cossitt, our founder and other LaGrange volunteers. I have met with several of the congregants of the church and serving the homeless is an important part of their mission. At least 25% of their members are volunteers or part of BEDS activities. The church is one of LaGrange's architectural and religious treasures.

BEDS Plus provides a daytime counseling program for its homeless and preventative clients, which includes assessments, referrals, and support for clients as they address the core issues which contributed to their homelessness. The day program operates year-round, Monday through Friday from 10:00 a.m. - 2:00 p.m. The program serves about 25 clients each day during that four-hour time period. The program has been located at Emmanuel Episcopal Church since January 2011.

BEDS Plus registers, interviews, and does background checks on all of its clients. Persons with outstanding arrest warrants or who are listed on the State sex offender registry are not admitted into BEDS' program.

BEDS Plus also has a set of rules governing conduct. Certain infractions will cause a person to be expelled from the BEDS program.

It is, however, BEDS' policy never to release anyone who could be a community threat. For this reason, BEDS is regularly in contact with the Police Department.

BEDS Plus does encounter clients from time to time who are intoxicated when they arrive at a shelter. Rather than turning these people away to fend for themselves in our neighborhoods, BEDS evaluates their condition and will call an ambulance if necessary. BEDS has a certified alcohol and drug counselor on staff that works in the shelter and the day program with clients who have substance use problems.

Overall, BEDS Plus has approximately 600 volunteers helping it administer its services.

Again, Two-thirds of BEDS Plus clients come from four townships. The other 1/3 are transients. The goal there is to move those folks along to an out of town network of family or other resources.

BEDS' Plus works with many regional partners, including the Community Nurse Association, Pillars, Aging Care Connections, the Hines VA, West Suburban PADS, South Suburban PADS, HCS Family Services, food banks at St. Cletus and St. Francis, St. Vincent DePaul Societies and mission committees at various churches, Catholic Charities, Thresholds, Grand Prairie Services, Access Health Network, and NAMI Metro Chicago.

There was some expression of concern about other shelters transporting individuals in need of care to LaGrange from West Suburban PADS in Oak Park for example. We looked further into this and wanted to know about it ourselves. This is, in fact, a partnership for overflow if it occurs with West Suburban PADS, but it is once a week to a site in LaGrange Park whereby a cab fare is offered a ride to the location and immediately following breakfast cabbled back to PADS.

In addition to what I've already noted, BEDS Plus administrators coordinate with the La Grange Police Department weekly, sharing information about particular persons and circumstances that may warrant special attention. This is part of our ongoing police operating

plan with many business, social service, and resident organizations regardless if there are incidents or not.

There has been a growth in BEDS service. In 2012 BEDS served 257 clients and 2013 served 335 clients. This broke down to 193 in the shelter and 142 in the day program.

BEDS Plus pulls state, county, and federal veterans administration dollars into the area to help supplement rent, pay utilities, and find employment for families. Many homelessness prevention clients are part of a female-headed household with children. BEDS Plus works closely with school districts to help keep kids stable and in school. Homeless families are often put in hotels in-lieu of shelter stays to reduce trauma for children. Daytime services are used by both shelter and prevention clients. Clients attending the daytime support center may have a scheduled appointment with a case manager, attend a group session, eat lunch, use computers, and meet with representatives from other social service agencies assisting with their basic needs. Generally, women with children meet case managers at the First Presbyterian Church Across the street in the nursery room.

Fifty percent of the overnight shelter clients get housed. 96% of those in the daytime program who get preventive care stay housed.

The BEDS leadership and board have been very transparent and accessible, as we have discussed this issue with them.

The daytime program appears to be the place of conflict or greater mobilization of opposition expressed to the village from residents. It did not exist before 2011. Some of the residents in the neighborhood have also expressed concerns about parking and other operational issues with the church in the past. BEDS and church members have reported the conflict as well in a timely manner.

### The Library

The library and the village have to balance between a person's right to read and the ability to conveniently, safely serve a wide array of patrons.

The Library has adopted rules of conduct in recent years that it enforces firmly and has implemented a three-strikes-you're-out penalty. These steps are part of the Library's continuing efforts to address behavior issues beyond the homelessness issues.

In 2012, our Police Department had 56 contacts with the Library. Of those contacts, the Department indicates that approximately 16 were related to our homeless population.

In 2013, the Police Department had 85 contacts with the Library. Of those contacts, the Department estimates that 13 were related to our homeless population. In 2013, the library banned 10 people from the library for one year. Violators of the ban are or have been arrested for trespassing.

In 2012, the library made a decision to hire a security firm to help and enforce the policy. They report this provided an operational benefit to free up staff to work with patrons; there is a trend among libraries to do the same—this is targeted coverage through cold weather months—November thru March, after school and evenings, 20-25 hours a week.

Some of the measures we'll roll out shortly will enhance our tracking and law enforcement activities in and near the library. We have occasionally been told about incidences at the library as a problem with homelessness but not all of those incidences described were related to homelessness.

I believe the measures we will take will build on the public library as a vibrant place of learning.

### **La Grange Police Department**

Our police officers meet weekly with BEDS Plus representatives to exchange information such as who is new to town, names of homeless persons, and where persons are sheltering if not enrolled in BEDS' programs.

Our police not only respond to calls for service, but also engage with homeless persons proactively so that they understand Village law and policies and do not fall into unacceptable patterns of behavior. The police know our homeless persons, monitor their behavior, and respond appropriately.

Our police regularly talk to local businesses and residents, learning more about what's going on and at the same time educating us about what responses to the homeless are the best for everyone. Those responses typically include guiding a homeless person to a place where they can receive help and calling on police assistance when necessary.

In 2012, the Police Department responded to 15,128 calls for service. Of all of those calls, the Department estimates that about 30 to 35 calls were related to our homeless population.

In 2013, the Police Department responded to 15,961 calls,. Again it is estimated that 30 to 35 of the calls related to homelessness issues.

### **Village's General Conclusions**

- Asking for the village's help in looking at this issue does not mean someone is against serving the homeless.
- Communications seems to be open between law enforcement professionals and the library, residents, and BEDS.
- Public safety is something LaGrange takes very seriously and engages in police work to head off problems and keep our town vibrant.
- Under the law in general, church-provided services to the homeless can be considered part of the church's religious mission and municipalities are limited in some cases to place burdens on religious activities. The Religious Land Use and Institutionalized Persons Act, known as RLUPAH, has been interpreted by the federal courts to protect church mission services like food pantries, soup kitchens, meals, and overnight shelter.

- Homeless, near homeless, and low-income population numbers are growing in the Upper Midwest.
- The Emmanuel Episcopal Church and BEDS appear to be following our rules and serving our mission for safer streets, and understand they don't have a limitless ability to grow operations in a neighborhood. This is recognized in their strategic plan to diversify services to other locations. The church believes serving the homeless is core to their mission.
- BEDS is helping LaGrange and our objective is to maintain balance between not attracting more clients than the capacity of a neighborhood can handle and providing services that help our entire community.

I believe in situations like this that balanced, voluntary, and measurable steps are the best way to move forward in the coming months. Then we will see where things stand.

### Initiatives

The Village, in recognition of these general conclusions, has created the following five initiatives:

1. **Public Safety.** A new police officer patrol—or “beat”—will be developed that will include a renewed focus on the Village’s existing anti-loitering law. Our expectation is that the new beat will be effective May 1 and will be concentrated in public areas in our downtown, the Library, Cossitt School grounds, and nearby shelters during peak call months until school starts. At other times this officer will be posted at Lyons Township High School as a safety officer.

Both of the above duties are proposed in our budget which we will consider at our next meeting.

2. **Data Collection.** Because homelessness is not a crime, the Village has not in the past kept separate official records related to the homeless. Effective immediately the Village has made an adjustment to how it flags incident reports involving homeless persons. Chief Holub already has directed Department staff to

provide him directly with information about those incidents, so they can be accounted for and analyzed separately from other incidents.

3.

Active Collaboration. The Village will actively assist BEDS Plus in its continuing its strategic effort to expand its daytime services at other possible locations than exclusively at Emmanuel Episcopal's facilities. BEDS and the Village both want to make sure that BEDS' diversification does not take away from the great benefit they provide here in La Grange, but we do want to be sure that persons suffering from homelessness can be helped close to where they are and perhaps ease the concentration and impacts in particular areas.

4. Voluntary limits. While BEDS Plus continues its studies, it has volunteered to limit the number of clients it sees each day at its four-hour day program to a maximum of 40 per day whereby no more than 30 at one time can be present. This limitation will be implemented on May 1. Of course, this limit may be waived under extraordinary circumstances, such as a day of especially terrible weather conditions. We want to thank BEDS's volunteers, Tina Rounds, and church leadership with capping service growth while we all catch our breath as we contemplate our practices and policies.

5. Evaluation. At our regular Board of Trustees' meetings on October 13th, we will provide a status update for everyone, during which we will review May 1 to September 30 data and events. Between now and then, we will of course be making adjustments as we see fit based on what is transpiring at the time.

Finally, I would add for the record: All of what we have done and will do was initiated by the Village right away after we first heard from concerned residents many months ago.

The village had reached out with scheduled meetings to meet with residents, church officials, and BEDS. At our request. As the days approached, I was made aware of a petition being circulated for the meeting. The meeting was not scheduled in reaction to a petition. All it took for me was one email to schedule a series of meetings, set a timetable and be here tonight within a reasonable timeframe. My concern, our mutual concern for excellence in LaGrange, brings us to this evening. You all share that in this room.

I would ask in the months ahead to please respect each other in conversations about this. Words count. Staff time on numerous official Freedom of Information Act Requests count. Please be judicious with your village government's resources in service to you.

LaGrange is a leader on many fronts and I can attest to other communities that these services have really helped our community and in general we would like to work with you to make LaGrange a continued part of the solution in the region but not the only provider of the solution for daytime services.

Here in La Grange we value and welcome face-to-face and voice-to-voice contacts.

You may call the Village Hall any time—to raise a concern, to ask a question, to gain access to a document, or for any other reason that involves Village government. We invite you to do that first. We welcome your inquiries. You will get a straightforward response from the staff.



Residence Description:

The building at 9601 Ogden Avenue, LaGrange, IL consists of twenty studio-units of permanent supportive housing. Each of the approximately 350 square foot units will have a full bathroom, a living area, kitchen, dining area and closet. The first floor of the building houses the BEDS daytime client services and administrative offices.

Tenant Criteria:

Eligible individuals must meet the following criteria to apply:

- Chronically Homeless with verification from agency representative
- Diagnosed and documented disabling condition from qualified professional
- Selection preference for former residents of Lyons Township and LaGrange with verification documents

Application Requirements:

Applicants must meet and document eligibility for tenant criteria and submit a complete application with verification of identity and current income.

Applicant Selection:

Applications will be reviewed by BEDS Plus housing staff and recommended to tenant selection committee minimally consisting of one program staff, local resident, volunteer client advocate and current tenant. A client interview is conducted with members of the tenant selection committee. Recommendations from the committee are submitted to Carlton Management Company who conducts background checks and ensures selection process is in compliance with funder requirements as well as Fair Housing and Civil Rights Act. Accepted applicants will be notified in writing with a unit offer letter including a deadline for acceptance and tentative move-in date. Each tenant is required sign a unit lease and agree to pay 30% of their income as rent.

Rejection Criteria and Procedures:

Candidates may be rejected due to insufficient/inaccurate application, criminal convictions, current substance use, current or past gang affiliation or failure to respond to unit offer letter. Rejected candidates will be notified in writing.

Unit Transfers:

A unit transfer will be consider for a medical reason certified by a doctor or based on the need for an accessible unit.

Waiting Lists:

The waiting list will be maintained by housing staff with the advisement of tenant selection committee in chronological order with a record of all actions taken in regards to each applicants. BEDS Plus will maintain current applications so long as their status on the waiting lists is active. BEDS Plus will publish a notice regarding the closing and re-opening of waiting lists.

DRAFT

## BEDS Plus Safety Provisions

BEDS Plus is responsive to the community's concern for safety. Following are the provisions planned to ensure the facility is safe for residence, community members, staff and clients.

1. External cameras: There will be monitoring cameras installed with up to five points of observation feeding into a static IPA address.
2. Access Key System: Residents will utilize a key fob system. This system will allow the management company to track and restrict activity of the residents as each entry and exit is recorded by the system. One key will be issued per resident and staff member. Lost or damaged keys will be deactivated and there will be a replacement fee.



Example of Key FOB

3. 24 hour staffing: BEDS Plus will have staff present at the facility 24-hours a day. Primarily the staff will be stationed at the front desk near the front door where staff can monitor camera images.
4. Designated housing case manager: BEDS Plus will employ one full-time housing case manager to work exclusively with the 20 building residents. This case manager will be on-call for clients and assign another BEDS Plus staff member to fill-in during time off.
5. Onsite offices: The presence of the administrative and client services will provide additional monitoring for all activities of the building. The office will be open from 9AM – 5PM Monday through Friday. The daytime client services and staff offices will be locked by staff during non-business hours.
6. Current client expectations:  
BEDS Plus has always had expectations for client behavior and participation. All clients are required to do intake with case manager which documents their crisis, last permanent address, emergency contact person, social security number and copy of photo ID. No sex offenders or persons with outstanding warrants are allowed in the program.

Funding from the Cook County Department of Economic Development requires that every client has a photo ID. Clients are required to obtain their photo ID immediately if they do not have it upon intake. BEDS Plus pays for expenses associated with obtaining an ID.

All clients (literally homeless or otherwise) must sign an agreement which includes a number of behavior standards including:

- "No drugs or alcohol are allowed on site, ground or in the building."

- “Registered sex offenders or individuals with an outstanding warrant may not participate in the program.”
- “BEDS will call police immediate if there is a threat, disturbance or violation of the rules.”
- “Disorderly conduct including drinking, loitering, illegal activity and/or sheltering in place anywhere in the surrounding community is prohibited.”

Any client violating the client agreement will be suspended or released from the program indefinitely. Clients asked to leave the program are offered transportation (most often cab service) to an alternate shelter location. BEDS Plus keeps a historic *Do Not Admit* list of those who have been asked to leave at each shelter location and at the check-in desk at the daytime support center.

All clients who complete an intake, has a valid ID and sign client agreement are issued a BEDS Plus ID which is required for entry into the daytime support center and shelter.

BEDS Plus participated in a regional client management database shared with Cook & DuPage County, the Homeless Management Information System (HMIS). This allows immediate access to client records for those served by other safety-net agencies throughout the region. This partnership and access serves many positive outcomes including safety.

7. Carlton Management/Property Manager  
BEDS Plus will work in partnership with Carlton Management to enforce the parameters of the lease for clients and administer any necessary client evictions.

# Carlton Management Company, Ilc

D. KEITH LARSEN

1341 W. Fullerton, Suite 173  
Chicago, IL 60614

Phone: (312) 640-5954  
e-mail: keith@carltonmc.com

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## Experience

### **2010 – Present**

#### **Carlton Management Company, Ilc**

Manage and direct all business operations/aspects for over 200 plus Low Income Public Housing/Tax Credit/Public Based Voucher units including but not limited to:

Operating Procedures

Accounting

Asset Management

Corporate Staffing

Field Staffing

Maintenance Programs

Managed (3 properties) Lease Up and Compliance ahead of Schedule

HUD, CHA, HACC, HOME, IHDA Compliance/Reporting

#### **Property Managers Experience:**

LaTisha Fifer – 17 Yrs – IL Leasing License, TCS, COS, MOR

Amanda Zilanis – 11 Yrs – IL Leasing, TCS, COSA, BOS

Alexis Taylor – 7 Yrs – IL Leasing License License

#### **Properties Under Management/Managed**

2012 – Present - Country Club Hills Wellness Center – New Construction – 77 Tax Credit/Project Based Voucher Units - 100% Occupied

2011 – Present – Calumet Park Senior Apartments – 70 TC Units – 98.5% Occupancy

2011 – Present – Riverdale Senior Apartments – New Rehabilitation Development – 35 LIPH/17 PBV Units – 100% Occupied

2012 – Present – Summit Senior Villas – New Construction – 3 LIPH/15 PBV Units – 100% Occupied

2011 – 2012 – Summit Midrise – New Construction – 60 LIPH Units (Lease Up)

2011 – 2013 – Constance Apartments – 19 Market/5 CHA Units – 95% Occupancy

#### **Past Experience**

### **2006 – 2010**

#### **Structure Management Midwest, Ilc**

Manage and direct all business operations/aspects including but not limited to:

200 Residential Units

22 Commercial Properties

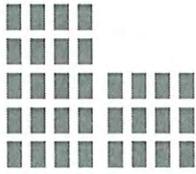
2 Estates

5 Commercial Developments

4 Gold Coast Single Family Home Developments/Rehabilitation

1 Industrial Property

Managed office staff of 5 and field employees of 6



# CMC

CARLTON MANAGEMENT COMPANY, LLC

Apartment Property Management Services



INVESTMENT & RETURN



## Investment & Return...

# IS CMC

Carlton Management Company, llc (CMC) has provided exceptional apartment property management services for clients throughout the Cook County area. By keeping a keen eye on clients' bottom line, CMC has built a reputation for creating value and delivering superior oversight. CMC is uniquely positioned to deliver management services for even the most demanding clients. Our clients' success is based on CMC employees, who combine industry experience, geographic familiarity, and a clear understanding of every real estate nuance and cycle. This allows CMC to provide the personal touch of a smaller business.



Increase Income / Enhance Property's Assets.

# Better Apartment Property Management....

## Immediately



A partnership with CMC yields immediate results. Starting with an in-depth analysis of your property, CMC is able to determine the most cost-efficient manner in which

to leverage your investment and maximize your income. CMC takes a close look at administrative expenses, from policies and practices to existing vendor contracts to advertising and marketing, and makes recommendations based on the property owners' goals and objectives. Equal attention is given to operational and maintenance expenses, insurance and real estate taxes, and overall financial aspects that impact your bottom line. CMC will quickly customize the perfect management solution for each owner and property.





## Value Delivered

CMC focuses our efforts on establishing effective operating procedures, instilling well-run maintenance programs, obtaining package discounts on insurance and other items, monitoring unit inspections and resident retention programs to increase income while preserving, protecting and enhancing the property's physical assets. CMC has involvement with governmental agencies such as: HUD, Rural Development, Housing Authority of Cook County (HACC), local housing authorities and various community development agencies that serve every residential type: cooperatives, non-profits, limited partnerships, senior residents, families and inner-city residents.



# Details

## Are the Difference

The key to superior service lies in the details that characterize a positive client experience. Our Yardi™ online accounting system, for example, streamlines financial transactions for our clients with a fully integrated database, including rent collection, leasing activities,



maintenance management, and other key property management functions. CMC takes pride in offering and implementing the most efficient and powerful database software solutions for property management, which ensures functionality, convenience, and security for our clients.

PROPERTY MANAGEMENT

CARLTON MANAGEMENT COMPANY, LLC

1341 W. Fullerton, Suite 173  
Chicago, IL 60614

[www.carltonmc.com](http://www.carltonmc.com)  
312.640.5954  
Fax: 312.640.5956

MEMORANDUM TO: Tina Rounds  
Executive Director  
BEDS Plus Care, Inc.

FROM: Eric D. Russell, P.E., PTOE, PTP, LEED AP ND  
Principal

DATE: March 5, 2015

SUBJECT: Traffic and Parking Statement  
BEDS Plus 9601 Project  
9601 W. Ogden Avenue  
La Grange, Illinois

As a follow-up to the February 10, 2015 Plan Commission hearing for BEDS Plus Care's proposed mixed-use project at 9601 W. Ogden Avenue, Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) was retained to address transportation issues discussed at the meeting pertaining to vehicular access to/from the site and the adequacy of the parking supply and variations.

It is our understanding that the BEDS Plus 9601 project will consist of a three-story building, as detailed in the site plan (see Appendix). The first floor will contain approximately 3,414 square feet of space for support services for the homeless and pre-homeless, along with administrative offices. The upper two floors will provide a total of 20 single-tenant Permanent Support Housing (PSH) units. Access to the site will be from a private driveway on East Avenue and potentially from the mid-block north-south public alley located immediately south of the property.

It is also our understanding that a rezoning of the property is being sought from C-3 to IB with special uses for individual and family services and residential care. In addition, zoning code variations are being requested regarding parking stall dimensions, the total quantity of on-site parking, and allowable FAR.

Based on this understanding of the project and the issues raised at the last Plan Commission hearing, KLOA, Inc. reviewed the site plan and access system for the project, performed field observations during the peak morning and evening commuting hours, obtained information on the building program and population, estimated traffic generation from the project, and assessed parking supply, demand and variations. The findings from this review are summarized below.

## Key Transportation Issues from Plan Commission Hearing

Transportation comments received at the February Plan Commission hearing included the following:

- How much traffic will the project generate?
- Will vehicles be able to safely enter and exit the driveway on East Avenue based on its proximity to the Ogden Avenue intersection?
- Is the project's parking supply adequate to meet its needs?
- Will the parking variances adversely affect on-site circulation or safety?

## Project Traffic Generation

The BEDS Plus 9601 project will provide support services to homeless and pre-homeless individuals, some of whom will reside within the building while others will be drop-in and day program clients. The support services will be provided on weekdays from 9:00 A.M. to 5:00 P.M. by a 10-person staff, including contract/administrative personnel and volunteers. These staff members will likely drive themselves to the building. Drop-in and day program clients that are not residents of the building will mostly arrive on foot or by public transportation, and approximately 25 non-resident clients per day are anticipated to utilize the services, most remaining on-site for two- to three hours. There are four Pace bus routes that travel within ½-mile of the site, including Route 302 (Ogden-Stanley), Route 304 (North Riverside-La Grange), Route 330 (Mannheim-La Grange Roads), and Route 331 (Cumberland-5<sup>th</sup> Avenue). In addition, the Congress Park Metra Station is located within a ¼-mile walk. Table 1 provides an estimate of the peak hour and daily traffic generation for the project. The volumes are very low and would result in minimal impact to traffic operations on the adjacent roadway system.

Table 1  
Estimated Traffic Generation by 9601 Ogden Project

Position	Daily Headcount	% Drive	Number of Vehicle Trips <sup>1</sup>						Weekday 24-Hour
			Weekday A.M. Peak Hour (8:00-9:00 A.M.)			Weekday P.M. Peak Hour (4:00-5:00 P.M.)			
			In	Out	Total	In	Out	Total	
Staff/Volunteers	10	100%	8	0	8	0	10	10	20
PSH Unit Residents	20	10%	0	2	2	2	0	2	8
Drop-In Clients	5	20%	0	0	0	0	1	1	2
Day Program Clients	20	10%	0	0	0	0	1	1	4
Total	35		8	2	10	2	12	14	34

<sup>1</sup> Based on hourly headcount and travel mode data provided by BEDS Plus Care, Inc. (see Appendix).

## Site Access

The BEDS Plus 9601 project will primarily be accessed from a private driveway on the west side of East Avenue located approximately 75 feet south of Ogden Avenue. The driveway will be located at the south property line, as far from the Ogden Avenue intersection as possible, and twice as far from Ogden Avenue as the existing curb cut from the former use on the property (Martin Oil Company gas station). Secondary access to the site may be provided from the mid-block public alley that extends from the site south to Calendar Avenue.

Ogden Avenue (US Route 34) is under the jurisdiction of the Illinois Department of Transportation (IDOT), carries approximately 25,900 vehicles per day, and has a posted speed limit of 30 miles per hour (mph). East Avenue is under the jurisdiction of the Village of La Grange, carries approximately 17,600 vehicles per day, and has a posted speed limit of 30 mph south of Ogden Avenue. The intersection of Ogden Avenue and East Avenue is under traffic signal control with countdown pedestrian signals and crosswalks on all four legs of the intersection, albeit the crosswalks are severely worn and not very visible.

Field observations performed at this intersection during the weekday morning and evening peak commuting periods indicated the following:

- The stop line on the northbound left-turn lane on East Avenue is set-back from the stop line on the northbound through/right-turn lane to allow space for wide turns from multi-unit trucks traveling from eastbound Ogden Avenue to southbound East Avenue.
- The stacking of 3 or more vehicles in the northbound left-turn lane on East Avenue will block left-turns into or out of the site.
- Vehicle queues on northbound East Avenue frequently extend beyond the south property line. Typical queues of 4-5 vehicles were observed in the evening peak hour; 5-8 vehicle queues were observed in the morning peak hour.
- All northbound vehicle queues on East Avenue clear the intersection during each signal cycle. When these vehicles cleared, there was 20-30 seconds of green time remaining in the East Avenue signal phase that presented traffic gaps that could be used by vehicles making left-turn movements into or out of the site.
- Motorists exiting the Brookfield Express car wash on the east side of East Avenue utilize these traffic gaps to make left-turns onto East Avenue.
- At times these traffic gaps are limited by right-turn-on-red movements from eastbound Ogden Avenue.
- Vehicles turning from Ogden Avenue onto southbound East Avenue are moving at very slow speeds.

Due to the proximity of the proposed access driveway to the Ogden Avenue/East Avenue intersection, and the nature of the traffic movements at this intersection, site ingress and egress by left-turn movements to/from East Avenue will be periodically blocked and the number of traffic gaps available for left-turning movements will be limited. This type of blockage is typical when properties have access drives in proximity to intersections of major roadways such as Ogden Avenue and East Avenue. However, the blockage clears with every signal cycle leaving sufficient time for vehicles to exit the site by left-turn movement, if desired. Further, because of the low speed of vehicles turning from Ogden Avenue onto East Avenue, there seems to be sufficient time for turning motorists to react to a vehicle that may be exiting the site, despite the short spacing between the access driveway and Ogden Avenue.

Based on these observations, it is KLOA, Inc.'s professional opinion that turn restrictions are not necessary on the site access driveway.

To reduce the potential for vehicle conflicts at the access driveway, KLOA, Inc. would recommend that the Village consider submitting a formal request to IDOT to implement a "No Turn on Red" restriction on eastbound Ogden Avenue at East Avenue. The right-turn volume on Ogden Avenue is high (approximately 300 vehicles in PM peak hour), however, and restricting these movements will increase queuing and vehicle delays on Ogden Avenue and potentially degrade the level of service. Consequently, this option may or may not be acceptable to IDOT for the benefit of such a low volume of site traffic.

KLOA, Inc. would also recommend that access between the site and the public alley remain open as the alley provides a secondary vehicular outlet for emergency services or in the event that the primary access drive is obstructed.

### **Parking Supply vs. Demand**

A parking analysis was performed to (1) determine project compliance with the off-street parking requirements of the La Grange Zoning Code, and (2) compare the proposed parking supply with the development's projected peak parking demand.

#### Compliance with Zoning Code

The BEDS Plus 9601 project, as proposed, will provide space for 25 parking stalls on the site. Initially, 19 standard stalls and two accessible stalls would be built. Space for four additional stalls would be land-banked and converted to use in the future, if needed. The Village of La Grange's Zoning Code does not include a land use category comparable to the single-tenant Permanent Support Housing units that will be provided within the building. The closest land use category in the Zoning Code is for Multiple Family Dwellings. Based on the application of the Zoning Code parking ratios for Multiple Family Dwellings and Business/Professional Offices, the 25-stall parking supply falls 15 stalls short of satisfying the off-street parking requirements of the La Grange Zoning Code, as shown in Table 2. The provision of two accessible parking stalls, however, exceeds the minimum requirements (one stall) of the Illinois Accessibility Code for this sized lot.

Table 2  
ZONING CODE PARKING REQUIREMENT

Land Use	Density	Parking Ratio	Parking Stalls
Multiple Family Dwellings	20 units	1.5 stalls/unit	30
Business & Professional Offices	3,414 sf	1 stall/350 sf	<u>10</u>
		Total Parking Required	40
		Total Parking Provided	<u>25</u>
		<b>Variance Required</b>	<b>15</b>

Projected Parking Demand

Since the Multiple Family Dwelling category is not a comparable land use to the project's single-tenant Permanent Support Housing units for purposes of projecting parking demand, KLOA, Inc. reviewed the parking requirements from other municipalities and counties for land uses that would provide for a more accurate comparison. These land use types include supportive housing, transitional housing, and other similar special residential uses. These parking requirements are summarized in Table 3.

Table 3  
PARKING REQUIREMENTS FOR HOUSING COMPARABLE TO PSH UNITS

City	Land Use	Parking Ratio
Milwaukee, WI	Transitional Housing	0.2 stalls/unit
Houston, TX	Special Residential Uses	0.3 stalls/bedroom
Dublin, CA	Supportive/Transitional Housing	0.33 stalls/bed
Alameda County, CA	Supportive/Transitional Housing	0.17 stalls/bed
San Diego, CA	Transitional Housing	0.33 stalls/bed <sup>1</sup>
		0.25 stalls/bed <sup>2</sup>

<sup>1</sup> Base parking ratio                      <sup>2</sup> Parking ratio in transit-served area or very low income area.

The average parking ratio from these communities is 0.25 stalls/unit. In addition to the parking required for the supportive/transitional housing units, these communities generally also required parking for on-site employees at a ratio of one stall per employee.

KLOA, Inc. also obtained parking demand data from a local comparable facility, the Country Club Hills Wellness Center, which is a 77-unit supportive housing facility located at 4411 W. Gatling Boulevard in Country Club Hills, Illinois. The facility is fully-occupied and offers studio, one-bedroom and two-bedroom units. It also employs eight individuals, including six from the South Suburban Public Action to Deliver Shelter (PADS) and two from Carlton Management Company. The 83-stall parking lot is typically 40 percent utilized (33 stalls filled) at peak times. Assuming one parking stall is used by each of the eight employees, the remaining 25 occupied stalls would reflect a parking demand ratio of 0.32 stalls/unit.

Table 4 shows the projected peak parking demand for the BEDS Plus 9601 project based on the average parking ratio from Table 3 and the anticipated building population from Table 1. To provide for a conservative analysis, the same parking ratio utilized for the PSH units was applied to the drop-in and day program client visits as these residents and clients will travel by similar modes.

Table 4  
PROJECTED PEAK PARKING DEMAND – BEDS PLUS 9601 PROJECT

Position	Daily Headcount	Parking Ratio	Parking Stalls
Staff/Volunteers	10	1.0 stalls/person	10
PSH Unit Residents	20	0.25 stalls/unit	5
Drop-In Clients	5	0.25 stalls/person	1
Day Program Clients	20	0.25 stalls/person	<u>4</u>
			<b>19</b>

Based on a projected peak parking demand of 19 stalls, the proposed 25-stall parking supply would be more than adequate to meet the needs of the development without burdening the curb parking on the adjoining roadways (i.e., Washington Avenue, East Avenue). Further, four of the stalls would be able to be land-banked, as proposed, while still accommodating the project’s peak parking needs.

Utilizing a more conservative parking ratio of 0.33 stalls/person would yield a peak parking demand for the project of 25 stalls, which would also be accommodated by the proposed parking supply, albeit the four spaces proposed to be initially land-banked would be needed from the onset.

### **Parking Variances**

In addition to the need for a parking variance related to the on-site parking supply, parking variances will be needed for the proposed reductions in parking stall dimensions. By Village Code, the minimum parking stall dimension for 90-degree angle parking is 8’-6” wide by 18’-0” long. Specifically, the following variances are requested:

1. All standard (non-accessible) parking stalls are proposed at 8’-0” wide.
2. The 6 parking stalls within the parking lots’ center island are proposed at 17’-0” long.

#### Parking Stall Width

Practical parking stall widths that will accommodate most cars and light trucks typically range between 8’-0” and 9’-6”. Selection of the optimum width within this range depends primarily on who is to use the parking and the anticipated parking turnover. High turnover parking (fast food restaurants, convenient stores, etc.) requires stall widths of 8’-6” or wider. Lower turnover employee and commuter parking can get by with stall widths of 8’-6” or less<sup>1</sup>.

<sup>1</sup> Robert A. Weant and Herbert S. Levinson, Parking (Eno Foundation for Transportation, 1990), p. 158.

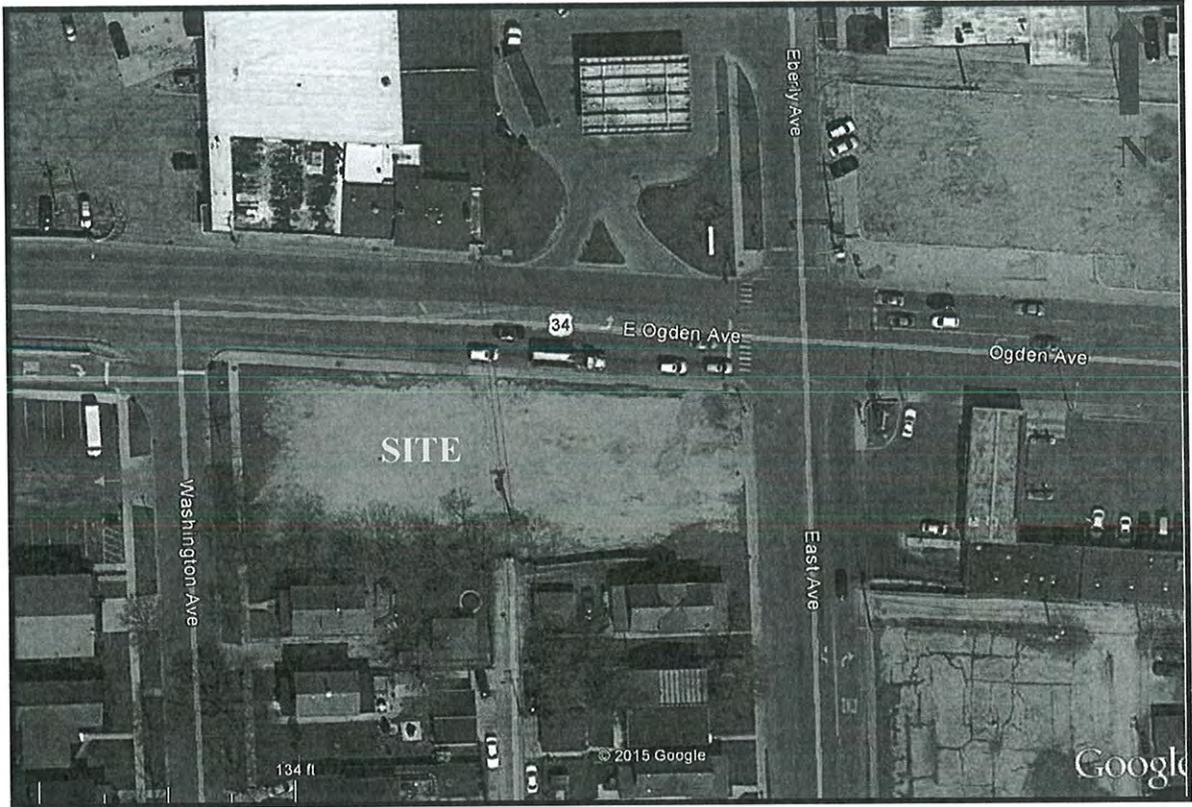
Those parking at the BEDS Plus 9601 project will be employees, PSH residents or clients. Once parked, most of these vehicles will remain on-site throughout the day or evening. As such, there will be a low turnover of parking on the site and the narrower 8'-0" stall width would be adequate without resulting in a propensity for vehicle damage.

#### Parking Stall Length

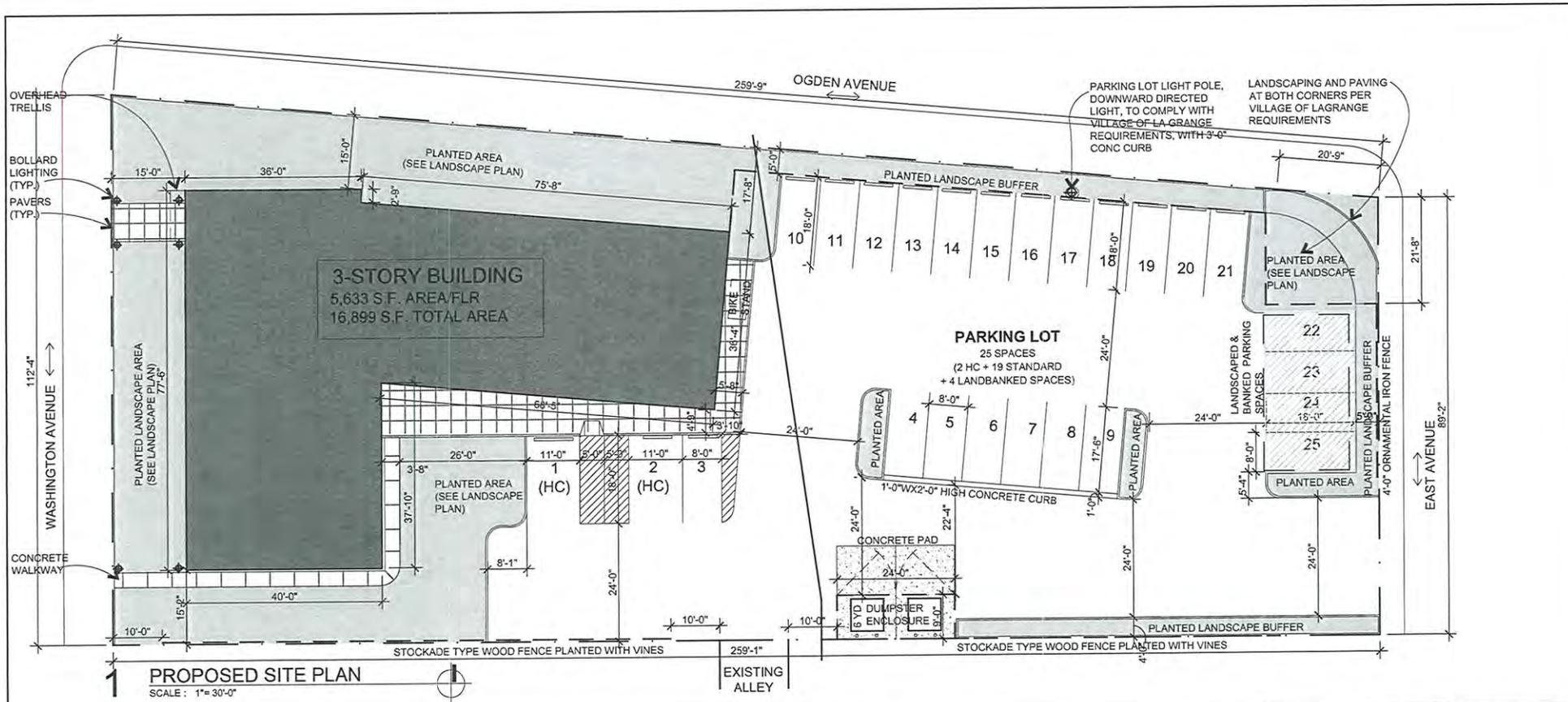
Parking stall lengths of 18'-0" are an industry standard, particularly in parking structures or fenced parking lots where vehicle "overhang" is not possible. When there are no walls or fences, curbs and/or concrete wheel stops are sometimes used to frame the front end of parking stalls and control vehicle incursion into pedestrian spaces or parking aisles. This infrastructure also provides the ability for the front end of a parked vehicle to overhang the curb or wheel stop by as much as 2'-6". The overhang space is not part of the 18-foot parking stall length, so in essence the physical space available for the parked car is longer than 18 feet where overhang is possible.

The six parking stalls within the BEDS Plus 9601 Project's center island will be framed by a raised curb at the front of the stall, which will allow parked vehicles to overhang the curb. The overhang will provide more physical space for the parked cars than the 17'-6" stall dimension proposed. As such, the 0'-6" stall length variation requested for these six stalls will not cause parked cars to extend into the parking aisles and will have no adverse impact on vehicular circulation through the parking lot. Due to the one-foot width of the raised curb, however, we would suggest also using concrete wheel stops on these stalls to limit the extent of the vehicle overhang to ensure that the drive aisle between the parking island and dumpster enclosure is not impacted.

# APPENDIX



**Aerial View of Site**



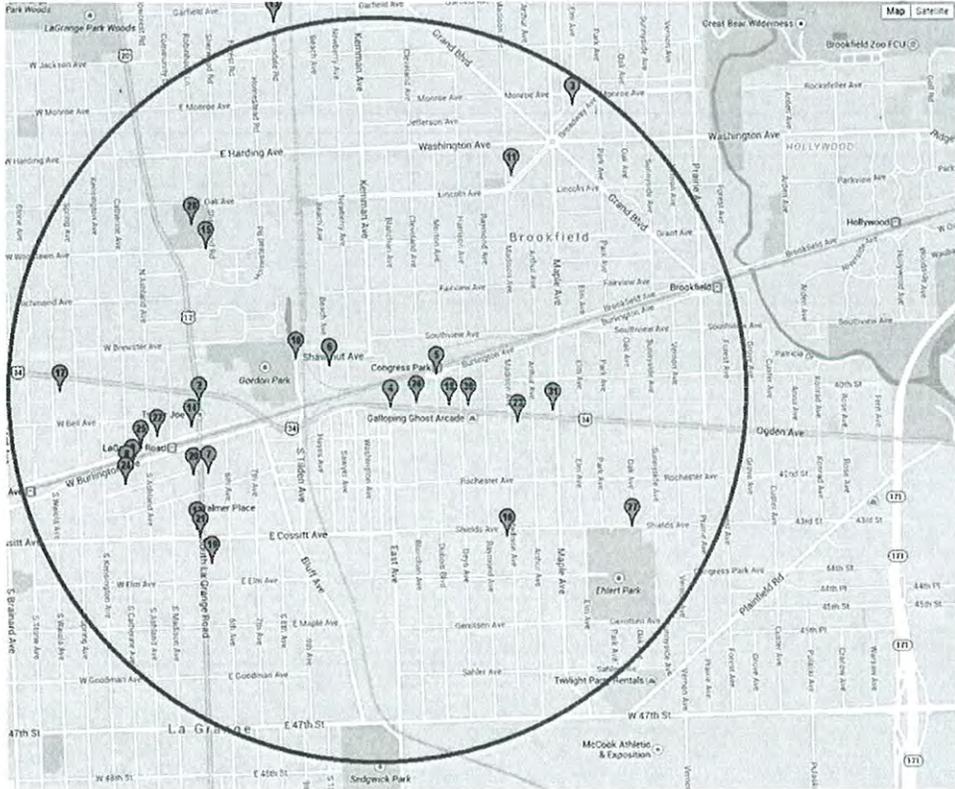
**PROPOSED SITE PLAN**  
SCALE: 1" = 30'-0"

PARKING CALCULATION	ZONING DATA	SITE OVERVIEW	IMPERVIOUS AREAS
<p><b>OPTION A:</b> REQUIRED PARKING: 0.25 /UNIT @ 20 UNITS = 5 SPACES 1 /350 S.F. COMMERCIAL = 10 SPACES (3,414 SF) TOTAL = 15 SPACES (1 HANDICAPPED per Illinois Accessibility Code)</p> <p>PROVIDED PARKING = 25 SPACES (19 STANDARD + 2 HC + 4 LANDBANKED)</p> <p><b>OPTION B:</b> REQUIRED PARKING: 1.5 /UNIT @ 20 UNITS = 30 SPACES 1 /350 S.F. COMMERCIAL = 10 SPACES (3,414 SF) TOTAL = 40 SPACES (2 HANDICAPPED per Illinois Accessibility Code)</p> <p>PROVIDED PARKING = 25 SPACES (19 STANDARD + 2 HC + 4 LANDBANKED)</p>	<ul style="list-style-type: none"> <li>CURRENT ZONING DISTRICT C1</li> <li>PROPOSED ZONING DISTRICT IB</li> <li>LOT AREA = 26,095 S.F.</li> <li>LOT AREA / UNIT = 1,304 S.F.</li> <li>BUILDING FOOTPRINT = 5,633 S.F.</li> <li>TOTAL BUILDING AREA = 16,899 S.F.</li> <li>MAX ALLOWABLE F.A.R. = 0.45</li> <li>ACTUAL F.A.R. = 0.55</li> <li>MAX ALLOWABLE HEIGHT = 45'-0"</li> <li>ACTUAL HEIGHT = 39'-6"</li> <li>REQUIRED SETBACKS = 15'-0"</li> <li>ACTUAL SETBACKS = 15'-0"</li> </ul>	<p><b>SITE OVERVIEW</b></p> <ul style="list-style-type: none"> <li>BUILDING LOCATED CLOSE TO OGDEN AVENUE TO MAKE THE SITE AN ATTRACTIVE GATEWAY TO LA GRANGE</li> <li>FACADE DESIGN TO USE MATERIALS REPRESENTATIVE OF DOWNTOWN COMMERCIAL CONTEXT</li> <li>PARKING LOT ENTRANCE ACROSS FROM CAR WASH AND RESTRICT PARKING FRONTAGE ON OGDEN. PROVIDE ATTRACTIVE LANDSCAPE SCREENING, USING EVERGREENS TO SCREEN HEADLIGHTS YEAR ROUND</li> </ul> <p><b>BUILDING DETAILS</b></p> <ul style="list-style-type: none"> <li>3 STORY BUILDING</li> <li>1ST FLOOR - ADMINISTRATIVE OFFICES + SUPPORT CENTER</li> <li>2ND &amp; 3RD FLOORS = 20 SUPPORTIVE LIVING UNITS</li> <li>LANDSCAPED COURTYARD</li> <li>LAUNDRY AND STORAGE WITHIN BUILDING</li> <li>ELEVATOR ALLOWS FOR FULL ACCESSIBILITY/ADPATABILITY</li> </ul>	<p>TOTAL SITE AREA = 26,095 S.F.</p> <p><b>IMPERVIOUS AREAS:</b> BUILDING = 5,633 S.F. PARKING LOT = 12,099 S.F. WALKWAYS = 981 S.F. TOTAL = 17,713 S.F. (68% INCLUDING BUILDING) = 12,080 S.F. (46% EXCLUDING BUILDING)</p> <p>PERVIOUS AREA = 8,382 S.F.</p> <p><b>SHED STUDIO</b> 1945 W RACE CHICAGO, ILLINOIS 60622 (312)731.4832 (P)</p> <p><b>BEDS PLUS CARE</b> 9601 W OGDEN LA GRANGE, ILLINOIS</p> <p>DATE: 02.04.15 BY: RR</p> <p><b>A.0</b></p>

# Transportation and Services

BEDs PLUS, Inc

PC #222



- 1 Site Plan 9601 Ogden Avenue, Brookfield, IL 60513, USA
- 2 Trader Joe's 25 North La Grange Road, La Grange, IL 60525, USA
- 3 Tischler Finer Foods 9116 Broadway Avenue, Brookfield, IL 60513, USA
- 4 302 Bus Stop 9603 Ogden Avenue, Brookfield, IL 60513, USA
- 5 Congress Metra Stop 9498 Burlington Avenue, Brookfield, IL 60513, USA
- 6 Lead Apparel 410 Shawmut Avenue, La Grange Park, IL 60526, USA
- 7 D'Olivas Boutique 29 South La Grange Road, La Grange, IL 60525, USA
- 8 Police Department 304 West Burlington Avenue, La Grange, IL 60525, USA
- 9 Fire Department 300 West Burlington Avenue, La Grange, IL 60525, USA
- 10 Gordon Park 98 Hazel Avenue, La Grange, IL 60525, USA
- 11 Madlin Park 9246 Broadway Avenue, Brookfield, IL 60513, USA
- 12 La Grange Theatre 80 South La Grange Road, La Grange, IL 60525, USA
- 13 Allen P Zak Science Discovery Center 920 Barnsdale Road, La Grange Park, IL 60526, USA
- 14 Walgreens 2 North La Grange Road, La Grange, IL 60525, USA
- 15 Jewel Osco Pharmacy 507 East Woodtawn Avenue, La Grange Park, IL 60526, USA
- 16 Congress Park Elementary 9311 Shields Avenue, Brookfield, IL 60513, USA
- 17 St. Francis Xavier School 145 North Walota Avenue, La Grange, IL 60525, USA
- 18 La Cabanita 9438 Ogden Avenue, Brookfield, IL 60513, USA
- 19 MacNeal Health Center 125 South La Grange Road, La Grange, IL 60525, USA
- 20 Second Baptist Church 26 South La Grange Road, La Grange, IL 60525, USA
- 21 La Grange Public Library 10 West Cossitt Avenue, La Grange, IL 60525, USA
- 22 US Post Office 121 West Hillgrove Avenue, La Grange, IL 60525, USA
- 23 Oxford Bank and Trust 9237 Ogden Avenue, Brookfield, IL 60513, USA
- 24 Chase Bank 14 South La Grange Road, La Grange, IL 60525, USA
- 25 Little Peoples Country Day Care 211 West Hillgrove Avenue, La Grange, IL 60525, USA
- 26 Brixie's 9526 Ogden Avenue, Brookfield, IL 60513, USA
- 27 Ehler Park 9025 Shields Avenue, Brookfield, IL 60513, USA
- 28 Memorial Park 132 East Oak Avenue, La Grange Park, IL 60526, USA
- 29 Whole Life Center 48 East 31st Street, La Grange Park, IL 60526, USA
- 30 Tony's Breakfast Cafe 9414 Ogden Avenue, Brookfield, IL 60513, USA
- 31 Dunkin Donuts 9200 Ogden Avenue, Brookfield, IL 60513, USA

## 9601 Ogden Avenue

Brookfield, Illinois, 60513

Commute to **Downtown Brookfield**

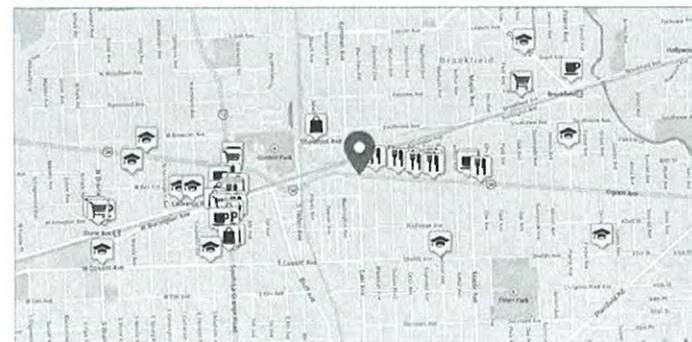
🚗 2 min 🚌 13 min 🚲 5 min 🚶 18 min [View Routes](#)

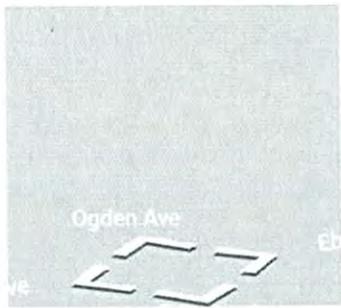
📍 Favorite 🗺 Map 🏠 Nearby Apartments

Walk Score **64** **Somewhat Walkable**

Some errands can be accomplished on foot.

Score Details





9601 Ogden Avenue has a Walk Score of 64 out of 100. This location is Somewhat Walkable so some errands can be accomplished on foot.

9601 Ogden Avenue is a three minute walk from the BNSF Burlington Northern at the Congress Park stop.

This location is in Brookfield. Nearby parks include Gordon Park, Madlin Park and Memorial Park.

## Nearby Public Transit



### Rail lines:

BNSF Burlington Northern 0.2 mi

### Bus lines:

302 Ogden - Stanley 0.0 mi 304 North Riverside - LaGra... 0.4 mi

331 Cumberland - 5th Aven... 0.4 mi

### Car shares:

RelayRides: 2010 Hyundai El... 0.6 mi

Less ▲



ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

1021 NORTH GRAND AVENUE EAST, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276  
RENEE CIPRIANO, DIRECTOR

217/782-6762

CERTIFIED MAIL  
7099-3400-0014-9524-7536

JUL 26 2002

Lawrence Cadillac  
Attention: Mike Stein  
9601 Ogden Avenue  
La Grange, IL. 60525

Re: LPC #0311535055 -- Cook County  
La Grange/Lawrence Cadillac  
9601 Ogden Avenue  
LUST Incident No. 911324  
LUST Technical File

Dear Mr. Stein:

The Illinois Environmental Protection Agency (Illinois EPA) has reviewed the Corrective Action Completion Report submitted for the above-referenced incident. This information is dated May 28, 2002; was received by the Illinois EPA June 5, 2002; and was prepared by Gabriel Environmental Services. Citations in this letter are from the Environmental Protection Act (Act) and 35 Illinois Administrative Code (35 IAC).

The Corrective Action Completion Report and the Professional Engineer Certification submitted pursuant to 35 IAC Part 731 indicate remediation has been successfully completed.

Based upon the certification by David M. Pasquinelli, a Registered Professional Engineer of Illinois, and based upon other information in the Illinois EPA's possession, your request for a no further remediation determination is granted under the conditions and terms specified in this letter.

Issuance of this No Further Remediation Letter (Letter), based on the certification of the Registered Professional Engineer, signifies that: (1) all statutory and regulatory corrective action requirements applicable to the occurrence have been complied with; (2) all corrective action concerning the occurrence has been completed; and (3) no further remediation concerning the occurrence is necessary for the protection of human health, safety and the environment. This Letter shall apply in favor of the following persons:

- 1. Lawrence Cadillac;

GEORGE H. RYAN, GOVERNOR

PRINTED ON RECYCLED PAPER

**RELEASABLE**

AUG 27 2002

**REVIEWER MM**

Page 2

2. The owner and operator of the UST(s);
3. Any parent corporation or subsidiary of the owner or operator of the UST(s);
4. Any co-owner or co-operator, either by joint-tenancy, right of survivorship, or any other party sharing a legal relationship with the owner or operator to whom the letter is issued;
5. Any holder of a beneficial interest of a land trust or inter vivos trust, whether revocable or irrevocable;
6. Any mortgagee or trustee of a deed of trust of the owner of the site or any assignee, transferee, or any successor-in-interest of the owner of the site;
7. Any successor-in-interest of such owner or operator;
8. Any transferee of such owner or operator whether the transfer was by sale, bankruptcy proceeding, partition, dissolution of marriage, settlement or adjudication of any civil action, charitable gift, or bequest; or
9. Any heir or devisee of such owner or operator.

This Letter, and all attachments, including but not limited to the Leaking Underground Storage Tank Environmental Notice, must be filed within 45 days of its receipt as a single instrument with the Office of the Recorder or Registrar of Titles in the County where the above-referenced site is located. This Letter shall not be effective until officially recorded by the Office of the Recorder or Registrar of Titles of the applicable County in accordance with Illinois law so it forms a permanent part of the chain of title for the above-referenced property. Within 30 days of this Letter being recorded, a certified copy of this Letter, as recorded, shall be obtained and submitted to the Illinois EPA. For recording purposes, it is recommended that the Leaking Underground Storage Tank Environmental Notice of this Letter be the first page of the instrument filed.

#### CONDITIONS AND TERMS OF APPROVAL

##### LEVEL OF REMEDIATION AND LAND USE LIMITATIONS

1. The remediation objectives for the above-referenced site, more particularly described in the Leaking Underground Storage Tank Environmental Notice of this Letter, were established in accordance with the requirements of the Tiered Approach to Corrective Action Objectives (35 IAC Part 742) rules.

Page 3

2. As a result of the release from the underground storage tank(s) associated with the above-referenced incident, the above-referenced site, more particularly described in the attached Leaking Underground Storage Tank Environmental Notice of this Letter, shall not be used in a manner inconsistent with the following land use limitation: There are no land use limitations.
3. The land use limitation specified in this Letter may be revised if:
  - a) Further investigation or remedial action has been conducted that documents the attainment of objectives appropriate for the new land use; and
  - b) A new Letter is obtained and recorded in accordance with Title XVII of the Act and regulations adopted thereunder.

PREVENTIVE, ENGINEERING, AND INSTITUTIONAL CONTROLS

4. Preventive: The groundwater under the site described in the attached Leaking Underground Storage Tank Environmental Notice of this Letter shall not be used as a potable supply of water. No person shall construct, install, maintain or utilize a potable water supply well. In accordance with Section 3.65 of the Act, "potable" means generally fit for human consumption in accordance with accepted water supply principles and practices.

Engineering: None.

Institutional: This Letter shall be recorded as a permanent part of the chain of title for the above-referenced site, more particularly described in the attached Leaking Underground Storage Tank Environmental notice of this letter.

Highway Authority Agreement

Illinois Department of Transportation agrees, through the use of a Highway Authority Agreement, to allow contaminated groundwater and/or soils to remain beneath its highway right-of-way adjacent to the site located at 9601 Ogden Avenue. Specifically, as shown in the attached map, contamination will remain in the right-of-way for Ogden Avenue as indicated in the Highway Authority Agreement. The Highway Authority agrees to limit access to soil contamination under the highway right-of-way that is contaminated above residential Tier 1 remediation objectives. A copy of the Highway Authority Agreement can be obtained through a written request under the Freedom of Information Act (5 ILCS 140) to the Bureau of Land, FOIA Unit as detailed elsewhere in this letter. Questions

regarding the Highway Authority Agreement should be directed to:

Illinois Department of Transportation  
District One Engineer – John Kos  
201 West Center Court  
Schaumburg, IL. 60196 - 1096  
(847)/705-4110

Groundwater Use Ordinance

The Memorandum of Understanding between the Village of La Grange and the Illinois Environmental Protection Agency regarding the use of a local groundwater water well ordinance as an environmental institutional control effectively prohibits the installation of potable water supply wells (and the use of such wells) and is an acceptable institutional control under the following conditions:

Each affected or potentially affected (as shown through contaminant modeling) property owner and the City of La Grange must receive written notification from the owner/operator desiring to use the ordinance as an institutional control that groundwater remediation objectives have been approved by the Illinois EPA. Written proof of this notification shall be submitted to the Illinois EPA within 45 days from the date of this Letter. The notification shall include:

- a) The name and address of the local unit of government;
- b) The citation of the ordinance used as an institutional control in this Letter.
- c) A description of the property being sent notice by adequate legal description or by reference to a plat showing the boundaries;
- d) A statement that the ordinance restricting the groundwater use has been used by the Illinois EPA in reviewing a request for groundwater remediation objectives;
- e) A statement as to the nature of the release and response action with the name, address, and Illinois EPA inventory identification number; and
- f) A statement as to where more information may be obtained regarding the ordinance.

Page 5

The following activities shall be grounds for avoidance of the ordinance as an institutional control and this Letter:

- a) Modification of the reference ordinance to allow potable uses of groundwater;
- b) Approval of a site-specific request, such as a variance, to allow use of groundwater at the site;
- c) Violation of the terms of an institutional control recorded.

As a part of its corrective action, the LUST site has relied upon the memorandum of understanding between the Village of La Grange and the Illinois Environmental Protection Agency regarding the use of a local groundwater or water well ordinance as an environmental institutional control that prohibits potable uses of groundwater as defined therein. Proof of notification of affected parties, if any, shall be submitted in accordance with 35 IAC 742.1015(b) and (c) within 45 days of the issuance of this NFR Letter.

5. Failure to establish, operate, and maintain controls in full compliance with the Act, applicable regulations, and the approved corrective action plan may result in avoidance of this Letter.

OTHER TERMS

6. Any contaminated soil or groundwater removed, or excavated from, or disturbed at the above-referenced site, more particularly described in the Leaking Underground Storage Tank Environmental Notice of this Letter, must be handled in accordance with all applicable laws and regulations under 35 IAC Subtitle G.
7. Further information regarding the above-referenced site can be obtained through a written request under the Freedom of Information Act (5 ILCS 140) to:

Illinois Environmental Protection Agency  
Attention: Freedom of Information Act Officer  
Bureau of Land - #24  
1021 North Grand Avenue East  
Post Office Box 19276  
Springfield, Illinois 62794-9276

Page 6

8. Should the Illinois EPA seek to void this Letter, the Illinois EPA shall provide notice to the owner or operator of the leaking underground storage tank(s) associated with the above-referenced incident and the current title holder of the real estate on which the tanks were located, at their last known addresses. The notice shall specify the cause for the voidance, explain the provisions for appeal, and describe the facts in support of the voidance. Specific acts or omissions that may result in the voidance of this Letter include, but shall not be limited to:
- a) Any violation of institutional controls or industrial/commercial land use restrictions;
  - b) The failure to operate and maintain preventive or engineering controls or to comply with any applicable groundwater monitoring plan;
  - c) The disturbance or removal of contamination that has been left in place in accordance with the Corrective Action Plan or Completion Report;
  - d) The failure to comply with the recording requirements for the Letter;
  - e) Obtaining the Letter by fraud or misrepresentation; or
  - f) Subsequent discovery of contaminants, not identified as part of the investigative or remedial activities upon which the issuance of the Letter was based, that pose a threat to human health or the environment.

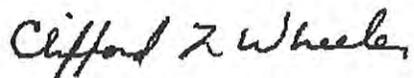
Submit the certified copy of this letter, as recorded, to:

Illinois Environmental Protection Agency  
Bureau of Land - #24  
LUST Section  
1021 North Grand Avenue East  
Post Office Box 19276  
Springfield, Illinois 62794-9276

Page 7.

If you have any questions or need further assistance, please contact the Illinois EPA project manager, Scott McGill, at (217)524-5137.

Sincerely,



Clifford L. Wheeler  
Unit Manager  
Leaking Underground Storage Tank Section  
Division of Remediation Management  
Bureau of Land

CLW:SM:

Attachments: Leaking Underground Storage Tank Environmental Notice

cc: Gabriel Environmental Services  
Ms. Angela Annoreno  
Division File



K-PLUS ENGINEERING, LLC

Direct Dial: 312.207.5700  
E-Mail: dan@kplus.com

March 5, 2015

Ms. Tina Rounds  
BEDS Plus Care, Inc.  
P.O. Box 2035  
LaGrange, IL 60525

Re: 9601 W. Ogden Avenue  
LaGrange, IL

Dear Ms. Rounds,

As we discussed during our conference call earlier this week, K-Plus Engineering was retained to review the environmental concerns that have been raised relative to the proposed development of the above-referenced Property. Previous environmental work by others related to the Property include a February 20, 2015 Phase I Environmental Site Assessment Report, numerous submittals to the IEPA as part of the response and remediation of the site following the 1991 LUST incident that was reported at the Property, and the July 26, 2002 No Further Remediation Letter which was issued by the Illinois Environmental Protection Agency documenting the successful investigation and remediation of the Property. This environmental assessment was not necessary for the design and development of the site, nor was it a necessary as part of the zoning process for the planned development of the Property. However, it is our understanding that you have requested this evaluation strictly to proactively work with the Village of LaGrange and its citizens regarding environmental concerns that have been raised.

On March 4, 2015, K-Plus Engineering was on site during the geotechnical drilling of four boreholes at the site to evaluate these holes for signs of any residual contamination from the historic use of the Property as a gasoline filling station and an automobile sales and repair facility. Additionally, we were looking to verify the geologic information contained in the Corrective Action Completion Report that was submitted to document the remedial activities that were completed between November 1994 and January 1995 at the Property to satisfy IEPA Leaking Underground Storage Tank regulations. Work planned for the site included two borings (B-1 and B-2) were located under the proposed new structure to evaluate the geology and geotechnical characteristics for use in the design of the building and two additional environmental borings (B03 and B-4) were added on the eastern half of the property to evaluate the existing environmental conditions at the site. The locations of the four boring sites are marked on the attached site plan.

In general, the borings show that the site was previously excavated to a depth of approximately 13 to 14 feet below grade and then backfilled with crushed stone. It appears that the excavation

Ms. Tina Rounds  
BEDS  
March 5, 2015  
Page 2 of 2

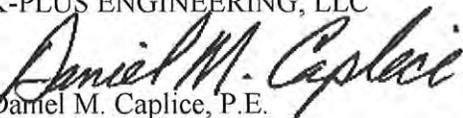
stopped at this depth because this was the depth at which natural limestone bedrock was encountered. During the borings, signs of water were consistently encountered at a depth of about 6 feet and by 10 feet the fill was saturated. K-Plus Engineering screened material from all boreholes for signs of residual contamination using a photoionization detector which is capable of detecting residual hydrocarbon contamination such as petroleum fuels. No signs of contamination were identified in any of the boreholes.

Based on our brief review of the IEPA files related to the remediation of the Property and our observations at the site during the drilling yesterday, it is our opinion that the planned development of the site will not encounter any contaminated material. Additionally, it is our opinion that the planned development and its construction will not cause any adverse impact to the adjacent or surrounding properties.

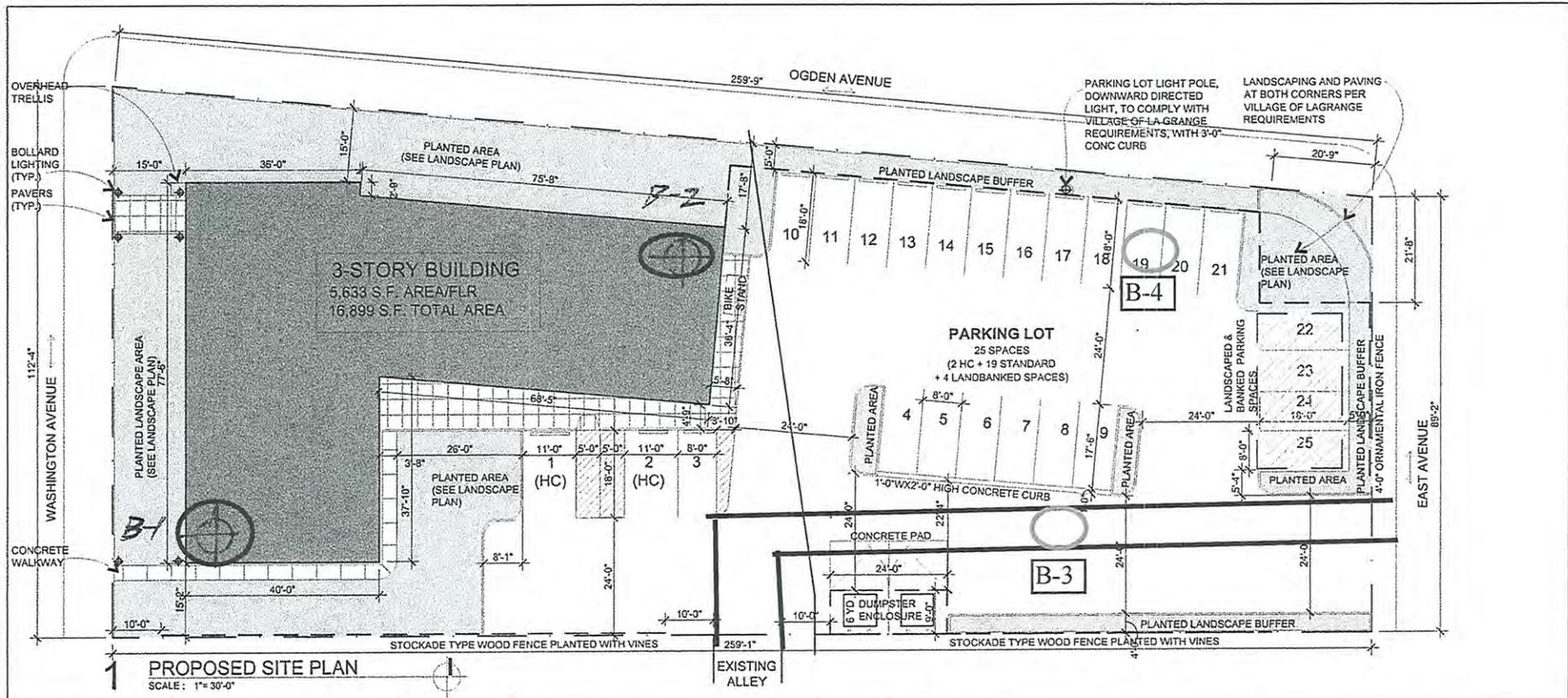
This evaluation has been performed in conformance with all applicable legal requirements and accepted practices prevailing in the environmental engineering and consulting industries. K-Plus Engineering, its officers, and its employees have no present or contemplated interest in the Property or the parties involved. Our employment and compensation for preparing this report are not contingent upon any action or event resulting from the analyses, opinions, observations, or conclusions, in or from the use of, this report. The reported opinions and conclusions are unbiased, professional, and limited only by the reported assumptions, qualifications, and conditions stated herein.

If you have any questions concerning my evaluation, findings, and conclusions, please call me.

Sincerely,  
K-PLUS ENGINEERING, LLC

  
Daniel M. Caplice, P.E.





**1 PROPOSED SITE PLAN**  
SCALE: 1" = 30'-0"

PARKING CALCULATION	ZONING DATA	SITE OVERVIEW	IMPERVIOUS AREAS
<p><b>OPTION A:</b> REQUIRED PARKING: 0.25 UNIT @ 20 UNITS = 5 SPACES 1,350 S.F. COMMERCIAL = 10 SPACES (3,414 SF) TOTAL = 15 SPACES (1 HANDICAPPED per Illinois Accessibility Code)</p> <p>PROVIDED PARKING = 25 SPACES (19 STANDARD + 2 HC + 4 LANDBANKED)</p> <p><b>OPTION B:</b> REQUIRED PARKING: 1.5 UNIT @ 20 UNITS = 30 SPACES 1,350 S.F. COMMERCIAL = 10 SPACES (3,414 SF) TOTAL = 40 SPACES (2 HANDICAPPED per Illinois Accessibility Code)</p> <p>PROVIDED PARKING = 25 SPACES (19 STANDARD + 2 HC + 4 LANDBANKED)</p>	<ul style="list-style-type: none"> <li>CURRENT ZONING DISTRICT C3</li> <li>PROPOSED ZONING DISTRICT IB-1</li> <li>LOT AREA = 26,095 S.F.</li> <li>LOT AREA / UNIT = 1,304 S.F.</li> <li>BUILDING FOOTPRINT = 5,633 S.F.</li> <li>TOTAL BUILDING AREA = 16,899 S.F.</li> <li>MAX ALLOWABLE F.A.R. = 0.45</li> <li>ACTUAL F.A.R. = 0.65</li> <li>MAX ALLOWABLE HEIGHT = 45'-0"</li> <li>ACTUAL HEIGHT = 39'-6"</li> <li>REQUIRED SETBACKS = 15'-0"</li> <li>ACTUAL SETBACKS = 15'-0"</li> </ul>	<p><b>BUILDING LOCATED CLOSE TO OGDEN AVENUE TO MAKE THE SITE AN ATTRACTIVE GATEWAY TO LA GRANGE</b></p> <p><b>FAÇADE DESIGN TO USE MATERIALS REPRESENTATIVE OF DOWNTOWN COMMERCIAL CONTEXT</b></p> <p><b>PARKING LOT ENTRANCE ACROSS FROM CAR WASH AND RESTRICT PARKING FRONTAGE ON OGDEN. PROVIDE ATTRACTIVE LANDSCAPE SCREENING, USING EVERGREENS TO SCREEN HEADLIGHTS YEAR ROUND</b></p> <hr/> <p><b>BUILDING DETAILS</b></p> <ul style="list-style-type: none"> <li>3 STORY BUILDING</li> <li>1ST FLOOR - ADMINISTRATIVE OFFICES + SUPPORT CENTER</li> <li>2ND &amp; 3RD FLOORS = 20 SUPPORTIVE LIVING UNITS</li> <li>LANDSCAPED COURTYARD</li> <li>LAUNDRY AND STORAGE WITHIN BUILDING</li> <li>ELEVATOR ALLOWS FOR FULL ACCESSIBILITY/ADPATABILITY</li> </ul>	<p>TOTAL SITE AREA = 26,095 S.F.</p> <p><b>IMPERVIOUS AREAS:</b>          BUILDING = 5,633 S.F.          PARKING LOT = 12,099 S.F.          WALKWAYS = 981 S.F.          TOTAL = 17,713 S.F. (68% INCLUDING BUILDING)          = 12,080 S.F. (46% EXCLUDING BUILDING)</p> <p>PERVIOUS AREA = 8,382 S.F.</p> <hr/> <p><b>SHED STUDIO</b>          1549 W. RACE          CHICAGO, ILLINOIS 60622          (312)731,4832 (P)</p> <p><b>BEDS PLUS CARE</b>          9601 W OGDEN          LA GRANGE, ILLINOIS</p> <p>DATE: 02.04.15          BY: RR</p> <p><b>A.0</b></p>

# Once feared, Grove Apartments now honored

*Affordable apartments on Madison score architecture award*

Tuesday, February 24th, 2015 2:47 PM



The Dryvit-driven former Comcast building is now Grove Apartments, an award-winning, and affordable, redesign. (Submitted by Nicol Zeller)



Lacey Sikora  
*Contributing reporter*

Almost five years since the tumultuous journey from abandoned Comcast building to affordable housing began, the Grove Apartments at the corner of Madison and Grove in Oak Park has become an asset to the community in more ways than one.

A recent recipient of The Richard Driehaus Foundation's second place award for architectural excellence in community design, the Grove Apartments seem to offer that thing all Oak Parkers claim to love: architectural significance in both provenance and redesign. Dennis Langley of Chicago-based architectural firm Weese Langley Weese was involved in the project from its early stages when the Interfaith Housing Development Corporation (IHDC) asked for his firm's assistance in finding properties in Oak Park. According to Langley the unsightly Comcast building quickly proved to be more than just an eyesore.

"We knew early on that it was possibly a Kahn building," he said, referencing noted architect Albert Kahn. "We just didn't know what had happened under all that white dryvit. We found the Kahn building underneath, and that was what the design plans became all about: how to keep the original building's character and add on two floors."

Kahn was a Detroit architect who originally designed the building in 1927 to house a LaSalle Cadillac dealership. Once given a place of pride on Oak Park's automobile row, the building's limestone details, concrete piers and decorative brick were incorporated in Langley's design for the affordable housing project.

When the project was first conceived IHDC's Perry Vietti, an Oak Parker himself, notes that there was a community need if not much community interest in affordable housing in Oak Park.

"At the time this all started, the West Cook YMCA was talking about moving to Forest Park and closing its residential component. We were looking at a loss of about 120 housing units. We, along with the Oak Park Housing Authority, wanted to address the need for housing for single residents of Oak Park, and people who worked in Oak Park but couldn't afford to live here."

According to Vietti, another important piece of the puzzle was accessible, affordable housing. "We have a lot of apartment buildings in Oak Park, but many of them are well-kept and not accessible to everyone. There was a real

many of them are walk-ups and not accessible to everyone. There was a real need there."

Back in 2010, a segment of the community, some immediate neighbors of the project, were vocal in their concerns that an affordable housing building was not necessary and might be detrimental to Oak Park. Neighbors voiced their concerns about property values, parking and the possibility of unstable or criminal renters being placed in their community.

From both an architectural and a community standpoint. It appears that those fears have not been realized. What was once a hulking monolith of white stucco with few windows surrounded by Comcast vans has morphed into an elegant brick building with green space, parking and wide windows to let in sunlight. An artist-designed stainless steel fence with a car and plant motif speaks to the building's original use as well as the prairie state.

Langley notes that the fear about the building was ill-placed. "It's pretty rare to find something historic enclosed in stucco like this. We think the building is a tremendous boon for that area of Oak Park. That stretch of Madison could use some redevelopment, and no normal developer would have touched that building. Not-for-profits were able to institute change here, and those who doubted were so far off the mark. They should be embracing and encouraging this kind of development."

Langley, whose firm does a lot of work for not-for-profits, thinks the mission of the building is something that cannot be overlooked, and Vietti says they have achieved all that they wanted and more.

"I like to say that we've achieved all the elements we were looking for. We had over 1,000 applications for the 51 apartments. The demand was there. We have rented seven of the eleven accessible units to people in wheel chairs, and we've been able to meet our targets of having residents who lived or worked in Oak Park and needed affordable housing here."

The IHDC continues to oversee the building's operations, and Vietti says the fears of those opposed to its construction have not been realized. Only one third of the building's residents have cars, so their parking needs are more than met with the adjacent parking lot.

"People are people so there are always small issues in all apartment buildings, but we don't have criminal activity or police calls. It's a very secure building with on-site management, and we provide soft services to help with jobs, veterans' services or advocacy. We have an advisory committee that includes at least two people who live in the neighborhood, and they have not seen any problems."

"Before we built, people may have struggled with the fear of the unknown, but we screen carefully. We want to serve people who have needs but who are responsible enough to live independently, and we are able to do that here."

### **And Sugar Beet's coming**

Another worry when the Grove Apartments were planned was the retail space being set aside on the ground floor. What business would choose to locate below subsidized housing and on a street without considerable street parking.

Enter the Sugar Beet Cooperative which struck a very favorable deal on rent with the building owners and plans to open the food co-op this spring, taking the entire ground floor commercial space.



**Project Name:** Myers Place  
**Project Location:** 1585 West Dempster Street, Mt Prospect, IL  
**County:** Cook  
**Year Opened:** 2013  
**# of PSH Units:** 39 Units  
**Sponsor/Developer:** Kenneth Youth Center/Daveri Development Group LLC

**Project Information:** Meyers Place is a 39-Unit Supportive Housing Project that opened in June 2013 for mentally ill and disabled. The project easily won approval in Mt. Prospect. The Mayor of Mt. Prospect was quoted saying "Because ours was able to go through, it could serve as a case study for other communities to observe the kind of people who live here, who are really the sons and daughters of our own residents."

The four-story precast building was constructed to meet LEED designation and is located on a three-acre site at 1585 W. Dempster Street in Mount Prospect, Illinois. Myers Place offers 39 furnished studio and one-bedroom apartment units for residents who require a supportive but independent residential environment. The ground floor of the 41,715 square foot mixed-use facility features a laundry room, computer room, resident storage spaces, commercial offices and a 4,500 square foot retail component.



**Project Name:** PhilHaven  
**Project Location:** 2418 Hintz Road, Wheeling, IL  
**County:** Cook  
**Year Opened:** 2013  
**# of PSH Units:** 50  
**Sponsor/Developer:** Kenneth Young Center/Alexian Brothers

**Project Information:** PhilHaven is a new apartment building for people who are able to live independently yet will thrive with the benefits of permanent affordable and supportive housing in the Wheeling area.

Philhaven will be a 50 unit apartment complex featuring a variety of community spaces indoors and outdoors. The first floor will be a mixture of ancillary residential spaces, such as offices and community rooms. The upper floors will be entirely private residential apartments. The development will include a community room with small kitchen, laundry facilities, and offices for onsite property management. The development will include an indoor bike storage space as well as tenant storage facilities. The whole building will be monitored by a camera system and all apartments will have intercom access to the front doors for guests.

Residents considered for PhilHaven will include adults with any sort of disabling condition that is serious enough to cause a disability, but not so serious as to require institutional or supervised living. Residents will benefit from supportive services provided by Kenneth Young Center and Alexian Brothers.

Country Club Hills Wellness Center



**Project Name:**  
**Project Location:** 4411 W. Gatling Blvd, Country Clubs Hills, IL 60478  
**County:** Cook  
**Year Opened:** 2012  
**# of PSH Units:** 77 Units  
**Sponsor/Developer:** South Suburban PADS/Turnstone Development Corporation

**Project Information:** The Wellness Center at Country Club Hills is a 77-unit new construction supportive housing development sponsored through a joint venture of the South Suburban PADS organization and Turnstone Development Corporation, an experienced, non-profit supportive housing developer. The project has a mix of studios, one and two bedroom units for the formerly homeless. South Suburban PADS has 20 years of experience as a social service organization addressing the needs of the homeless in the south suburbs of Cook County.

The project meets the Enterprise Green Communities Criteria and incorporates additional financially feasible green design features such as solar hot water and geothermal energy. Storm water detention was planned in conjunction with the City of Country Club Hills.

Site work will include an 83-space parking lot, concrete walks, paver patio and benches. The surrounding site will be landscaped and a children's play area is planned.



**Project Name:** Grove Apartments  
**Project Location:** Madison St & S Grove Ave, Oak Park, IL  
**County:** Cook  
**Year Opened:** 2013  
**# of PSH Units:** 51  
**Sponsor/Developer:** Oak Park Housing Authority /Interfaith Housing Development Corporation

**Project Information:** Grove Apartments is a 51-unit new construction supportive housing development, with 11 accessible units. Grove Apartments is a project sponsored through a joint venture of the Oak Park Housing Authority and Interfaith Housing Development Corporation.

Almost five years since the tumultuous journey from abandoned Comcast building to affordable housing began, the Grove Apartments at the corner of Madison and Grove in Oak Park has become an asset to the community in more ways than one. The site location has a close proximity to shopping and public transit. A recent recipient of The Richard Driehaus Foundation's second place award for architectural excellence in community design, the Grove Apartments seem to offer that thing all Oak Parkers claim to love: architectural significance in both provenance and redesign.



**Project Name:** Mundelein  
**Project Location:** 407 E Hawley  
**County:** Cook  
**Year Opened:** Mid 2016  
**# of PSH Units:** 40  
**Sponsor/Developer:** Lake County United

Lake County United (LCU) Housing Team met to discuss outreach in Mundelein in conjunction with the development of a 40 unit apartment building that is an adaptive reuse of a structure that has sat vacant for years. This complex is on the edge of Mundelein's downtown revitalization, near transportation and jobs. It represents a multi-million dollar investment in the community and contributes to the Village of Mundelein's new downtown plan.

This concept was developed by the Housing Team of Lake County United and one of its members, the Lake County Center for Independent Living. Lake County United is an independent non-profit that works through its 38 members to improve the lives of people who live in Lake County. Lake County Center for Independent Living provides a multitude of programs and services for people with disabilities including assistance with access to affordable and accessible housing.

All 40 units of the building will be affordable with different tiers of affordability. The building will be integrated and open to people with very little income, to families earning up to 60% of the area median (which is about \$44,000 per year for a family of four).

There will be a number of units set aside for people with disabilities. Individuals with disabilities will have access to services provided through the Lake County Center for Independent Living; most importantly it will increase options for people with disabilities unnecessarily housed in institutional settings to transition into the community. Twenty of the 40 units will have 3 bedrooms which expands options for larger families.

# Special needs residents have new home in Mount Prospect

June 13, 2013 | By Elizabeth Owens-Schiele, Special to the Tribune

Recommend

The mentally ill and disabled have a [new place](#) to live independently with the opening last week in Mount Prospect of the first supportive housing development in the northwest suburbs.

Called Myers Place, the \$13.1 million facility with 18 studios and 21 one-bedroom furnished apartments houses 39, who will be selected from a waiting list of 300 people with special

needs. The project easily won approval in Mount Prospect while similar projects have run into opposition elsewhere.



Myers Place, 1503 W. Dempster St., opened June 14 in Mount Prosp...

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"For us, it was the right project in the right place with no zoning issues," said Mount Prospect Mayor Arlene Juracek, adding the village had been looking at new options to develop the south end next to Culver's at Dempster Street, Busse and Algonquin roads.

"We've long supported inclusion and diversity in our community and it came together well," Juracek said. "Because ours was able to go through, it could serve as a case study for other communities to observe the kind of the people who live here, who are really the sons and daughters of our own residents."

Many of the potential residents are from Mount Prospect, Arlington Heights and Elk Grove Village and range in age from 25 to 55, according to Jessica H. Berzac, vice president of acquisitions and development at Daveri Development Group, which financed the project with federal tax credits and grants. Residents will pay \$800 to \$850 per month, rent that is subsidized by the state and county.

"We were surprised that many of the applicants had a primary medical disability, such as diabetes or chronic back pain, that rendered them disabled," said Berzac. The facility does not offer on-site medical care or assistance, but does offer handicapped accessible units with roll-in showers, and is an alternative to group homes or institutionalized settings for the mentally ill or challenged, she said.

"At the open house, I met countless parents with adult children that are on the wait list asking, 'Am I going to get in?'" Berzac said. "Their parents are providing housing, but they could be on their own and you realize how important it is we provide community options."

According to Rebecca Boykin of the Illinois Housing Development Authority, many people who are disabled, mentally ill or at risk of being homeless are unable to find affordable housing in the northwest suburbs. Myers Place will not only provide a place to live but also connections to mental health counseling, job training services and case management through the Kenneth Young Center, a nonprofit community mental health and senior services organization based in Elk Grove Village and a joint owner of the development.

"There's some presumption that when you hear low income and mentally challenged, people build up fears," Juracek said. "They're low income because they're mentally challenged, and many of them are living with their parents or institutionalized, but they can really thrive in an independent living situation."

Such presumptions may have led to community opposition to Daveri's plans for the 50-unit PhilHaven development at 2418-2422 W. Hintz Road in Wheeling. Just last week, the Wheeling Village Board voted to approve a \$230,000 settlement that ended a federal discrimination lawsuit filed over the village's denial of the plan. A U.S. District judge issued a 20-page opinion to expedite the trial, but the village opted for the settlement that will primarily cover Daveri's legal costs, Berzac said.

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The development will now move forward, she said, and they will begin exploring  financing  at the state level. She said her group managed the project in a similar way in Mount Prospect.

"We certainly notified residential neighbors in Mount Prospect, but they didn't respond in the way so many other communities have," said Berzac. "It's a little bit of a mystery to us. The project still received the same extensive level of scrutiny, but it just didn't receive as extensive a level of opposition."

Applicants for Myers Place, named after a former client of the Kenneth Young Center, face a three-tier screening process which includes first determining their needs and if they can thrive in an independent environment without medical assistance. Then their income is analyzed as is their background for criminal and drug history and significant landlord debt.

The development offers residential housing on the second, third and fourth floors. The first floor contains property management offices, a community room and 3,600 square feet for retail.

Daveri Development Group manages 2,000 such units across the state and is planning an opening of 20 family  townhomes in Glenview this fall. Berzac plans to go before the Palatine Plan Commission Tuesday to seek rezoning approval for a 33-unit development similar to Myers Place. But previous plans for a development in Arlington Heights are at a standstill.

"Nothing is happening in Arlington Heights, and we do not have current plans," Berzac said. "Although it's celebratory at Myers Place, it can't be where we stop. There are hundreds of people on wait lists that need these types of projects. This has to be an aggressive goal to educate and communities must be willing to step up. People with disabilities need a place to live, too."

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# For Even the Neediest, Housing Is the Solution to Homelessness



*Rosanne Haggerty is the president and chief executive officer of Community Solutions.*

The world is full of complex social problems for which no reliable, cost effective solutions have been found. Homelessness is not one of them.

The truth is that we have known how to end homelessness for several years now, and solid research, which has been replicated repeatedly, has proven that it is far cheaper to do so than to allow the problem to persist. The cheapest, most assured way to end homelessness turns out to be deceptively simple: provide homeless Americans, many of whom struggle with disability, mental illness, or life threatening health conditions, with stable homes.

*We found that even people with mental illness and addictions could remain in housing with the right combination of supportive services.*

For years, people like me assumed the solution had to be something else. In the 1990s, I developed supportive housing buildings for homeless New Yorkers, where we initially screened out people with untreated mental illness, addiction problems, or poor income prospects. “Unlikely to succeed in housing,” we reflected sadly.

Imagine our surprise when we removed our initial restrictions and discovered that just the opposite was true.

It turned out that virtually everyone could remain in housing, given the right combination of supportive services to help them succeed. Some people needed complex services like psychiatrist visits and regular access to primary care. Others needed much simpler support, like help devising a budget or a weekly grocery list.

As shocked as we were to see some of our most vulnerable neighbors escape the streets successfully, we were even more shocked by what happened to their healthcare costs. As our tenants were connected to primary care and received consistent help in managing other challenges, they no longer made frequent visits to hospitals.

Over the next several years, many other organizations saw similar results by taking a “housing first” approach, and soon a host of scholarly studies began to document the phenomenon. A 2002 study by Dennis Culhane at the University of Pennsylvania found that supportive housing — a term for permanent housing combined with basic health and social services — reduced public systems costs by more than 40 percent in New York City, even after the cost of rent and services was taken into account. In 2009, a study published in the Journal of the American Medical Association documented even greater savings in Seattle, where those housed saw their costs drop roughly 60 percent. Today, a trove of studies have been published in journals across the country replicating and substantiating these results. Last year, my own organization concluded the 100,000 Homes Campaign, which helped 186 US communities move more than 105,000 homeless Americans into supportive housing over four years. An estimate we commissioned at the time from a leading firm

places the taxpayer savings associated with that achievement at nearly \$1.3 billion, repeating annually.

Today, we not only know that housing ends homelessness, we also know that not everyone needs the same kind of housing assistance. Permanent supportive housing is ideal for those with serious health challenges who have been homeless for long periods of time, but many others need far less help to escape shelters and the streets. This is good news because less intensive approaches like “rapid rehousing”— an approach employing short- to medium-term rental assistance— work well for many and are even less expensive than supportive housing.

By matching people to the right level of housing assistance quickly, we can end the misery of homelessness for those experiencing it while making smart use of public resources.

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Topics: homelessness, housing, inequality

NEW YORK TIMES, FEBRUARY 19, 2015



FURMAN CENTER POLICY BRIEF

# The Impact of Supportive Housing on Surrounding Neighborhoods: Evidence from New York City

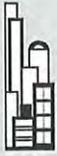
*This policy brief is a summary of the Furman Center's research on the effects supportive housing has on the values of surrounding properties. The full study is available at <http://furmancenter.nyu.edu>.*

## What Is Supportive Housing?

Supportive housing is a type of affordable housing that provides on-site services to people who may need support to live independently. Residents may include formerly homeless individuals and families, people with HIV/AIDS or physical disabilities, young people aging out of foster care, ex-offenders, people with mental illness or individuals with a history of substance abuse. Residents in supportive housing developments, unlike those in temporary or transitional housing options, sign a lease or make some other long-term agreement. Developments provide a range of services to residents, which can include case management, job training and mental health or substance abuse counseling. Supportive housing developments are run by non-profit organizations that typically provide both support services and management.

Researchers have found supportive housing to be an effective and cost-efficient way to house disabled and formerly homeless people.<sup>1</sup> The combination of permanent affordable housing and support services is seen as key to providing a stable environment in which individuals can address the underlying causes of their homelessness—at far less cost than placing them in a shelter or treating them in a hospital.

<sup>1</sup> See, e.g., Culhane, Dennis, Stephen Metraux and Trevor Hadley. 2002. Public Service Reductions Associated with Placement of Homeless Persons with Severe Mental Illness in Supportive Housing. *Housing Policy Debate*. 13(1): 107 - 163; Lipton, Frank R., et al. 2000. Tenure in Supportive Housing for Homeless Persons With Severe Mental Illness. *Psychiatric Services*. 51(4): 479-486.



## Supportive Housing in NYC

Supportive housing grew out of attempts in the late 1970s and early 1980s to provide services to mentally-ill individuals who were homeless or living in substandard, privately-owned Single Room Occupancy (SRO) buildings. Soon thereafter, nonprofit groups formed to rehabilitate the housing in addition to providing on-site services.

By 1990, New York City nonprofits were operating over 2,000 units of supportive housing. The success of these efforts led the state and city to sign a historic joint initiative to fund the creation of thousands of new supportive housing units for homeless persons with mental illness. The “New York/New York Agreement,” signed in 1990, was the first of three initiatives that have helped spur the development of over 14,000 units in more than 220 supportive housing residences in the city for formerly homeless and inadequately housed people with a range of disabilities. As Figure A shows, the overwhelming majority of these developments were built in Manhattan, Brooklyn and the Bronx. As seen in Figure B, there has been

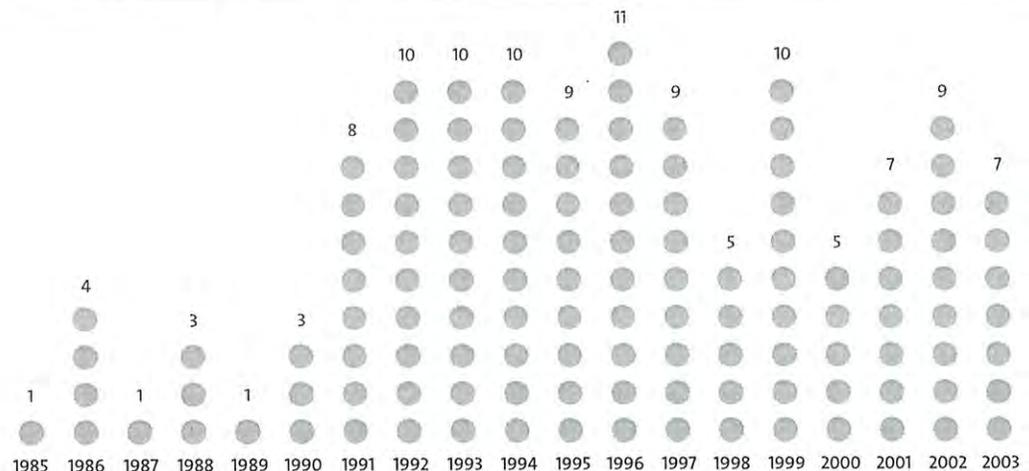
Figure A: Supportive Housing Developments in Our Study by Borough (as of 2003)



fairly steady development throughout the past two decades, with a big building boom following the 1990 NY/NY agreement.

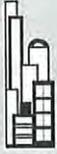
Signed in November of 2005, the “New York/New York III Agreement” was the largest yet, committing \$1 billion to create 9,000 units of supportive housing (both scattered-site and single-site<sup>2</sup>) for homeless and at-risk individuals and families with disabilities in New York City over ten years. The large scope of this initiative ensures that there

Figure B: Supportive Housing Developments Completed Annually



Note: This figure includes all developments examined in this study: all supportive housing opening in New York City before 2004 that resulted from new construction or the gut renovation of a vacant building.

<sup>2</sup> Our research looks only at the impact of single-site supportive housing (developments in which the supportive housing units all are located in a single building with on-site social services), but it is important to note that New York City has an additional 9,000 supportive housing units that are scattered-site (dispersed within non-supportive housing buildings).



will continue to be a robust development pipeline of supportive housing to house homeless New Yorkers living with mental illness and other challenges.

As providers of supportive housing begin to implement the NY/NY III agreement, however, they are encountering two related and significant obstacles: New York City has a serious shortage of land suitable for building such developments; and community opposition to hosting supportive housing further limits the sites on which supportive housing can be built. The state and city require some form of public notification for all proposed supportive housing developments, and opposition by the local community often makes it difficult or impossible for developments to secure the necessary funding and land use approvals.

Despite the critical role that supportive housing plays in helping to address the problem of homelessness, communities asked to host the housing often resist, expressing fears that the housing will have a negative impact on the neighborhood. Neighbors voice worries, for example, that the supportive housing will increase crime, drain the neighborhoods' services and overburden its infrastructure, bring people to the community whose personal appearance or behavior will make residents and visitors uncomfortable, or otherwise decrease the quality of life in the neighborhood. They also commonly express a concern that supportive housing will depress the value of housing in the neighborhood, thereby depriving them of potential returns on their investment, and triggering a spiral of deterioration.

## What Do We Know About Neighborhood Impacts of Supportive Housing?

Theoretically, supportive housing developments could either depress or raise neighborhood property values. If the development isn't well-maintained or doesn't blend in well with the surrounding community, it could have a negative impact on neighborhood property values. Similarly, if the residents of the new supportive housing engage in offensive behavior or participate in or are targets for illegal behavior, the housing might cause prices to drop. On the other hand, if a new development is attractive and replaces a community eyesore, such as an abandoned or vacant property, or helps to house people who otherwise would be living on the streets nearby, it likely would have a positive impact on property values. Similarly, if the new development is a conscientious and good neighbor and provides useful services to the community, it could raise prices.

While some who oppose supportive housing may do so regardless of the facts, objective, credible research about the experiences other neighborhoods have had with supportive housing should help to inform discussions about proposed developments. Some researchers have studied the effects of group homes, but few have looked specifically at the supportive housing model. Moreover, previous studies have been limited by data constraints, including small sample sizes (as few as 79 units) and limited time frames, and have studied effects in low-density neighborhoods, making it difficult to generalize their results to denser urban settings.<sup>3</sup>

The Furman Center's research aims to fill this gap in the literature with a rigorous, large-scale examination of the impacts of approximately 7,500 units of supportive housing created in New York City over the past twenty years.

<sup>3</sup> See, e.g., Galster, George, Peter Tatian and Kathryn Pettit. 2004. Supportive Housing and Neighborhood Property Value Externalities. *Land Economics*. 80(1): 35-54; for studies of precursors to supportive housing such as group homes, see, e.g., Colwell, Peter F, Carolyn A. Dehring and Nicholas A. Lash. 2000. The Effects of Group Homes on Neighborhood Property Values. *Land Economics*. 76(4): 615-637.



## About Our Research

In order to measure the impacts of supportive housing on property values, we use a large dataset with information on the sales prices of all apartment buildings, condominium apartments and one to four family homes selling in the city between 1974 and 2005, as well as property-level data on the characteristics of the units sold. We link these data to a list of all the supportive housing developments and their addresses, which we compiled with assistance from the New York City Department of Housing Preservation and Development (HPD), the New York State Office of Mental Health (OMH), the Supportive Housing Network of New York (SHNNY)—the member association of nonprofit supportive housing providers in New York State, and the Corporation for Supportive Housing (CSH)—a financial and technical assistance intermediary to supportive housing providers. This comprehensive dataset includes 7,500 units in 123 developments that opened between 1985 and 2003 and either were newly constructed or the result of gut renovations of

vacant buildings.<sup>4</sup> The median size of the 123 developments is 48 units.

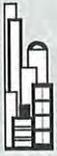
Identifying the impacts of supportive housing on the values of neighboring properties is challenging, primarily because it is difficult to disentangle what causes what—to determine whether supportive housing affects neighboring property values or whether neighboring property values affected the decision to build supportive housing in the neighborhood. Developers of supportive housing might, for example, be more likely to build the housing on sites in neighborhoods with very low property values, because more city-owned sites are available in such neighborhoods, because community opposition may be lower in these neighborhoods, or because developers can only afford to build in neighborhoods with the lowest property values. In fact, a simple comparison of census tracts in the city reveals that in 1990, before most supportive housing was sited, tracts that now have supportive housing tended to have higher poverty rates and lower homeownership rates than tracts that do not (see Table A).

**Table A: Demographics (as of 1990) for Census Tracts with and without Supportive Housing**

<i>Indicator* (as of 1990)</i>	<i>All Tracts in NYC</i>	<i>Tracts that now have Supportive Housing**</i>	<i>Tracts without Supportive Housing</i>
Number of Tracts	2,217	102	2,115
Poverty Rate	19.3%	31.4%	18.4%
Homeownership Rate	28.6%	10.9%	30.5%

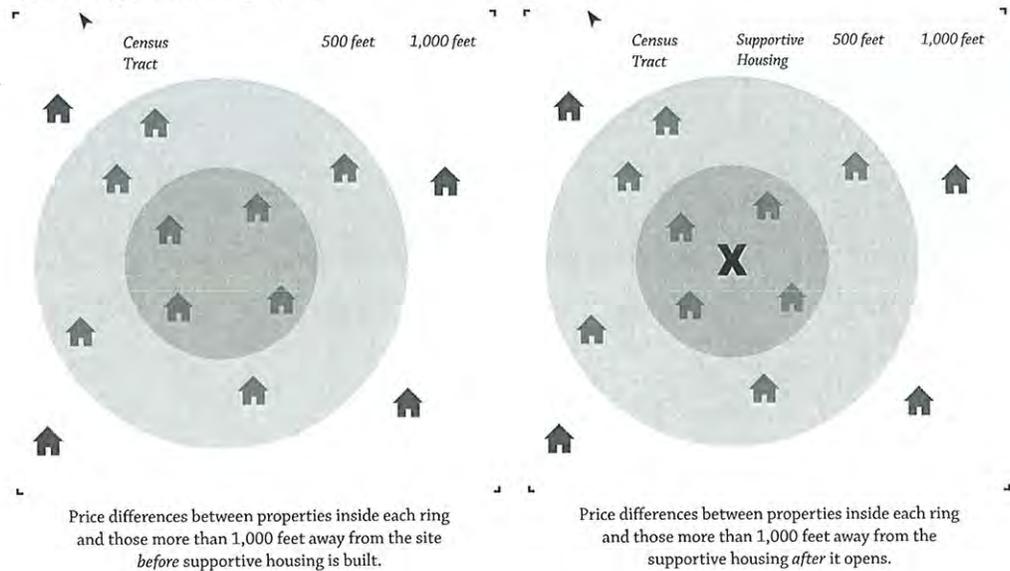
Source: 1990 Decennial Census data (NCDB). \*All reported numbers represent the mean value across census tracts, weighted by population. \*\*Tracts with supportive housing are those that are host to the 123 supportive housing developments in our study.

<sup>4</sup> Because we are interested in the impacts new developments have on a neighborhood, our data on supportive housing developments only include new construction or projects that involved the complete, physical rehabilitation of a formerly vacant building. We did not include instances where an occupied building received cosmetic rehabilitation or was converted into a supportive housing development without undergoing substantial renovation.



**Figure C: Methodology**

Supportive housing development is represented by the **X**. We compare prices of properties within 500 feet and 1,000 feet of the development to similar properties in the same census tract but more than 1,000 feet away before and after the supportive housing is built.



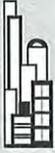
We address this problem by controlling for the difference between the prices of properties very near to a supportive housing site and the prices of other properties in the same neighborhood before the supportive housing is constructed. Specifically, our research compares the price differences between properties within 500 and 1,000 feet of a supportive housing development, before and after it is built, with a comparable group of properties more than 1,000 feet from the site but still within the same census tract.<sup>5</sup>

Our strategy is illustrated in Figure C. Our approach controls for differences in prices between properties near to supportive housing sites and other properties in the neighborhood before supportive housing is built. It also controls for neighborhood price appreciation over time. Accordingly, we are able to specifically isolate the impact of the supportive housing. Our approach

also allows us to examine whether impacts vary with distance from the supportive housing development, because the impact on a property closer to a development might very well differ from impacts on properties still affected but further out in the 1,000 foot ring.

Finally, because impacts might be felt as soon as people learn that a supportive housing development is going to be built, and because construction of any building may bring noise, truck traffic, and other problems, we exclude the construction period from our estimate of property value differences between properties within the ring of supportive housing and those beyond 1,000 feet, before supportive housing opens.

<sup>5</sup> One thousand feet is approximately the length of four North/South streets in Manhattan; across the city, on average, 1,000 feet is about the length of two blocks. While previous property value impact studies have looked at larger distances, it is unlikely that the relatively small developments we study would have an effect on property values many blocks away in the fairly dense Manhattan, Bronx and Brooklyn neighborhoods in which they are concentrated.



## What Do We Find?

Our research finds little evidence to support neighbors' fears that supportive housing developments will reduce the price of surrounding properties over time. To the contrary, we find that the opening of a supportive housing development does not have a statistically significant<sup>6</sup> impact on the value of the properties within 500 feet of the development.

We find that two to five years before a supportive housing development opens, properties within 500 feet of the site sell for almost 4 percent less than properties in the comparison group. This indicates that supportive housing developments are generally being built in areas that are more distressed than the surrounding neighborhood.

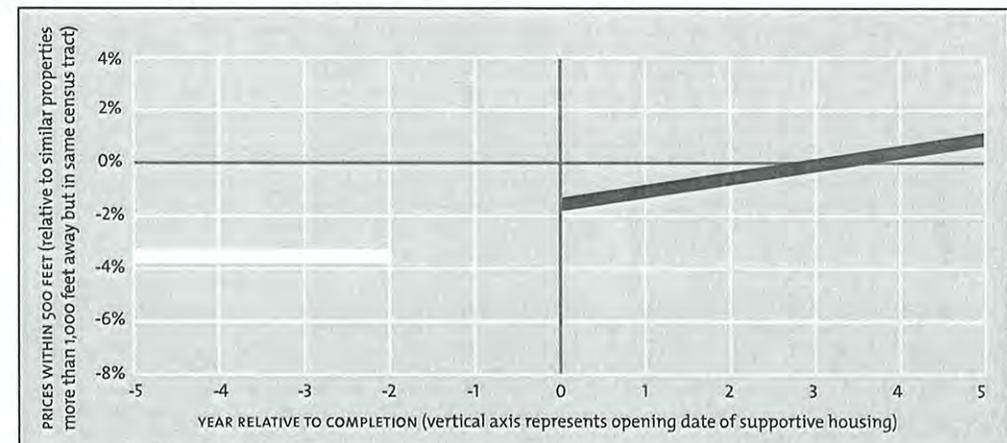
In the five years after completion, we find that the prices of those nearby properties experience strong and steady growth, appreciating more than comparable properties in the same neighborhood but further than 1,000 feet from the supportive housing.

As seen in Figure D, which illustrates the impact of a new supportive housing development of median size (48 units) on properties up to 500 feet away, there is a slight increase in the value of nearby properties when the development opens (compared with their value before construction began), but this difference is not statistically significant. After the supportive housing opens, we see a statistically significant rise in the value of these nearby properties, relative to property values in the comparison group. As a result, the four percent discount neighboring properties experienced before the supportive housing was built steadily narrows over time.

Moving farther away from the development, we find that properties between 500 and 1,000 feet away, unlike those less than 500 feet away, see a statistically significant drop in value when the building is under construction and when the supportive housing opens (compared to prices more than 1,000 feet from the development but within the neighborhood). But once again, we find that prices then show a steady relative gain in the years after completion. That pattern might suggest that the positive effects of the sup-

**Figure D: Sales Prices of Properties Within 500 Feet of Supportive Housing Relative to Comparison Group, by Year Relative to Completion (For Median Size Development of 48 Units)**

*In this figure, the dotted line represents what we estimate would have happened to the prices of nearby properties had there been no new supportive housing development; the solid purple line represents the results of our analysis, which show steady growth in the value of nearby properties.*



<sup>6</sup> The term "statistically significant" refers to the likelihood that the differences between the groups being compared (in this study, the difference between the values of the properties near supportive housing and those further away) could have occurred by chance. If statistical methods show that results are statistically significant at the 95 percent level, we can be sure that the probability that the results are due to pure chance is five percent or less. Generally, researchers will consider results reliable only if they are statistically significant at the 90 (or higher) percent level.



portive housing are diluted farther away from the site and initially are outweighed by community uneasiness about the housing, but as the neighborhood grows comfortable with the supportive housing, prices show steady growth relative to the comparison properties.

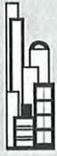
In sum, our research reveals that the prices of properties closest to supportive housing—which are the properties opponents of supportive housing claim are most likely to be affected by the development—increase in the years after the supportive housing opens, relative to other properties located in the neighborhood but further from the supportive housing. Prices of properties 500 to 1,000 feet from the supportive housing may fall somewhat while the buildings are being built and as they open, but then steadily increase relative to the prices of properties further away from the supportive housing but in the same neighborhood. Our results accordingly suggest that over time, the values of homes near supportive housing do not suffer because of their proximity to the supportive housing.

## Does the Size or Type of Supportive Housing Matter? Does the Population Density of the Neighborhood Matter?

Because of the diversity of supportive housing developments and the neighborhoods in which they are being built, we also wanted to evaluate whether characteristics of either the development or the neighborhood influence any effects the development has. We were somewhat surprised to find that the effects on neighboring property values do not depend on the size of the development (number of units) or the development's characteristics, such as whether the development sets aside a certain number of affordable units for neighborhood residents. The impact supportive housing has on property values also does not differ between lower and higher density neighborhoods.



GLASS FACTORY, a supportive housing development in the East Village, managed by BRC.



## What Do These Findings Mean?

Our findings show that the values of properties within 500 feet of supportive housing show steady growth relative to other properties in the neighborhood in the years after supportive housing opens. Properties somewhat further away (between 500 and 1,000 feet) show a decline in value when supportive housing first opens, but prices then increase steadily, perhaps as the market realizes that fears about the supportive housing turned out to be wrong.

The city, state, and providers of supportive housing must continue to maximize the positive effects of supportive housing and ensure that supportive housing residences remain good neighbors. But the evidence refutes the frequent assertions by opponents of proposed developments that supportive housing has a sustained negative impact on neighboring property values.



JEROME COURT, a supportive housing development in the Bronx, managed by Palladia, Inc.

### THE FURMAN CENTER FOR REAL ESTATE AND URBAN POLICY

is a joint research center of the New York University School of Law and the Robert F. Wagner Graduate School of Public Service at NYU. Since its founding in 1995, the Furman Center has become the leading academic research center in New York City dedicated to providing objective academic and empirical research on the legal and public policy issues involving land use, real estate, housing and urban affairs in the United States, with a particular focus on New York City. More information about the Furman Center can be found at [www.furmancenter.nyu.edu](http://www.furmancenter.nyu.edu).

## “Don’t Put it Here!”

### Does Affordable Housing Cause Nearby Property Values to Decline?

It’s a common scene at a community hearing: local residents lined up behind the microphone waiting to testify about a proposed affordable rental housing development. Some are voicing concerns that the development will decrease property values in their neighborhood. Their concerns are understandable – they want to protect their investment in their homes. On the other side, housing advocates and prospective residents argue with equal passion. They want to live in affordable homes with access to jobs, schools, and other amenities for themselves and their children. Affordable housing, they argue, will not affect the home values of residents already in the community.

Which side is right? This policy brief summarizes the conclusions of several reviews and critiques of the growing body of research on this topic. It also highlights some of the most recent work in this area carried out by researchers at the Furman Center of New York University and funded by the John D. and Catherine T. MacArthur Foundation.

#### Is There Consensus in the Research?

Numerous studies have been conducted to examine the impacts of affordable housing on property values in a wide variety of circumstances. Fortunately, several researchers have surveyed the landscape, inventorying and taking a critical look at the body of work that has accumulated over the past several decades. This policy brief distills the conclusions of four of these literature surveys: two produced by civic groups and two carried out by academics and published in peer-reviewed academic journals.

To “summarize the summaries” – the vast majority of studies have found that affordable housing does not depress neighboring property values, and may even raise them in some cases. Overall, the research suggests that neighbors should have little to fear from the type of attractive and modestly sized developments that constitute the bulk of newly produced affordable housing today. That said, the research shows that



Courtesy of LHB, Inc.

negative effects can occur in certain circumstances, and suggests ways to protect nearby property values.

The following are brief snapshots of the scope and findings of each literature review:

**1** Jeff Leary's 1999 literature survey for the California Redevelopment Association examined 31 separate studies. Seven studies documented positive effects of affordable housing on surrounding property values while 19 found no effects. Negative effects were found in one study while three studies were inconclusive.

**2** The North Carolina Coalition, a state civic group, compiled a catalog (circa 2002) of 36 studies, most dating from the mid-1990s to the early 2000s. The vast majority found no impact on surrounding property values. Several found positive effects and only one found possible negative effects.

**3** George Galster, a professor of urban affairs at Wayne State University, describes in his 2002 literature review an emerging consensus among researchers that subsidized housing of various types does not have negative effects — and sometimes has positive effects — on property values, particularly in higher value neighborhoods. However, Galster also notes that affordable housing can have a negative effect on property values when highly concentrated, particularly when located in vulnerable neighborhoods that have high poverty rates and low home values.

**4** Mai Thi Nguyen of San Francisco State University reviewed 17 studies produced over several decades. According to her 2005 analysis, 11 studies found that affordable housing had either a neutral or positive effect on property values, five found mixed effects, and one documented negative effects. However, Nguyen argues that this tally oversimplifies results, and that as data sets and analytical techniques have become more sophisticated, a more

nuanced set of conclusions is emerging. She suggests these techniques will allow us to learn more about the circumstances under which affordable housing developments may have negative effects.

### **How do researchers ascertain the effect of affordable housing on nearby property values?**

The ideal measure of the impact of affordable housing on surrounding home prices would compare the actual changes in property values to the changes that would have occurred in the absence of the affordable development. Unfortunately, it is impossible to measure this directly. Nguyen describes two "waves" of housing studies that have taken different approaches to addressing this issue. The first wave of studies, conducted in the early 1990s, used a "matching" methodology that compares the performance of two otherwise comparable neighborhoods — one with affordable housing and one without. All of the studies using this methodology found either no difference in property values between the two areas or positive

effects on nearby property values in the areas with affordable housing.

A second wave of studies from the mid-1990s on evaluates the effects of nearby affordable housing development on property values using multivariate statistical analysis, which explains a home's price as a function of both structural characteristics (age, square footage, etc.) and neighborhood characteristics (poverty rate, distance to central business district, etc.). These studies also compare the prices of homes near affordable developments and homes farther away but, unlike previous research, control for the influence of structural and neighborhood variables. Most of these studies also show that affordable housing has no effect or positive effects on nearby property values. But, as detailed below, they also reveal circumstances in which negative effects are possible.

These research methods are not without their problems. Some problems are definitional — most importantly, what constitutes a neighborhood, and how close is "nearby?" For example, a 1998 study by the Innovative Housing Institute of homes in Montgomery County, Maryland defined housing within 500 feet

## **Why Do Property Values Matter?**

Generally, rising property values indicate positive trends for a neighborhood. They signal that a neighborhood has become a desirable place to live and to locate a business, and influence developers' decisions to make long-term investments in its future. For individual homeowners, who depend on home equity to provide resources for retirement or finance a child's education, home values are extremely important. Property values also may be a proxy for quality of life factors that can be hard to measure and often reflect access to good schools, jobs, shops, parks, and other amenities.

In distressed neighborhoods, rising property values are a sign of hope that the stage is being set for economic renewal. Measurable rises in home prices and rents as well as a general increase in real estate activity represent important benchmarks for successful neighborhood revitalization. In this sense, affordable housing that stabilizes or increases nearby property values may also contribute more broadly to stronger neighborhoods.

Generally, price increases are a positive development, but when rising rapidly, teachers, nurses, firefighters, and other working families can be priced out of their neighborhoods. Certain strategies may need to be put in place to ensure the long-term affordability of a portion of the housing stock.

Much of the research suggests that the type of affordable housing matters less than the quality of the properties' design, management, and maintenance.

of subsidized housing as "near," meaning that a home 501 feet away from subsidized housing would not be considered near. Another problem, noted by Galster in his literature review, is that many studies are susceptible to the criticism that they fail to indicate whether home prices were rising or falling before the analyses were conducted. It is possible that these studies may just be measuring pre-existing trends in home prices rather than the effects of affordable housing — an issue Galster seeks to overcome in his own research. Finally, since most of the studies were conducted at the local level, findings in one neighborhood may or may not apply elsewhere.

### **Does the type of affordable housing matter?**

Just as there is no single definition of affordable housing, the types of affordable housing examined in the property values research reflect great diversity. Studies have covered the impact of public housing in Portland, Oregon and Memphis, Tennessee; non-profit housing developments in New York and Minneapolis; Low Income Housing Tax Credit projects in Cleveland and Seattle; affordable homeownership programs in San Mateo, California and Philadelphia; and Section 8 voucher programs in Baltimore — just to name a few.

Much of the research suggests that the type of affordable housing matters less than the quality of the properties' design, management, and maintenance. Nguyen cites a 1996 study by Edward Goetz and his colleagues at the University of Minnesota in which a comparison of subsidized units in Minneapolis — some public housing, some privately owned subsidized units and some developed by a local nonprofit — found that

the quality of management influenced whether or not a development had negative effects on nearby property values. Similarly, a 1993 study by Paul Cummings and John Landis at Berkeley, found no negative impact on property values of affordable homeownership condo developments in San Francisco and San Mateo County in California. The authors attribute this finding to the care taken by the developers to deliver



Courtesy of Trinity Housing

designs that suited the scale and character of the surrounding neighborhood.

In some circumstances, however, the type of housing does appear to matter. In a series of studies conducted by Ingrid Ellen and her colleagues at the Furman Center of NYU on the impact of affordable housing on property values in New York City, developments financed through the Low Income Housing Tax Credit (which serve a low- to moderate-income population) were somewhat more likely than developments financed through other federal programs to increase surrounding home prices. By contrast, they found that public housing (which serves the lowest income population) was somewhat more likely to produce negative effects than developments funded through other federal programs.

### **Do impacts differ by neighborhood type?**

Some evidence suggests that affordable housing is more likely to have either no impact or a positive impact on surrounding home prices when located in strong neighborhoods — that is, higher value, lower poverty neighborhoods. For example, in some of his own research, Galster studied scattered-site public housing units in 2001 in Denver and the residences of families assisted through Section 8 housing vouchers in the late 1990s in Baltimore. He found that the impact on nearby property values tended to be positive when these subsidized households were located in wealthier neighborhoods that were generally appreciating in value. By contrast, subsidized households and developments located in more vulnerable neighborhoods where lower priced homes were already depreciating were more likely to result in continued negative effects on property values.

At the same time, several researchers have found evidence of positive effects on property values in vulnerable neighborhoods related to the rehabilitation of abandoned or distressed properties as affordable housing. Researcher Ingrid Ellen and her colleagues at NYU carried out one of the most recent, detailed examinations of the impacts on neighboring property values of city-supported rehabilitation of rental housing. The redevelopment projects included in the study were undertaken by both nonprofit and for-profit developers, and researchers used data on New York City from the 1980s through 1990s. The results, published in 2006, found significant, positive spillover effects on neighboring property values stemming from this rehabilitation, although these positive effects were slightly lower in the more distressed and disadvantaged areas where nonprofits tended to work, particularly for smaller-scale projects.

See **PROPERTY VALUES** page 5

# A Conversation with Ingrid Ellen

In 2005, the John D. and Catherine T. MacArthur Foundation provided support to Ingrid Ellen, Co-Director of the Furman Center and Associate Professor of Public Policy and Urban Planning at the Wagner School of New York University (NYU), along with her colleagues Ioan Voicu and Amy Ellen Schwartz, also of NYU, and Michael Schill of UCLA's School of Law, to continue their research on the impact of New York City's investments in affordable housing. Center for Housing Policy staff spoke with Professor Ellen about the team's research.

## **What would you say was innovative about the MacArthur-funded work?**

New York City has built 70,000 units [of affordable housing] and renovated another 120,000 during our study period – far more than any other city. Although many of these are concentrated in low-income areas, they are, in fact, located all over the city. Our data were quite extensive, including 30 years of data on housing prices. That gave us the statistical power of a research design that had not been used before. Most of the existing research uses cross-sectional data comparing an area with subsidized housing to an area without subsidized housing. This is limited because you are comparing different neighborhoods with many different factors at work. There [are] a few [other] longitudinal studies but usually just for a few selected developments, a few neighborhoods, or one program.

So we had a unique opportunity. [Our] study was more precise, and looked at differences in impacts [of] rehab units vs. new construction, one area vs. another, owner-occupied vs. renter-occupied and non-profit developer vs. for-profit developer, as well as several different housing programs, federal vs. city subsidized. We were able to look at all these comparisons over a period of 15 years.

## **What does your most recent research show?**

In one study, we compared sales prices of New York City homes located near federally subsidized rental housing to sales prices of similar homes located in the same neighborhood, but farther from subsidized housing. We found that on average, subsidized housing is associated with a small increase in neighboring property values. Benefits are larger for average-sized or larger developments in more distressed neighborhoods.

The other study looked at how city-supported rental housing rehabilitation projects undertaken by nonprofit and for-profit developers affected nearby property values and whether these effects differed between the two sectors. We found that rehabilitation of rental housing by both for-profit and nonprofit organizations raises surrounding property values. The “spillover” benefits of nonprofit housing last

longer than those of for-profit housing. Furthermore, the magnitude of the benefits does not differ between sectors for large projects, although in the case of smaller projects, the for-profit developers generated greater benefits.

## **A typical critique of your work is that it's for New York City – so the findings have limited application elsewhere. How do you respond?**

We look at units located in all five boroughs, including Staten Island, Queens, for example. So we were able to look at the impacts in low-density neighborhoods with single-family homes as well as high-density areas in Manhattan. Our studies cover a diversity of neighborhoods. We think our results should provide reassurance to community residents about the neighborhood effects of federally subsidized housing.

## **What would you say is the “bottom line” for practitioners on the impacts of affordable housing on surrounding property values?**

We can say generally that there is very little evidence – no evidence – of the significant reductions in property values that communities fear. What almost all the research is showing is that there is a range from no impact to a positive impact.

## **Aren't there some exceptions? Doesn't it also depend upon the concentration of units and attractive design, as Galster and others have shown?**

Yes, you can't completely generalize. For example, it's hard to compare a greenfields development with an infill development. Often in existing communities, the [affordable] housing replaces abandoned buildings or vacant lots or they are renovating buildings, which brings stability to the neighborhood. Overall, though, the evidence clearly fails to support the notion that subsidized rental housing, as a general matter, will depress neighborhood property values or otherwise undermine communities.

### **Do impacts vary with the size of the affordable housing development or number of households?**

Yes. Several researchers found that larger, more concentrated affordable housing developments were more likely than smaller developments to have a negative impact on nearby property values. For example, a 1993 study by Robert Lyons and Scott Loveridge of subsidized housing in Ramsey County, Minnesota, found substantial reductions in property values when the housing was clustered, as opposed to negligible effects when subsidized units were scattered throughout a neighborhood. In a 2007 study, Ingrid Ellen and her colleagues found that federally subsidized rental housing in New York City did not generally lead to reductions in nearby property values. They did, however, suggest that larger more concentrated developments may be an exception, decreasing nearby property values within the first three years of completion.

Galster, in his literature review, suggests there is a widespread pattern of threshold effects whereby the effects on surrounding property values are neutral or positive when

affordable housing is relatively dispersed, but become negative once a critical mass of assisted housing sites or units are located in a neighborhood. The effects are most acute in lower value neighborhoods, he maintains, but even in higher value neighborhoods, the concentration of sites or units can lead to negative effects on property values.

In distressed areas, however, larger-scale affordable projects may in fact be desirable when they result in an upgrading of the housing stock at a scale sufficient to change the neighborhood trajectory. In the same 2007 analysis noted above that looked at the large-scale rehabilitation of dilapidated homes to create affordable housing opportunities in New York City, Ingrid Ellen and colleagues found that this activity led to significant increases in neighboring property values. By contrast, a 2001 study by Jean Cummings and colleagues looked at smaller-scale efforts to boost neighborhood homeownership in Philadelphia and found no impact on neighboring property values. These studies suggest that deliberate attempts to revitalize a neighborhood by rehabilitating or otherwise upgrading the housing stock through affordable housing activity may have positive impacts, if done at sufficient scale and as part of a broader community revitalization strategy.

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As the research affiliate of the National Housing Conference (NHC), the Center for Housing Policy specializes in developing solutions through research. In partnership with NHC and its members, the Center works to broaden understanding of the nation's housing challenges and to examine the impact of policies and programs developed to address these needs. Combining research and practical, real-world expertise, the Center helps to develop effective policy solutions at the national, state and local levels that increase the availability of affordable homes.

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## Accentuate the Positive, Minimize the Negative — Lessons for Practitioners

Many Americans, even those who support the development of affordable housing, may nonetheless object when such a development is proposed in their own neighborhood. Fears about property values are often — although not always — misplaced. Taken together, the body of research on this subject suggests concrete ways to minimize both the negative effects and neighborhood opposition to such developments:

- **Design** — Affordable housing that is attractively designed and blends with the surrounding neighborhood may be more likely to have no effect or even a positive effect on nearby property values. An attractive design also may be helpful in allaying community concerns about the aesthetics of a proposed development.
- **Management** — Not surprisingly, poorly maintained housing — whether privately owned or subsidized — has been shown to depress nearby property values. Affordable housing that is well-managed and well-maintained is more likely to have a neutral or even positive effect on surrounding properties.
- **Revitalization** — Rehabilitation of distressed properties for affordable housing has proven beneficial to neighboring home values. Neighbors are likely to view quality, affordable housing as preferable to vacant lots or dilapidated buildings.
- **Strong Neighborhoods** — As long as it is not overly concentrated, locating affordable housing developments in strong neighborhoods with high home values and low poverty rates is unlikely to have adverse effects on nearby property values. These findings provide support for the emerging trend toward mixed-income housing and communities.
- **Concentration** — Research suggests that distressed areas may benefit from new affordable housing developments that are large enough to overcome surrounding blight. In other neighborhoods, large concentrations of affordable units are best avoided in favor of more moderately sized developments that may limit the negative effects associated with concentrations of poverty. What exactly constitutes a large concentration of affordable housing? Unfortunately the answer so far seems to be "it depends." This, researchers agree, is an important outstanding question.

Clearly, more work needs to be done. However, a greater understanding and appreciation of the evidence to-date could prove helpful in increasing community support for affordable homes.

## Home Free?

BY JAMES SUROWIECKI



CREDIT ILLUSTRATION BY CHRISTOPH NIEMANN

In 2005, Utah set out to fix a problem that's often thought of as unfixable: chronic homelessness. The state had almost two thousand chronically homeless people. Most of them had mental-health or substance-abuse issues, or both. At the time, the standard approach was to try to make homeless people "housing ready": first, you got people into shelters or halfway houses and put them into treatment; only when they made progress could they get a chance at permanent housing. Utah, though, embraced a different strategy, called Housing First: it started by just giving the homeless homes.

Handing mentally ill substance abusers the keys to a new place may sound like an example of wasteful government spending. But it turned out to be the opposite: over time, Housing First has saved the government money. Homeless people are not cheap to take care of. The cost of shelters, emergency-room visits, ambulances, police, and so on quickly piles up. Lloyd Pendleton, the director of Utah's Homeless Task Force, told me of one individual whose care one year cost nearly

a million dollars, and said that, with the traditional approach, the average chronically homeless person used to cost Salt Lake City more than twenty thousand dollars a year. Putting someone into permanent housing costs the state just eight thousand dollars, and that's after you include the cost of the case managers who work with the formerly homeless to help them adjust. The same is true elsewhere. A Colorado study found that the average homeless person cost the state forty-three thousand dollars a year, while housing that person would cost just seventeen thousand dollars.

Housing First isn't just cost-effective. It's more effective, period. The old model assumed that before you could put people into permanent homes you had to deal with their underlying issues—get them to stop drinking, take their medication, and so on. Otherwise, it was thought, they'd end up back on the streets. But it's ridiculously hard to get people to make such changes while they're living in a shelter or on the street. "If you move people into permanent supportive housing first, and then give them help, it seems to work better," Nan Roman, the president and C.E.O. of the National Alliance for Homelessness, told me. "It's intuitive, in a way. People do better when they have stability." Utah's first pilot program placed seventeen people in homes scattered around Salt Lake City, and after twenty-two months not one of them was back on the streets. In the years since, the number of Utah's chronically homeless has fallen by seventy-four per cent.

Of course, the chronically homeless are only a small percentage of the total homeless population. Most homeless people are victims of economic circumstances or of a troubled family environment, and are

homeless for shorter stretches of time. The challenge, particularly when it comes to families with children, is insuring that people don't get trapped in the system. And here, too, the same principles have been used, in an approach called Rapid Rehousing: the approach is to quickly put families into homes of their own, rather than keep them in shelters or transitional housing while they get housing-ready. The economic benefits of keeping people from getting swallowed by the shelter system can be immense: a recent Georgia study found that a person who stayed in an emergency shelter or transitional housing was five times as likely as someone who received rapid rehousing to become homeless again.

It may seem surprising that a solidly conservative state like Utah has embraced an apparently bleeding-heart approach like giving homeless people homes. But in fact Housing First has become the rule in hundreds of cities around the country, in states both red and blue. And while the Obama Administration has put a lot of weight (and money) behind these efforts, the original impetus for them on a national scale came from the Bush Administration's homelessness czar Philip Mangano. Indeed, the fight against homelessness has genuine bipartisan support. As Pendleton says, "People are willing to pay for this, because they can look at it and see that there are actually solutions. They can say, 'Ah, it works.'" And it saves money.

The recognition that it makes sense to give money away today in order to save money later isn't confined to homeless policy. It has animated successful social initiatives around the world. For more than a decade, Mexico has been paying parents to keep their children in school, and studies suggest that the program is remarkably cost-effective, once you take into account the economic benefits of creating a more educated and healthy population. Brazil's Bolsa Familia is a similar program. The traditional justification for such initiatives has been a humanitarian or egalitarian one. But a cost-benefit analysis suggests that, in many cases, such programs are also economically rational.

Our system has a fundamental bias toward dealing with problems only after they happen, rather than spending up front to prevent their happening in the first place. We spend much more on disaster relief than on disaster preparedness. And we spend enormous sums on treating and curing disease and chronic illness, while underinvesting in primary care and prevention. This is obviously costly in human terms. But it's expensive in dollar terms, too. The success of Housing First points to a new way of thinking about social programs: what looks like a giveaway may actually be a really wise investment.

James Surowiecki is the author of "The Wisdom of Crowds" and writes about economics, business, and finance for the magazine.

# Comparative Costs and Benefits of Permanent Supportive Housing in Knoxville, Tennessee



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 **CITY OF KNOXVILLE**

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The staff of Volunteer Ministry Center and Helen Ross McNabb Center in Knoxville were crucial in consenting participants into the study. This study would not have been possible without their assistance.

Thirteen different agencies and organizations contributed data to this study. Collecting these data presented challenges for many and we thank each agency for the time devoted to this study and their willingness to contribute to an improved understanding of the cost of homelessness to the community.

Much appreciation also goes to the staff of Knoxville Homeless Management Information System (KnoxHMIS) for their technical assistance, guidance on data collection, and their database from which the sample was drawn.

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## EXECUTIVE SUMMARY

The presence of individuals experiencing chronic homelessness in Knox County, Tennessee remains an ongoing challenge to the community. The purpose of this study was to measure the effect of permanent supportive housing on the cost and frequency of services used by a sample of the chronically homeless population in Knox County. Permanent supportive housing provides people who are homeless with a stable residence and supportive services. Objectives of the study were:

To compare service utilization one year prior to entering PSH to the first year in PSH.

To compare costs associated with services between the year prior to entering PSH and the first year of PSH.

Rationale: Improved understanding of the costs and benefits of permanent supportive housing for individuals and families who are experiencing chronic homelessness can inform local efforts to effectively address chronic homelessness. Similar studies in cities across the United States have found notable reductions in services utilization and community costs<sup>1</sup>.

### Methods

Forty-one individuals over the age of 18 consented to participate in the study. All participants experienced chronic homelessness for at least one year and had subsequently lived in permanent supportive housing for at least one year. Data for the study were drawn from Knoxville Homelessness Management Information System (KnoxHMIS) (including permanent housing date) and linked with frequency and cost data for services obtained separately from Covenant Health, Mercy Health Partners, University of Tennessee Medical Center, Helen Ross McNabb Center, Inc., Cherokee Health Systems, Lakeshore Mental Health Institute, Knox County Health Department, Knoxville Police Department, Knox County Sheriff's Office, and Rural/Metro Corporation. Participants in the study had the following demographic characteristics, 83% male, 59% white, 90% single/divorced/separated, and average age of 52.

### Findings

- Community Costs<sup>2</sup> -The cost of community services for the 41 participants decreased by \$76,721 compared to one year before permanent supportive housing placement.
  - Of that amount, there was a \$38,664 decrease in Knox County Sheriff's Office costs associated with incarceration. This represents a 86% decrease in costs (\$45,072 vs. \$6,408) and an 86% decrease of days in jail.
  - Knoxville Police Department showed a 67% decrease in field interviews, citations and arrests one year after permanent supportive housing for participants.
  - Overall, there was a 57% decrease in costs associated with community services as a result of placement in permanent supportive housing.

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<sup>1</sup><http://documents.csh.org/documents/policy/UpdatedCostMatrixSept09.pdf> - Retrieved from Community Supportive Housing website <http://www.csh.org/about-csh>

<sup>2</sup> Community services include case management, emergency shelter, supportive services, jail stays, and emergency medical services.

- Mental Health Services<sup>3</sup> – The cost of mental health services decreased by \$20,669 from pre- to post-permanent supportive housing placement.
  - Over half of the participants (54%) accessed mental health outpatient services either before or after permanent supportive housing placement.
  - There was a \$21,418 decrease (23%) in mental health inpatient services and a \$750 increase in outpatient services (\$16,172 vs. \$16,921).
- Healthcare Services<sup>4</sup> - Costs increased \$131,117 or \$3,198 per capita after permanent supportive housing placement among the 41 participants in the study.
  - For inpatient hospitalizations, 7% of the study participants account for 59% of the pre-housing charges and 90% of the post-housing charges.
  - For outpatient hospital services, 7% of participants accounted for 88% of cost pre-housing and 72% of costs post-housing.
- Summary Findings – The cost of one year of housing for the 41 participants was \$144,791 or \$3,531 per capita. Table 1 summarizes total costs associated with community services, mental health services, healthcare services and housing, showing the pre- and post-housing per capita costs.

**Table 1. Costs Summary Per Capita**

	Pre-Housing Costs	Post-Housing Costs (includes cost of housing)	Difference
All Participants (N=41)	\$16,322	\$20,676	\$4,354
Outliers <sup>5</sup> Removed (n=26)	\$9,861	\$8,716	-\$1,145

**Table 2. Average Public Facility Costs per Day of Usage in Knox County**

Type of Public Facility	Cost per Day of Usage
Supportive Housing*	\$12
Emergency Shelter	\$12
Jail	\$72
Mental Health Inpatient Hospital	\$816
Inpatient Hospital	\$5,027

\*This figure was calculated based on public burden only for the 41 participants in the study.  
Source: Picture of the Present: Tennessee's Health (2007) Tennessee Department of Health

<sup>3</sup> Mental Health services include both inpatient and outpatient mental health care costs.

<sup>4</sup> Healthcare costs include inpatient hospitalization, outpatient hospitalization, primary care service and emergency room utilization.

<sup>5</sup> An outlier is an observation that is more than two standard deviations above or below the sample mean.

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## INTRODUCTION

The goal of this study was to determine the impact of permanent supportive housing (PSH) on the cost and frequency of services used by individuals experiencing chronic homelessness in Knox County, Tennessee. PSH provides individuals experiencing chronic homelessness with both a safe, stable residence and a case manager. The U.S. Department Housing and Urban Development's (HUD) definition of an individual experiencing chronic homelessness is: "either (1) an unaccompanied homeless individual with a disabling condition who has been continuously homeless for a year or more, OR (2) an unaccompanied individual with a disabling condition who has had at least four episodes of homelessness in the past three years." A disabling condition is defined as "a diagnosable substance abuse disorder, a serious mental illness, developmental disability, or chronic physical illness or disability, including the co-occurrence of two or more of these conditions." Additionally, "a disabling condition limits an individual's ability to work or perform one or more activities of daily living" (HUD, 2007). Typically, a case manager assesses the needs of the client and as necessary "arranges, coordinates, monitors, evaluates, and advocates for a package of multiple services to meet the specific client's complex needs." (NASW, 2012)

By definition, individuals experiencing chronic homelessness have disabling conditions and, as such, pose a service delivery challenge to community health, mental health, and substance abuse treatment providers. Homeless adults have high rates of chronic medical illness, severe and persistent mental illness, and substance abuse/dependence (Edens, Mares, & Rosenheck, 2011; Sadowski, Kee, VanderWeele, & Buchanan, 2009).

Objectives of the study were:

To compare service utilization one year prior to entering PSH to the first year in PSH.

To compare costs associated with services between the year prior to entering PSH and the first year of PSH.

Study Rationale: Studies across the U.S. have found that providing the individuals experiencing chronic homelessness PSH reduces utilization of services and associate costs to communities (CSH, 2012). PSH has been associated with reductions in incarcerations, hospitalizations, use of emergency shelters, and related social costs in multiple studies (Kresky-Wolff, Larson, O'Brien, & McGraw, 2010).

This study is modeled on studies conducted in Maine and New York City (Mondello, Gass, McLaughlin, & Shore, 2007; Mondello, Bradley, Chalmers, & Shore, 2009; Palermo, Dera, Cltne, Ternoway, & Lewis, 2006). This study replicates the methodology in the 2007 Maine study to determine a cost comparison.

## METHODS

All research participants were individuals 18 and older who *formerly* experienced chronic homelessness and subsequently lived in PSH for one year or more.

KnoxHMIS is an integrated network of Knoxville area homeless service providers using encrypted Internet communication linking them to a secure, central homeless information database. Operated by the University of Tennessee's (UT) College of Social Work, KnoxHMIS resides on firewall-protected servers at UT. This HUD and locally funded community outreach research endeavor, employs state of the art, web-based information management software and empowers homeless service providers to access and manage real-time client and resource data. All computers linking to the KnoxHMIS have password protected virtual private network (VPN) and all users of the KnoxHMIS have received training in the protection of client privacy. Using KnoxHMIS to generate a sample allowed researchers to confirm that participants met all inclusion criteria, including having the ability to give legal consent for themselves. No individual with a condition that precluded his or her ability to give legal consent was included in the study sample.

Case managers who were currently licensed KnoxHMIS users employed by either Volunteer Ministry Center or Helen Ross McNabb Center (and previously signed and agreed to the confidentiality and data security requirements of the KnoxHMIS User Policy, Responsibility Statement & Code of Ethics) recruited participants. To minimize any risk of coercion, case managers did not recruit from their own caseload. Case managers were chosen to recruit potential participants because they: 1) understood the target population; 2) had an established relationship and trust with the target population; 3) had already signed confidentiality and data security requirements of KnoxHMIS; 4) were willing to assist with the study with no incentive; and 5) had previously recruited participants into similar research studies.

Forty-four individuals were consented into the study over a 5-month period out of a possible 137 individuals who were identified to meet the study criteria at that time. In order to access a full year of data after PSH placement, only individuals with housing dates before March 1, 2010 were eligible to participate. Three individuals consented into the study were not included in analysis because records indicated that they may not have been in Knox County for the entire year prior to PSH placement. Participating individuals were consented into the study by a Volunteer Ministry Center or Helen Ross McNabb case manager who was not their own (to avoid any possible coercion issues).

### Data Collection

Once consent to participate in the study was obtained from a participant, they were included in a data request to service agencies in the area. KnoxHMIS data (including PSH date) was linked with frequency and cost data for services obtained separately from Covenant Health, Mercy Health Partners, University of Tennessee Medical Center, Helen Ross McNabb Center, Cherokee Health Systems, Lakeshore Mental Health Institute, Knox County Health Department, Knoxville Police Department, Knox County Sheriff Office, and Rural/Metro. Information released to the

researchers only included type of service (i.e. nights of jail stay, inpatient visit, outpatient visit, or emergency room visit and length of stay) and costs of services.

Agencies were given a large time span (January 1, 2005- March 1, 2011) and asked to provide service and cost data on consented participants for that time span. Data were queried for each individual participant to capture only one year before and one year after PSH was established. These data included information regarding hospital admissions, medical services, mental health services, police contacts, emergency medical service care, and jail stays. This allowed comparison of service care costs for one year pre- and post-PSH.

Secure file transfer protocol (FTP) sites were set up with most agencies to ensure secure transfer of all data. For those unable to set up FTP sites, password protected e-mail or hard copies were exchanged. A list of consented participants was sent to each service provider. This list included the following: subject's name, social security number, and the date of birth to ensure that data for the correct individual was being obtained. Service providers queried their management system for cost data on the participants including service charges, department code, amount paid for the service and the payment source (when available) for each individual for the specified timeframe requested.

### **Analysis**

Most of the data were received from agencies in Microsoft Excel spreadsheets, though some hard copies were received and entered into Excel by staff. Excel was also used to conduct analysis.

Data were cleaned for each individual based on PSH date. Total costs were compared for participating individuals for one year before and one year after PSH date. Further exploratory analysis included removing outliers<sup>6</sup> by service type and person from the final product. Appendix B includes discussion of this analysis and data are shown with outliers removed.

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<sup>6</sup>An outlier is an observation that is more than two standard deviations above or below the sample mean.

## RESULTS

The results of this study are presented below under the topics Community Services, Mental Health Services, and Primary Care Services. Total costs and per capita costs are reported for one year before PSH placement (defined as “pre-housing” in the tables) and one year after PSH placement (defined as “post-housing” in the tables). Per capita cost and service use is calculated using the entire study sample (41 participants) as the denominator. As is noted in the tables, the number of individuals who used a specific service (defined as “n” in the tables) is not consistent across services.

**Table 3. Sample demographics**

	Gender		Primary Race		Ethnicity		Marital Status		Average Age
	Male	Female	White	Non-White	Hispanic/Latino	Non-Hispanic	Single/Divorced/Separated	Married	
Non-consented sample (N=96)	77%	23%	66%	34%	6%	94%	97%	3%	48
Consented Sample (N=41)	83%	17%	59%	41%	0%	100%	90%	10%	52

Data provided by KnoxHMIS.

The 96 people that were eligible for the study (experiencing chronic homelessness at least one year prior to study and were all placed in PSH for at least one year) were not consented into the study because they were lost to follow-up. These individuals likely moved out of PSH and into rental housing and, therefore, case managers were unable to find them.

## COMMUNITY SERVICES

Cost analyzed under community services include case management, emergency shelter, supportive services, jail stays, and emergency medical services (EMS). Case management, emergency shelter, and supportive services data were collected via KnoxHMIS.

Community service costs decreased \$76,721 for the 41 study participants compared to one year before PSH placement.

**Table 4. Community Services Costs (includes emergency shelter, supportive services, case management costs, emergency medical services, and jail costs)**

Pre-housing	Post-housing	Difference
\$135,561	\$58,840	-\$76,721

**Figure 1. Community Services Costs (includes emergency shelter, supportive services, case management costs, emergency medical services, and jail costs)**



### Emergency Shelter

Emergency shelter data comes from KnoxHMIS system and includes costs for nights of stay in Knoxville Area Rescue Ministry (KARM) and Salvation Army. KARM costs are for the night of stay only whereas Salvation Army costs include meals and other services that may be provided. An average cost per night of stay was given by these agencies to calculate the charges.

Notable findings include:

- Emergency shelter costs decreased by \$29,363.
- Emergency shelter bed utilization data collection began in April 2008, so these savings may be an underestimate.

**Table 5. Emergency Shelter Costs**

Emergency Shelter Cost		
	Pre-housing	Post-housing <sup>7</sup>
<b>Individuals accessing service</b>	21	6
<b>Total Cost</b>	\$29,757	\$394
<b>Per Capita Cost*</b>	\$726	\$10
Emergency Shelter Days of Stay		
<b>Total Nights of Stay</b>	2,418	32
<b>Average Nights of Stay (per capita)</b>	59	1

\*Per capita N=41

<sup>7</sup> Emergency shelter may be accessed after a PSH date is set because residence may be available but some time for set-up may still be necessary.

**Figure 2. Emergency Shelter Costs**



### Supportive Services

Supportive services data were collected from KnoxHMIS and includes data from assisting agencies Volunteer Ministry Centers (VMC), KARM, and Helen Ross McNabb Center.

Examples of supportive services include:

- Bus passes
- Laundry facilities
- Drop-in centers
- Baggage check in facilities
- Phone charges

Notable findings include:

- 85% of participants used supportive services before PSH placement and 83% used supportive services afterward. However, there was a drop in the number of services used pre-housing (6,434 encounters) compared to post-housing (1,395 encounters) which represents a 78% drop in services utilization.
- For participants who received these services, there was a decrease of \$12,312 pre-housing compared to post-housing which is a 70% drop in costs.

**Table 6. Supportive Services Costs**

Supportive Services Costs		
	Pre-housing	Post-housing
<b>Individuals accessing service</b>	35	34
<b>Total Cost</b>	\$17,399	\$5,087
<b>Per Capita Cost*</b>	\$424	\$124
Supportive Services Encounters (n=38)		
<b>Total Number of Encounters</b>	6,434	1,395
<b>Average Number of Encounters (per capita)</b>	157	34

\*Per capita N=41

**Figure 3. Supportive Services Costs**



### Case Management Services

Case management services include: individual counseling, group therapy and alcohol/substance abuse prevention education. Agencies began documenting case management as a service in HMIS in April 2007. Therefore, though case management is part of the PSH experience for all individuals, this data was not available for all participants.

Notable findings include:

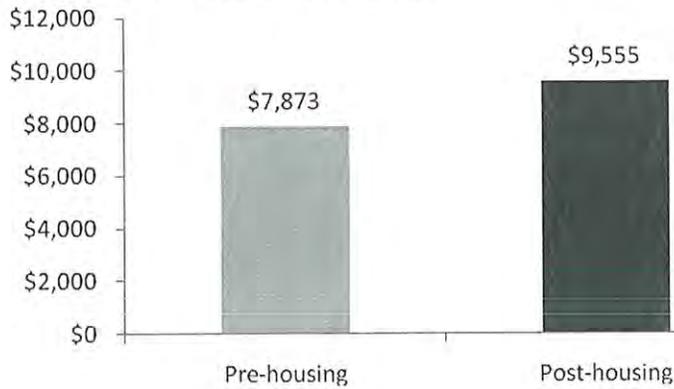
- 63% of the study participants used case management services before being placed in PSH and 66% accessed these services after being placed in housing.
- Case management costs increased after PSH placement (by \$1,682).

**Table 7. Case Management Cost**

Case Management Costs		
	Pre-housing	Post-housing
<b>Individuals accessing service</b>	26	27
<b>Total Cost</b>	\$7,873	\$9,555
<b>Per Capita Cost*</b>	\$303	\$354
Case Management Encounters		
<b>Total Number of Encounters</b>	330	435
<b>Average Number of Encounters (per capita)</b>	13	18

\*Per Capita n=26 pre-housing and n=27 post-housing

**Figure 4. Case Management Costs**



**Emergency Medical Services (EMS)**

Emergency Medical Services cover medical service transportation provided by RuralMetro EMS. These services include costs for any ambulance trips taken one year before and one year after PSH for the 41 consented participants.

Notable findings include:

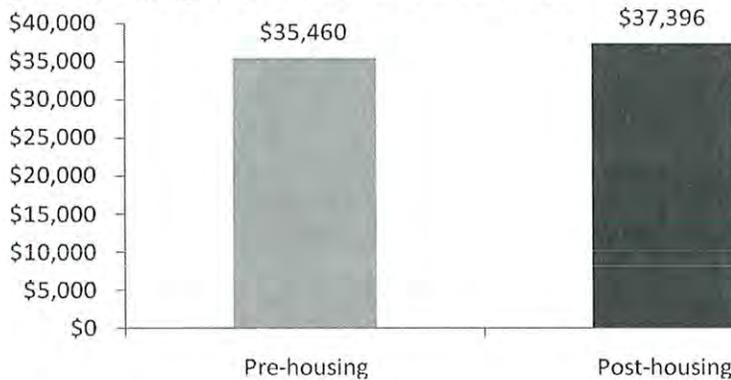
- 37% of study participants accessed EMS before being placed in PSH and 34% accessed these services after placement.
- Costs increased by \$1,936 after PSH placement among the participants.
- Number of emergency medical service encounters increased by 5 encounters after housing placement.
- It should be noted that 5% of the participants accounted for over half of the post-housing EMS charges. With outliers removed, costs decreased by \$6,960. For an analysis of EMS costs without these outliers, see Appendix B.

**Table 8. Emergency Medical Services**

<b>Emergency Medical Services Costs</b>		
	Pre-housing	Post-housing
<b>Individuals accessing service</b>	15	14
<b>Total Cost</b>	\$35,460	\$37,396
<b>Per Capita Cost*</b>	\$865	\$912
<b>Emergency Medical Services Encounters</b>		
<b>Total Number of Encounters</b>	57	62
<b>Average Number of Encounters (per capita)</b>	1	2

\*Per Capita N=41

**Figure 5. Emergency Medical Services Costs**



**Law Enforcement Services**

Law enforcement services data came from Knox County Sherriff’s Office (KCSO) and Knoxville Police Department (KPD). KCSO accounts for all jail costs. KPD may arrest individuals, but if incarceration is required, the individual is transferred to KCSO facilities. Some individuals may be arrested under KCSO jurisdiction (which includes all Knox County areas outside of Knoxville) or KPD jurisdiction. In addition, data from University of Tennessee Police Department was not requested.

Notable findings include:

- Before PSH placement 37% of study participants were in KCSO detention center for at least one night. After housing placement, 17% of participants were in the KCSO detention center at least one night.
- There were notable savings in this community service category and decreased by \$38,664 after PSH placement for the 41 participants in the study. This represents an 86% decrease in costs.
- 10% of the study participants accounted for 91% of pre-housing costs.

**Table 9. Jail Costs**

<b>Jail Costs</b>		
	Pre-housing	Post-housing
<b>Individuals accessing service</b>	15	7
<b>Total Cost</b>	\$45,072	\$6,408
<b>Per Capita Cost*</b>	\$1,099	\$156
<b>Jail Days of Stay</b>		
<b>Total Days of Stay</b>	626	89
<b>Average Days of Stay (per capita)</b>	15	2

\*Per Capita N=41

**Figure 6. Jail Costs**



Knoxville Police Department provided the study with data on individuals for arrests and encounters. Though it was not feasible to estimate a monetary value on these types of services as they vary greatly depending on location and time spent on the individual encounter, below is a number count for the individuals participating in the study including one year before and one year after PSH was obtained. Nearly half (44%) of the participants in the study had a Knoxville Police Department encounter. Table 7 shows a decrease in field interviews, citations and arrests one year after permanent supportive placement.

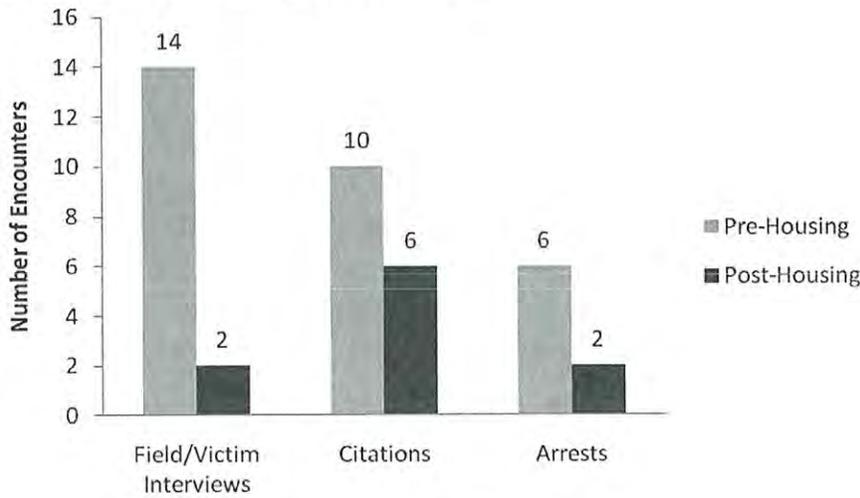
Knoxville Police Department showed a 67% decrease in field interviews, citations and arrests one year after PSH for participants. There were 30 total encounters among the 41 participants pre-housing and only 10 post-housing.

**Table 10. Knoxville Police Department Encounters**

Police Encounters		
	Pre-housing	Post-housing
<b>Individuals with KPD encounters</b>	13	8
<b>Field/Victim Interviews</b>	14	2
<b>Citations</b>	10	6
<b>Arrests<sup>8</sup></b>	6	2

<sup>8</sup> Seven individuals were incarcerated (as noted in Table 6), however, KPD only reports 2 arrests. This difference is likely due to arrests made in KCSO or University of Tennessee jurisdictions. Arrest data was not collected from these agencies.

**Figure 7. Knoxville Police Encounters**



### MENTAL HEALTH SERVICES

Mental health services include data from Lakeshore Mental Health Institute, Covenant Health (Peninsula), Cherokee Health Services and Helen Ross McNabb. These services included both inpatient and outpatient mental health care costs.

Notable findings include:

- Over half of the participants (54%) accessed mental health outpatient services either before or after PSH placement.
- The total cost of mental health inpatient services decreased by \$21,418 (a 23% decrease).
- The total number of mental health inpatient days decreased by 11 days.
- The total cost of mental health outpatient services increased by \$750.
- The total number of mental health visits increased by 20 after PSH.
- Total mental health costs (inpatient and outpatient) decreased by \$20,669.
- With the removal of 5% of participants in cost outlier analysis of mental health outpatient services, a cost savings of \$781 and a decrease in outpatient encounters (8 encounters) was noted. For an analysis of mental health costs without these outliers, see Appendix B.

**Table 11. Mental Health Services**

Pre-housing	Post-housing	Difference
\$90,938	\$70,270	-\$20,669

**Figure 8. Mental Health Services**



**Mental Health Inpatient Services**

Mental health inpatient services only include costs for overnight stays in mental health care facilities, Lakeshore and Peninsula. These facilities offer inpatient services.

**Table 12. Mental Health Inpatient Costs**

Mental Health Inpatient Costs		
	Pre-housing	Post-housing
<b>Individuals accessing service</b>	8	4
<b>Total Cost</b>	\$74,767	\$53,349
<b>Per Capita Cost*</b>	\$1,824	\$1,326
Mental Health Days of Stay		
<b>Total Days of Stay</b>	84	73
<b>Average Days of Stay (per capita)</b>	2	2

\*Per Capita N=41

**Figure 9. Mental Health Inpatient Costs**



### Mental Health Outpatient Services

Mental health outpatient services include any outpatient visits and care from Helen Ross McNabb, Peninsula and Cherokee Health.

**Table 13. Mental Health Outpatient Costs**

Mental Health Outpatient Costs		
	Pre-housing	Post-housing
<b>Individuals accessing service</b>	20	16
<b>Total Cost</b>	\$16,172	\$16,921
<b>Per Capita Cost*</b>	\$394	\$413
Mental Health Outpatient Visits		
<b>Total Visits</b>	130	150
<b>Average Number of Visits (per capita)</b>	3	4

\*Per Capita N=41

**Figure 10. Mental Health Outpatient Costs**



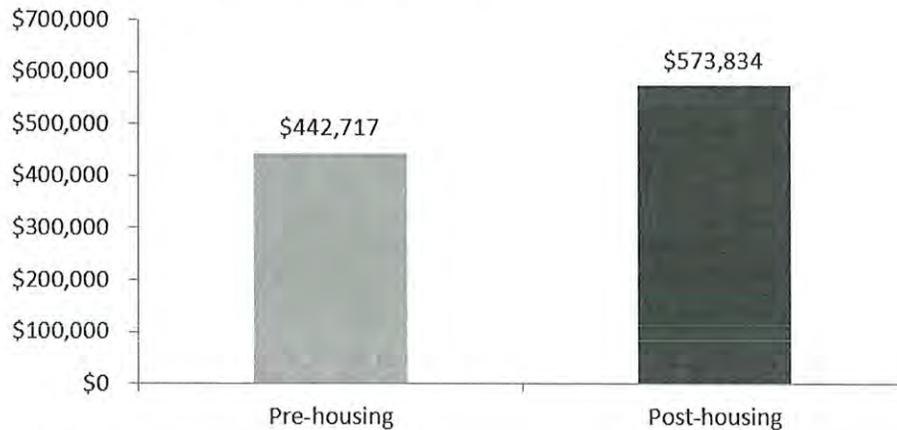
### HEALTHCARE SERVICES

Healthcare services include the following: inpatient hospitalization costs, outpatient hospitalization costs, primary care service costs and emergency room utilization costs. Data was collected from the following agencies: Covenant Health Systems, University of Tennessee Medical Center, Mercy Health Partners, Knox County Health Department, and Cherokee Health Systems. As with all service categories, only cost data was obtained and medical information connected to those costs was not requested to protect the privacy of the study's participants.

**Table 14. Healthcare Service Costs**

Pre-housing	Post-housing	Difference
\$442,717	\$573,834	\$131,117

**Figure 11. Healthcare Service Costs**



**Inpatient Hospital Services**

Inpatient Hospital Services include costs for any hospitalizations requiring at least one overnight stay or more.

**Notable findings include:**

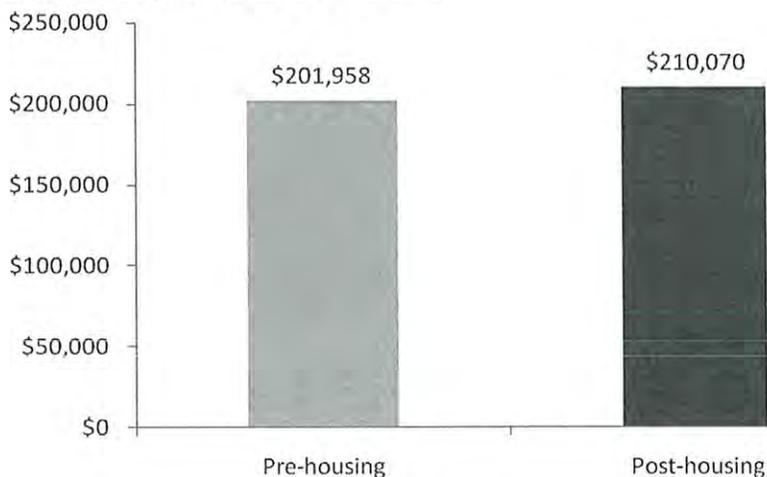
- Before permanent supportive housing, 22% of study participants accessed inpatient hospital services at the participating agencies. After housing placement, 12% accessed these services.
- 7% of the study participants account for 59% of the pre-housing charges and 90% of the post-housing charges. For additional information about outlier analysis, refer to Appendix B.
- Total days of stay decreased by 6 after PSH placement.
- For hospital inpatient services, an increase of \$197 per capita was determined post-housing placement.

**Table 15. Inpatient Hospital Services Costs**

<b>Inpatient Hospital Services Costs</b>		
	Pre-housing	Post-housing
<b>Individuals accessing service</b>	9	5
<b>Total Cost</b>	\$201,958	\$210,070
<b>Per Capita Cost*</b>	\$4,926	\$5,124
<b>Inpatient Days of Stay</b>		
<b>Total Days of Stay</b>	46	40
<b>Average Days of Stay (per capita)</b>	1	1

\*Per Capita N=41

**Figure 12. Inpatient Services Costs**



**Outpatient Hospital Services**

Outpatient Hospital Services costs includes data for hospital procedures that did not require an overnight stay in a hospital.

**Notable findings include:**

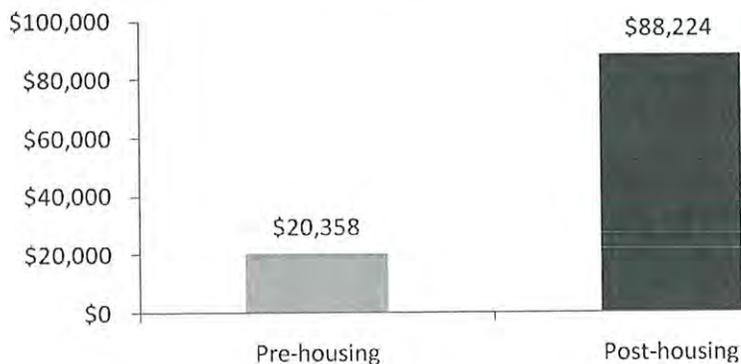
- Before PSH, 15% of study participants accessed outpatient hospital services at the participating agencies. After housing placement, 29% accessed these services.
- 7% of participants accounted for 88% of cost pre-housing and 72% of costs post-housing. For analysis without the outlying observations, see Appendix B.
- For hospital outpatient services, an increase of \$1,655 was determined per capita post-housing placement.

**Table 16. Outpatient Hospital Services Costs**

Outpatient Hospital Services Costs		
	Pre-housing	Post-housing
<b>Individuals accessing service</b>	6	12
<b>Total Cost</b>	\$20,358	\$88,224
<b>Per Capita Cost*</b>	\$497	\$2,152
Outpatient Visits		
<b>Total Visits</b>	25	58
<b>Average Number of Visits (per capita)</b>	1	1

\*Per Capita N=41

**Figure 13. Outpatient Services Costs**



**Primary Care Services**

Primary care includes only Cherokee and Knox County Health Department. As discussed in the limitations, there may be other agencies where primary care services were accessed for these 41 participants.

- 71% of participants accessed primary care services pre-housing and 61% post-housing.
- Primary care services cost increased by \$43,068 after PSH.
- 10% of participants account for 78% of the charges pre-housing and 70% of the charges post-housing. (See Appendix B for information about removing outliers.)
- Number of visits remained consistent before and after PSH.

**Table 17. Primary Care Costs**

Primary Care Costs		
	Pre-housing	Post-housing
<b>Individuals accessing service</b>	29	25
<b>Total Cost</b>	\$122,432	\$165,501
<b>Per Capita Cost*</b>	\$2,986	\$4,037
Primary Care Visits		
<b>Total Visits</b>	326	326
<b>Average Number of Visits (per capita)</b>	8	8

\*Per Capita N=41

**Figure 14. Primary Care Services Costs**



**Table 18. Primary Care Services**

Pre-housing	Post-housing	Difference
\$122,432	\$165,501	\$43,068

### **Emergency Room Services**

Emergency Room Services include costs from emergency room visit care. A few participants may have entered the hospital via emergency room services and be transferred to inpatient hospitalization for care and treatment. Those costs were included in inpatient hospital services.

#### **Specific findings include:**

- Before PSH, 54% of study participants accessed hospital emergency room services at the participating agencies. After housing placement, 44% accessed these services.
- 7% of participants accounted for almost half (48%) of pre-housing charges and 58% of post-housing charges. (For more information about this type of outlier analysis, see Appendix B.)
- Post-housing, there was an increase of \$12,070 emergency room services costs despite a 23% decrease in visits.

**Table 19. Emergency Room Services Costs**

Emergency Room Services Costs		
	Pre-housing	Post-housing
<b>Individuals accessing service</b>	22	17
<b>Total Cost</b>	\$97,969	\$110,039
<b>Per Capita Cost*</b>	\$2,389	\$2,684
Emergency Room Visits		
<b>Total Visits</b>	104	102
<b>Average Number of Visits (per capita)</b>	3	2

\*Per Capita N=41

**Figure 15. Emergency Room Services Costs**



### SUMMARY RESULTS

Table 18 below reports the net difference for pre- and post-housing costs across all categories for all participants with and without outliers removed.

**Table 20. Cost Summary Per Capita**

	Pre-Housing Costs	Post-Housing Costs (includes cost of housing)	Difference
All Participants (N=41)	\$16,322	\$20,676	\$4,354
Outliers Removed (n=26)	\$9,861	\$8,716	-\$1,145

Table 19 breaks down the data to show what percentage of the 41 participants had increases in cost post-housing or decreased/no change in costs post-housing. The only areas in which post-housing costs increased for the majority of participants were supportive services and case management.

**Table 21. Percentage of Participants with Costs Post-Housing (Increased or Decreased/No Change)**

	Increased Costs Post-Housing		Decreased/No Change Costs Post-Housing	
	n	%	n	%
N=41				
<b>Healthcare Costs</b>				
Physical Health Costs	19	46%	22	54%
Mental Health Costs	11	27%	30	73%
<b>Community Services</b>				
Emergency Shelter	1	2%	40	98%
Supportive Services	21	51%	20	49%
Case Management	13	32%	28	68%
EMS	11	27%	30	73%
Jail	5	12%	36	88%

Average public health facility costs per day of usage in Knox County were calculated based on discussion with local service providers and resources cited in the table below. Except for the supportive housing costs, all public facility data costs were calculated based on the average user and does not use participant data.

**Table 22. Average Public Facility Costs per Day of Usage in Knox County**

Type of Public Facility	Cost per Day of Usage
Supportive Housing*	\$12
Emergency Shelter	\$12
Jail	\$72
Mental Health Inpatient Hospital	\$816
Inpatient Hospital	\$5,027

\*This figure was calculated based on public burden only for the 41 participants in this study.  
Source: Picture of the Present: Tennessee's Health (2007) Tennessee Department of Health

## DISCUSSION

There are four key findings that emerge from the data reported here:

- 1) the cost of community services for the 41 participants decreased by \$76,721 compared to one year before PSH,
- 2) the cost of mental health services decreased by \$20,669 post PSH placement,
- 3) healthcare services costs rose \$131,117 after PSH placement, and
- 4) the healthcare costs of a limited number of medically ill study participants account for a substantial portion of the pre- and post-PSH healthcare costs.

The results of this study are on one hand consistent with the large body of prior research findings demonstrating reductions in costs and services utilization resulting from providing PSH to individuals experiencing chronic homelessness. On the other hand the rise in healthcare related costs post-PSH is inconsistent with the findings of prior studies. The two sides of the findings of this study are detailed here and placed in the context of prior research.

There was a 57% reduction in costs associated with community services after one year of PSH. The community cost category included case management, emergency shelter, supportive services, jail stays, and emergency medical services (EMS). The study found a notable drop in utilization of supportive services post-housing and as would be expected an increase in the use of case management services post housing. However, while there was a 21% increase in the cost of case management (\$1,682), there was a \$12,312 decrease in the cost of supportive services. There was a 5% increase in the cost of emergency medical services, as indicated above; charges associated with the transportation of a very limited number of participants resulted in over half of the post housing EMS charges. The costs associated with incarceration of participants in this study decreased dramatically (99%) pre-to post-housing. Police encounters with study participants dropped 67% post-housing. The decreases in jail stays, police encounters, and supportive services are consistent with the findings of studies conducted in Seattle, Rhode Island, Maine, and Denver (CSH, 2012).

The total cost of mental health services (inpatient and outpatient) declined 23% post-PSH. The costs associated with inpatient mental health hospitalizations post housing decreased \$21,418. Conversely and as expected, there was a slight increase in mental health outpatient services and an increase in outpatient mental health visits. It is possible that increased outpatient mental health services and associated case management reduced the need for inpatient mental health hospitalizations. The finding that 54% of the participants accessed outpatient mental health services is both consistent with the high prevalence rate of mental health problems found among individuals experiencing chronic homelessness and a positive indicator that mental health issues are being addressed, perhaps due to the support and encouragement of case managers (Edens, Mares, & Rosenheck, 2011; Nooe & Patterson, 2010). The finding of reduced mental health costs post-PSH and increased services are consistent with findings from studies in Maine, Chicago, and Portland, Oregon (CSH, 2012; Basu, Kee, Buchanan, & Sadowski, 2012)

Studies of post-PSH healthcare for individuals who experience chronic homelessness in Chicago, San Francisco, Denver, Massachusetts, Maine, Seattle, Rhode Island, and Portland, OR found notable decreases in services and cost associated with PSH (CSH, 2012). The findings of this present study represent a notable exception to the prevalent pattern in earlier studies. The healthcare services addressed here include inpatient hospitalization costs, outpatient hospitalization costs, primary care service costs and emergency room utilization costs. Overall, there was a 30% increase in healthcare services costs. It appears that the vast proportion of these charges were incurred as a result of the poor health status of a limited number (10%) of participants in the study, who accounted for 78% of pre-housing cost and 70% of post-housing charges. For inpatient hospitalizations, 7% of the study participants account for 59% of the pre-housing charges and 90% of the post-housing charges. For outpatient hospital services, 7% of participants accounted for 88% of cost pre-housing and 72% of costs post-housing. It is evident from these data is that the primary care costs are distorted by the unfortunate poor health of a limited number of participants.

The disparity between the findings of decreased healthcare costs in prior studies and this Knox County study can be understood from at least two perspectives. First, most of the prior studies have included a larger pool of participants, or stated otherwise larger samples. In costs studies, the statistical advantage of larger sample sizes is that the effects of extreme costs (outliers)

incurred by a limited number of individuals on the calculation of average costs and total costs measured in the study is mitigated by having a larger sample size. In the case of the present study, the inverse is true. The relatively small sample of 41 is insufficiently large to smooth out or attenuate the disproportionately high medical costs of a limited number of individuals. The data presented in Appendix B removes cost outliers from the analysis, resulting in a 27% decrease in inpatient hospital services costs and a 41% decrease in inpatient hospitalizations post-PSH. A second perspective is that it is perhaps unrealistic to expect that placement of individuals experiencing chronic homelessness in PSH will alter the negative health effects of years of homelessness...

## LIMITATIONS

This study focuses on 41 of these individuals as a sample of the population who had formerly experienced chronic homelessness. Participant sampling in this study may have been biased towards individuals who are in greater need of supportive services and have more frequent contact with a case manager. In other words, some individuals that were eligible to participate may have already moved out of PSH into traditional rental housing and individuals with greater supportive needs may have been more easily accessible. In retrospect, eligible participants should have been recruited at one year of supportive housing placement to avoid selecting individuals whose conditions/living situation has prevented them from moving out of supportive housing.

The KnoxHMIS database was queried to ensure recruited participants were in Knoxville for supportive services one year before and one year after housing placement. If the participants had at least one documented service every two months, they were included in the analysis. It is possible that individuals accessed services in surrounding counties. Only Knox County services were requested and data from the surrounding areas were not collected.

In addition, primary care service data were collected from two healthcare agencies that are often utilized by individuals experiencing homelessness. Primary care services received from private physicians, low-income clinics, or surrounding counties were not collected or analyzed for this study.

Only one year surrounding PSH placement (both before and after) was considered. Other studies have considered a longer length of time pre- and post-housing to analyze. Results from those studies indicate that the longer a person stays in housing after a period of chronic homelessness, the less community cost they accrue in subsequent years. Since the sampling timeframe of this study was limited to one year prior to and one year after housing, the accrual of community costs over a longer time frame cannot be determined.

Finally, case management services were not captured in HMIS until April 2007; thus, service provision data from some participants who accessed services prior to that date are not included in the analysis.

## CONCLUSIONS

Overall, the findings indicate that placing a person in PSH who has formerly experienced chronic homelessness cost the community \$4,354 more over a one year period than that person remaining without a home. After removing individuals with extreme costs (outliers), the total community savings per year is \$1,145. These findings are placed in some context by the fact that since 2006, 397 individuals in Knox County with a history of chronic homelessness have been placed in PSH (KnoxHMIS, 2012).

It is noteworthy that as indicated in Table 20, a majority of participants had no change or increase in costs post-PSH placement. Research from the Heartland Alliance (2009) has indicated that after one year of housing, costs associated with PSH decline considerably. In addition, the cost of housing one person in PSH for one night costs the same as housing a person in an emergency shelter, and significantly less than housing a person in a jail, hospital, or inpatient mental health facility. These findings are consistent with research from other locales (Dodds & Colman, 1999; Pomeroy, 2005; Palermo, 2006).

Every well-designed study answers the questions for which it was created and raises additional questions and avenues of research. Future research regarding the efficacy and utility of PSH as a tool to address the complex needs of individuals and families experiencing chronic homelessness should be expanded to include:

- 1) a larger number of homeless service providers to measure outcomes across providers,
- 2) an expanded pool of participants to better control for the effects of high costs among a limited number of participants, and
- 3) longer study timeframes to allow the biopsychosocial effects of PSH to be more precisely measured over time.

This study and future studies can inform both public policy intended to address homelessness and the operations of homeless service providers who daily strive to find housing options and meet the challenging, multi-systemic problems of individuals and families experiencing homelessness.

**APPENDIX A. Tables with all costs (no outliers removed)**

<b>Case Management</b>				
	<b>COSTS</b>		<b>ENCOUNTERS</b>	
	Pre-housing	Post-housing	Pre-housing	Post-housing
<b>n</b>	26	27	26	27
<b>Total</b>	\$7,783	\$9,555	330	435
<b>Per Capita</b>	\$192	\$233	8	11
<b>Average</b>	\$232	\$281	11	13
<b>Standard Deviation</b>	\$389	\$357	16.3	16.2
<b>Median</b>	\$77	\$121	4	6

<b>Emergency Shelter</b>				
	<b>COSTS</b>		<b>DAYS OF STAY</b>	
	Pre-housing	Post-housing	Pre-housing	Post-housing
<b>n</b>	21	6	21	6
<b>Total</b>	\$29,757	\$394	2,418	32
<b>Per Capita</b>	\$726	\$10	59	1
<b>Average</b>	\$1,294	\$17	105	1
<b>Standard Deviation</b>	\$1,102	\$47	90	4
<b>Median</b>	\$1,145	\$0	93	0

<b>Supportive Services</b>				
	<b>COSTS</b>		<b>ENCOUNTERS</b>	
	Pre-housing	Post-housing	Pre-housing	Post-housing
<b>n</b>	35	34	35	34
<b>Total</b>	\$17,399	\$5,087	6,434	1,395
<b>Per Capita</b>	\$424	\$124	157	34
<b>Average</b>	\$458	\$134	169	37
<b>Standard Deviation</b>	\$502	\$237	181	71
<b>Median</b>	\$252	\$70	123	13

**APPENDIX A. Tables with all costs (no outliers removed)**

<b>Emergency Medical Services (EMS)</b>				
	<b>COSTS</b>		<b>ENCOUNTERS</b>	
	Pre-housing	Post-housing	Pre-housing	Post-housing
<b>n</b>	15	14	15	14
<b>Total</b>	\$35,460	\$37,396	57	62
<b>Per Capita</b>	\$865	\$912	1	2
<b>Average</b>	\$1,773	\$1,870	3	3
<b>Standard Deviation</b>	\$2,131	\$3,195	3	6
<b>Median</b>	\$825	\$705	2	1

<b>Hospital Inpatient Services</b>				
	<b>COSTS</b>		<b>DAYS OF STAY</b>	
	Pre-housing	Post-housing	Pre-housing	Post-housing
<b>n</b>	9	5	9	5
<b>Total</b>	\$201,958	\$210,070	46	40
<b>Per Capita</b>	\$4,926	\$5,124	1	1
<b>Average</b>	\$18,360	\$19,097	4	4
<b>Standard Deviation</b>	\$16,958	\$34,882	5	7
<b>Median</b>	\$12,071	\$0	3	0

<b>Hospital Outpatient Services</b>				
	<b>COSTS</b>		<b>ENCOUNTERS</b>	
	Pre-housing	Post-housing	Pre-housing	Post-housing
<b>n</b>	6	12	6	12
<b>Total</b>	\$20,359	\$88,224	25	58
<b>Per Capita</b>	\$497	\$2,152	1	1
<b>Average</b>	\$1,357	\$5,882	2	4
<b>Standard Deviation</b>	\$2,511	\$8,592	4	7
<b>Median</b>	\$0	\$1,212	0	2

**APPENDIX A. Tables with all costs (no outliers removed)**

<b>Primary Care Services</b>				
	<b>COSTS</b>		<b>ENCOUNTERS</b>	
	Pre-housing	Post-housing	Pre-housing	Post-housing
<b>n</b>	29	25	29	25
<b>Total</b>	\$122,432	\$165,501	326	326
<b>Per Capita</b>	\$2,986	\$4,037	8	8
<b>Average</b>	\$3,710	\$5,015	10	10
<b>Standard Deviation</b>	\$10,766	\$10,529	15	14
<b>Median</b>	\$357	\$369	4	3

<b>Mental Health Inpatient Services</b>				
	<b>COSTS</b>		<b>DAYS OF STAY</b>	
	Pre-housing	Post-housing	Pre-housing	Post-housing
<b>n</b>	8	4	8	4
<b>Total</b>	\$74,767	\$53,349	84	73
<b>Per Capita</b>	\$1,824	\$1,326	2	2
<b>Average</b>	\$6,797	\$4,850	8	7
<b>Standard Deviation</b>	\$7,414	\$10,200	9	11
<b>Median</b>	\$4,085	\$0	4	0

<b>Mental Health Outpatient Services</b>				
	<b>COSTS</b>		<b>ENCOUNTERS</b>	
	Pre-housing	Post-housing	Pre-housing	Post-housing
<b>n</b>	20	16	20	16
<b>Total</b>	\$16,172	\$16,921	130	150
<b>Per Capita</b>	\$394	\$413	3	4
<b>Average</b>	\$735	\$769	6	7
<b>Standard Deviation</b>	\$686	\$913	5	8
<b>Median</b>	\$625	\$580	5	6

**APPENDIX A. Tables with all costs (no outliers removed)**

<b>Emergency Room Services</b>				
	<b>COSTS</b>		<b>ENCOUNTERS</b>	
	Pre-housing	Post-housing	Pre-housing	Post-housing
<b>n</b>	22	17	22	17
<b>Total</b>	\$97,969	\$110,039	104	102
<b>Per Capita</b>	\$2,389	\$2,684	3	2
<b>Average</b>	\$3,768	\$4,232	4	4
<b>Standard Deviation</b>	\$5,160	\$7,366	7	8
<b>Median</b>	\$2,318	\$428	3	1

<b>Law Enforcement, Jail Stays</b>				
	<b>COSTS</b>		<b>DAYS OF STAY</b>	
	Pre-housing	Post-housing	Pre-housing	Post-housing
<b>n</b>	15	7	15	7
<b>Total</b>	\$45,072	\$6,408	626	89
<b>Per Capita</b>	\$1,099	\$156	15	2
<b>Average</b>	\$2,651	\$377	37	5
<b>Standard Deviation</b>	\$5,805	\$745	81	10
<b>Median</b>	\$288	\$0	4	0

**APPENDIX B. Tables with costs (outliers removed)**

<b>Case Management (removed 12% of participants)</b>				
	<b>COSTS</b>		<b>ENCOUNTERS</b>	
	Pre-housing	Post-housing	Pre-housing	Post-housing
<b>n</b>	21	23	21	23
<b>Total</b>	\$3,387	\$6,184	146	282
<b>Per Capita</b>	\$83	\$151	4	7
<b>Average</b>	\$117	\$213	6	10
<b>Standard Deviation</b>	\$186	\$254	8	12
<b>Median</b>	\$66	\$110	3	5

<b>Emergency Shelter(removed 7% of participants)</b>				
	<b>COSTS</b>		<b>DAYS OF STAY</b>	
	Pre-housing	Post-housing	Pre-housing	Post-housing
<b>n</b>	18	4	18	4
<b>Total</b>	\$24,784	\$62	2,014	5
<b>Per Capita</b>	\$604	\$2	49	0
<b>Average</b>	\$1,239	\$3	101	0
<b>Standard Deviation</b>	\$969	\$7	79	1
<b>Median</b>	\$1,243	\$0	101	0

<b>Supportive Services (removed 12% of participants)</b>				
	<b>COSTS</b>		<b>ENCOUNTERS</b>	
	Pre-housing	Post-housing	Pre-housing	Post-housing
<b>n</b>	30	29	30	29
<b>Total</b>	\$12,275	\$3,561	4,556	922
<b>Per Capita</b>	\$299	\$87	111	22
<b>Average</b>	\$372	\$108	138	28
<b>Standard Deviation</b>	\$384	\$144	131	40
<b>Median</b>	\$218	\$71	120	13

**APPENDIX B. Tables with costs (outliers removed)**

<b>Emergency Medical Services (removed 5% of participants)</b>				
	<b>COSTS</b>		<b>ENCOUNTERS</b>	
	Pre-housing	Post-housing	Pre-housing	Post-housing
<b>n</b>	13	12	13	12
<b>Total</b>	\$22,926	\$15,966	38	25
<b>Per Capita</b>	\$559	\$389	1	1
<b>Average</b>	\$1,274	\$887	2	1
<b>Standard Deviation</b>	\$1,559	\$849	3	1
<b>Median</b>	\$667	\$697	1	1

<b>Hospital Inpatient Services (removed 5% of participants)</b>				
	<b>COSTS</b>		<b>DAYS OF STAY</b>	
	Pre-housing	Post-housing	Pre-housing	Post-housing
<b>n</b>	7	4	7	4
<b>Total</b>	\$131,300	\$95,623	27	16
<b>Per Capita</b>	\$3,202	\$2,332	1	0
<b>Average</b>	\$14,589	\$10,625	3	2
<b>Standard Deviation</b>	\$11,661	\$16,068	3	3
<b>Median</b>	\$11,621	\$0	3	0

<b>Hospital Outpatient Services (removed 5% of participants)</b>				
	<b>COSTS</b>		<b>ENCOUNTERS</b>	
	Pre-housing	Post-housing	Pre-housing	Post-housing
<b>n</b>	5	10	5	10
<b>Total</b>	\$12,319	\$61,354	22	26
<b>Per Capita</b>	\$300	\$1,496	1	1
<b>Average</b>	\$948	\$4,720	2	2
<b>Standard Deviation</b>	\$1,817	\$7,936	4	2
<b>Median</b>	\$0	\$1,200	0	2

**APPENDIX B. Tables with costs (outliers removed)**

<b>Primary Care Services (removed 10% of participants)</b>				
	<b>COSTS</b>		<b>ENCOUNTERS</b>	
	Pre-housing	Post-housing	Pre-housing	Post-housing
<b>n</b>	26	21	26	21
<b>Total</b>	\$60,946	\$55,029	246	193
<b>Per Capita</b>	\$1,486	\$1,342	6	5
<b>Average</b>	\$2,102	\$1,898	8	7
<b>Standard Deviation</b>	\$3,895	\$3,132	11	9
<b>Median</b>	\$357	\$306	4	2

<b>Emergency Room Services (removed 7% of participants)</b>				
	<b>COSTS</b>		<b>ENCOUNTERS</b>	
	Pre-housing	Post-housing	Pre-housing	Post-housing
<b>n</b>	19	14	19	14
<b>Total</b>	\$64,663	\$45,901	65	38
<b>Per Capita</b>	\$1,577	\$1,120	2	1
<b>Average</b>	\$2,811	\$1,996	3	2
<b>Standard Deviation</b>	\$3,303	\$3,892	4	2
<b>Median</b>	\$1,938	\$301	2	1

<b>Mental Health Inpatient Services (removed 2% of participants)</b>				
	<b>COSTS</b>		<b>DAYS OF STAY</b>	
	Pre-housing	Post-housing	Pre-housing	Post-housing
<b>n</b>	7	3	7	3
<b>Total</b>	\$59,593	\$21,011	66	43
<b>Per Capita</b>	\$1,453	\$512	2	1
<b>Average</b>	\$5,959	\$2,101	7	4
<b>Standard Deviation</b>	\$7,246	\$4,821	8	8
<b>Median</b>	\$3,470	\$0	4	0

**APPENDIX B. Tables with costs (outliers removed)**

<b>Mental Health Outpatient Services (removed 5% of participants)</b>				
	<b>COSTS</b>		<b>ENCOUNTERS</b>	
	Pre-housing	Post-housing	Pre-housing	Post-housing
<b>n</b>	18	14	18	14
<b>Total</b>	\$12,321	\$11,540	113	105
<b>Per Capita</b>	\$301	\$281	3	3
<b>Average</b>	\$616	\$577	6	5
<b>Standard Deviation</b>	\$461	\$560	5	5
<b>Median</b>	\$553	\$537	4	6

<b>Law Enforcement, Jail Stays (removed 7% of participants)</b>				
	<b>COSTS</b>		<b>DAYS OF STAY</b>	
	Pre-housing	Post-housing	Pre-housing	Post-housing
<b>n</b>	12	6	12	6
<b>Total</b>	\$9,144	\$3,888	127	54
<b>Per Capita</b>	\$223	\$95	3	1
<b>Average</b>	\$653	\$278	9	4
<b>Standard Deviation</b>	\$1019	\$546	14	8
<b>Median</b>	\$144	\$0	2	0

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# NO SAFE PLACE

The Criminalization of Homelessness in U.S. Cities

A Report by the National Law Center on Homelessness & Poverty

# ABOUT THE NATIONAL LAW CENTER ON HOMELESSNESS & POVERTY

The National Law Center on Homelessness & Poverty is committed to solutions that address the causes of homelessness, not just the symptoms, and works to place and address homelessness in the larger context of poverty.

To this end, we employ three main strategies: impact litigation, policy advocacy, and public education. We are a persistent voice on behalf of homeless Americans, speaking effectively to federal, state, and local policy makers. We also produce investigative reports and provide legal and policy support to local organizations.

For more information about the Law Center and to access publications such as this report, please visit our website at [www.nlchp.org](http://www.nlchp.org).

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## EXECUTIVE SUMMARY

Imagine a world where it is illegal to sit down. Could you survive if there were no place you were allowed to fall asleep, to store your belongings, or to stand still? For most of us, these scenarios seem unrealistic to the point of being ludicrous. But, for homeless people across America, these circumstances are an ordinary part of daily life.

Homelessness continues to be a national crisis, affecting millions of people each year, including a rising number of families. Homeless people, like all people, must engage in activities such as sleeping or sitting down in order to survive. Yet, in communities across the nation, these harmless, unavoidable behaviors are treated as criminal activity under laws that criminalize homelessness.

This report provides an overview of criminalization measures in effect across the nation and looks at trends in the criminalization of homelessness, based on an analysis of the laws in 187 cities that the Law Center has tracked since 2009. The report further describes why these laws are ineffective in addressing the underlying causes of homelessness, how they are expensive to taxpayers, and how they often violate homeless persons' constitutional and human rights. Finally, we offer constructive alternatives to criminalization, making recommendations to federal, state, and local governments on how to best address the problem of visible homelessness in a sensible, humane, and legal way.

### **Key Finding: Homeless People are Criminally Punished for Being in Public Even When They Have No Other Alternatives**

**Homelessness is caused by a severe shortage of affordable housing.** Over 12.8% of the nation's supply of low income housing has been permanently lost since 2001, resulting in large part, from a decrease in funding for federally subsidized housing since the 1970s. The shortage of affordable housing is particularly difficult for extremely low-income renters who, in the wake of the foreclosure crisis, are competing for fewer and fewer affordable units.

**In many American cities there are fewer emergency shelter beds than homeless people.** There are fewer available shelter beds than homeless people in major cities across the nation. In some places, the gap

between available space and human need is significant, leaving hundreds or, in some cases, thousands of people with no choice but to struggle for survival in outdoor, public places.

**Despite a lack of affordable housing and shelter space, many cities have chosen to criminally punish people living on the street for doing what any human being must do to survive.** The Law Center surveyed 187 cities and assessed the number and type of municipal codes that criminalize the life-sustaining behaviors of homeless people. The results of our research show that the criminalization of necessary human activities is all too common in cities across the country.

### **Prevalence of laws that criminalize homelessness:**

- **Laws prohibiting "camping"<sup>1</sup> in public**
  - 34% of cities impose city-wide bans on camping in public.
  - 57% of cities prohibit camping in particular public places.
- **Laws prohibiting sleeping in public**
  - 18% of cities impose city-wide bans on sleeping in public.
  - 27% of cities prohibit sleeping in particular public places, such as in public parks.

<sup>1</sup> Laws that criminalize camping in public are written broadly to include an array of living arrangements, including simply sleeping outdoors. See, e.g., Orlando, Fla., Code of the City of Orlando, Fla., tit. II, ch. 43, § 43.52(1)(b) (1999), [https://library.municode.com/HTML/13349/level2/TITIIICICO\\_CH43MIOF.html#TITIIICICO\\_CH43MIOF\\_S43.52CAPREX](https://library.municode.com/HTML/13349/level2/TITIIICICO_CH43MIOF.html#TITIIICICO_CH43MIOF_S43.52CAPREX) ("For the purposes of this section, 'camping' is defined [in part] as . . . [s]leeping out-of-doors.").

- **Laws prohibiting begging in public**
  - 24% of cities impose city-wide bans on begging in public.
  - 76% of cities prohibit begging in particular public places.
- **Laws prohibiting loitering, loafing, and vagrancy**
  - 33% of cities make it illegal to loiter in public throughout an entire city.
  - 65% of cities prohibit the activity in particular public places.
- **Laws prohibiting sitting or lying down in public**
  - 53% of cities prohibit sitting or lying down in particular public places.
- **Laws prohibiting sleeping in vehicles**
  - 43% of cities prohibit sleeping in vehicles.
- **Laws prohibiting food sharing**
  - 9% of cities prohibit sharing food with homeless people.

#### Examples of cities with bad criminalization policies:

- **Clearwater, Florida.** Although 2013 data from the local Continuum of Care reveals that nearly 42% of homeless people in the area are without access to affordable housing and emergency shelter, the City of Clearwater criminalizes camping in public, sitting or lying down in public, begging in public, and sleeping in vehicles.
- **Santa Cruz, California.** A whopping 83% of homeless people in the Santa Cruz area are without housing or shelter options, yet the city criminalizes camping in public, sitting or lying down on public sidewalks, and sleeping in vehicles.
- **Manchester, New Hampshire.** 12% of homeless people in the City of Manchester are without housing or shelter options, yet the city criminalizes sleeping, lying down, sitting down, and camping in parks and other public places throughout the city.
- **Virginia Beach, Virginia.** Approximately 19% of homeless people in Virginia Beach have no option

but to perform all of their daily functions outside due to a lack of access to housing and shelter, yet the City of Virginia Beach makes it illegal to sit, lie down, beg, or sleep in vehicles anywhere within the city.

- **Colorado Springs, Colorado.** 13% of homeless people in the Colorado Springs area are without housing or shelter options, yet the city criminalizes sleeping in public, camping in public, and begging.
- **El Cajon, California.** Nearly 52% of homeless people in the El Cajon area are without access to shelter, yet El Cajon restricts or bans sleeping in public, camping in public, begging in public, and sleeping in vehicles.
- **Orlando, Florida.** 34% of homeless people in the Orlando area are without shelter beds, yet the city restricts or prohibits camping, sleeping, begging, and food sharing.

#### Key Finding: The Criminalization of Homelessness is Increasing Across the Country

There has been an increase in laws criminalizing homelessness since our last report in 2011. While the increase is seen for nearly every surveyed category of criminalization law, the most dramatic uptick has been in city-wide bans on fundamental human activities. This increase in city-wide bans shows that the nature of criminalization is changing and that cities are moving toward prohibiting unavoidable, life sustaining activities throughout entire communities rather than in specific areas, effectively criminalizing a homeless person's very existence.

#### Change in Criminalization Laws since 2011:

- **Camping in Public**
  - City-wide bans on camping in public have increased by 60%.
  - Bans on camping in particular public places have increased by 16%.
- **Sleeping in Public**
  - City-wide bans on sleeping in public have not changed since 2011.
  - Bans on sleeping in particular public places have decreased by 34%.

- **Begging in Public**
  - City-wide bans on begging in public have increased by 25%.
  - Bans on begging in particular public places have increased 20%.
- **Loitering, Loafing, or Vagrancy Laws**
  - City-wide bans on loitering, loafing, and vagrancy have increased by 35%.
  - Bans on sitting or lying down in particular places have decreased by 3%.
- **Sitting or Lying Down in Public**
  - City-wide bans on sitting or lying down in particular public places have increased by 43%.
- **Sleeping in Vehicles**
  - Bans on sleeping in vehicles have increased by 119%.

#### **Key Conclusion: Criminalization Laws Violate the Civil and Human Rights of Homeless People**

Criminalization laws raise important constitutional concerns, and courts across the country have found that many such laws violate the rights of homeless people. Courts have invalidated or enjoined enforcement of criminalization laws on the grounds that they violate constitutional protections such as the right to freedom of speech under the First Amendment, freedom from cruel and unusual punishment under the Eighth Amendment, and the right to due process of law guaranteed by the Fourteenth Amendment.

Moreover, the criminalization of homelessness violates international human rights treaties to which the U.S. is a party. In March, the U.N. Human Rights Committee, reviewing U.S. compliance under the International Covenant on Civil and Political Rights, found that the criminalization of homelessness in the U.S. violated the treaty.

#### **Key Conclusion: Criminalization Laws Are Costly to Taxpayers**

Criminalization is the most expensive and least effective way of addressing homelessness. A growing body of research comparing the cost of homelessness (including the cost of criminalization) with the cost of providing housing to homeless people shows that housing is the most affordable option. With state and local budgets stretched to their limit, rational, cost-effective policies are needed – not ineffective measures that waste precious taxpayer dollars.

#### **Examples of Cost Savings Studies:**

- In its 2013 Comprehensive Report on Homelessness, the Utah Housing and Community Development Division reported that the annual cost of emergency room visits and jail stays for an average homeless person was \$16,670, while providing an apartment and a social worker cost only \$11,000.
- A 2013 analysis by the University of New Mexico Institute for Social Research of the Heading Home Initiative in Albuquerque, New Mexico showed that, by providing housing, the city reduced spending on homelessness-related jail costs by 64%.
- A 2014 economic-impact analysis by Creative Housing Solutions evaluating the cost of homelessness in Central Florida found that providing chronically homeless people with permanent housing and case managers would save taxpayers \$149 million in reduced law enforcement and medical care costs over the next decade.

#### **Key Conclusion: Criminalization Laws Are Ineffective**

Criminalization measures do nothing to address the underlying causes of homelessness and, instead, only worsen the problem. Misusing police power to arrest homeless people is only a temporary intervention, as most people are arrested and incarcerated for short periods of time. Ultimately, arrested homeless people return to their communities, still with nowhere to live and now laden with financial obligations, such as court fees, that they cannot pay. Moreover, criminal convictions – even for minor crimes – can create barriers to obtaining critical public benefits, employment, or housing, thus making homelessness more difficult to escape.

### **Key Recommendation: Criminalization Laws Should Be Replaced with Constructive Solutions to Ending Homelessness**

Criminalization is not the answer to meeting the needs of cities that are concerned about homelessness. There are sensible, cost-effective, and humane solutions to homelessness, which a number of cities have pursued.

The following examples represent important steps in the right direction, and these practices should be widely replicated. It is important to note, however, that the best and most enduring solution to ending homelessness is increased investment in affordable housing. Without additional investment in housing at the level needed to end current and prevent future homelessness, even the best models will be unable to solve the problem.

#### **Examples of constructive alternatives to criminalization:**

- **Miami-Dade County, Florida.** Miami-Dade County has dedicated funding for homeless services through its Homeless and Domestic Violence Tax. The 1% tax is collected on all food and beverage sales by establishments licensed by the state to serve alcohol on the premises, excluding hotels and motels. 85% of the tax receipts go to the Miami-Dade County Homeless Trust which was created in 1993 by the Board of County Commissioners to implement the local continuum of care plan and to monitor agencies contracted with by the County to provide housing and services for homeless people.
- **Salt Lake City, Utah.** The State of Utah has reduced chronic homelessness by an impressive 74% since Utah's State Homeless Coordinating Committee adopted its 10 Year Plan to End Chronic Homelessness in 2005. The plan utilizes a highly successful Housing First model that, among other things, sets aside hundreds of permanent supportive housing units, primarily in the Salt Lake City area. The model also creates a streamlined process for assessing a homeless person's need and eligibility for existing housing opportunities in a timely manner, reducing the amount of time one must wait for the services he or she needs.
- **Houston, Texas.** In January of 2011, the Houston Police Department launched its Homeless Outreach Team with the mission of helping chronically homeless people obtain housing. The team, comprised of police officers and a mental health professional, collaborates with area service providers to help homeless people access available resources in the community rather than simply cycling them through the criminal justice system.

#### **Policy Recommendations**

- **The federal government should invest in affordable housing at the scale necessary to end and prevent homelessness.**
  - The federal government should fund the National Housing Trust Fund ("NHTF"). To achieve this, the Federal Housing Finance Administration ("FHFA") should immediately release profits from Fannie Mae and Freddie Mac to the NHTF that have instead been given to the US Treasury. In addition, Congress should pass housing finance reform legislation that would provide at least \$3.5 billion per year for the NHTF.
  - Congress should provide renewal funding for all Section 8 vouchers currently in use and provide additional vouchers to assist homeless individuals and families, domestic violence survivors, and people with disabilities.
- **The federal government should play a leadership role in combatting the criminalization of homelessness by local governments and promote constructive alternatives.**
  - HUD should ensure that fewer McKinney-Vento homeless assistance grant dollars go to communities that criminalize homelessness. HUD should better structure its funding by including specific questions about criminalization in the annual Notice of Funding Availability, and by giving points to applicants who create constructive alternatives to homelessness while subtracting points from applicants who continue to criminalize homelessness.
  - The Department of Justice ("DOJ") should ensure that its community policing grants are not funding criminalization practices. In addition, DOJ should write its guidance documents to actively discourage criminalization, and it should take a more active role in investigating police departments that violate the civil rights of homeless people.

- USICH should publicly oppose specific local criminalization measures, as well as inform local governments of their obligations to respect the civil and human rights of homeless persons.
- **State governments should enact and enforce Homeless Bill of Rights legislation that explicitly prohibits the criminalization of homelessness.**  
These laws should be written to ensure that homeless people are granted the right to engage in basic, life-sustaining activities without being subject to harassment, discrimination, or criminal punishment.
- **Local governments should stop criminalizing homelessness.**
  - Local governments should stop passing laws that criminalize homelessness. In addition, local governments should immediately cease enforcing existing criminalization laws and take steps to repeal them.
  - Local governments should dedicate sources of funding to increase the availability of affordable housing, but continue to fund needed homeless services, such as emergency shelter, while there is not enough housing for all those who need it.
  - Local governments should pursue sensible and cost-effective constructive alternatives to criminalization such as improving coordination of existing services and improving police training and practices related to homelessness.

# INTRODUCTION

There are some activities so fundamental to human existence that it defies common sense that they might be treated as crimes. Falling asleep, standing still, and sitting down, are all necessary actions for any human being's survival. While these activities are unquestionably legal when performed indoors, more and more communities across the country are treating these life-sustaining behaviors as criminal acts when performed in public places by people with nowhere else to go.

Nationwide, homeless people are targeted, arrested, and jailed under laws that criminalize homelessness by making illegal those basic acts that are necessary for life. These laws, designed to move visibly homeless people out of commercial and tourist districts or, increasingly, out of entire cities, are often justified as necessary public health and public safety measures. The evidence shows, however, that these laws are ineffective, expensive, and often violate homeless persons' civil and human rights.

This report, the Law Center's eleventh such publication on the criminalization of homelessness,<sup>2</sup> discusses trends in laws criminalizing homelessness since our last report in 2011 and describes why these laws harm both individuals and communities. This report also sets forth constructive alternatives to criminalization and makes policy recommendations that will guide federal,

state, and local governments to solutions for ending homelessness.

## Homelessness is an Ongoing National Crisis

Homelessness remains a national crisis. While the U.S. Department of Housing & Urban Development ("HUD") 2013 Point-in-Time count reported that 610,042 people were homeless on a given night in 2013,<sup>3</sup> this count does not adequately capture the full picture of homelessness. The Point-in-Time count looks at people who are in shelters, transitional housing, or in observable public places on a single night. Not included, however, are people who are doubled up<sup>4</sup> or couch surfing because they cannot afford their own places to live. Also excluded from the count are people in hospitals, mental health or substance abuse centers, jails or prisons with nowhere to go upon release.<sup>5</sup> This, along with problems related to the execution of the count,<sup>6</sup> result in an underreporting of the problem of homelessness.

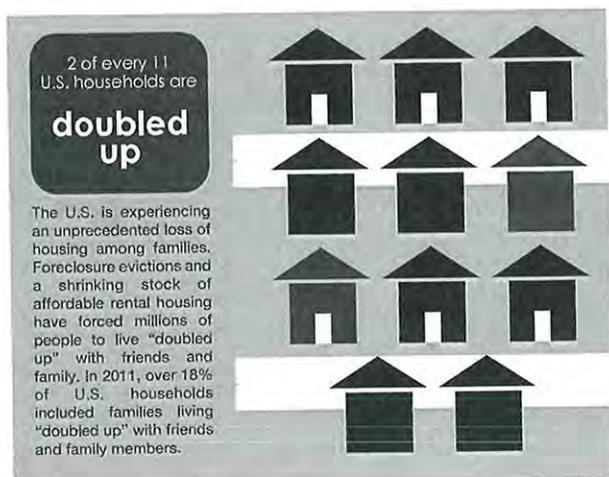
2 NLCHP, *Go Directly to Jail: A report analyzing local anti-homeless ordinances (1991) (nine cities); The Right to Remain Nowhere: A report on anti-homeless laws and litigation in 16 U.S. cities (1993); No Homeless People Allowed: A report on anti-homeless laws, litigation and alternatives in 49 U.S. cities (1994); Mean Sweeps: A report on anti-homeless laws, litigation and alternatives in 50 U.S. cities (1996); Out of Sight, Out of Mind: A report on anti-homeless laws, litigation and alternatives in 50 U.S. Cities; National Coalition for the Homeless (NCH) and National Law Center on Homelessness & Poverty (NLCHP), *Illegal to Be Homeless: The criminalization of homelessness in the U.S.* (2002); *Punishing Poverty: The Criminalization of Homelessness, Litigation, and Recommendations for Solutions* (2003); NCH and NLCHP, *A Dream Denied: The Criminalization of Homelessness in U.S. Cities* (2006); National Coalition for the Homeless (NCH) and National Law Center on Homelessness & Poverty (NLCHP), *Illegal to Be Homeless: The Criminalization of Homelessness in the United States* (2002); NCH and NLCHP, *A Dream Denied: The Criminalization of Homelessness in U.S. Cities* (2006); NLCHP and NCH, *Homes Not Handcuffs: The Criminalization of Homelessness in U.S. Cities* (2009); NLCHP, *Criminalizing Crisis: The Criminalization of Homelessness in U.S. Cities* (2011).*

3 Office of Cmty. Planning & Dev., U.S. Dep't of Hous. & Urban Dev., *The 2013 Annual Homeless Assessment Report to Congress Part I: Point-in-Time Estimates of Homelessness 1* (2013), available at <https://www.onecpd.info/resources/documents/AHAR-2013-Part1.pdf>.

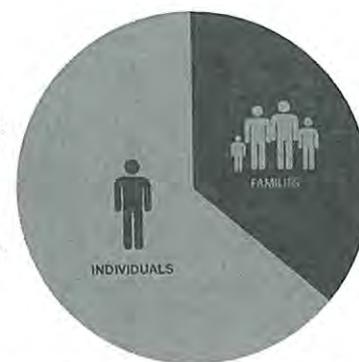
4 Homeless Research Inst., Nat'l Alliance to End Homelessness, *The State of Homelessness in America 2013*, at 26 (2013) [herein after *State of Homelessness in America*], available at [http://b3cdn.net/naeh/bb34a7e4cd84ee985c\\_3vm6r7cjh.pdf](http://b3cdn.net/naeh/bb34a7e4cd84ee985c_3vm6r7cjh.pdf).

5 Maria Foscarinis, *Homeless Problem Bigger Than Our Leaders Think*, USA Today (Jan. 16, 2014), <http://www.usatoday.com/story/opinion/2014/01/16/homeless-problem-obama-america-recession-column/4539917/>

6 *See id.* ("The problem isn't just the count's narrow scope; its methods are flawed... HUD sets the guidelines, but communities have discretion in how they count. A few use sophisticated statistical methods. Most simply organize volunteers to fan out and make judgments about who is homeless, avoiding locations where they feel unsafe. How even the best prepared volunteers can cover large expanses in a few hours is anyone's guess.")



People in families comprised 36% of the sheltered homeless population nationwide in 2012, an increase of 4% from 2011.



U.S. Department of Housing and Urban Development, The 2012 Annual Homeless Assessment Report to Congress Volume II: Estimates of Homelessness in the United States, at 3-7, available at <https://www.onecpd.info/resources/documents/2012-AHAR-Volume-2.pdf>

Data on homelessness from other sources suggests that the problem is much larger – particularly among children and families. Family homelessness has been on the rise since the inception of the foreclosure crisis in 2007.<sup>7</sup> The U.S. States Conference of Mayors found that family homelessness increased an average of 4% between 2012 and 2013 in its survey of 25 major American cities.<sup>8</sup> In some areas of the country, the numbers are even higher.<sup>9</sup>

The impact of homelessness is felt particularly sharply among young children. Over 1.6 million children, or one in every 45, were found to be homeless every year - an increase of 38% from 2007 to 2010.<sup>10</sup> More recent data shows that the problem continues to grow. From 2011 to 2012, the number of unaccompanied children in shelter increased by 28%.<sup>11</sup> And the U.S. Department of Education reported that America's public schools served over 1.1 million homeless children and youth during the 2011-2012 academic year. This number represents an increase of 10% over the previous year and the highest number on record.<sup>12</sup>

7 See Nat'l Law Ctr. on Homelessness & Poverty, *Criminalizing Crisis: The Criminalization of Homelessness in U.S. Cities 25* (2011) [hereinafter *Criminalizing Crisis*], available at [http://nlchp.org/documents/Criminalizing\\_Crisis](http://nlchp.org/documents/Criminalizing_Crisis) ("However, the percentage of family homelessness has been on the rise; family homelessness increased from 131,000 families in 2007 to 170,000 families in 2009, a 20 percent increase").

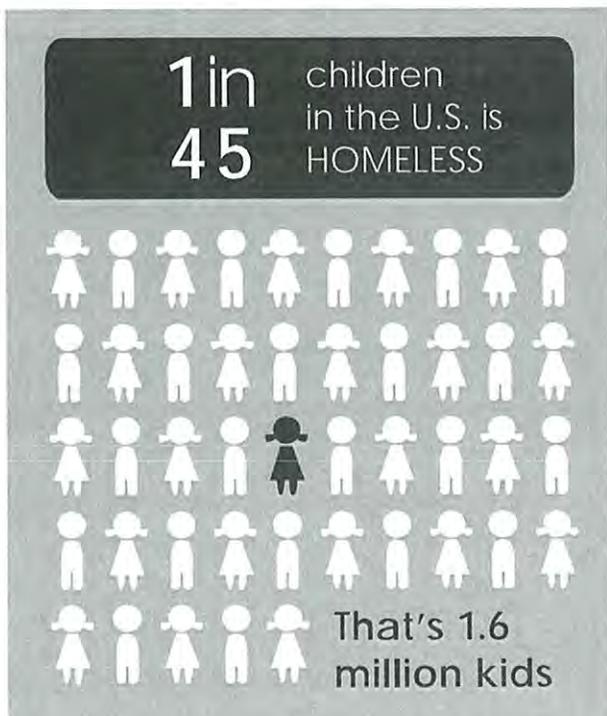
8 U.S. Conference of Mayors, *Hunger and Homelessness Survey: A Status on Hunger and Homelessness in America's Cities at 30* (2013), <http://www.usmayors.org/pressreleases/uploads/2013/1210-report-HH.pdf>.

9 The District of Columbia witnessed an unprecedented rise in family homelessness during the unusually long and cold winter of 2013-14. This increase cost over \$20 million more than the city had anticipated due to lengthy shelter and temporary hotel stays. This cost could result in some seasonal closures of shelters that are normally available all year. Brigid Schulte, *Homelessness Among DC Families called 'catastrophic'*, Wash. Post (Feb. 3, 2014), [http://www.washingtonpost.com/local/winter-homelessness-among-dc-families-called-catastrophic/2014/02/03/de58a346-8d21-11e3-833c-33098f9e5267\\_story.html](http://www.washingtonpost.com/local/winter-homelessness-among-dc-families-called-catastrophic/2014/02/03/de58a346-8d21-11e3-833c-33098f9e5267_story.html).

10 The Nat'l Ctr. on Family Homelessness, *State Report Card on Homelessness: America's Youngest Outcasts 2010*, at 6 (2011), available at [http://www.homelesschildrenamerica.org/media/NCFH\\_AmericaOutcast2010\\_web.pdf](http://www.homelesschildrenamerica.org/media/NCFH_AmericaOutcast2010_web.pdf)

11 Office of Cmty. Planning & Dev., U.S. Dep't of Hous. & Urban Dev., *The 2012 Annual Homeless Assessment Report to Congress Volume II: Estimates of Homelessness in the United States*, at 3-7 (2013), available at <https://www.onecpd.info/resources/documents/2012-AHAR-Volume-2.pdf>.

12 Of those students identified as homeless, 75% were living "doubled-up" with family/friends; 15% were living in shelters; 6% were living in hotels/motels; and 4% were living in some type of unsheltered location. Nat'l Ctr. for Homeless Educ., U.S. Dep't. of Educ., *Education for Homeless Children and Youths Program: Data Collection Summary 15* (2013), available at <http://www2.ed.gov/programs/homeless/data-comp-0910-1112.pdf>.



### A Lack of Affordable Housing Causes Homelessness

A lack of affordable housing in America lies at the heart of our ongoing homeless crisis. Research from the National Low Income Housing Coalition shows that there is no state in the country where someone earning the minimum wage can afford a one or two-bedroom apartment at the fair market rent.<sup>13</sup> This problem is worsening as the rental market, in the wake of the foreclosure crisis, has seen increased competition and, therefore, higher rental prices.<sup>14</sup>

Without major new expenditures, this situation will not improve. Over 12.8% of the nation's supply of low income housing has been permanently lost since 2001,<sup>15</sup> and investment in the development of new affordable housing has been insufficient to meet the need. The United States has lost 10,000 units of federally subsidized housing each year since the 1970's.<sup>16</sup> For those subsidies that do remain, waiting lists are long. In some cities, the waiting lists for subsidized

13 Nat'l Low Income Hous. Coal., *Out of Reach 2014: Twenty-five years later, the Affordable Housing Crisis Continues at 4* (2014) [hereinafter *Out of Reach '14*], available at <http://nlihc.org/sites/default/files/oor/2014OOR.pdf>.

14 See *id.* ("With the demand for rental housing growing, the U.S. vacancy rate, which hit 8% in the aftermath of the financial crisis, fell to 4.1% in the fourth quarter of 2013. Landlords continued to raise rents in reaction to this trend, with an average price increase of 3.2% over 2013. Rent increases surpass the average inflation rate and translate to higher cost burdens and housing instability for millions of Americans.")

15 *Id.*

16 *Id.*

housing numbers in the tens of thousands,<sup>17</sup> leaving most people with no realistic chance of obtaining the housing support that they need.

“““

What led up to my becoming homeless was that I was laid off from a job which I had had for several years and... my house burned down... What I realized was that my skills had become less relevant and I wasn't all that employable... I had 20<sup>th</sup> century work skills... I was a purchasing agent... The world's changed. Anyone with an apartment number and an internet connection can basically find what they need. It's just not relevant anymore... I didn't have a relevant, marketable skill.

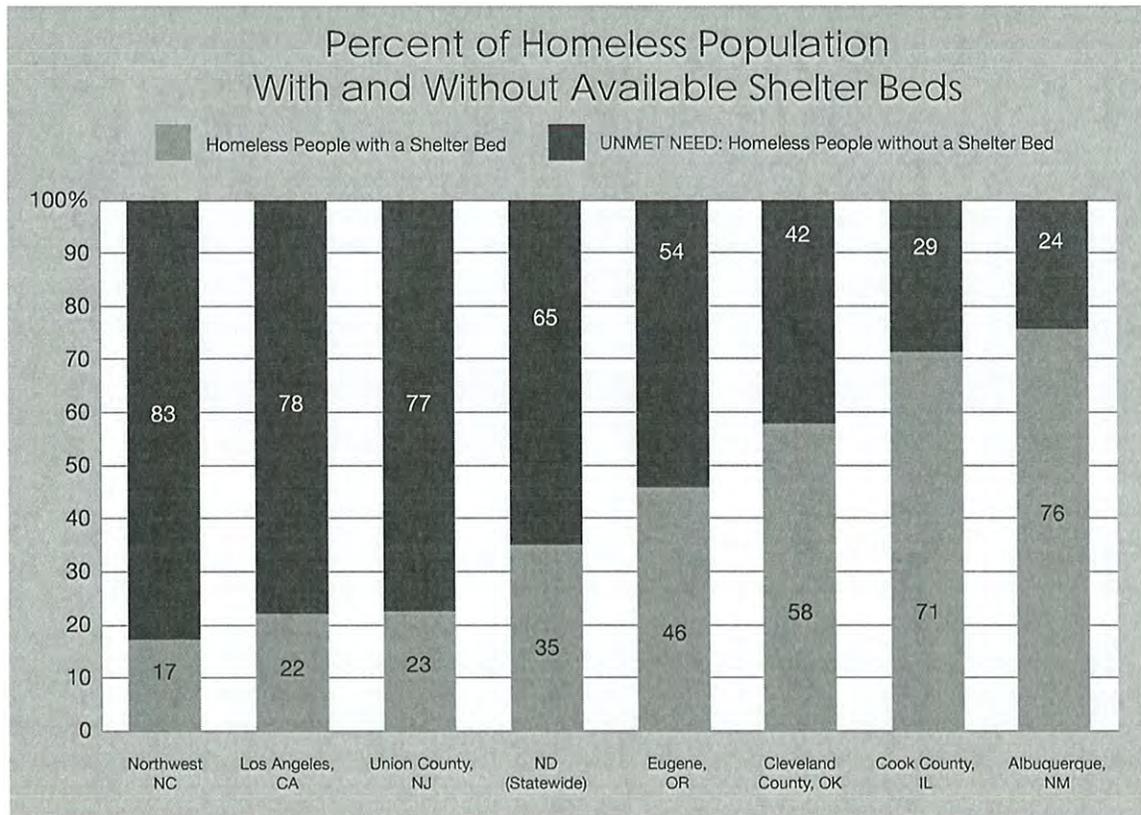
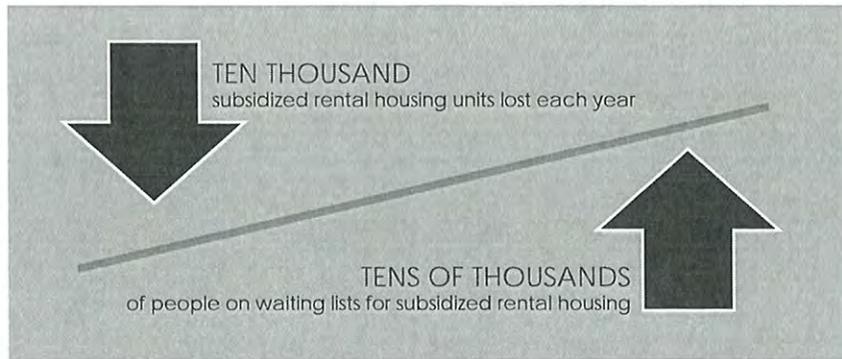
– John Harrison, Formerly Homeless Person

### There Are Fewer Shelter Beds Than Homeless People in Many American Cities

Homelessness carries risks of death and bodily injury from the natural elements, violence, and increased health risks caused or worsened by lack of shelter. Despite this, there are far fewer available shelter beds than homeless people in many American cities. In some places, the gap between available space and human need is significant, leaving thousands of people with no choice but to live outdoors in public places.

Continuums of Care ("CoCs"), the local bodies that coordinate funding for housing and other services to homeless people, are responsible for tracking local homeless populations and the total number of available shelter beds through Point-in-Time counts, conducted every two years. Information gathered from the 2013 CoC Point-in-Time Count reveals that there are homeless people without any shelter options in most areas across the country, as 62% of CoCs reported more homeless persons than shelter beds.

17 See, e.g., Petula Dvorak, *D.C. Public Housing Waiting List to Close; No New Applicants After April 12*, Wash. Post (Apr. 3, 2013), [http://www.washingtonpost.com/local/dc-politics/dc-public-housing-waiting-list-to-close-no-new-applicants-after-april-12/2013/04/03/9cf7abe4-9c96-11e2-a941-a19bce7af755\\_story.html](http://www.washingtonpost.com/local/dc-politics/dc-public-housing-waiting-list-to-close-no-new-applicants-after-april-12/2013/04/03/9cf7abe4-9c96-11e2-a941-a19bce7af755_story.html) ("The closure of the list, which stretches to more than 70,000 names, has been contemplated for months as officials acknowledge that demand for public housing units and rental vouchers far outstrips the city's supply.")



The Los Angeles City and County CoC, for example, estimates that there are only 11,933 shelter beds to serve its homeless population of 53,798. This leaves 41,865 people – or 77% of its total homeless population – with nowhere to live but in public places. Las Vegas/ Clark County similarly shows that the number of homeless people far outstrips the number of shelter beds, leaving 4,457 people - 60% of its total homeless population – outside with nowhere to else to live.

The eight CoCs in this chart were chosen because they represent a diverse cross-section of the United States and highlight the point that providing adequate shelter to homeless people is not a challenge isolated to large metropolitan areas or the most populous states.<sup>18</sup>

<sup>18</sup> The Northwest North Carolina CoC encompasses seven counties located where North Carolina borders Tennessee and Virginia. The Los Angeles CoC encompasses LA County excluding the cities of Glendale, Pasadena and Long Beach. The Union County CoC encompasses all of Union County, which is southwest of Newark, NJ. The Eugene CoC encompasses all of Lane County, the city of Eugene, and the city of Springfield. The Cleveland County CoC encompasses all of Cleveland County and the city of Norman, which is 20 miles southeast of downtown Oklahoma City. The Cook County CoC, encompasses suburban Cook County excluding the city of Chicago. The Albuquerque CoC extends only as far as the city limits of Albuquerque, NM.

# THE CRIMINALIZATION OF HOMELESSNESS

With inadequate housing or shelter options, many homeless people are forced to live out of doors and in public places. Despite this fact, many local governments have chosen to remove visibly homeless people from our shared streets, parks, and other public places by treating the performance of basic human behaviors - like sitting down, sleeping, and bathing – as criminal activities.

These laws are often justified under the dubious theory that they are necessary to protect the public interest. Laws prohibiting sitting down on public sidewalks, for example, are allegedly warranted by the public's interest in unobstructed walkways. Sometimes, these laws are premised on the idea that criminalization is a necessary solution to homelessness because it makes it less likely that homeless persons will "choose" to live on the streets. Most often, however, these laws are passed under the erroneous belief that using the criminal justice system to remove homeless persons from a city's commercial and tourist districts is the best method for improving the economic health of those areas.

The evidence reveals, however, that criminalization laws are ineffective, expensive, and violate the civil rights of homeless people. Moreover, both the federal government and international human rights monitors have recognized criminalization of homelessness as a violation of the United States' human rights obligations.

“ ”

**The men and women out here, they don't want to be homeless. I don't know a single soul who wants to be homeless...I don't care how broken down you are, not one person out on the street wants to be homeless. And to be penalized for being homeless? That's ludicrous. We're already being penalized. You got to go to the back of the bus, you can't come into certain restaurants, you can't go to the bathroom, you can't do this without buying something – it's already a system that needs a lot of work**

– Cynthia Mewborn, Homeless Person

## Criminalization Causes Homeless People to Suffer



Beginning in September 2010, the Western Regional Advocacy Project ("WRAP") and their partners have collected nationwide data from homeless people to document their experiences related to criminalization.<sup>19</sup> The results of WRAP's research show that homeless people continue to suffer harassment and arrests. Of over 1,600 homeless people interviewed, only 26% stated that they were aware of a safe and legal place where they could sleep, yet 80% reported being harassed by police for sleeping in public.<sup>20</sup>

## The Criminalization of Homelessness is Increasing

In both 2011 and 2014, data was collected from 187 U.S. cities<sup>21</sup> assessing the number of municipal ordinances that criminalize the life-sustaining behaviors of homeless people. The results of that research are set forth in the Prohibited Conduct Chart included in the Appendix of this report.

19 *National Civil Rights Outreach Fact Sheet*, W. Reg'l Advocacy Project (April 5, 2013), <http://wraphome.org/images/stories/pdf/NationalCivilRightsFactSheetMarch2013.pdf>

20 *Id.*

21 The Law Center has tracked a core group of 187 cities, selected for their geographic and demographic diversity, since 2009. The data comparison made in this report is between the criminalization laws in those cities, as studied in 2011 and again in 2014.

“Have police harassed you or have you seen them harass other people for...”

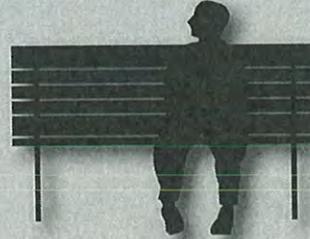
A national survey by Western Regional Advocacy Project revealed that homeless people are harassed by police, cited, or arrested for harmless activities, including sleeping, loitering, and sitting or lying down in public.



**SLEEPING**  
81% harassed  
50% cited  
30% arrested



**LOITERING OR HANGING OUT**  
78% harassed  
43% cited  
26% arrested

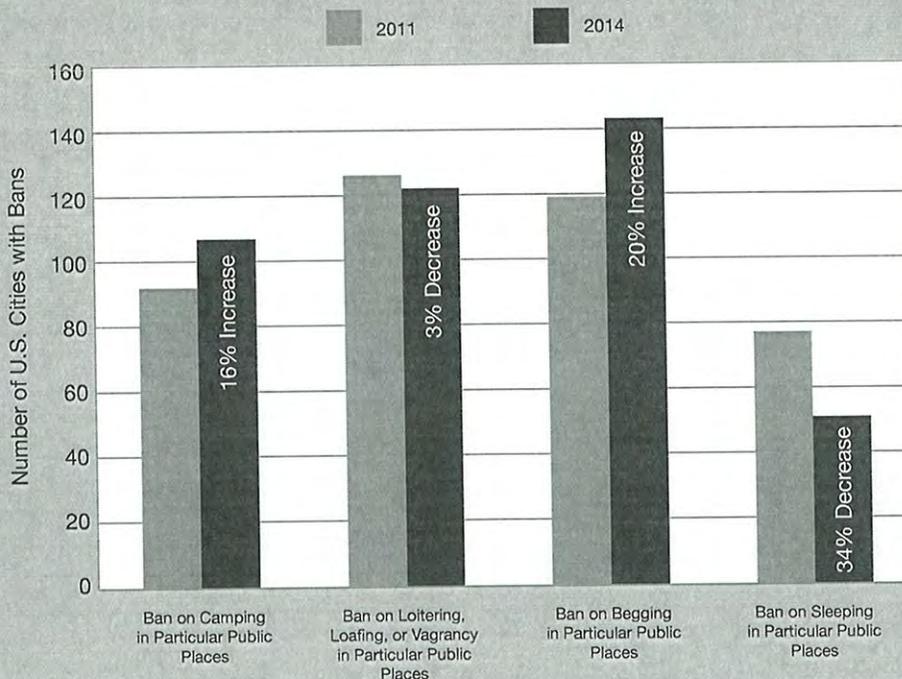


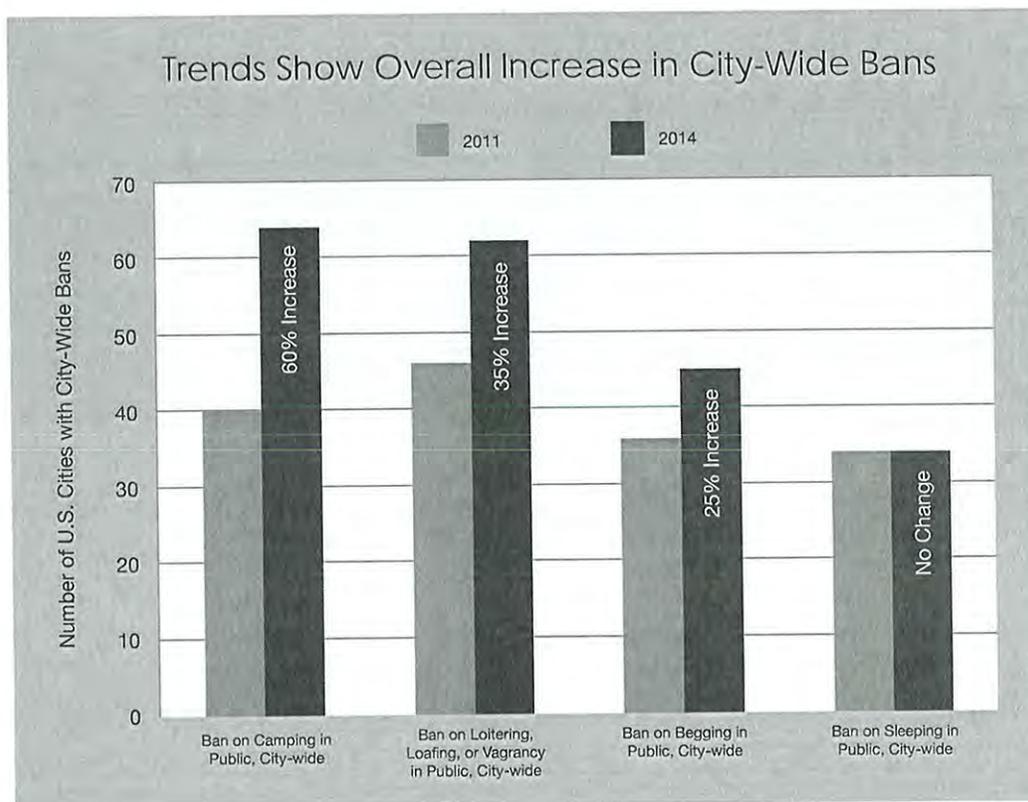
**SITTING OR LYING DOWN**  
66% harassed  
41% cited  
25% arrested

In our 2011 report, *Criminalizing Crisis*, the Law Center reported that the criminalization of homelessness was on the rise. Unfortunately, this trend persists. Data collected for this report reveals that, since 2011, there has been a marked increase in laws criminalizing homelessness.

The nature of criminalization also appears to be changing for the worse. Our research reveals that there has been a disturbing rise in laws that impose city-wide bans on the basic human actions of homeless people. City-wide bans, by leaving no place for homeless people to do what they must do to survive, criminalize

Changes in Number of Cities with Bans Focused on Particular Public Places





homeless persons' very existence. Under constant threat of arrest for performing actions necessary for survival, homeless people are forced out of entire communities.

### Camping in Public

One common form of criminalization measure is to prohibit "camping" in public. These laws are often written broadly to encompass a wide range of living arrangements, prohibiting homeless people from using any resource that might be their only option for shelter. In Minneapolis, for example, it is illegal for a homeless person to use a "camp car, house trailer, automobile, tent or other temporary structure" as temporary housing anywhere in the city.<sup>22</sup> Other laws go even further, defining camping to include the simple act of "sleeping out-of-doors."<sup>23</sup>

Of the cities surveyed for this report, our research reveals that:

- 34% of cities have city-wide bans on camping. This represents a 60% increase in such laws since 2011.
- 57% of cities ban camping in particular public places, a 16% increase.

<sup>22</sup> Minneapolis, Minn., Code of Ordinances § 244.60(a)(2013).

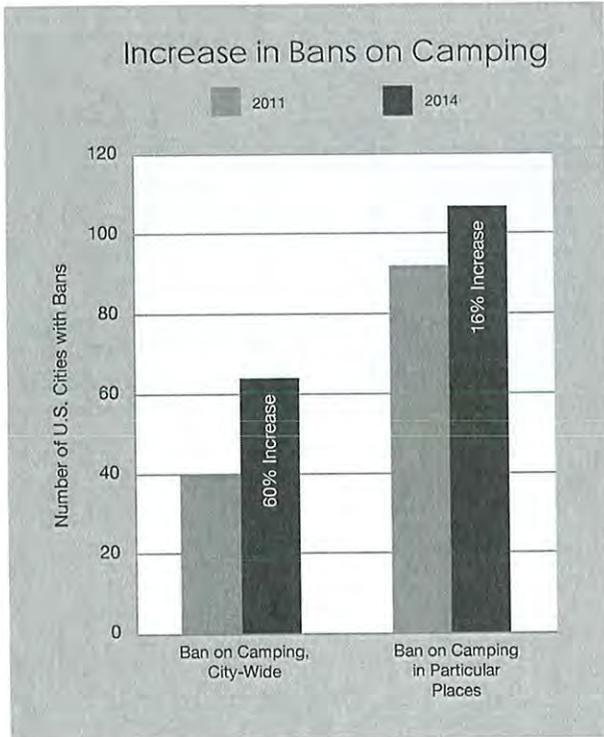
<sup>23</sup> Orlando, Fla., Code of the City of Orlando, Fla., tit. II, ch. 43, § 43.52(1)(b) (1999).

City-wide bans against camping are distinguishable from other forms of criminalization in that these laws are enforced not only against homeless people who "camp" in public places, but also against those who do so on private property, even with the express consent of the property owners. Indeed, these laws may subject consenting private property owners to fines and other legal penalties for allowing homeless people to camp on their property.<sup>24</sup>

By leaving no single place where homeless people can lawfully camp, these bans transform entire communities into "no homeless zones" where homeless people are left with the choice of facing constant threat of arrest or leaving town. These laws may be illegal, however, where there are insufficient housing or shelter options. When cities impose criminal penalties on homeless people for performing necessary, life-sustaining activities in public places when there are no sheltered alternatives, such actions may violate the cruel and unusual punishment clause of the Eighth Amendment.<sup>25</sup>

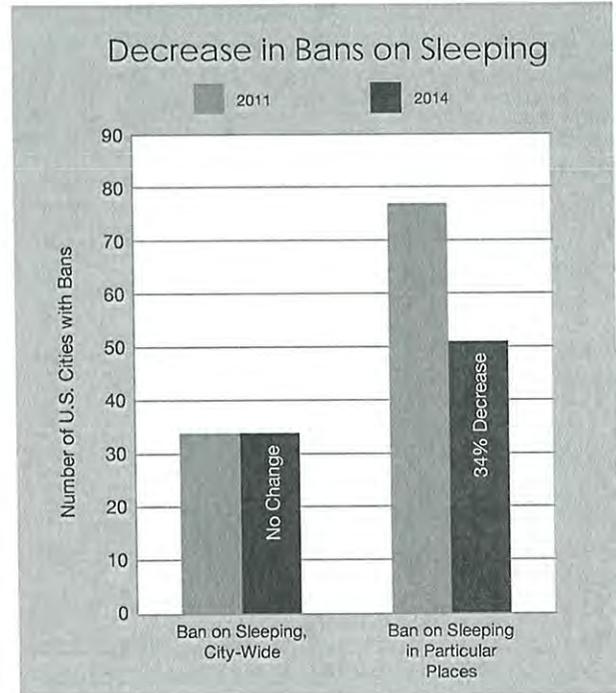
<sup>24</sup> Placerville, Cal., Placerville City Code, tit. 6, ch. 19, § 6-19-3 (2014) available at [http://sterlingcodifiers.com/codebook/index.php?book\\_id=509&section\\_id=931131](http://sterlingcodifiers.com/codebook/index.php?book_id=509&section_id=931131) (subjecting any private property owner that allows someone to camp on their property for more than five consecutive days to the same punishment as someone who violates California's public nuisance statute).

<sup>25</sup> *Pottinger v. City of Miami*, 810 F. Supp. 1551, 1571-1572 (S.D. Fla. 1992).



Of the cities surveyed for this report, our research reveals that:

- 18% of cities have city-wide bans on sleeping in public. This number has remained constant.
- 27% of cities ban sleeping in particular public places, a 34% decline in such laws.



### The Story of Lawrence Lee Smith

**Mr. Smith became homeless after his degenerative joint disease made him no longer able to work in construction. He lived in a camper van for years until it was towed. He couldn't afford to retrieve it, leaving him with nowhere to reside but in public places in Boise, Idaho, due to frequent overcrowding of area homeless shelters. Mr. Smith was cited for illegal camping and was jailed for a total of 100 days. Due to the arrest, he lost his tent, his stove, and the fishing equipment he relied upon to live.**

In contrast with other criminalization laws that the Law Center has been tracking over time, there has been a decrease in laws prohibiting sleeping in public. This decline is likely attributable to the dramatic increase in anti-camping laws which, given their broad definitions, capture much of the same conduct. As cities move to anti-camping laws that ban sleeping in both public and private locations, the overall problem of cities making it illegal to sleep outdoors is getting worse.

### Sleeping in Public

It is impossible for a human being to forego sleep for a lengthy period of time, yet many cities have chosen to outlaw sleeping in public spaces. In Manchester, New Hampshire, for example, it is illegal to for a person to, "loung[e] or sleep in or upon any of the commons or squares of the city."<sup>26</sup>

As with laws prohibiting camping in public, laws that ban sleeping outdoors when there are no sheltered alternatives may violate constitutional protections against cruel and unusual punishment.<sup>27</sup>

<sup>26</sup> Manchester, N.H., Code of Ordinances of the City of Manchester, tit. XIII, ch. 130, § 130.01(A) (2013), available at [http://www.manchesternh.gov/portals/2/departments/city\\_clerk/Ordinances%20Title%20XIII%20General%20Offenses.pdf](http://www.manchesternh.gov/portals/2/departments/city_clerk/Ordinances%20Title%20XIII%20General%20Offenses.pdf).

<sup>27</sup> Pottinger, 810 F. Supp. at 1571-1572.



The cops give us no rest. I mean, we can't even sleep at the park anymore because it's against the [law] to camp. Even if we sleep [on the streets] we get ticketed. There was one night I couldn't even get a full eight hours of sleep because I was getting woken up by cops and told to go from place to place. And I would just go lay down and get woken up an hour later. Go lay down another place, and get woken up. I got five tickets that night." "[Last night] I [slept] in a park right over there, where I'm at risk of getting a ticket every night. I can sleep on the sidewalk and get a ticket. I can sleep [across the street] and get a ticket. No matter where I go I get a ticket."

- Jacob

I sleep on the sidewalk, in a sleeping bag, [because I can't sleep in my car]. And I'm trying to... I don't use drugs. I don't use alcohol. I don't really do anything wrong. . . . I've got a warrant right now for sleeping outside; basically it's a trespassing warrant. I was trying to get away from people who were, um, because of various reasons; drugs or whatever. . . . But I have to get away from them. And some nights you literally have to hide. It's not safe for women, especially older women.

The police gave me a ticket one morning when I woke up. I had to hide from a crowd that was, whatever, I don't know what they were doing. But, you know, I just basically wanted to get in a little bit safer situation so I hid . . . in this church. And they gave me a ticket and now I can't pay for this ticket; it's four-hundred bucks! You know, I can't pay \$80 dollars. I have no income whatsoever.

- Sandy

## Begging in Public

Laws restricting or prohibiting begging (also known as panhandling) are common. Some laws prohibit the activity outright, while others place strict limitations on how the action is performed. In Springfield, Illinois, for example, it is unlawful to make "any vocal appeal in which a person requests an immediate donation of money or other gratuity."<sup>28</sup> That law, currently the subject of litigation as an unconstitutional violation of First Amendment rights, permits only the silent use of signs or other written communication to request donations of food or money.

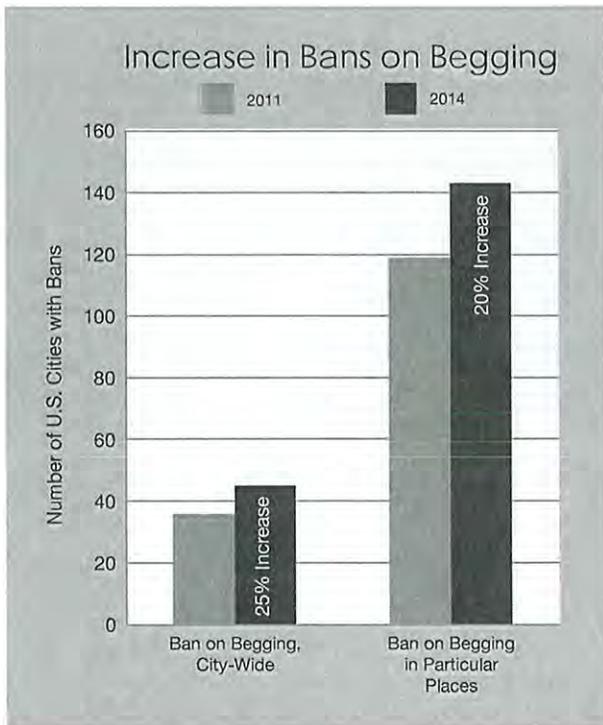
Other laws prohibiting "aggressive panhandling", although purportedly aimed at curbing threatening or intimidating behavior that may accompany begging, are sometimes designed to be enforced against people who are engaged in harmless activities when requesting a donation. In Mobile, Alabama, for example, a person would be in violation of municipal code 55-101 for "aggressive panhandling" if he or she simply requests a donation from a person standing in line to enter a commercial establishment – no matter how mildly the request was made.<sup>29</sup>

Of the cities surveyed for this report, our research reveals that:

- 24% of cities have city-wide bans on begging in public. This represents a 25% increase in such laws since 2011.
- 76% of cities ban begging in particular public places, a 20% increase in such laws.

28 Springfield, Ill., Springfield Code of Ordinances, tit. XIII, ch. 131, § 131.06(a) (2013), [https://library.municode.com/HTML/12414/level2/TITXIIIIEOF\\_CH131OFAGPUOR.html#TITXIIIIEOF\\_CH131OFAGPUOR\\_S131.06PA](https://library.municode.com/HTML/12414/level2/TITXIIIIEOF_CH131OFAGPUOR.html#TITXIIIIEOF_CH131OFAGPUOR_S131.06PA). This law is currently being challenged and is on appeal in the United States Court of Appeals, Seventh Circuit. *Don Norton et. al. v. City of Springfield*, et. al., No. 13-3581 (7th Cir. filed Nov. 5, 2013).

29 Mobile, Ala., Mobile City Code, ch. 55, § 55-101 (2014), [https://library.municode.com/HTML/11265/level3/CICO\\_CH55SOCA\\_ARTVPA.html#CICO\\_CH55SOCA\\_ARTVPA\\_S55-101DE](https://library.municode.com/HTML/11265/level3/CICO_CH55SOCA_ARTVPA.html#CICO_CH55SOCA_ARTVPA_S55-101DE).



This data shows that bans on begging, both city-wide and in particular places, have significantly increased since 2011. Even where cities have chosen to limit their prohibition of panhandling to particular places, the impact can be as great as that of a city-wide ban. This is because commercial and tourist districts, the areas where panhandling is most likely to be prohibited, are often the only places where homeless people have regular access to passersby and potential donors.

In the absence of employment opportunities or when homeless people are unable to access needed public benefits, panhandling may be a person's only option for obtaining money. Many people fail to recognize that, even in an area with a relatively robust homeless services network, homeless people still need access to cash to pay for their stays in certain emergency shelters.<sup>30</sup> In addition, homeless people, like anyone else, need cash to purchase food, clothing, and personal hygiene products, and to access transportation. Laws restricting or penalizing begging, which is constitutionally protected speech, may infringe upon

30 In 2011, the L.A. Union Rescue Mission stopped giving homeless individuals the option of staying long term in the shelter, free of charge. While homeless individuals have the option of staying for 5 days without charge, a \$7 per night fee applies after that. *Our History*, Union Rescue Mission, <http://urm.org/about/history> (last accessed July 1, 2014). Similarly, the Salvation Army of Orlando Men's Emergency Shelter allows individuals to stay in the shelter for three nights each year for free, but after that they charge \$9 per night. *Salvation Army of Orlando Men's Emergency Shelter*, Shelter Listings, <http://www.shelterlistings.org/details/36329> (last accessed July 1, 2014).

the right to free speech guaranteed under the First Amendment, when those laws target speech based on content or fail to provide adequate alternate channels of communication.<sup>31</sup>

“““

**It's embarrassing for me. It's embarrassing: one, to have to beg; two, it's even more embarrassing that I don't have a criminal background and I'm being harassed by the police. A dollar an hour is really bad, but if you don't have an address, a phone number or something, how are you going to fill out a job application and get a job?**

— "Sarah", a homeless panhandler in Yakima, WA

### Loitering, Loafing, and Vagrancy Laws

Laws prohibiting loitering, loafing, or vagrancy, although often alleged to target suspicious behavior, are used to criminalize innocuous activities of homeless people, including sitting, standing still, or lying down. In Newport, Rhode Island, "loitering" is defined to mean "remaining idly in essentially one location, including the concepts of spending time idly, loafing or standing about aimlessly, and also including the colloquial expression "hanging around."<sup>32</sup> Because homeless people do not have the luxury of a private place where they might rest, laws like that in Newport subject a homeless person to criminal penalties anytime they choose to remain in one place for too long.

Of the cities surveyed for this report, our research reveals that:

- 33% of cities have city-wide bans on loitering in public. This represents a 35% increase in such laws since 2011.
- 65% of cities ban loitering in particular public places, a 3% decrease in such laws.

31 See *Loper v. New York City Police Dep't*, 999 F.2d 699 (2nd Cir. 1993); *Blair v. Shanahan*, 775 F. Supp. 1315 (N.D. Cal. 1991), vacated on other grounds, 919 F. Supp. 1361 (N.D. Cal. 1996); *Benefit v. Cambridge*, 679 N.E.2d 184 (Mass. 1997).

32 Newport, R.I., Newport Mun. Code, tit. 9, ch. 9.04, § 9.04.060(A) (2014), [https://library.municode.com/HTML/16524/level3/COOR\\_TIT9PUPEWE\\_CH9.04OFAGPUPPEDE.html#COOR\\_TIT9PUPEWE\\_CH9.04OFAGPUPPEDE\\_9.04.060LO](https://library.municode.com/HTML/16524/level3/COOR_TIT9PUPEWE_CH9.04OFAGPUPPEDE.html#COOR_TIT9PUPEWE_CH9.04OFAGPUPPEDE_9.04.060LO).

Enforcement of anti-loitering laws often overlaps with enforcement of municipal or state trespass laws, as a citation or arrest for loitering will often be accompanied by a warning that a return to the same area may result in an arrest for trespass. In Charleston, SC, for example, a person who violates the anti-loitering statute may be punished with a stay away order banning them from a certain location, and if they violate that stay away order they can be arrested for criminal trespass.<sup>33</sup> Although laws prohibiting trespass are separate and distinct from laws prohibiting loitering, the combined effect of such laws may result in lengthy or even indefinite bans from public areas, such as local parks and public libraries, frequented by homeless people.

### Sitting or Lying Down in Public

Bans on sitting or lying down in public, often called “sit/lie” laws, are another common form of criminalization law. Although every human being must occasionally rest, sit/lie laws make it a crime for a homeless person to rest in places ordinarily available to the public, such as in parks or on sidewalks.

In Virginia Beach, for example, it is a misdemeanor for a person to, “sit, recline or lie down on any street, sidewalk, alley, curb or entrance to any store or other place of business.”<sup>34</sup>

Of the cities surveyed for this report, our research reveals that:

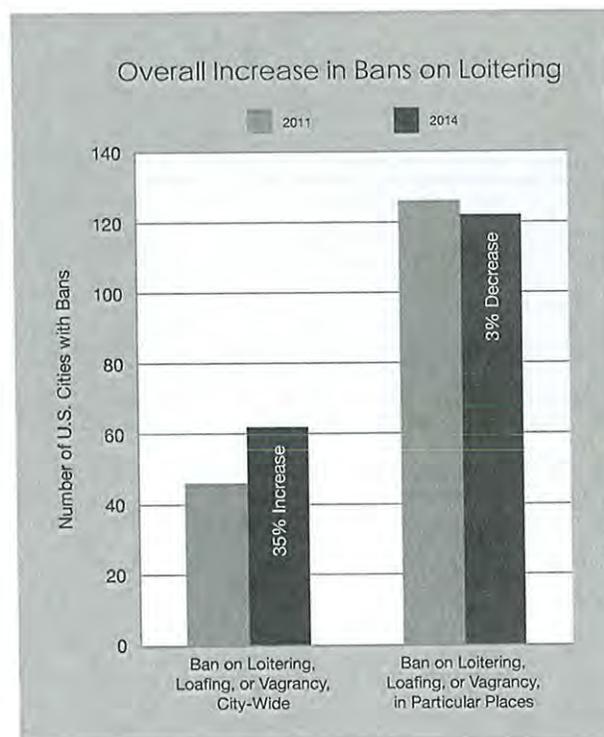
- 53% of cities have laws prohibiting sitting or lying down in public. This represents a 43% increase in such laws since 2011.

Proponents of sit/lie laws argue that such laws are necessary to improve the economic activity in commercial districts where visibly homeless people are present. However, there is no empirical evidence of such an effect.<sup>35</sup> To the contrary, these laws impose law

33 Charleston, S.C., Charleston City Code, ch. 21, art. V, § 21-208(k) (2014), [https://library.municode.com/HTML/10245/level3/CICO\\_CH21OF\\_ARTVOFAGPUPE.html#CICO\\_CH21OF\\_ARTVOFAGPUPE\\_S21-108LO](https://library.municode.com/HTML/10245/level3/CICO_CH21OF_ARTVOFAGPUPE.html#CICO_CH21OF_ARTVOFAGPUPE_S21-108LO).

34 Virginia Beach, Va., Virginia Beach City Code, ch. 33, art. I, § 33-10 (2014), [https://library.municode.com/HTML/10122/level3/CO\\_CH33STSI\\_ARTIINGE.html#CO\\_CH33STSI\\_ARTIINGE\\_S33-10SIRELYDOSTSI](https://library.municode.com/HTML/10122/level3/CO_CH33STSI_ARTIINGE.html#CO_CH33STSI_ARTIINGE_S33-10SIRELYDOSTSI).

35 See Joseph Cooter, et al., Berkley Law Policy Advocacy Clinic, University of California, Does Sit-Lie Work: Will Berkeley’s “Measures” Increase Economic Activity and Improve Services to Homeless People? 2 (2012), available at <http://www.law.berkeley.edu/files/1023sit-lie2.pdf> (“Our literature review did not reveal any evidence of Sit-Lie’s efficacy in other jurisdictions, and of the fifteen survey responses we received, none directed us to any evidence in support of their views about the positive or negative impacts of Sit-Lie.”).



enforcement and other criminal justice costs on jurisdictions.<sup>36</sup>

### Living in Vehicles

Sleeping in one’s own vehicle is often a last resort for people who would otherwise be forced to sleep on the streets. Cities across the nation, however, have chosen to criminalize the act. The number of laws prohibiting sleeping in vehicles has exploded across the country since 2011, increasing to a greater degree than any other form of criminalization law.

Of the cities surveyed for this report, our research reveals that:

- 43% of cities have laws prohibiting sitting or lying down in public. This represents a 119% increase in such laws since 2011.

36 *Id.* at 3.



These laws make it a crime to seek shelter in a homeless person's private property, even where there is no other option for shelter.<sup>37</sup> The effect of these laws is to force homeless people from what may be their only option for safe refuge onto the public streets – where it may similarly be illegal for them to sleep.

One place with such a law is Palo Alto, California. Although Palo Alto has only 15 shelter beds to accommodate roughly 150 homeless persons residing in the area, and the average cost of rent is 2 ½ times the national average, the city has chosen to make sleeping in one's own private vehicle a crime punishable by a \$1,000 fine or up to six months in jail.<sup>38</sup>

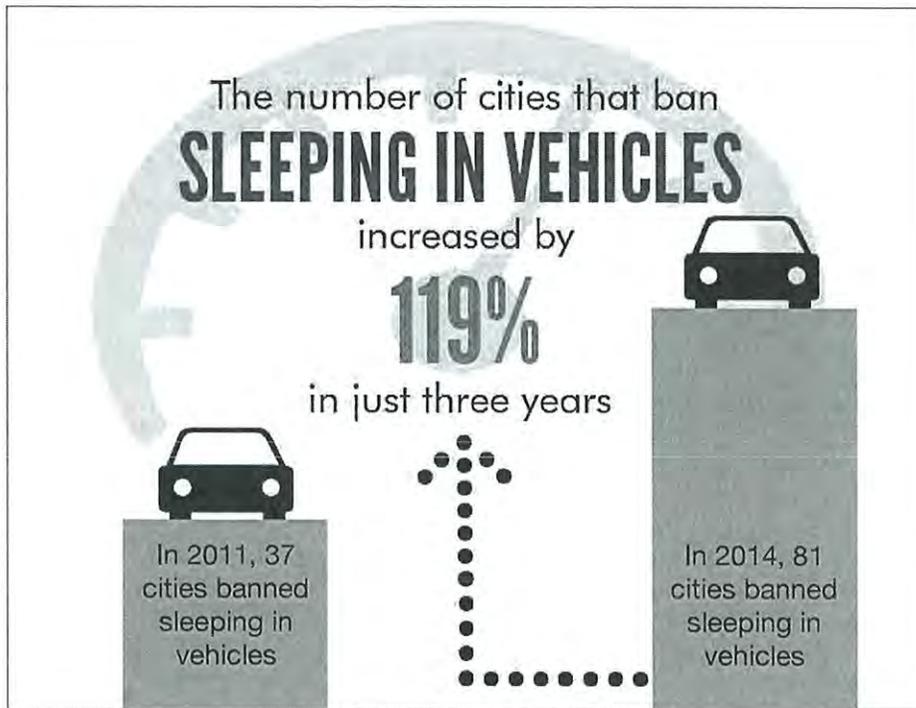
At least one court has found that prohibiting living in vehicles violates the rights of homeless people, when the law is written so broadly as to be unconstitutionally vague.<sup>39</sup> In *Desertrain v. City of Los Angeles*, the Ninth Circuit Court of Appeals invalidated a Los Angeles ban on living in vehicles that provided insufficient notice of the conduct it penalizes and promoted arbitrary and discriminatory enforcement. Advocates are hopeful that this decision will help to reverse the growing trend of laws criminalizing sleeping in vehicles.<sup>40</sup>

37 These laws ignore the inherent dangers of living outside where exposure to the elements can be a matter of life and death. Without some form of shelter, homeless people may freeze to death during the winter months. Recently, the decomposed body of a homeless man seeking refuge inside a portable toilet was discovered in an area outside of Detroit. The man, who succumbed to hypothermia, became homeless after losing his home to tax foreclosure in 2010. Gordie Wilczynski, *Homeless Man Found in St. Clair Shores Porta-Potty Identified*, *Macomb Daily* (Apr. 23, 2014), <http://www.macombdaily.com/general-news/20140424/homeless-man-found-in-st-clair-shores-porta-potty-identified>. This year's brutal and prolonged winter weather in Washington, DC also claimed the lives of two men due to hypothermia. Rachel Weiner & Petula Dvorak, *Bodies of Two Men Found Near I-295*, *Wash. Post* (Apr. 16, 2014), [http://www.washingtonpost.com/local/crime/bodies-of-two-men-found-under-i-295/2014/04/16/95844454-c57a-11e3-9f37-7ce307c56815\\_story.html](http://www.washingtonpost.com/local/crime/bodies-of-two-men-found-under-i-295/2014/04/16/95844454-c57a-11e3-9f37-7ce307c56815_story.html).

38 Jason Green, *Palo Alto Passes Vehicle Dwelling Ban*, *San Jose Mercury News Peninsula* (Aug. 6, 2013), [http://www.mercurynews.com/peninsula/ci\\_23803353/palo-alto-passes-vehicle-dwelling-ban](http://www.mercurynews.com/peninsula/ci_23803353/palo-alto-passes-vehicle-dwelling-ban).

39 *Desertrain v. City of Los Angeles*, No. 11-56957, 2014 WL 2766541 (9th Cir. June 19, 2014)

40 Sue Dremann, *Los Angeles Ruling Could Jeopardize Palo Alto Vehicle-Dwelling Law*, *Palo Alto Weekly* (June 20, 2014), <http://www.paloaltoonline.com/news/2014/06/20/los-angeles-ruling-could-jeopardize-palo-alto-vehicle-dwelling-law>.



**Me and my son live in a car and we're not bad people. I'm so afraid what will happen if we lose that.**

– Diane Jones, homeless mother, regarding the ban on sleeping in vehicles in Palo Alto, California.

**When you criminalize people who have no place to go, they end up getting pushed out of your community... These are Palo Altans. These are people who have jobs in the community; people who would love to stay here if possible but can't; people who are staying in their cars because they live in Tracy, they have jobs out here and they can't afford a daily commute back to Tracy. These are people who are contributing to your community who deserve something more humane.**

– James Han, homeless advocate, regarding the Palo Alto ban on sleeping in cars

### Food Sharing

Eating is essential to life. We cannot survive without food. Yet, many cities have chosen to restrict homeless persons' access to food under the flawed premise that providing homeless persons with free food encourages them to remain homeless. Moreover, there is unfounded concern that access to free food services attracts homeless people to the service area, increasing crime and negatively affecting the aesthetic of a neighborhood.<sup>41</sup>

Of the cities surveyed for this report, our research reveals that:

- 9% of cities have laws that criminalize sharing food with homeless people.

These laws are sometimes premised on the erroneous belief that homeless people have existing access to food resources. However, this is not always the case. In 2012, it was estimated that more than half of people who are homeless do not receive SNAP benefits.<sup>42</sup> Even where free food services are present

41 U.S. Interagency Council on Homelessness, *Searching Out Solutions: Constructive Alternatives to the Criminalization of Homelessness (2012)* [hereinafter *Searching Out Solutions*], available at [http://usich.gov/resources/uploads/asset\\_library/RPT\\_SoS\\_March2012.pdf](http://usich.gov/resources/uploads/asset_library/RPT_SoS_March2012.pdf).

42 Campaign to End Child Homelessness, *The Nat'l Cntr. on Family Homelessness, Improving Access to Mainstream Programs for Families Experiencing Homelessness, (2012)*, available at <http://www.familyhomelessness.org/media/364.pdf>.

## NO SHARING ALLOWED



17 of the cities surveyed have ordinances that **restrict individuals & private organizations** from sharing food with homeless people

in a community, increased demand for these services since the onset of the foreclosure crisis has left many food service providers with inadequate supply to meet the growing need.<sup>43</sup> Also, some food banks are limited in their ability to help homeless people; a food pantry that provides canned or packaged goods may be of no practical use to a homeless person who has no place to cook or store the food.<sup>44</sup>

The theories surrounding food sharing restrictions are not supported by evidence of the feared harms. Indeed, they are not supported by common sense. Restricting access to safe, healthy food sources by individuals and faith-based organizations will not provide an incentive for a person to stop “choosing” a life on the streets. Instead, it will force hungry people to search for food in unsanitary places, such as garbage cans.<sup>45</sup>

More than limiting food availability to homeless people, food sharing laws also expose individuals or organizations, often faith-based organizations, to fines or criminal liability for feeding poor and

hungry persons. In so doing, these laws may represent an unconstitutional restraint on religious expression. In *Big Hart Ministries v. City of Dallas*, the Law Center, along with law firm Akin Gump Strauss Hauer & Feld LLP, brought litigation on behalf of two religious organizations in Dallas, Texas, challenging the city’s anti-food sharing law. The court found that food sharing activities were religious expression protected under the Texas Religious Freedom Restoration Act, and that the city had failed to articulate a compelling interest justifying them.<sup>46</sup>



**We believe we should be able to continue feeding people in the park because we’re not hurting anybody,” Debbie Jimenez said. “That’s our calling in life.”**

**Pastor Rick Wood of Birmingham, Alabama was ordered by police to stop providing hotdogs and bottled water to homeless people in a city park. “This makes me so mad,” Wood told a local news station. “These people are hungry, they’re starving. They need help from people. They can’t afford to buy something from a food truck.”<sup>47</sup>**

43 See *The Impact of Food Stamp Benefits on Family Homelessness in New York City*, Inst. for Children, Poverty & Homelessness, <http://www.icphusa.org/index.asp?page=16&report=93&pg=52> (last visited Jun. 24, 2014) (“Nearly one-third (30%) of New York City families with children received SNAP benefits in 2010, an increase of 50% since the recession began in 2007.”).

44 See Bob Erlenbusch et al., Sacramento Hunger Coal., Cmty. Serv. Planning Council, *Hunger and Homelessness in Sacramento 2010 Hunger & Food Insecurity Report 2* (2010), available at <http://www.sachousingalliance.org/wp-content/uploads/2013/03/2010-Homeless-Hunger-Report-FINAL.pdf> (“Nearly 60% [of the homeless] have no access to food storage facilities while between 56%-84% have no access to any kind of cooking facilities.”).

45 See Jerry Nelson, *Homeless in Washington: What Happened to the American Dream?* (Video), Guardian Liberty Voice (Mar. 5, 2014), <http://guardianlv.com/2014/03/homeless-in-washington-what-happened-to-the-american-dream-video/> (“Speaking at the opening of the meeting were several individuals who have left the streets thanks to the help from advocates. Alan Banks, 53, talked about his days of eating out of trash cans because he was hungry.”).

46 *Big Hart Ministries Ass’n Inc. v. City of Dallas*, 2011 WL 5346109 (N.D. Tex. Nov. 4, 2011).

47 *Cities Prohibit Feeding Homeless*, My Fox NY (Apr. 22, 2014), <http://www.myfoxny.com/story/25309897/city-prohibits-feeding-homeless>.

## Storing Personal Belongings in Public

The possessions of homeless people often include items necessary for survival, like clothing or medication. Yet, many cities have chosen to make it a crime for homeless people to store their belongings in public places, even if they have no other place to put them. In Charlotte, for example, a person violates §15-26 of the municipal code for “camping” if they store their personal belongings in a public place.<sup>48</sup>

It is impractical for homeless people to remain with their personal property at all moments of every day. Homeless people, just like those with access to permanent housing, must conduct a series of daily activities – using the bathroom, bathing, or working – that make it impossible to remain in actual possession of their belongings at all times. Still, homeless people reasonably expect to retain ownership of their personal belongings when they are stored for safekeeping. Despite this reality, many cities treat the belongings of homeless people as abandoned when unattended. This is reflected in the practice of “homeless sweeps” engaged in by cities across the country.<sup>49</sup>

A homeless “sweep” is a practice designed to remove homeless people and their belongings from a given area, often based on the stated rationale that doing so is necessary to protect public health. Sweeps often involve law enforcement officials and other government employees, like sanitation workers, who clear out an area by throwing away or destroying all personal possessions in the area regardless of the condition or value of the property or the apparent care with which someone used to store the items. In many cases, homeless people are given no notice that the sweep will occur, and they are given no opportunity to protect their belongings or retrieve them once the sweep has been completed.<sup>50</sup>

The destruction of highly valuable or very difficult to replace items, such as birth certificates, social security cards, or photo identification, causes considerable harm to homeless people. Worse yet, the loss of medicine or medical equipment can become a matter of life and death.

In the case of *Kincaid v. City of Fresno*, for example, a City of Fresno police officer destroyed the asthma medication and nebulizer machine which a homeless plaintiff, Jeannine Nelson, needed to breathe.<sup>51</sup> The destruction of this property landed Ms. Nelson in the emergency room, a costly medical intervention, and required her to eventually replace her medications and breathing machine – all at taxpayer expense.

When a city moves, confiscates, or destroys the property of homeless people during “homeless sweeps,” the action may violate the Fourth Amendment right to be free from unreasonable searches and seizures. While cities are permitted to clean public areas, courts have found that the practice may violate the Fourth Amendment rights of homeless people when the city fails to follow constitutionally adequate procedures, such as providing reasonable notice before the clean-up takes place.<sup>52</sup>

“““

**The officer told us we were too late. They took my wife’s wheelchair, her medicines, and our wedding pictures.**

- Alphonso Williams

**I lost my ID, my grandmother’s diamond wedding ring, Social Security paperwork, clothes, and blankets. I had no place to sleep, no blankets, and I caught pneumonia.**

- Sandra Thomas

48 Charlotte, N.C., Charlotte Code, pt. 2, ch. 15, art. I, § 15-26 (2014), available at [https://library.municode.com/HTML/19970/level3/PTIICOOR\\_CH15OFMIPR\\_ARTIINGE.html#PTIICOOR\\_CH15OFMIPR\\_ARTIINGE\\_S15-26CAOTACRPUPR](https://library.municode.com/HTML/19970/level3/PTIICOOR_CH15OFMIPR_ARTIINGE.html#PTIICOOR_CH15OFMIPR_ARTIINGE_S15-26CAOTACRPUPR).

49 See, e.g., Cam Tran, *City Plans on Homeless Sweeps 3 Times a Week: Cleanups Cost the City \$330,000*, KITV 4 Hawaii (Jan. 10, 2014), <http://www.kitv.com/news/hawaii/city-plans-on-homeless-sweeps-3-times-a-week/23876950#!bakPln>.

50 See, e.g., *Kincaid v. Fresno*, 2006 WL 3542732 at \*6 (E.D. Cal. Dec. 8, 2006) (“[T]he City’s policy is that any property that is not physically attended to by its owner is considered abandoned and is defined by the City as “trash.” All such property will be destroyed with no chance for the owner to reclaim it.”).

51 *Kincaid v. Fresno*, 244 F.R.D. 597 (E.D. Cal. 2007).

52 See *Lehr v. Sacramento*, 624 F. Supp. 2d 1218 (E.D. Ca. 2009); *Pottinger*, 810 F. Supp. at 1571-1572; *Kincaid v. Fresno*, 2006 WL 3542732 (E.D. Cal. Dec. 8, 2006) (order granting preliminary injunction); *Justin v. City of Los Angeles*, 2000 WL 1808426 (C.D. Cal. Dec. 5, 2000) (order granting preliminary injunction).



A number of us [homeless] would leave our possessions in these hedges that were in a median along New York Avenue so that we didn't have to carry everything we had with us. There was a metropolitan police officer who took it upon himself to take what amounted to, basically, our worldly possessions. He one time came with his police car with a garbage truck following him, rooting through the bushes, to get our stuff and throw it away... Our belongings were so obviously those of someone just barely scraping by. And it went further. The city also re-landscaped that whole stretch of New York Avenue to entirely eliminate the hedges in which we could conceal our things. And now if you walk by there, the plants are about 8 inches tall.

— John Harrison, Formerly Homeless Person

### Criminalization Laws Violate International Human Rights Law

Criminalizing homelessness violates basic human rights as well as treaties that our country has signed and ratified.<sup>53</sup> In 2012, the U.S. Interagency Council on Homelessness (USICH) and the U.S. Department of Justice (DOJ) agreed, in a major joint report, *Searching out Solutions: Constructive Alternatives to the Criminalization of Homelessness*. The agencies noted that, in addition to raising constitutional issues, criminalization of homelessness may “violate international human rights law, specifically the Convention Against Torture and the International Covenant on Civil and Political Rights.”<sup>54</sup> Since then, the USICH has repeatedly addressed criminalization as not only a domestic civil rights violation, but as a human rights violation.<sup>55</sup> USICH sets forth these three key reasons why it is important to address criminalization from a human rights perspective:

1. **Housing is a human right**, and remembering that keeps stakeholders focused on helping

53 See Nat'l Law Ctr. on Homelessness & Poverty, *Simply Unacceptable: Homelessness & the Human Right to Housing in the U.S.* (2011), available at [http://nlchp.org/Simply\\_Unacceptable](http://nlchp.org/Simply_Unacceptable).

54 *Searching Out Solutions*, *supra* note 41, at 8.

55 *Human Rights and Alternatives to Criminalization*, U.S. Interagency Council on Homelessness, <http://usich.gov/issue/human-rights> (last visited Jun. 13, 2014); see also Amy Sawyer, *Criminalizing Homelessness is Costly, Ineffective, and Infringes on Human Rights*, U.S. Interagency Council on Homelessness Blog (Apr. 15, 2014), <http://usich.gov/blog/criminalizing-homelessness>.

people who experience homelessness achieve permanent housing, rather than on services that—may be well-intentioned, but—do not ultimately help people exit homelessness into housing stability. Permanent housing is the primary solution to preventing and ending homelessness and the overarching strategy of *Opening Doors: Federal Strategic Plan to Prevent and End Homelessness*.

2. **Human rights put people first.** Good strategies start from understanding the unique needs of individuals, families, youth, and Veterans. A human rights approach keeps people and their needs at the forefront of our work.
3. **Homelessness has a human cost.** Yes, ending homelessness is cost-effective for the taxpayer (doing nothing can actually cost taxpayers more money). But dollars are not the only cost of homelessness; humans experience homelessness at a horrific expense to the health and well-being of themselves and their communities. When we make the case that safe and stable housing is a human right, our cause is strengthened. We can tap into the passions, relationships, and experiences that cut across sectors—and budget sheets—to create new partnerships and solutions.<sup>56</sup>

The use of human rights standards in court have been most effective as persuasive authority, particularly as sources of “evolving standards of decency”<sup>57</sup> in interpreting the Eighth Amendment, where there is a clear and consistent affirmation of principle, across numerous human rights sources.<sup>58</sup> For this reason, advocates have been working to develop this clear and consistent record.<sup>59</sup>

56 Liz Osborn, *3 Reasons to Address Homelessness as a Human Rights Issue*, U.S. Interagency Council on Homelessness (Apr. 14, 2014), <http://usich.gov/blog/3-reasons-to-address-homelessness-as-a-human-rights-issue> (last visited Jun. 13, 2014).

57 *Roper v. Simmons*, 543 U.S. 551, 587 (2005) (Stevens, J., concurring).

58 See *id.* at 578 (“The opinion of the world community, while not controlling our outcome, does provide respected and significant confirmation for our own conclusions.”); see also *Lawrence v. Texas*, 539 U.S. 558 (2003) (“The right the petitioners seek in this case has been accepted as an integral part of human freedom in many other countries. There has been no showing that in this country the governmental interest in circumscribing personal choice is somehow more legitimate or urgent.”).

59 See Eric Tars & Kirsten Blume, *Changing the Paradigm: Addressing the Criminalization of Homelessness in the United States through the UN Human Rights Committee Review*, Hous. Rights Watch Newsletter, Issue 6 (Oct. 2013), <http://housingrightswatch.org/sites/default/files/2013-10-16%20HRW%20newsletter%20EN%20Issue%206.pdf>.

The most recent, and perhaps most significant, affirmation of principle came in March 2014 by the U.N. Human Rights Committee, which stated in its Concluding Observations on the review of the U.S. government's record of implementation of the International Covenant on Civil & Political Rights:

While appreciating the steps taken by federal and some state and local authorities to address homelessness, the Committee is concerned about reports of criminalization of people living on the street for everyday activities such as eating, sleeping, sitting in particular areas etc. The Committee notes that such criminalization raises concerns of discrimination and cruel, inhuman, or degrading treatment (arts. 2, 7, 9, 17, and 26 [of the treaty]).

The State party should engage with state and local authorities to: (a) abolish criminalization of homelessness laws and policies at state and local levels; (b) ensure close cooperation between all relevant stakeholders including social, health, law enforcement and justice professionals at all levels to intensify efforts to find solutions for the homeless in accordance with human rights standards; and (c) offer incentives for decriminalization and implementation of such solutions, including by providing continued financial support to local authorities implementing alternatives to criminalization and withdrawing funding for local authorities criminalizing the homeless.

The significance of this statement rests on multiple grounds. First, its source, in the Concluding Observations of the Human Rights Committee, is the official interpretation of a treaty the U.S. has ratified and is "supreme Law of the Land; and the Judges in every State shall be bound thereby" under Art. VI of the Constitution.<sup>60</sup> Second, it specifically addresses criminalization as "cruel, inhuman and degrading" - language parallel to, and potentially useful in interpreting, our own Eighth Amendment, as well as being powerful moral language. And finally, it calls on the federal government to take specific steps to "abolish" criminalization - language that recalls previous abolition movements, and ties that language to concrete policy changes for which U.S. domestic advocates can hold the government accountable.

60 U.S. Const. art. VI, § 2; see also Nat'l Law Ctr. on Homelessness & Poverty, *Housing Rights for All: Promoting and Defending Housing Rights in the United States*, Fifth Edition, 113 (2011), [http://nlchp.org/Human\\_Right\\_to\\_Housing\\_Manual](http://nlchp.org/Human_Right_to_Housing_Manual) (providing more information on how international human rights treaties can be used to interpret domestic law).

“”

**I'm just simply baffled by the idea that people can be without shelter in a country, and then be treated as criminals for being without shelter. The idea of criminalizing people who don't have shelter is something that I think many of my colleagues might find as difficult as I do to even begin to comprehend.**

- Sir Nigel Rodley, Chair of the Human Rights Committee, in closing comments on the 2014 U.S. review.<sup>61</sup>

The Committee's Concluding Observations build on statements from numerous other human rights monitors, including the Special Rapporteurs on the Rights to Water and Sanitation,<sup>62</sup> Adequate Housing,<sup>63</sup> Extreme Poverty,<sup>64</sup> and Racism.<sup>65</sup> Each of these have been powerful statements in their own right, and have been used by advocates in opposing criminalization measures at the local level.<sup>66</sup>

- 61 See Press Release, Nat'l Law Ctr. on Homelessness & Poverty, U.N. Human Rights Committee Calls U.S. Criminalization of Homelessness "Cruel, Inhuman, and Degrading" (Mar. 27, 2014), [http://nlchp.org/U.N.\\_Human\\_Rights\\_Committee\\_Calls\\_U.S.\\_Criminalization\\_of\\_Homelessness\\_Cruel,\\_Inhuman,\\_and\\_Degrading.pdf](http://nlchp.org/U.N._Human_Rights_Committee_Calls_U.S._Criminalization_of_Homelessness_Cruel,_Inhuman,_and_Degrading.pdf).
- 62 Catarina de Albuquerque, *UN Independent Expert on the right to water and sanitation: Mission to the United States of America from 22 February to 4 March 2011*, (Mar. 4, 2011), available at <http://www.ohchr.org/en/NewsEvents/Pages/DisplayNews.aspx?NewsID=10807&LangID=E>, (last visited Dec. 4, 2012).
- 63 U.N. Human Rights Council, *Report of the Special Rapporteur on adequate housing as a component of the right to an adequate standard of living, and on the right to non-discrimination in this context, Raquel Rolnik, mission to the United States of America*, U.N. Doc. A/HRC/13/20/Add. 4 (Feb. 12, 2010).
- 64 U.N. Human Rights Council, *Final draft of the guiding principles on extreme poverty and human rights, submitted by the Special Rapporteur on extreme poverty and human rights, Magdalena Sepúlveda Carmona*, ¶¶ 65, 66, U.N. Doc. A/HRC/21/39 (July 18, 2012); see also U.N. Human Rights Council, *Report of the Special Rapporteur on extreme poverty and human rights*, ¶¶ 48-50, 75, U.N. Doc. A/67/278 (August 9, 2012).
- 65 U.N. Human Rights Council, *Report of the Special Rapporteur on Contemporary Forms of Racism, Racial Discrimination, Xenophobia and Related Intolerance, Doudou Diène, Mission to the United States of America*, U.N. Doc. A/HRC/11/36/Add.3 (Apr. 28, 2009).
- 66 See *Sacramento's Homeless People Being Heard Loud and Clear*, Homelessness Law Blog (Feb. 8, 2012), <http://homelessnesslaw.org/2012/02/sacramentos-homeless-people-being-heard-loud-and-clear/>; see also *More than a Roof: A Grassroots Documentary*, Nat'l Econ. & Soc. Rights Initiative (2010), <http://www.nesri.org/programs/more-than-a-roof-a-grassroots-documentary>.

Key domestic organizations have adopted policies opposing criminalization. The American Bar Association and International Association of Official Human Rights Agencies (the association of state and local human rights commissions), and the U.S. Conference of Mayors have all passed resolutions opposing criminalization and/or endorsing local implementation of human rights policies.<sup>67</sup>

These resolutions in combination with the international standards have served as persuasive authority to help overturn local criminalization laws. For example, Columbia, South Carolina's city council introduced a disturbing plan to ban homeless persons from the downtown area of Columbia and force their relocation

to a remote shelter, with police preventing their return to downtown without a reason that the police deemed legitimate. Lawyers at the South Carolina Appleseed Legal Justice Center, working with the Law Center, used Columbia Mayor Steve Benjamin's sponsorship of the resolution at the U.S. Conference of Mayors, together with the threat of international condemnation by the UN Human Rights Committee, to successfully pressure the mayor to withdraw support from the proposal, killing the plan.<sup>68</sup> Similarly, advocates in Eugene, Oregon have worked with their local Human Rights Commission to change the dialogue around local homeless encampments, creating several "safe camping" sites as they work toward more permanent solutions.<sup>69</sup>

67 See House of Delegates Resolution, American Bar Association Annual Meeting 2013, Resolution 117 (Aug. 12-13, 2013), <http://bit.ly/lhheEL>; Resolution, Int'l Assoc. of Off. Hum. Rts. Ag. Res. 1 (2013); Resolution, U.S. Conference of Mayors 81st Annual Meeting, Resolution No. 57: Promoting and Encouraging International Human Rights (June 21-24, 2013), [http://www.usmayors.org/resolutions/81st\\_conference/resolutions-adopted.pdf](http://www.usmayors.org/resolutions/81st_conference/resolutions-adopted.pdf).

68 See Tars & Blume, *supra* note 59, at 6.

69 See Edward Russo, *More Opportunity: Advocates plan to develop a new village for the homeless in Eugene*, Register-Guard (May 30, 2014), <http://registerguard.com/rg/news/local/31650634-75/village-eugene-opportunity-homeless-residents.html.csp>; Catherine Siskron, *Sleep Deprivation: Eugene violates basic human rights*, Eugene Weekly (Jan. 31, 2013), <http://www.eugeneweekly.com/article/sleep-deprivation>. However, recent incidents of criminalization approaches show this progress remains tenuous. See, Josephine Woolington, *Unauthorized camp for homeless shut down*, Register-Guard (Apr. 5, 2014), <http://registerguard.com/rg/news/local/31389667-75/whoville-residents-homeless-site-police.html.csp#.U0B6kVrIGB8.email>.

# CRIMINALIZATION LAWS HARM THE ENTIRE COMMUNITY

## Criminalization Laws Are Expensive to Taxpayers

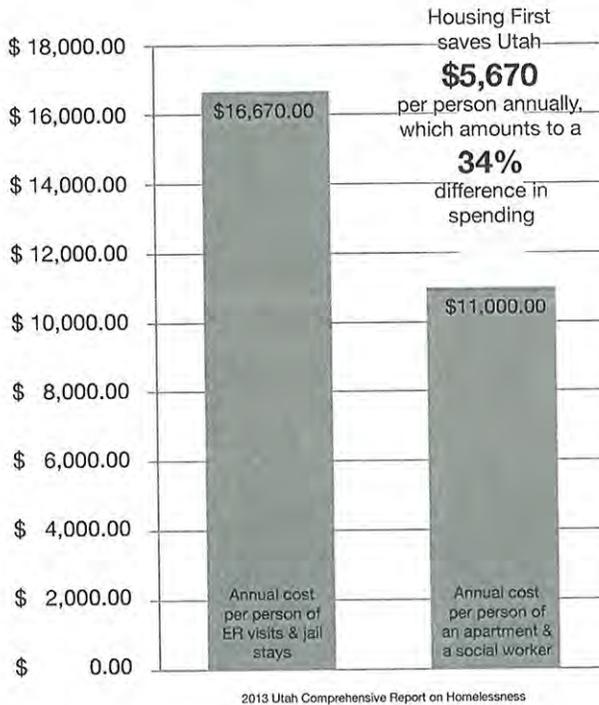
Criminalization measures waste limited state and local resources.<sup>70</sup> Rather than addressing the causes of homelessness and helping people escape life on the streets, criminalization “creates a costly revolving door that circulates individuals experiencing homelessness from the street to the criminal justice system and back.”<sup>71</sup> A growing body of research comparing the cost of homelessness to the cost of providing housing to homeless people consistently shows that housing, rather than jailing, homeless people is the much more successful and cost-effective option.

The Utah Housing and Community Development Division found that the annual cost of emergency room visits and jail stays for an average homeless person was

\$16,670, while providing an apartment and a social worker cost only \$11,000.<sup>72</sup> By providing housing to its homeless population, Utah has been able to reduce its rate of chronic homelessness by 74% since the adoption of its 10 year plan to end homelessness in 2005.<sup>73</sup>

A 2013 analysis of a comparable housing program in Albuquerque, New Mexico, similarly demonstrated the economic benefit of providing housing over employing criminalization strategies.<sup>74</sup> After only one year of operating a housing program, the City of Albuquerque realized a savings of \$615,920.49 – a 31.6% reduction in spending from the previous year.<sup>75</sup> These savings resulted, in large part, from a dramatic reduction in expensive emergency health care costs<sup>76</sup> and criminal justice expenses – the city saw a 64% reduction in jail costs.<sup>77</sup>

## Housing First in Utah



Earlier this year, an independent economic-impact analysis by Creative Housing Solutions evaluated the cost of homelessness in Central Florida and found that providing chronically homeless people with permanent housing and case managers would cost approximately \$10,000 per year; \$21,000 less than the region currently spends on law enforcement and medical costs for each chronically homeless person.<sup>78</sup> The savings from providing housing would save taxpayers \$149 million over the next decade.<sup>79</sup>

70 Cities spend, on average, \$87 per day to jail a person, compared with \$28 per day to provide them with shelter. U.S. Interagency Council on Homelessness, *Opening doors: Federal Strategic Plan to Prevent and End Homelessness* 18 (2010), available at [http://usich.gov/PDF/OpeningDoors\\_2010\\_FSPPreventEndHomeless.pdf](http://usich.gov/PDF/OpeningDoors_2010_FSPPreventEndHomeless.pdf).

71 *Searching Out Solutions*, *supra* note 41.

72 See Kerry Drake, *Wyoming Can Give Homeless a Place to Live, And Save Money*, WyoFile.com (Dec. 3, 2013), <http://wyofile.com/kerrydrake/wyoming-homelessness-place-live-save-money/> (“In 2005, Utah did a study that found the average annual cost for emergency services and jail time for each chronically homeless person was \$16,670. The cost to house them and provide case management services was only \$11,000 per person.”).

73 *Id.*

74 Paul Guerin et al., *City of Albuquerque Heading Home Initiative Cost Study Report Phase 1* (2013), available at <http://isr.unm.edu/reports/2013/city-of-abq-heading-home-initiative-cost-study-phase-1.pdf>.

75 *Id.*

76 Emergency room visits, for example, decreased by 36% and inpatient hospitalization costs decreased by 84%. See *id.*

77 *Id.*

78 Gregory A. Shinn, *The Cost of Long-Term Homelessness in Central Florida: The Current Crisis and the Economic Impact of Providing Sustainable Housing Solutions* 13 (2014), <http://www.impacthomelessness.org/resources/docs/eis/Eco-Impact-Report-LOW-RES.pdf>; see also Kate Santich, *Cost of Homelessness in Central Florida? \$31k Per Person*, Orlando Sentinel (May 21, 2014), [http://articles.orlandosentinel.com/2014-05-21/news/os-cost-of-homelessness-orlando-20140521\\_1\\_homeless-individuals-central-florida-commission-tulsa](http://articles.orlandosentinel.com/2014-05-21/news/os-cost-of-homelessness-orlando-20140521_1_homeless-individuals-central-florida-commission-tulsa).

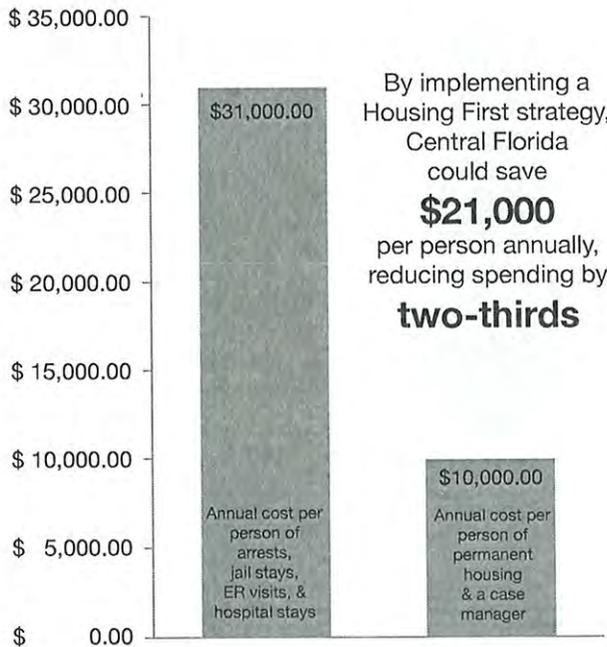
79 Shinn, *supra* note 78 at 30.

	One Year <u>Before</u> Housing First Program Cost	One Year <u>After</u> Housing First Program Cost
Hospital Inpatient	\$946,874.22	\$153,003.48
Emergency Room	\$208,439.74	\$181,272.62
Medical Outpatient	\$524,568.17	\$319,711.58
Mental Health Inpatient	\$21,732.62	\$54,089.00
Mental Health Outpatient	\$47,391.66	\$31,790.87
Shelter	\$117,948.92	\$0.00
Social Services Costs	\$27,272.36	\$155,264.74
Jail	\$51,540.30	\$18,448.89
Jail-Based Treatment	\$3,844.79	\$4,133.67
Housing First Program Housing Costs	\$0.00	\$309,706.37
Housing First Program Services Costs	\$0.00	\$106,473.07
<b>Total</b>	<b>\$1,949,814.78</b>	<b>\$1,333,894.29</b>

**Annual Savings with Housing First Program \$615,920.49**

City of Albuquerque Heading Home Initiative Cost Study Report Phase I

### Housing First in Central Florida



Implementing constructive alternatives to criminalization also saves cities money in other ways. Criminalization laws expose local governments to protracted and expensive litigation for violating homeless persons' civil and human rights. Positive solutions to homelessness avoid this expense while also reducing the numbers of homeless people living outdoors.

At a time when government budgets are shrinking, expensive and ineffective strategies should be avoided. The human and financial toll of cycling people through jails, crisis centers, emergency rooms, and emergency shelters back to the streets is substantial – and the cycle is extremely difficult for homeless people to break. Investing in strategies that work to prevent and end homelessness is a smart use of taxpayer money and should be the strategy of choice for any city seeking to resolve the problem of visible homelessness to the benefit of the entire community.

““”

**This is only money that we could document for the individuals we studied — and it's money that is simply being wasted. The law-enforcement costs alone are ridiculous. They're out of control.”**

**“The numbers are stunning,” said the homeless commission's CEO, Andrae Bailey. “Our community will spend nearly half a billion dollars [on the chronically homeless], and at the end of the decade, these people will still be homeless. It doesn't make moral sense, and now we know it doesn't make financial sense.**

### **Criminalization Laws Do Not Work to End Homelessness**

Criminalization strategies not only cost cities millions in wasted resources, they also fail to address the root causes of homelessness. Arrests, incarceration, fines, and convictions prolong homelessness by creating new, sometimes nearly insurmountable barriers to obtaining employment and stable housing.

#### **Employment**

A common misconception is that homeless people do not work. However, the National Coalition for the Homeless estimates that 44% of all homeless people are employed on a temporary or full-time basis.<sup>80</sup> In New York City's emergency shelters, 28% of homeless families include a working adult,<sup>81</sup> and 16% percent of adults are employed.<sup>82</sup>

When a homeless person is arrested and jailed for harmless behavior like sleeping in a public park, he or she will often miss work — perhaps for an extended period of time — creating a strong risk that the job will be lost.<sup>83</sup> Even where there is not a prolonged period

80 *Employment and Homelessness*, Nat'l Coal. for the Homeless, <http://www.nationalhomeless.org/factsheets/employment.html> (last visited Jun. 18, 2014) (citing Martha R. Burt et al., Urban Inst., *Homelessness: Programs and the People They Serve* (1999), available at <http://www.urban.org/UploadedPDF/homelessness.pdf>).

81 Mireya Navarro, In New York, *Having a Job, or 2, Doesn't Mean Having a Home*, N.Y. Times (Sept. 17, 2013), [http://www.nytimes.com/2013/09/18/nyregion/in-new-york-having-a-job-or-2-doesnt-mean-having-a-home.html?pagewanted=1&\\_r=2&hp&id](http://www.nytimes.com/2013/09/18/nyregion/in-new-york-having-a-job-or-2-doesnt-mean-having-a-home.html?pagewanted=1&_r=2&hp&id).

82 *Id.*  
83 *Homeless Man Jailed, Loses Job, After Charging Cell Phone*, My Fox Tampa Bay (Jan. 8, 2013), <http://www.myfoxtampabay.com/story/20079522/2012/11/13/homeless-man-jailed-after-charging-cell-phone>.

of incarceration associated with the arrest, homeless defendants who wish to exercise their constitutional right to due process and defend against the charge may be required to attend multiple court hearings, missing additional time at work, before the cases are finally resolved. Finally, court and probation fees associated with resolving a criminal case can amount to hundreds, or even thousands, of dollars.<sup>84</sup> Without the resources to pay, homeless people may be subject to additional jail time, interrupting employment even after a criminal case has been closed.<sup>85</sup>

Employment seekers are often required to disclose any arrests or criminal convictions on job application forms.<sup>86</sup> Moreover, potential employers frequently run criminal background checks and choose not to hire anyone with a criminal past, even where the facts of the underlying crime have no bearing on the person's ability to perform the job. In this way, an arrest or conviction can create a lifelong barrier to obtaining employment, preventing homeless persons from earning the income necessary to afford stable housing.

#### **Housing**

Given the lack of housing affordable to the lowest income Americans, subsidized housing programs, such as the Section 8 voucher program and public housing, are a critical means of preventing and ending homelessness. Homeless people may find, however, that having a criminal record has made them ineligible for federal housing subsidies.

Applicants for federally subsidized housing are required to disclose any criminal convictions on their records, even those for minor and non-violent crimes. Under federal law, only two types of people must be permanently barred: 1) people found to have manufactured or produced methamphetamine on the

84 *Fee Schedule*, Miami-Dade Clerk, [http://www.miami-dadeclerk.com/service\\_fee\\_schedule.asp](http://www.miami-dadeclerk.com/service_fee_schedule.asp) (last visited Jun. 25, 2014).

85 Joseph Shapiro, *As Court Fees Rise, The Poor Are Paying the Price*, npr.org (May 19, 2014), <http://www.npr.org/2014/05/19/312158516/increasing-court-fees-punish-the-poor> (“Stephen Papa was sentenced to 22 days in jail, not because of his original offense — destruction of property and resisting arrest after he got drunk with friends one day — but because he couldn't pay the fines and court fees. At his hearing, the judge asked for a \$50 first installment on his \$2,600 in court debt, but Papa, who was homeless and on the verge of starting a new job, had only \$25.”).

86 *Nebraska Joins the States That No Longer Allow Employers to Ask Job Applicants About Criminal Record*, Daily Kos (Apr. 18, 2014), <http://www.dailykos.com/story/2014/04/18/1292950/-Nebraska-joins-the-states-that-no-longer-allow-employers-to-ask-job-applicants-about-criminal-record> (“Gov. Dave Heineman signed a bill Wednesday making Nebraska the 11th state that bars employers from asking prospective employees if they have a criminal record.”).

““”

One time I was one check away from getting off the streets in Las Vegas and somebody stole all my money. I was staying in a winter shelter at night and they stole my purse with all my money in it. I raised ‘Cain’ about it so [the shelter] threw me out. And when the cops came . . . they . . . handcuff[ed] me and told me I was trespassing. So I went to jail for 45 days. I lost that job.

- Kathryn

premises of federally assisted housing,<sup>87</sup> and 2) sex offenders subject to a lifetime registration requirement.<sup>88</sup>

Otherwise, Public Housing Authorities (PHAs), the local administrators of federally subsidized housing programs, are given broad discretion to determine their own policies regarding the eligibility of people with criminal records. Many PHAs utilize overly exclusive policies when determining applicant eligibility. For example, some PHAs prohibit anyone with a criminal record – even for minor offenses – from receiving assistance.<sup>89</sup>

In June 2011, HUD Secretary Shaun Donovan issued a memorandum to PHAs encouraging them to consider the seriousness and age of offenses when determining eligibility for assistance. HUD further urged PHAs to consider evidence of rehabilitation.<sup>90</sup> While this was a positive step, it was not mandatory – and many PHAs across the country still deny housing assistance to those who need it the most, based solely on their criminal records.

87 24 C.F.R. § 960.204(a)(3) (2014).

88 24 C.F.R. § 960.553(a)(2)(i) (2014).

89 The New York City Housing Authority has an “ineligibility timetable” describing the amount of time one is ineligible to apply for housing after serving a sentence (parole must also be completed). A two year minimum wait period is assigned for violations or DUIs, while Class B Misdemeanors can result in 3 to 4 years. Class A, B, or C felonies all result in 6 years of ineligibility after sentencing is complete. Each public housing authority [in the state of New York], and each agency that manages Section 8 vouchers, has its own ‘ineligibility timetable. *Know your Rights: Housing and Arrests or Criminal Convictions*, The Bronx Defenders (Oct. 2, 2010), <http://www.bronxdefenders.org/housing-and-arrests-or-criminal-convictions/#sthash.oFDZDa26.dpuf>.

90 Letter from Shaun Donovan, Sec’y, U.S. Dep’t of Hous. & Urban Dev., to Pub. Hous. Auth. Exec. Dir. (June 17, 2011), *available at* <http://nhlp.org/files/Rentry%20letter%20from%20Donovan%20to%20PHAs%206-17-11.pdf>.

““”

Well I’ve been homeless since I been out of prison two years now . . . and now my past is catching up with me. I can’t get into an apartment. I’m on social security, but everywhere I go my criminal record comes up and I’m denied housing.

- Donald

### Public Benefits

While a disabled individual is incarcerated, federal benefits that they rely upon to pay for housing, such as Supplemental Security Income (“SSI”), are suspended. And, if the period of incarceration extends beyond one year, benefits are terminated and the recipient must submit a new application.<sup>91</sup> A new application does not guarantee that benefits will be re-awarded,<sup>92</sup> and even when they are, the new application may take months or even years to get approved. As a result, many ex-offenders have no ability to pay for housing, leaving them prone to homelessness.<sup>93</sup>

### Access to Justice

Navigating the criminal justice system can be difficult for anyone. These problems can be particularly difficult, however, for people without a permanent address, regular access to transportation, a safe place to store personal records, and few to no financial resources.

The lack of a permanent address and financial resources create access to justice barriers for homeless defendants at every level of the criminal justice system. From being targeted by ordinances criminalizing basic survival needs, to a faulty system of excessively high fines, bail, and fees, to limited access to probation, homeless persons often find themselves incarcerated more often, and for longer, than a just system should allow.

91 *What Prisoners Need to Know*, Soc. Sec. Admin. 3 (March 2010), *available at* <http://www.ssa.gov/pubs/EN-05-10133.pdf>.

92 *See id.* (outlining that those who reapply for SSI benefits will only be approved if they meet the requirements of the program).

93 *See* Dazara Ware & Deborah Dennis, Substance Abuse and Mental Health Services Admin., *Best Practices for Increasing Access to SSI/SSDI Upon Exiting Criminal Justice Settings* (2013), *available at* [http://www.prainc.com/soar/cms-assets/documents/Best\\_Practices\\_Exiting\\_CJ\\_Systems030413.pdf](http://www.prainc.com/soar/cms-assets/documents/Best_Practices_Exiting_CJ_Systems030413.pdf) (“Unfortunately, people who are newly released often wait months before their benefits are reinstated or initiated. . . . Consequently, the approximately 125,000 people with mental illness who are released each year are at increased risk for experiencing symptoms of mental illness, substance abuse, homelessness, and recidivism.”).

Once arrested, unaffordable bail means that homeless persons will be incarcerated until their trials. In 87% of cases with a bail of \$1,000 or less in New York City in 2008, defendants were not able to post bail and were incarcerated pending trial. The average length of pretrial detention was 15.7 days.

Pretrial confinement leads to a higher likelihood of conviction. Confinement, or the threat of confinement, prompts defendants to plead guilty and give up their right to a trial. This creates additional problems, as the consequences for convictions can be severe - creating barriers to obtaining employment, housing, and other public assistance necessary for escaping homelessness.

Even when released from jail or prison, the effects of the unequal justice system continue to haunt homeless persons. Court costs resulting from criminalization measures provide a good example. Fees are present at multiple stages of the criminal justice process, including pretrial detention, applying for a court-appointed attorney, resolving a case, and performing any court-ordered probation. These fees are often well beyond a homeless person's ability to pay. Moreover, these fees, often set by statute, may not be subject to a reduction even upon a judicial finding that the defendant cannot afford them. Many people fail to pay these fees, which can result in various consequences including additional periods of incarceration.<sup>94</sup> Other consequences include driver's license suspensions, making finding or maintaining employment considerably more difficult, and poor credit.

**On February 15, 2014, a homeless veteran, Jerome Murdough, died of dehydration in an overheated jail cell on Rikers Island in New York City. Arrested for trespassing in a public housing stairwell where he sought shelter from sub-freezing temperatures, he was still in jail five days after his arrest for the "crime" of simply trying to survive.**



<sup>94</sup> According to a year-long investigation and state-by-state survey by National Public Radio, an increasing number of people are sentenced to jail time not for the underlying crimes, but for failing to pay the exorbitant fees associated with resolving their cases. Joseph Shapiro, *As Court Fees Rise, the Poor are Paying the Price*, NPR.org (May 19, 2014), <http://www.npr.org/2014/05/19/312158516/increasing-court-fees-punish-the-poor>.

# THERE ARE CONSTRUCTIVE ALTERNATIVES TO CRIMINALIZATION

Criminalization is not successful at reducing homelessness. As discussed above, criminalization measures are expensive, ineffective, and may be unconstitutional. Instead of criminalizing the life-sustaining conduct of people who are involuntarily homeless, cities should institute constructive alternatives to criminalization that reduce homelessness while also meeting the goals of the local business community, service providers, government, and taxpayers.

## **Governments Should Invest in More Affordable Housing**

The most important way to address homelessness is to increase the availability of affordable housing. While there are an increasing number of good models to maximize the use of existing housing resources, without a substantial new investment in housing, even the best models will be unsuccessful.

Over 12.8% of the nation's supply of low income housing has been permanently lost since 2001,<sup>95</sup> and investment in the development of new affordable housing has been insufficient to meet the need.<sup>96</sup> The lack of affordable housing is felt most acutely by low-income renters. Research from the National Low Income Housing Coalition shows that there is no state in the country where someone earning the minimum wage can afford a one or two-bedroom apartment at the fair market rent.<sup>97</sup> With increased housing costs, low-income households are forced to cut back spending on other necessities, like food.<sup>98</sup>

## **Increase the stock and availability of federally subsidized housing**

Federal rental subsidies can make a big difference for low-income renters; however, the number of assisted housing units has not kept pace with the need. Since the 1970s, the HUD budget has been cut by more than 56%, leading to reductions of approximately 10,000

units per year in the stock of publicly assisted housing.<sup>99</sup>

Due largely to this reduction, over 75% of low-income households that are income-eligible for federal housing assistance are unable to obtain it. This leaves 11.5 million extremely low-income renters to compete in the private market for a mere 3.2 million units.<sup>100</sup>

## **National Housing Trust Fund**

The National Housing Trust Fund ("NHTF"), enacted as part of the Housing and Economic Recovery Act of 2008,<sup>101</sup> is intended to increase the supply of housing available to the lowest income Americans.<sup>102</sup>

The NHTF is a block grant to states, administered by HUD. Distribution at the state level is based on priority housing needs. The NHTF requires that 90% of the funds

95 Out of Reach '14, *supra* note 13, at 4.

96 See *id.* ("Only 34% of new units in 2011 were affordable to the median income renter.")

97 *Id.*

98 *Id.*

99 The 1978 HUD budget authority was \$95,700,000 in constant 2013 dollars (\$33,818,000 in 1978 dollars), the 2014 HUD budget authority estimate is \$41,518,000. White House, Office of Management & Budget, Historical Tables, Table 5.2 – Budget Authority by Agency: 1976-2019 (2014), <http://www.whitehouse.gov/sites/default/files/omb/budget/fy2015/assets/hist05z2.xls>; See also, Western Regional Advocacy Project, Without Housing: Decades of Federal Housing Cutbacks, Massive Homelessness, and Policy Failures 20 (2010); Out of Reach '14 *supra* note 13. Constant dollar calculations based on Samuel H. Williamson, *Seven Ways to Compute the Relative Value of a U.S. Dollar Amount, 1774 to present*, Measuring Worth, 2014, [www.measuringworth.com/uscompare/](http://www.measuringworth.com/uscompare/).

100 Joint Ctr. for Hous. Studies, Harvard Univ., *The State of the Nation's Housing 5* (2014), available at <http://www.jchs.harvard.edu/sites/jchs.harvard.edu/files/sonhr14-color-full.pdf>

101 Housing and Economic Recovery Act of 2008 (HERA), P.L. 110 289 (July 30, 2008).

102 See *National Housing Trust Fund*, Nat'l Alliance to End Homelessness, [http://www.endhomelessness.org/pages/national\\_housing\\_trust\\_fund](http://www.endhomelessness.org/pages/national_housing_trust_fund) (last visited July 3, 2014) ("HUD estimates that \$1 billion would create 16,000 affordable units for extremely low and very low income households.")

be used to preserve, rehabilitate, or operate rental housing for very low-income<sup>103</sup> and extremely low-income households<sup>104</sup>, with the remaining 10% available to assist first time homebuyers.<sup>105</sup>

To date, the NHTF has received no funding. Federal law requires Fannie Mae and Freddie Mac to contribute a percentage of its revenue to finance the NHTF. Before any initial contributions were made, however, Fannie and Freddie indefinitely suspended their required contributions after they began losing money in 2008.<sup>106</sup>

Fannie Mae and Freddie Mac are again profitable.<sup>107</sup> Rather than all of those profits going into the Federal Treasury, Fannie and Freddie should make their required contributions to the NHTF. Indeed, failure to do so violates the law creating the NHTF, according to a suit filed in July 2013 by the National Low Income Housing Coalition against the Federal Housing Finance Agency, the regulator of Fannie and Freddie, when Edward DeMarco was Acting Director.<sup>108</sup> The lawsuit is now pending against current Director Mel Watt. Recognizing that the new Director may be more sympathetic than his predecessor to providing resources for the Trust Fund, advocates are also trying to persuade Director Watt to reverse DeMarco's decision on his own initiative.

In March 2014, Senate Banking Committee Chair Tim Johnson (D-SD) and Ranking Member Mike Crapo (R-ID) released a bipartisan housing finance reform proposal that could provide over \$3.5 billion dollars per year for the NHTF. "Once funded to scale, the National Housing Trust Fund is the solution to ending homelessness in the United States and assuring housing stability for low wage earners and poor people who are elderly or who have a disability," said Sheila Crowley, Executive Director of the National Low Income Housing Coalition. "The Johnson-Crapo bill offers real hope to some of our nation's most vulnerable and underserved citizens."

103 See *National Housing Trust Fund: Frequently Asked Questions*, Nat'l Low Income Hous. Coal. (Apr. 12, 2013) [hereinafter *NHTF FAQ*], [http://nlihc.org/sites/default/files/NHTF\\_FAQ\\_4-12-13.pdf](http://nlihc.org/sites/default/files/NHTF_FAQ_4-12-13.pdf). ("[H]ouseholds[] with incomes of 30% of area median or less.")

104 *Id.* ("[H]ouseholds[] with incomes of 50% of area median or less.")

105 *Housing Trust Fund*, U.S. Dep't of Hous. and Urban Dev., [http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/comm\\_planning/affordablehousing/programs/home/htf](http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/affordablehousing/programs/home/htf) (last visited July 7, 2014).

106 *NHTF FAQ*, *supra* note 104.

107 Clea Benson, *U.S. Projects \$179 Billion Profit from Fannie Mae, Freddie Mac*, Bloomberg News (Mar. 10, 2014), <http://www.bloomberg.com/news/2014-03-10/u-s-projects-179-billion-profit-from-fannie-mae-freddie-mac.html>.

108 Press Release, Nat'l Low Income Hous. Coal., Press Call: NLIHC Files Suit Against Federal Housing Finance Agency for Failing to Fund Affordable Housing (July 9, 2013), available at <http://nlihc.org/press/releases/2706>.

## Local governments must dedicate resources to ending homelessness

Local governments must also commit financial resources to help prevent and end homelessness. One example of such an investment is Miami-Dade County's Homeless and Domestic Violence Tax. The tax, designed as a dedicated revenue stream to fund homeless services, imposes a 1% tax on all food and beverage sales by establishments licensed by the state to serve alcohol on the premises, excluding hotels and motels.<sup>109</sup> 85% of the tax receipts go to the Miami-Dade County Homeless Trust, which coordinates the County's efforts to end homelessness. The food and beverage tax raises almost \$20 million a year, helping to fund emergency, supportive and transitional housing, and other homeless services within Miami-Dade County.<sup>110</sup>

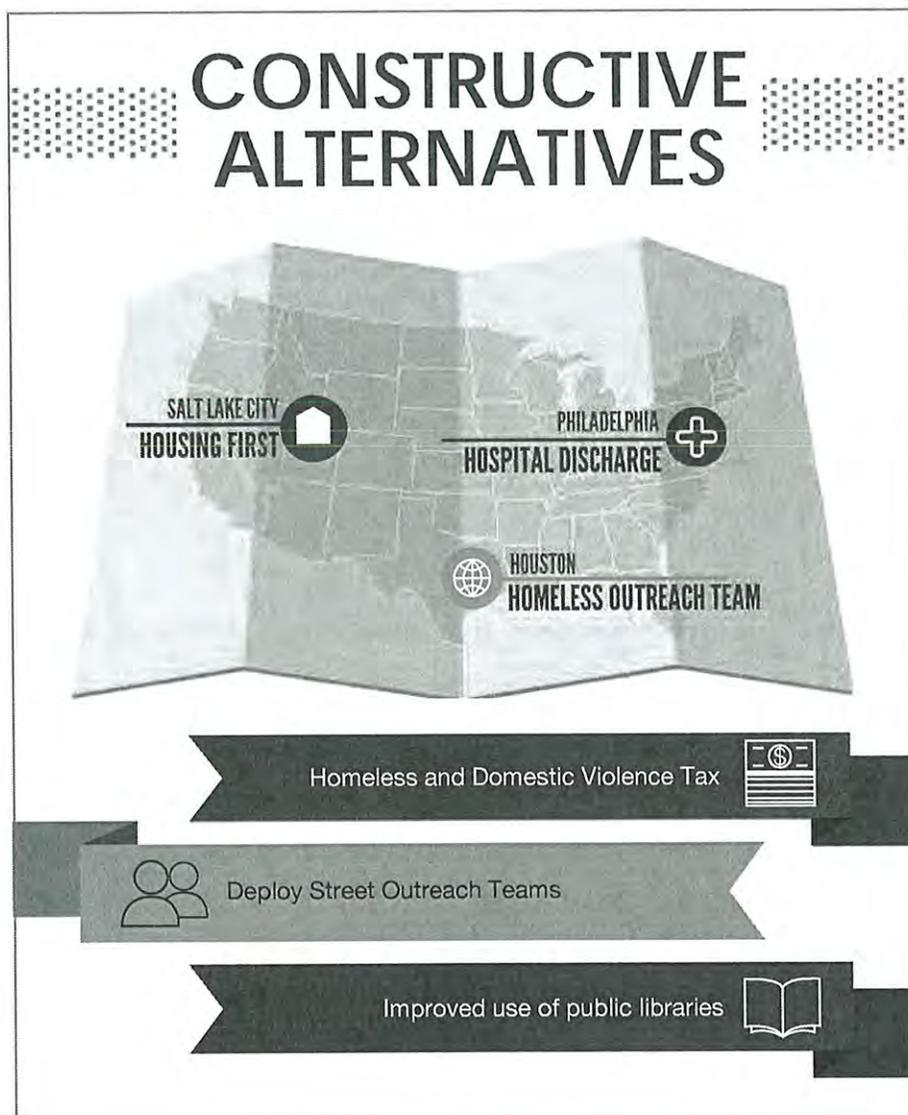
## Local Governments Should Adopt Innovative Solutions to Create New Affordable Housing

Local governments should make use of new and innovative housing sources to increase the supply of affordable housing. One example is the development of a "micro-housing" community in Olympia, Washington.

In Olympia, a "micro-housing" community on 2.1 acres is composed of small, single homes of 144 square feet with covered porches that cost \$19,000 each, including labor. Each insulated house has a bedroom and half bath. At the center of this community of micro-houses is a community center that has showers, laundry facilities, and a shared kitchen, dining area, living room, and office and meeting space. Including the cost of site preparation and the community center, the total cost for each micro-house is \$88,000, less than one-half of the cost of a studio apartment in western Washington. Funding for the development came from the state's housing trust fund, the Federal Community Development Block Grant program, state document recording fees, and community and individual donors.

109 The tax is a 1% tax on all food and beverage sales, by places licensed to sell alcoholic beverages for consumption on the premises, except for hotels and motels, and establishments making less than \$400,000 in gross receipts annually. It is collected throughout Miami-Dade County, except for the cities of Miami Beach, Surfside and Bal Harbour. *Tourist and Convention Development Taxes*, Miami-Dade County Tax Collector, available at <http://www.miamidade.gov/taxcollector/tourist-taxes.asp>.

110 Interview with Barbara A. Ibarra, Exec. Dir., Miami Coal. for the Homeless (July 2, 2014).



The county has provided a 41-year lease for the community at \$1 per year. Residents are expected to pay 30 percent of their income toward rent. Twenty-nine homeless individuals moved into these homes in December, 2013.

The \$3.05 million real estate development presents a model that other communities can follow. The community has hosted representatives from Santa Cruz, California, Portland, Oregon, and Seattle, Washington and fielded inquiries from homeless advocates in Ann Arbor, Michigan, Salt Lake City, Utah, and Prince George's County, Maryland. When communities plan micro-housing developments, they should consider locating them in areas close to employment and services.

### Communities Should Adopt a Housing First Model

Increased resource investment in affordable housing is the most critical step toward ending homelessness, and the most effective constructive alternative to criminalization. As additional funding is being sought, however, there are important steps that communities can take today to maximize use of existing resources.

One proven method for reducing long-term street homelessness is the Housing First model. The Housing First approach is premised on the idea that pairing homeless people with immediate access to their own apartments is the best way to end their homelessness. Under this model, homeless people are quickly placed into permanent housing supplemented by any supportive services necessary to help them maintain housing stability. Housing First, "can be provided through three primary strategies: 1) pairing

a rental subsidy with committed services; 2) building new or rehabilitate units at a single site and providing a rental subsidy and on-site services; or 3) setting aside units within an affordable housing community and providing a rental subsidy with on-site supportive services.<sup>111</sup>

The Housing First model has proven to be highly effective in reducing homelessness. Moreover, the model results in tremendous cost savings to communities. Salt Lake City, Utah developed a highly successful Housing First model, utilizing three primary elements for ending chronic homelessness, including creating a centralized tenant selection process that can pair people in need with available housing resources in a timely manner.<sup>112</sup> As a result, Utah has reduced chronic homelessness by 74% since 2005.<sup>113</sup>

### Communities Should Coordinate to Improve Efficient and Effective Service Delivery

Through improved coordination, communities can increase the efficiency of service delivery to homeless people. One example of this model is the now complete 100,000 Homes Campaign, described in the Law Center's last report on the criminalization of homelessness.<sup>114</sup> An initiative of Community Solutions, the 100,000 Homes Campaign was a national campaign involving more than 235 communities, working together to house 100,000 individuals and families characterized as "vulnerable and chronically homeless" - before July 2014.<sup>115</sup> Starting in 2010, the campaign worked with communities to: (1) identify all of their homeless neighbors by name; (2) track and measure the local housing placement progress; and (3) adopt methods of housing homeless people more quickly, using process improvements and evidence-based best practices.<sup>116</sup> The 100,000 Homes Campaign successfully completed its goal a month early: by June 10, 2014 the organization had housed 101,628 people and families, including 31,171 homeless veterans.<sup>117</sup>

A similar model is the new 25 Cities Initiative, launched as a partnership between Community Solutions, HUD, the VA, and USICH. The program, designed to end

veteran and chronic homelessness, builds or enhances existing coordinated entry systems that allow homeless people to be quickly matched with the existing resources they need. The Initiative will help eliminate the need for homeless people to jump through multiple bureaucratic hoops before receiving services. This pilot will be extended to 75 cities, as part of an effort to eliminate chronic and veteran homelessness in participating communities by 2016.

### Communities Should Improve Police Training and Practices

Criminalization measures breed distrust and animosity between law enforcement and homeless people. This is a misuse of police power, not only because it diverts limited police resources away from true threats to public safety, but also because it turns police officers into part of the problem, rather than a critical part of the solution. Police officers are uniquely situated to have contact with homeless people on the streets, in parks, and in other public areas that are patrolled. Officers who are properly trained to address the needs of people experiencing homelessness, rather than merely cycling them repeatedly through the criminal justice system, can be a key connector between homeless people and the services that they need.<sup>118</sup>

One successful model for constructively using law enforcement resources is the deployment of street homeless outreach teams. Police officers can play a key role in the outreach team model, either as core members or by working in close collaboration with teams comprised of local homeless service providers and health care professionals. These teams, by engaging homeless people on their terms, build trust between the parties and help to eliminate barriers to homeless services.<sup>119</sup> Building relationships with local housing providers increases the ability of outreach workers to refer homeless people directly to available housing.<sup>120</sup> This is a particularly important intervention for homeless individuals whose physical and mental health conditions make it difficult for them to access shelter and services through regular channels.

111 Searching Out Solutions, *supra* note 41.

112 2013 Utah Annual Report, *supra* note 72.

113 *Id.*

114 Criminalizing Crisis, *supra* note 7, at 11.

115 *Projects: The 100,000 Houses Campaign*, Cmty. Solutions, <http://cmtysolutions.org/projects/100000-homes-campaign> (last accessed July 1, 2014).

116 *Id.*

117 Jake Maguire, *Campaign Reaches Goal as 100,000<sup>th</sup> Homeless American Housed*, 100,000 Homes Blog (June 10, 2014), <http://100khomes.org/blog/campaign-reaches-goal-as-100000th-homeless-american-housed>.

118 Ashley Luthern, *Specially Trained Milwaukee Officer's Work to Help Homeless*, Milwaukee Journal Sentinel (Dec. 23, 2013), <http://www.jsonline.com/news/milwaukee/specially-trained-milwaukee-officers-work-to-help-homeless-b99167574z1-237110131.html>.

119 See Ctr. for Problem-Oriented Policing, *Homeless Outreach Team (HOT) Colorado Springs Police Department* (2010), [http://www.popcenter.org/library/awards/goldstein/2010/10-37\(W\).pdf](http://www.popcenter.org/library/awards/goldstein/2010/10-37(W).pdf) ("This trust was formed after repeated contacts with the same individuals who were able to see that the HOT was not there to harass them, but to help them.")

120 Rebecca Bowe, *Inside the Homeless Outreach Team*, S.F. Bay Guardian Online (Mar. 27, 2014), <http://www.sfbg.com/politics/2014/03/27/inside-homeless-outreach-team>.

One successful example of the outreach model is in Houston, Texas. The Houston Police Department launched their Homeless Outreach Team (“HOT”) in January 2011 with the goal of helping chronically homeless people obtain housing. The team, led by Sergeant Stephen Wick, is additionally comprised of two police officers and one mental health professional. HOT collaborates with area service providers to help homeless people access needed resources from housing to bus fare.<sup>121</sup>

The Police-Homelessness Outreach Program (“P-HOP”) in Ramsey County, Minnesota provides another good example of a coordinated effort between police and outreach workers. The P-HOP program has a social worker (from a nonprofit with expertise in serving homeless clients with mental health and chemical dependency issues) placed in the local police station. That person has a relationship with law enforcement while also serving as a liaison to the homeless community.<sup>122</sup>

The success of the outreach team model depends on good law enforcement training. Police officers often have no formal training on how to meet the needs of the homeless people they are sworn to protect and serve. Police officers can benefit from specialized and regular trainings to help familiarize them with homelessness, its causes, and its solutions. Officers can be trained, for example, on how to identify and respond to homeless people suffering from mental health crises. This training can help police officers know when to divert homeless people from jail when the situation more appropriately calls for mental health treatment. Cross-training of police officers and homeless service providers can be especially helpful as it enhances information sharing, collaboration, and trust.<sup>123</sup>

### **Communities Should Use Public Libraries to Help Homeless People**

Public libraries often serve as a central gathering place for homeless people because libraries offer free access to computers and to the internet, allowing people to set up an email account, look for social services, search for jobs, and connect with the outside world. Libraries, therefore, are prime locations for making contact with homeless people and helping them to connect with the services that they need.

121 *Homeless Outreach Team*, Houston Police Dep’t: Mental Health Div., <http://www.houstoncit.org/test/> (last accessed July 8, 2014).

122 *Searching Out Solutions*, *supra* note 41, at 25.

123 *Id* at 4.

“““

**So, we have worked with Sergeant Schnell for many, many years. He has this great bond with lots of people that have been on the streets for years and years. He relates to them very well. He’s able to work in a gentle manner and help get them the care they need.**

- David Folsom, St. Vincent de Paul Family Health Center

**Why do we need police officers doing this? Because a lot of times police officers are the first ones called. There’s an angry property owner downtown, who says, ‘Somebody is sleeping on my front steps. Do something!’ or ‘Someone is urinating on my building. Do something!’ These people don’t belong in jail, they need assistance.**

- Houston Mayor Annise Parker

**We address not just the homeless issue, but the why they are homeless, whether it’s mental issues or substance abuse. We have providers we can plug them into, and we’ve been pretty successful.’**

- Police Officer Jaime Giraldo of Houston’s Homeless Outreach Team.

In recognition of this, the San Francisco Public Library hired a full-time social worker to serve the library’s homeless patrons. The social worker, a trained and licensed therapist, develops relationships with homeless library visitors and helps them to access stable housing. The program served as a model for similar programs in Salt Lake City, Philadelphia, the District of Columbia, and Sacramento.<sup>124</sup>

### **Communities Should Improve Transition Planning for Homeless People Being Released From Jails and Hospitals**

Helping people plan a successful transition from institutions like hospitals and jails is critical to preventing and ending homelessness. Following a period of hospitalization or incarceration, people may not be able to locate or secure safe and stable housing.

124 Scott Schafer, *Urban Libraries Become De Facto Homeless Shelters*, NPR.org (Apr. 23, 2014), <http://www.npr.org/2014/04/23/306102523/san-francisco-library-hires-social-worker-to-help-homeless-patrons>.

Without adequate planning and support, people who are released from these institutions onto the streets are often doomed to prolonged homelessness or, in many cases, a return to the very institutions from which they were released.

### Discharge from Jails

The National Alliance to End Homelessness (“NAEH”) estimates that the odds of experiencing homelessness in a year are 1 in 200 for the general population.<sup>125</sup> For those being released from prison, however, the odds increase dramatically to 1 in 11.<sup>126</sup>

Transition planning from jails and prisons, including connecting people with housing and social services, can help reduce recidivism and maintain healthy communities. To be most effective, the process must begin while people are still incarcerated, allowing them to connect to services tailored to their unique needs (such as case management, health care, employment services, and reentry housing) – rather than having them be released with no place to go.<sup>127</sup>

### Discharge from Hospitals

According to recent survey results reported in the *Journal of General Internal Medicine*, 67% of homeless patients spent their first night after discharge in a shelter, and 11% spent it on the streets. Due to lack of food and rest, lack of medication storage, and potential exposure to the elements, or to unsanitary and unsafe conditions, this complicates and undermines medical recovery.<sup>128</sup> As a result, many people relapse and end up back in the hospital, resulting in increased costs for taxpayers and health care providers.<sup>129</sup>

125 State of Homelessness in America, *supra* note 4.

126 *Incarceration and Homelessness Rates Linked*, Durham Opening Doors Homeless Prevention & Services, <http://www.durhamopeningdoors.org/?p=1898> (last visited Jun. 18, 2014).

127 Dep. of Health and Human Services, *Helping Inmates Return to the Community* (2001), available at <http://www.cdc.gov/odu/facts/cj-transition.pdf>

128 See S. Ryan Greyson et al., *Understanding Transitions in Care from Hospital to Homeless Shelter: a Mixed-methods, Community-based Participatory Approach*, 27(11) *J. Gen. Internal Med.* 1484 (2012), available at <http://www.ncbi.nlm.nih.gov/pmc/articles/PMC3475815/> (“Sixty-seven percent of (66/98) participants stayed at a shelter on the night of their discharge, 17% (17/98) stayed with friends, family, or had another arrangement, and 11% (11/98) stayed on streets the first night after discharge.”).

129 See *id.* (“At the level of the healthcare system, many studies have shown that a small number of high-utilizers of acute care account for a disproportionate share of overall costs for programs such as Medicare and Medicaid. Targeted interventions to improve the coordination of care for these most vulnerable, high-use patients can both improve patient outcomes and reduce overall costs of care.”).

Under current federal law, hospitals are generally required to treat indigent patients until they are deemed “stabilized.” Moreover, they must have written discharge planning policies in place.<sup>130</sup> However, these requirements are often violated or poorly implemented. The National Health Care for the Homeless Council reports that its member clinics routinely see clients who have been discharged by hospitals to streets or shelters. Despite its prevalence nationally, hospital dumping has received little sustained national attention and no significant national advocacy for systemic reform to prevent this egregious problem is underway.

Some local communities, however, have initiated programs designed to combat the problem. A pilot program in Philadelphia, for example, provides homeless men with a place to recover from serious illness and injury following their discharge from area hospitals.<sup>131</sup> The program, operated by DePaul House and the Public Health Management Corporation, is designed to provide a safe place where homeless people can regain their health, thereby reducing return visits to the emergency room and, consequently, reducing costs. The program has an innovative funding model - hospitals pay a per diem rate for each patient in the program, recognizing that by reducing returns to emergency rooms, they will save money.

### States Should Enact Homeless Bill of Rights Legislation

States should enact and enforce Homeless Bill of Rights legislation that prohibits the criminalization of homelessness. Homeless people experience various forms of discrimination preventing them from realizing rights that many of us take for granted, such as the right to move freely in public places.<sup>132</sup> Homeless bill of rights laws, enacted in Rhode Island, Illinois, Connecticut, and the U.S. territory of Puerto Rico and proposed in several additional states and cities across the country, can directly combat that discrimination.<sup>133</sup>

Moreover, these laws have the ability to protect homeless people from common forms of police

130 See 42 C.F.R. § 482.43 (requiring hospitals to have discharge policies in writing before they can participate in Medicare and Medicaid).

131 Jennifer Lynn, *Northwest Philly Respite Center Gives Homeless Men a Place to Get Better*, News Works (May 28, 2014), [http://www.newsworks.org/index.php/homepage-feature/item/67557-northwest-philly-respite-center-gives-homeless-men-a-place-to-get-better?linktype=dse\\_share](http://www.newsworks.org/index.php/homepage-feature/item/67557-northwest-philly-respite-center-gives-homeless-men-a-place-to-get-better?linktype=dse_share).

132 Nat’l Law Ctr. on Homelessness & Poverty, *From Wrongs to Rights: The Case for Homeless Bill of Rights Legislation* (2014), available at [http://nlchp.org/documents/Wrongs\\_to\\_Rights\\_HBOR](http://nlchp.org/documents/Wrongs_to_Rights_HBOR).

133 *Id.*

harassment. The Homeless Bill of Rights introduced in the California legislature last year would have provided several such protections. Homeless Californians would have been granted the right to engage in basic, life-sustaining activities on public property, such as the right to move, eat, rest, and solicit donations, without being subject to police harassment.<sup>134</sup> The bill would have also guaranteed a right to counsel if a homeless person is arrested for engaging in those protected activities.<sup>135</sup> Most importantly, the bill would have helped curb harassment of homeless persons by requiring local law enforcement to track “citations, arrests, and other enforcement activities” related to laws that have historically been used to criminalize homelessness.<sup>136</sup> Armed with hard data, advocates would have been able to more effectively argue that homeless bills of rights are necessary to stop the criminalization of homelessness. The California bill has served as a model for other states’ homeless bill of rights legislation.<sup>137</sup>

## International Examples of Constructive Alternatives

### South Africa

South Africa’s constitution recognizes a fundamental right to adequate housing, requiring progressive realization of the right and prohibiting arbitrary evictions.<sup>138</sup> While much work remains, significant progress in implementing this right has been made both in legislation and through the courts.<sup>139</sup> The 1998 Prevention of Illegal Eviction from and Unlawful Occupation of Land Act dictates that evictions of unlawful occupiers (squatters, equivalent to homeless persons in encampments or sheltering in unoccupied

buildings in the U.S.) must be “just and equitable.”<sup>140</sup> South African courts have come to interpret the Act as protecting the right of occupiers to be treated with “dignity and respect.”<sup>141</sup> If the occupiers cannot find alternative accommodation, then the State must take “reasonable measures” to find such accommodation; even private landowners are required to wait until the state has the opportunity to fulfill its obligations to ensure people are not evicted into homelessness.<sup>142</sup> Although municipalities have resisted fulfilling their duties under the Constitution and the Act, these laws have been regularly invoked by South African courts and have allowed the courts to develop and expand the legal protection of the right to adequate housing.<sup>143</sup>

### South Africa’s Right to Housing in Action

Early in the morning of Friday March 31, 2006, representatives from three governmental agencies raided and destroyed temporary structures constructed by a group of homeless people on a vacant plot of land. In a case brought by non-profit organization Twselopele, the Supreme Court of Appeal of South Africa found that the that government had violated not only the housing provisions of the Constitution, but also various other provisions of the Bill of Rights that ensure personal security, dignity, and privacy. The judge crafted a common sense remedy for the homeless people that nonetheless would be shocking to see in U.S. courts. He noted that, “Placing them on the list for emergency [housing] assistance will not attain the simultaneously constitutional and individual objectives that re-construction of their shelters will achieve. The respondents should, jointly and severally, be ordered to reconstruct them. And, since the materials belonging to the occupiers have been destroyed, they should be replaced with materials that afford habitable shelters.”<sup>144</sup> Lower courts have followed this guidance in subsequent cases, ordering police to restore shelters they had destroyed - under threat of contempt. These decisions exemplify the practical importance of the legal recognition of the right to housing.

134 A.B. 5, 2013-2014 Reg. Sess. §53.2(a)(1)-(11)(Ca. 2012).

135 *Id.* at §53.2(a)(12)(A).

136 *See id.* at §53.5(a)(1)-(17) (listing laws that criminalize loitering, trespassing, sitting, lying down, sleeping in public, living in a vehicle, and others).

137 Nat’l Law Ctr. on Homelessness & Poverty, *From Wrongs to Rights: The Case for Homeless Bill of Rights Legislation* (2014), available at [http://nlchp.org/documents/Wrongs\\_to\\_Rights\\_HBOR](http://nlchp.org/documents/Wrongs_to_Rights_HBOR).

138 *See S. Afr. Const.* 1996 § 26, “(1) Everyone has the right to have access to adequate housing. (2) The state must take reasonable legislative and other measures, within its available resources, to achieve a progressive realization of this right. (3) No one may be evicted from their home, or have their home demolished, without an order of court made after considering all the relevant circumstances. No legislation may permit arbitrary evictions.”

139 *See* Michael Clark, Socio-Econ. Rights Inst., *Evictions and Alternative Accommodation in South Africa: An Analysis of the Jurisprudence and Implications for Local Government* at 3 (Jackie Dugard ed., 2013) (“The sheer volume of litigation has meant that the law in relation to the right to housing, evictions and alternative accommodation is continuously changing and adapting.”).

140 Prevention of Illegal Eviction from and Unlawful Occupation of Land Act 19 of 1998.

141 Clark, *supra* note 134, at 14.

142 *Id.* at 19.

143 *Id.* at 3-4.

144 *See* Twselopele Non-Profit Organisation v. City of Tshwane Metropolitan Municipality 2007 (6) SA 551 (SCA) at 22 para. 28 (S.Afr.).

## Scotland

Scotland's comprehensive Homelessness, Etc. (Scotland) Act of 2003 recognizes a judicially-enforceable right to immediate housing for all homeless persons and the right to long-term, supportive housing as long as is needed.<sup>145</sup> The Scottish law's inclusive definition of homelessness protects not only those who are literally without shelter but also those living in intolerable conditions and those at risk of homelessness.<sup>146</sup> It was progressively widened over the period from 2003-2012 so that now it encompasses all persons with inadequate accommodations, broadly defined to include those who cannot safely access their accommodation such as domestic violence victims, those with unreasonable accommodation – including overcrowded housing, and those residing in accommodations that are unsuitable for long-term housing.<sup>147</sup> Homeless individuals have the right to immediate housing while their application for long-term housing is being considered and have the option to sue for enforcement when that right is violated.<sup>148</sup>

Preventative policies include requirements for landlords and mortgage lenders to notify local housing authorities of potential homelessness,<sup>149</sup> and for local governments to create comprehensive plans to create affordable housing – along with an individual right to sell one's house to the government to avoid foreclosure, but rent it back to allow one to maintain one's residence through financial difficulty, perhaps ultimately repurchasing the home.<sup>150</sup>

Though the Scottish laws are not perfectly implemented, homelessness in Scotland has largely been reduced to a rare and brief occurrence.<sup>151</sup> The Scottish model could be used in the U.S. to expand the definition of homelessness to protect more individuals, require adequate planning for the housing needs of people at all income levels, promote preventative policies, and create a legally enforceable duty for the government to meet the housing needs of all residents.<sup>152</sup> Scotland demonstrates how the right to housing for all individuals is not merely aspirational, but can be implemented and enforced in practice.<sup>153</sup>

145 Eric S. Tars & Caitlin Egleson, *Great Scot!: The Scottish Plan to End Homelessness and Lessons for the Housing Rights Movement in the United States*, 16 *Geo. J. on Poverty L. & Pol'y* 187, 190-1 (2009).

146 *Id.* at 191-4.

147 Housing (Scotland) Act, 1987, c. 26. Part II, § 24.

148 Tars & Egleson, *supra* note 140, at 192, 215.

149 *Id.*

150 *Id.*

151 See National Statistics, Operation of the Homeless Persons Legislation in Scotland, 2013-14 (June 24, 2014), <http://www.scotland.gov.uk/Resource/0045/00453960.pdf>.

152 Tars & Egleson, *supra* note 140, at 191.

153 *Id.* at 216.

# THERE IS MORE TO BE DONE

## Federal Responsibility to Combat the Criminalization of Homelessness

The federal government can and should play an active role in combatting the criminalization of homelessness and in promoting constructive alternatives. Several important first steps have been taken since our last report, most notably the release of a report on constructive alternatives by the U.S. Interagency Council on Homelessness (USICH), entitled “Searching Out Solutions.”<sup>154</sup> Still, more must be done.

### Recommendations to the U.S. Department of Housing and Urban Development (“HUD”)

- HUD should ensure that fewer McKinney-Vento homeless assistance grant dollars go to communities that criminalize homelessness. HUD should better structure its funding by including specific questions about criminalization in the annual Notice of Funding Availability, and by giving points to applicants who create constructive alternatives to homelessness while subtracting points from applicants who continue to criminalize homelessness.
- HUD should take additional steps to ensure that PHAs use their discretion to accept people with criminal histories unless federal law requires their exclusion.

### Recommendations to the U.S. Department of Justice (“DOJ”)

- DOJ should ensure that its community policing grants are not funding criminalization practices. In addition, DOJ should fund positive community policing practices that address homelessness in a more productive way.
- DOJ should investigate police departments for civil rights violations connected with the criminalization of homeless people.
- DOJ should identify opportunities for filing Statement of Interest briefs where evidence of

civil and human rights violations related to the criminalization of homelessness is present.

- DOJ should ensure that its guidance documents discourage criminalization of homelessness and instead recommend the positive police practices noted in this report.

### Recommendations to the U.S. Interagency Council on Homelessness (“USICH”)

- USICH should publicly oppose specific local criminalization measures, as well as inform local governments of their obligations to respect the rights of homeless individuals.
- USICH should continue to talk about housing as a human right and to promote constructive alternatives to criminalization.

### Recommendations to the Federal Housing Finance Administration (“FHFA”)

- FHFA should immediately fund the National Housing Trust Fund, by releasing profits from Fannie Mae and Freddie Mac that have instead been given to the US Treasury, in violation of the law.

### Recommendations to the U.S. Congress

- Congress should pass housing finance reform legislation that would provide \$3.5 billion per year for the National Housing Trust Fund.
- Congress should provide renewal funding for all Section 8 vouchers currently in use and then provide an additional 40,000 vouchers – 30,000 for individuals and families who are homeless, 5,000 so Public Housing Authorities can use the Violence Against Women Act to promptly transfer survivors of domestic violence, and 5,000 for people with disabilities to support deinstitutionalization.

### Recommendations to State Governments

- States should enact and enforce Homeless Bill of Rights legislation that prohibits the criminalization of homelessness.

<sup>154</sup> The report, following from a 2010 summit between USICH, HUD, and DOJ, local government officials, and advocacy groups, including the Law Center, where several successful strategies for reducing criminalization were identified, makes several recommendations to communities.

### **Recommendations to Local Governments**

- Local governments should cease enforcement of existing criminalization laws, and stop passing new ones.
- Local governments should dedicate sources of funding to provide needed housing and supportive services.
- Local governments should improve coordination of existing services for homeless persons.
- Local governments should improve police training and practices related to homelessness.

## CONCLUSION

Homelessness continues to affect Americans across the country, including a rising number of families and children. Despite the need, there is insufficient affordable housing and shelter availability across the country, leaving people with no choice but to struggle for survival on the streets. Although homeless people have no choice but to perform life-sustaining conduct in public places, cities continue to treat these activities as criminal.

In recent years, there has been a dramatic increase in criminalization laws, continuing the unfortunate trend last reported on by the Law Center in our 2011 report, *Criminalizing Crisis*. The increase in criminalization laws has been most prevalent in city-wide bans on activities like camping, resting, and begging. There has also been a dramatic rise in laws prohibiting living in vehicles.

Criminalization measures, rather than solving the underlying causes of homelessness, create additional barriers to accessing employment, housing, and public benefits needed to escape life on the streets. Moreover, these laws waste precious and limited community resources by temporarily cycling homeless people through the costly criminal justice system at great taxpayer expense. Finally, these laws are often illegal, violating homeless persons' constitutional and human rights.

Instead of relying upon ineffective, expensive, and potentially illegal criminalization laws to address homelessness, communities should pursue constructive alternatives. Most importantly, federal, state, and local governments should invest in affordable housing at the level necessary to prevent and end homelessness. In addition, governments should make better use of currently available resources dedicated to homelessness.

We can end homelessness in America and, in doing so, improve the quality of life for everyone. This will not happen, however, as long as communities continue to rely upon misguided criminalization policies that punish people for being homeless, without offering real solutions to the problem.

## APPENDIX

### **Prohibited Conduct Chart**

The following chart provides data regarding prohibited conduct in cities around the country. With the assistance of Manatt, Phelps, & Phillips LLP and Latham & Watkins LLP, the Law Center gathered the data by reviewing the municipal codes of the cities listed in the chart and identifying laws that either target or are likely to have a particularly negative impact on homeless individuals. The Law Center carefully evaluated the language and

definitions used in various codes to avoid including laws that appeared directly aimed at preventing other illegal acts unrelated to homeless individuals, such as loitering with the intent to solicit prostitution or general trespass laws. Also, the chart does include laws that, while not facially discriminatory, could be or have been enforced in a manner that disproportionately affects homeless individuals.

Although the chart reviews the laws in existence in different cities, enforcement of these laws varies widely.

# PUBLIC COMMENTS

PC Case #222

March 10, 2015

**BEDS Plus supporters responding to an email, "Will you be counted as a supporter of the proposed facility?" on 3/1/15. BEDS requested name, address and any comments for the plan commission and trustees. Following are the responses as of 3/4/15:**

1. Kasey Madden, 400 7<sup>th</sup> Ave., LaGrange
2. Susan Rudzinski, 225 Stone Avenue, LaGrange  
"I work a shift at SFX one day each month and I have talked with many people who at one time had homes in or around LaGrange. This area is their home and we should be doing everything we can to help our neighbors."
3. Jane and Dave Brencic, 3326 Sunnyside, Brookfield  
"We fully support the BEDS Plus PSH Facility. We have been BEDS volunteers for many years and have found it to be a well run organization. Much thought and planning has been put into this facility and we hope the village works with BEDS staff to make this a reality for our communities."
4. Michelle Kram, 222 N. Kensington, LaGrange  
"I support the project."
5. Christine and Anthony Speiser, 135 s. Kensington Avenue., LaGrange
6. Freyja Conrad, 205 E Harris Ave La Grange  
"I have been a resident of La Grange for 17 years, 15 of those as a homeowner.  
I am proud that La Grange is one of the few remaining communities that has a program for the homeless people in our area and continues to have a charitable view for our community. The proposed facility is just a few blocks from my house. I feel sorry for people that have a "not in my community" attitude toward other human beings that may not be as fortunate as themselves. I do not believe enhancing this program will have any effect on the daily lives of people living in this community, including myself but will have a tremendous affect for a few homeless people. "
7. Dorcas Dvorak, 45 Bluff Ave, LaGrange
8. Ann Hileman, 333 S. Brainard Avenue, LaGrange  
"I support BEDS and the plan to build a facility on the corner of East Avenue/Ogden"
9. My name is Bill Young, 125 Acacia Circle, Apt 401, Indian Head Park  
"My support is based on the information provided in BEDS FAQ sheet and the fact I am a 24 year resident of the 60525-60526 area. As a local resident and former BEDS Plus volunteer I have seen first hand the positive impact BEDS makes for vulnerable residents of Lyons Township.  
  
For 27 years BEDS Plus has demonstrated it is a conscientious neighbor in the La Grange area. The modern facility BEDS proposes for a lot that has remained undeveloped for 30 years is clearly an uplift for our community.
10. Therese McMahon, 15365 W. Thornwood Lane Homer Glen  
"I think it is great the work you do. I don't know if there are homeless in my area, but I am glad to help stand with you in your quest to help them back to a safe place. I love the idea that case managers work with them."
11. Maureen Baird, 224 S Ashland Ave La Grange  
"I am a longtime resident of La Grange, living near churches participating in the BEDS program. The services provided here for the homeless make me proud to be a La Grange resident. It is unfortunate that other communities have not stepped up to help aid their less fortunate neighbors, but the alarmist actions of some small-minded, fear-mongering "concerned citizens" should not cause La Grange to follow suit. I don't believe that is who we are as a community. The people I have come to know in 20+ years in La Grange are caring, compassionate and generous. They never hesitate to offer assistance to those in need. The proposed BEDS Plus facility seems to be a well-planned project to further their mission of providing help to vulnerable individuals, and is very much in keeping with the character of our wonderful village."

**BEDS Plus supporters responding to an email, "Will you be counted as a supporter of the proposed facility?" on 3/1/15. BEDS requested name, address and any comments for the plan commission and trustees. Following are the responses as of 3/4/15:**

12. Mark & Jackie Stoll, 3727 Lawn Avenue, Western Springs.

"My wife and I volunteer with Beds-Plus and are very familiar with their programs and clientele. We believe the 9601 Project will improve the lives of the homeless and have a positive impact on our community.

Good questions have been asked by the residents of the East Side concerning the effect of the project on their property value and safety. Empirical data regarding our current homeless population and numerous studies indicate that there will be no impact on the safety of the residents and that housing values will increase or at least stay the same. Much has been said to the contrary but the facts do not support their fears.

The causes of homelessness are many and will never be totally alleviated. However, there are things we can do help the homeless return to more productive and fulfilling lives. Building this new site will make the lives of twenty homeless men and women significantly better and remove them from the street. In addition, it will provide additional services to help those we are unable to provide permanent housing. Simply, this project will help a lot of people who need help the most.

LaGrange, like all communities, has an obligation to help those in their midst who cannot help themselves. You should be proud to have organizations like Beds-Plus who tap the resources of the community to fill this role. I ask that you approve the zoning request for this project.

13. Leslie Conelly, 228 South Ashland, LaGrange

"I'm a LaGrange resident and former BEDS volunteer, and greatly appreciate the work you do."

14. Brian Centers, 336 South Washington, Westmont

"Please let it be known that I am in complete favor concerning this facility and what it has to offer!"

15. Jeff & Mary Ann Johnson, 600 53rd Place, Western Springs

16. Sharon & Rich Speziale, 722 North Brainard Avenue, LaGrange Park

**We fully support** BEDS Plus' proposed facility in LaGrange which will combine the current administrative and client support services with twenty units of supportive housing.

17. Dawn McMillin, 1033 South Waiola, LaGrange

18. Maureen Drews, 637 S. Brainiard Ave., La Grange

"I support the facility.

19. Patrick Murphy, 1011 Hickory Drive, Western Springs

"I Support BEDS Plus PSH Facility to be built in LaGrange on Ogden Ave and East St."

20. Mary Hayes, 901 North Waiola, LaGrange

"I support BEDS, am glad to have details."

21. Libby Black, 514 Newberry Avenue, LaGrange Park, IL 60525

"I used to help out in the day center about 3 years ago doing nursing assessments, helping serve lunch, and providing health education to the clients there. Unfortunately I had to turn my attention to my graduate degree and nursing job and had to stop my volunteer hours. However, I thought it was a great experience learning how BEDS plus offers such a wealth of available resources in our area to people who really could use some assistance. I've been following the stories in the paper about BEDS ever since, especially when that petition went around, and was glad to see the facts arise about the low percentage of police calls that actually do involve the homeless in LaGrange. I support this proposal of a new building with supportive housing for our homeless population. The location seems perfect. I know there was some community push back at the last village hall meeting, but I'm sure many in our community would support this facility. Please submit my

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name to the Village as a supporter of BEDS plus."

22. Molly & Mike Salisbury, 120 South Spring Avenue, LaGrange, IL 60525

23. Becky Johnson, 3800 Arthur Ave., Brookfield, IL

"I support the BEDS Plus FSH Facility"

24. Manar Muasher, 100 east 14<sup>th</sup> Street, Chicago

"I fully support beds and really hope the la grange property works out. everyone deserves a home"

25. Stephanie Nelson

"Thanks for providing our community with your help."

26. Carol Johnson, 1114 Park Lane, Western Springs

27. Krystal Steiner

"Our family fully supports the BEDS program. :-) I saw there was some junk posted a month ago about your program wanting to build a new center. I was one of the people supporting your program. "

28. Diane Larivee

"I support BEDS Plus PSH Facility"

29. Rick Rius, 520 N. Kensington, LaGrange Park

"100% ! It's a proven concept that has been very successful. We should do all we can to help."

Here is a link to how effective housing can be: [:https://www.youtube.com/watch?v=LEu2w1FtWME](https://www.youtube.com/watch?v=LEu2w1FtWME)

30. James Gilbert, Riverside

31. Linda & Chuck Bareis, 815 North Kensington Avenue, LaGrange Park

"We wholeheartedly support the new facility being considered by Beds. Please support this wonderful organization which had helped so many in our community."

32. Jean Diedrich

"I do! I support the Beds Plus facility in my community!"

33. Sarah Thomas, 3925 Grove Avenue Brookfield

"Please add me to the list of supporters for the beds program. I would like to see a comprehensive program that helps supports individuals on their path back to permanent safe housing. "

34. Mary Carver, 1006 Community Drive, LaGrange Park, IL 60525

"I am proud to support the new facility in LaGrange which will combine the current administrative and client support services with twenty units of supportive housing. "

35. Helen & Lynn Rehn, 235 Sixth Avenue, LaGrange

"We strongly support the BEDS plus program."

36. Matthew Marsh, 401 8<sup>th</sup> Avenue, LaGrange

"I support the BEDS Plus PSH facility and plans. I received the negative campaign information dropped off at my door the

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other day, and I also plan to write a separate letter to the Village Board to let them know my feelings in support of BEDS Plus."

37. Ritu Lucio, 404 South Brainard, LaGrange

38. Pat DeChene, 1101 Raleigh Street, Westchester  
"I support the BEDS Plus PSH facility"

39. Laura & Bill Reilly, 240 South Ashland, LaGrange  
"We support BEDS Plus proposal."

40. Chris Meier, 3733 Raymond Avenue, Brookfield

41. Anne Vassal, Marketing & communications Relations, Whole Foods Market Hinsdale  
"Our store (in Cook County) of 200 team members fully supports the dedicated efforts of the staff and volunteers at BEDS Plus as they are an asset to our community. Homelessness is not something that we can afford to ignore in affluent communities – it needs to be addressed. BEDS Plus has provided a detailed, workable solution that will actually reduce homelessness in our area. Our towns should embrace this project with a whole heart – schools/student involvement, church support, fundraisers, town concerts, and so on."

42. Elizabeth Crewe & Mark Kluge, 428 7th Ave., LaGrange

43. Danielle & Bertold Kraessig, 437 7th Ave., LaGrange

44. Jenna & Art Plonka, 441 7th Ave., LaGrange

45. Ted & Judy Beilman, 839 Emerald Court, Willowbrook  
"We stand with you on this important project which satisfies a critical need in our community."

46. Justyna Rychlik, 240 South Madison, LaGrange

47. Karen Janik, Director of Faith Development, Grace Lutheran Church, LaGrange  
"Thank you for your continued work on behalf of this critical ministry! I am happy to be counted as a BEDS supporter"

48. Mary Anne & Margaret Casey, 94 Dover, LaGrange  
"This is something we have needed in our town for a long time I support Beds in every way."

49. Nancy DeFauw, 36 N. Cowley Road, Riverside, IL  
"I realize this isn't our backyard but many in our community support BEDS service to our area's homeless. I support their initiative to enhance their services by providing supportive housing. I realize that this is a sensitive issue for many but it's not one where we can simply kick the can down the road. BEDS has operated for years in the heart of LaGrange's CBD without incident. They are a strong community partner and their proposal deserves to be honestly vetted and supported. We must put aside our concerns for the "stigma" of housing homeless in our communities and evaluate the proposal on its merits."

50. Lauren Dunne, Law Offices of Lauren Dunne, 228 South Waiola Avenue, Lagrange

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51. Kate & Michael Gilmartin, 909 South Ashland Avenue, LaGrange  
"We fully support this!!!"

52. Kate Katzenberger  
"I am a La Grange resident and I wanted to let you know that I am in support of the new facility you are proposing in La Grange. I received the letter from my anonymous "Concerned Neighbors" who are against the new housing solution and it angered me that they are trying to speak for the community as a whole. I don't know much about your organization, but I don't need to know the specific details to understand that you are doing great work and providing an important resource to our community. I live close to and frequent the La Grange Library with my small children. I see the homeless population congregating there -- it doesn't worry or frighten me, and I have never felt like my children were in danger. I'm sorry to know that so many people's fear and misunderstanding has led to a fight against something so important to our society. A new facility to provide needed housing for the homeless would be a welcome addition to our community. If there is a large population of homeless in the La Grange area, let's help them here and not drive them away. Please know you have my family's support and gratitude for the great work you are doing."

53. Stephen & Jenny Palmer, 1010 41<sup>st</sup> Street, LaGrange

54. Jeff & Marcy McKay, 808 South Catherine, LaGrange

55. Erin & Tim Molek, 305 South Kensington, LaGrange

56. Jim Beyer, 25 West Burlington, Western Springs  
"I am a vestry person at Emmanuel. I am 100% in favor of the Beds proposal. "

57. Maureen & Bill Windmoeller, 108 Santa Fe Lane, Willow Springs

58. Kevin & Pamela Berger, 1028 S. Ashland, LaGrange  
" Please add our names to the letter supporting the new facility proposed by BEDS Plus."

59. Jan & Dave Brencic, 3326 Sunnyside, Brookfield  
"We fully support the BEDS Plus PSH Facility. We have been BEDS volunteers for many years and have found it to be a well run organization. Much thought and planning has been put into this facility and we hope the village works with BEDS staff to make this a reality for our communities."

60. Susan Rudzinski, 225 South Stone Avenue, LaGrange  
"Please add my name to the list of those supporting the new facility. I work a shift at SFX one day each month and I have talked with many people who at one time had homes in or around LaGrange. This area is their home and we should be doing everything we can to help our neighbors.

61. Jessica Bright, 220 West Harris Avenue, LaGrange  
"I am very much in support of BEDS, and all of the work they do to impact the lives of the less fortunate members of our community. "

62. Mary Pat Flaherty, 401 North Kensington Avenue, LaGrange Park

63. Elaine Burke, 4020 Woodland Ave., Western Springs  
"I have been a supporter for the BEDS program for the last twelve years. I do the laundry for their facility on Brainard, Ave. in Countryside. I believe in the program and any growth that they might be able to construct to help those going through

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hard times is a blessing."

64. Kate Nessinger, 292 Blackhawk Rd., Riverside

65. Holly Klotz, Western Springs

66. Shirley Lundin, 6489 Blackhawk Trail, Indian Head Park

67. John and Elsie Radtke, Brookfield

"We support the planned BEDS facility in LaGrange. We are residents in Brookfield and trust the board to provide good management of this needed facility. Pope Francis calls us to do this too."

68. Sherry D'Amico, 345 South Park Road, LaGrange

"I have been a resident at 345 S. Park Road in La Grange for 21 years and a member of the La Grange Business Association (LGBA) for 4 years. I support BEDS mission to help vulnerable individuals stabilize their lives through housing and supportive services. I also support BEDS Plus PSH Facility."

69. Becky Sorice, 121 South Catherine Ave. LaGrange

"I support the mission of BEDS Plus. I live in the middle of churches that support BEDS and the Plus program and those in the program have never been a problem."

70. Beth Colby, 59 Bluff Avenue, LaGrange

"I have been a homeowner in LaGrange for 19 years. I have also been volunteering to serve the homeless at the Saturday Meals Program at the First Congregational Church of La Grange for over 10 years and am well acquainted with many of the homeless in our community. I fully support the proposed BEDS project as I believe that it will help apply long term solutions instead of putting a band-aid on the problems of the chronically homeless in La Grange. I live just a few blocks from the proposed location and see no cause for concern to any of our residents, however, I have encountered many uninformed and closed minded individuals who have the "not in my community" attitude. They are seeking to stop BEDS from building the new facility. I encourage you to ask them how this new facility will directly affect them or their families (it won't at all) and why they are so against it. Their replies of taxes being used and expanding the police force are just veiled prejudice against those less fortunate than they are. La Grange will have to expand the police force when new condos are built at the old YMCA site and the project will not be funded by local taxes at all.

Most of the residents of our wonderful village are kind, caring, respectful people. But there are those who are afraid of what they do not understand. Please INFORM THESE INDIVIDUALS at the meeting on March 10 so they will stop spreading their misguided information throughout the local community. I plan to attend to give my support to BEDS and all the homeless who will benefit greatly from the proposed facility."

71. Diane & John Wollney, 318 50<sup>th</sup> Place, Western Springs

"The BEDS program has been a well run organization benefitting countless numbers in our communities for many years. We support the effort to create a permanent facility that will provide shelter and continuing resources for the homeless. This is an important step forward."

72. Katie & Tom Mulcahy, 421 N. Catherine, LaGrange Park

"I want to let you know that BED PLUS has my utmost support for the new BEDS plus facility.

Are you familiar with Lincoln Park Community Shelter? <http://www.lpcsonline.org>. About 10 years ago, they faced a lot of the same opposition BEDS Plus is facing now when they wanted to expand services. They currently have a very strong core

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of volunteers and supporters in Lincoln Park. Property value certainly has not decreased in this area."

73. Mark Irpino, 245 E. Chicago, Hinsdale

74. Jack and Rosemary Gleason, 34 Poplar, LaGrange

"We are long term residents of La Grange, whole heartedly support the BEDS effort to supply the community with a new facility. Please include our names on any petition to the local board regarding this matter. We would attend the March meeting but unfortunately we will be out of town on the date scheduled."

75. Jane Bandyk, 422 N. Kensington Ave. LaGrange

"This is a much needed facility that I wholeheartedly support. Helping those in need will benefit our entire community!"

76. Bonnie Marcucci, 410 Blackstone Avenue, LaGrange

"I support the BEDS Plus facility"

77. Denis Parlier, 817 South Madison, LaGrange

"I definitely support BEDS proposal for a new facility. As a laundry volunteer for many years I have seen the increased need for overnight housing. This is a great undertaking for those in need in our community."

78. Ruth Hroncich, Brookfield

"I am a member at St. Barbara and a part of the parish council – you can count on me to support your presence in our community!"

79. Lori Reynolds, 414 South Stone Avenue, LaGrange

80. Alison Kelly, 312 Blackstone Ave. LaGrange

"I absolutely support BEDS Plus building in LaGrange. This BEDS Plus facility fits squarely with the character that we raise our children to embrace and that we see in our fellow LaGrange residents. Good luck!"

81. Robin Fitzgerald, LaGrange

82. Elizabeth Fisher, 1215 41<sup>st</sup> Street, LaGrange

"I am in favor of building this new facility for BED Plus."

83. Colleen Chambers, 328 South Brainerd Avenue, LaGrange

84. Jaqueline Buckler, 420 S. Ashland Avenue, LaGrange

85. Matthew Speiser, 1001 South Madison Avenue, LaGrange

86. Susan Bertuglia, 105 South Waiola Avenue, LaGrange

87. Deanna Brandt, Countryside

"I have been a Beds volunteer for 15 years. The great majority of clients are so very grateful for what we do for them. They thank us over and over. There is such a great need for these services and I was very happy to hear of the new proposed site. It makes so much sense and I hope you will support this proposal. I would ask everyone to visit one site one time and find out how grateful you will be that you are not walking in their shoes. Many people are one paycheck or one minor tragedy

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away from being a client. Be grateful for your life and try to have a little compassion for those less fortunate. There are hundreds of people volunteering to give these people the support they need to get back on their feet and be productive citizens. Do your part and support this project. "

88. Shawn Sweeney, 4813 Johnson Avenue, Western Springs
89. Mike & Meg Medema, 4524 Lawn Avenue, Western Springs
90. Venna Johnson, Venna Johnson Specialties, Inc., 22 Calendar Avenue, Suite D, LaGrange
91. Dan Ruzic, Western Springs  
"I am a BEDS Plus volunteer and FULLY support the new plans."
92. Lee & Don Bence, Westchester
93. John R. Madden, 133 S. Sunset, LaGrange
94. Ron Davies, 133 S. Stone, LaGrange
95. Alison & Jim Kelly, 312 S. Blackstone, LaGrange
96. Val Cordes, 210 S. Peck, LaGrange
97. Larry & Jane Herndon, 416 7th Ave., LaGrange
98. Jim Pietrzak & Cara Panares, 510 S. Park, LaGrange
99. Annika Kloes, 745 8th Ave., LaGrange
100. Dr. Marty Ellenby & Barb Rosinsky, 241 S. Waiola, LaGrange
101. Deb Rodde, St. Francis Xavier School, 145 S. Waiola, LaGrange
102. Colleen Huber, 328 S. Brainard, LaGrange
103. Susan Bertuglia, 105 S. Waiola, LaGrange
104. Jim & Jessica McLean, 115 S. Kensington. LaGrange
105. Ugo Bozzano, 727 South Spring Avenue, LaGrange
106. Joan Williams, 517 North Waiola, LaGrange Park, IL  
"I have worked with BEDS clients in LaGrange for 20 yrs. and at the SFX food pantry for several years. My interactions have been positive and found these persons are grateful and respectful of the property, the volunteers and each other. You may add my name to your list of supporters"
107. Kathy Lampert 140 Carriage Way unit C130, Burr Ridge  
"I lived in LaGrange for 60 years. I grew up on the 300 block of Kensington and lived on the 600 block of Catherine after I

**BEDS Plus supporters responding to an email, "Will you be counted as a supporter of the proposed facility?" on 3/1/15. BEDS requested name, address and any comments for the plan commission and trustees. Following are the responses as of 3/4/15:**

got married. I have been a member of Emmanuel Episcopal Church all my life and I have never had a problem with any of the homeless. I really don't understand why some people are against helping people less fortunate."

108. Debbie Moline

"Please approve the BEDS Plus building construction. Our community will benefit from this."

109. Denise Kennedy - Brookfield

"Yes, I have volunteered at BEDS for a couple of years now, and I do support BEDS 100%!!"

110. Jim Groszek, 209 53<sup>rd</sup> Street, Western Springs

"I am a BEDS volunteer at St. Francis Xavier Church. I support the building of the proposed facility at 9601 Ogden Avenue in LaGrange. This facility is needed to support the homeless and disadvantaged in our area."

111. Judy Hanaway, Countryside

I support BEDS Plus, however I am not a LaGrange resident. I am a cook for one of the church sponsored sites and feel a dedicated site would be a benefit. Thank you for considering the welfare of the "least of these".

112. Donna Kralovec, 227 South Catherine, LaGrange

"I have been volunteering with beds for the last 2 years. I live across the street from where beds is located now and 1 block away from another overnight shelter. I have lived in LaGrange for 25 years and have never had an issue with any homeless person. My children have never been harassed and they support the homeless being here. Their presence has helped them to see people from all parts of life and be more grateful for what they have. As a Christian I feel it is my duty to help the less fortunate and I stand with the beds organization. I ask that LaGrange grant the beds organization the right to build the new facility on Ogden and East Avenue. As a matter of fact our house was robbed after we moved into LaGrange 25 years ago and it was not by a homeless person but we were told it was a resident that lived in LaGrange looking for drug money. "

113. Peter Mulcaney, 33 North Waiola Avenue, LaGrange

114. Ted Corlett, 812 North Catherine Ave, LaGrange Park, IL

"I have been a volunteer for Beds Plus since its beginning, over 25 years ago. It is there to help others, not itself. As far as I know the funding has been almost exclusively from private individuals and companies and does not rely on state funding to exist. It is the kind of organization we need to support and the new facility is about as perfect a solution as you could ask for. It uses land that has been vacant for at least 20 years. I have lived in the area for 30 years and go by it every day on my way to work. It is an area with low impact on the community, on the corner of Ogden and East and will be a very nice looking building actually improving the look of the corner and the area as a whole. I think it will be something the village can look at with pride and use as an example of its contribution to society. Homelessness is not going to go away so let's deal with it in a thoughtful way. If some feel threatened by the homeless, I suggest they volunteer for a year at one of the sites. These people are troubled, many are past military, but not violent and very grateful for what they receive. Beds Plus provides the resources to help these people get better, find help, housing, jobs and contribute to society."

1301 W. Cossitt LaGrange, IL 60525  
Phone: 708.354.5730 Fax: 708.354.0733 TTY: 708.352.5994  
www.ladse.org

Dr. Sheri Wernsing  
Executive Director

March 4, 2015

LADSE is a multi-district program which services at risk families and children in the community as well as children with identified disabilities. LADSE's service area encompasses 15 different school districts as and communities located in Western Cook County and Eastern Dupage County. As a service provided to identified families in the area, LADSE provides school and community based wraparound to stabilize families and ensure all basic needs are met. Much of the work that the wraparound team does consists of networking with area and community service providers in order to "wraparound" a family.

As an area service provider, LADSE has worked with BEDS Plus Program in order to identify any and all possible housing issues. These issues range from families needing advice on how to handle problems with a landlord, to evictions, to homelessness. BEDS Plus has proven to be a vital piece in supporting families with housing crises. The staff at BEDS Plus are knowledgeable and supportive, and have provided information to wraparound therapists on cases that are not identified BEDS Plus clients.

As many of us working in the greater LaGrange area know, homelessness is becoming a critical issue that can no longer be ignored. Many families with formerly stable housing are finding themselves homeless or on the brink of homelessness due to a shrinking job market in the Chicagoland area, cuts in government spending, and/or lack of affordable housing in the area. When families have housing issues, it becomes a whole community issue. Schools are beginning to see the impact from children living in temporary living arrangements. Agencies have seen an influx of clients, but a decrease in available funds as well as staff to address the issues. Churches no longer have enough food to provide families with a healthy meal. The amazing work of the BEDS Plus staff and program help to minimize the impact of homelessness on the community, and aim to assist in finding affordable housing for all.

Jessica Sredzinski MA, MSW, LCSW  
LADSE Family Service Facilitator/Behavior Interventionist  
Wraparound team/ED Network  
1301 W. Cossitt  
LaGrange, IL 60525  
(708)354-5730 x 3168  
jsredzinski@ladse.org

Supporting education for all children in the community school districts:

53 Butler	94 Komarek	102 LaGrange	107 Pleasantdale
61 Darlen	95 Brookfield-LaGrange Park	103 Lyons	204 Lyons Township High School
62 Gower	96 Riverside	105 LaGrange South	208 Riverside Brookfield High School
92 ½ Westchester	101 Western Springs	106 LaGrange Highlands	



# Pillars

making connections ...  
changing lives

March 4, 2015

Thomas Livingston, Village President  
Village of LaGrange  
53 S. LaGrange Rd.  
LaGrange, IL 60525

**Administrative Office**  
LaGrange Park  
333 N. LaGrange Road, Suite One  
LaGrange Park, IL 60526

**Carl Bartolucci Center**  
6415 Stanley Avenue  
Berwyn, IL 60402

**Community Nurse Health Center**  
23 W. Calendar Avenue  
LaGrange, IL 60525

**Constance Morris House**  
Administration: 708.995.3680  
24 Hour Domestic Violence Hotline  
708.485.5254  
24 Hour Sexual Assault Hotline  
708.482.9600

**Fillmore Center**  
6918 Windsor Avenue  
Berwyn, IL 60402

**Hickory Hills –  
Child and Family  
Development Center**  
8020 W. 87th Street  
Hickory Hills, IL 60457

**Lenzi Apartments**  
6030 Lenzi Avenue, #3  
Hodgkins, IL 60525

**Summit –  
Foxfire Psychosocial  
Rehabilitation Program**  
7420 W. Archer Avenue  
Summit, IL 60501

**Western Springs**  
1023 Burlington Avenue  
Western Springs, IL 60558

Programs Accredited by CARF

708.PILLARS (745.5277)  
www.pillarscommunity.org

Dear President Livingston and Village Trustees,

Pillars is writing to communicate our support for the permanent supported housing project proposed by BEDS PLUS. Pillars works closely with BEDS PLUS and has for many years in providing therapeutic support services to clients of BEDS. In addition, our two organizations have worked closely together, along with other social service organizations in our communities to combat homelessness, to develop resources that support recovery for those living with mental illness, addiction or fleeing violence, and to combat the stigma associated with these circumstances.

Stable housing is one of the most important determinants of successful engagement within the community, and in ensuring one's journey to recovery is successful. The opportunity to add to affordable housing within our area brings also the opportunity for individuals and families facing homelessness to have other options, and to contribute to the overall health of the community.

In order to qualify for permanent supported housing an individual must meet certain criteria, in particular demonstrating capacity to meet rent obligations and be successful in independent living. Pillars provides support services to a number of clients throughout our communities in supported housing environments and we have seen first hand the successes that a well coordinated program of housing, services, access to resources and employment brings.

BEDS Plus has worked diligently to bring factual information to the community with regard to this proposal. We support the need for permanent housing whole heartedly, and look forward to continuing to work with our community to help achieve the goal of health overall.

Sincerely,

Ann Schreiner, LCSW  
President and CEO  
Pillars

CC: Tina Rounds, BEDS Plus



# SAINT CLETUS PARISH

*Living our Faith, Building our Future.*

March 4, 2015

To whom it may concern:

Is there a need for housing assistance in La Grange? As Director of Social Concerns for St. Cletus Parish for the past 17 years, I can readily answer that it is one of the greatest needs in our community. I receive calls or visits every week from struggling individuals/families, in danger of losing their apartments, mobile homes or houses...frightened and just a breath away from homelessness. Our St. Vincent de Paul Conference in conjunction with our Social Concerns Ministry, can often provide some financial assistance to temporarily keep a roof over someone's head, food on the table, utilities on, etc. until they are able to find a more permanent solution to their housing insecurity. Thankfully, in the past several years we have been working closely with BEDS Plus, who has a dedicated, professional staff, willing to offer support services to people we refer to them, providing them opportunities to get their life back on track, leading to housing security and a more stable, productive life.

Who are the people coming to us for housing and general assistance? Some are our Food Pantry clients; some are people referred to the Church by the Township or government offices, school districts, social workers, family members or friends. Some are older adults who thought they were secure in retirement; some are young couples with families; some are single moms with children; some are disabled, some dealing with mental illness. Many have made poor choices along the way, but many have "done everything right" and still find themselves in financial crisis. Some have grown up in poverty and lack education...some are college grads. One thing they have in common is that they are all our neighbors and often the general public is unaware of their struggles/needs.

I have learned there is no easy fix for solving the challenges surrounding homelessness and housing insecurity...but I have witnessed great progress being made by our own BEDS Plus organization. I strongly believe that going forward with their plans to develop a new building at 9601 West Ogden in LaGrange is in our best interest, as well as in the interest of all the people they serve. As a longtime resident of La Grange, I am thankful for their much needed investment in our community.

Sincerely,

Mary Beth Ford  
Director of Social Concerns  
St. Cletus Parish  
(708)215-5418  
[mford@stcletusparish.com](mailto:mford@stcletusparish.com)



**LYNDA SCHUELER** • CHAIR  
**JEFFREY A. RABIN** • VICE CHAIR  
**KHEN NICKELE** • PAST CHAIR  
**PATRICK RODGERS** • SECRETARY  
**WARREN WOOD** • TREASURER

**JENNIFER C. HILL** • EXECUTIVE DIRECTOR

March 5, 2015

To the Trustees of the Village of LaGrange:

I am writing to support BEDS' request for a zoning change to develop supportive housing at 9601 West Ogden Avenue in LaGrange. The development will offer twenty apartments to people who have previously experienced homelessness. BEDS will move its offices to the building and provide services on-site.

The Alliance to End Homelessness in Suburban Cook County is a membership organization for groups that offer housing and services to people experiencing homelessness. As the lead agency for Cook County's Continuum of Care, the Alliance secures \$11 million annually to support over 40 homeless programs throughout the suburbs in our county. The Alliance convenes a variety of stakeholders to cooperatively set priorities, collect data, rank project applications, and measure outcomes.

Our members have developed model housing programs in Country Club Hills, Northfield, Mount Prospect, Evanston and other suburban communities. The Lyons Township will benefit from the proposed new housing and services, as it will serve our neighbors from this immediate area who are struggling.

Supportive housing creates a community asset. In order to understand what supportive housing is, perhaps it is helpful to explain what it is not. Supportive housing is not overnight shelter. Though BEDS has offered overnight shelter seamlessly in partnership with faith communities in the LaGrange area for decades, supportive housing consists of apartments where the tenants sign leases, pay a portion of their rent, and have keys to their own front door. Services are available to tenants to make sure they have the tools to manage their household and engage in meaningful work or volunteer activities.

Supportive housing is *not* an institutional setting or a "facility"; it is regular housing with some basic supportive services attached. Supportive housing is also *not* public housing; the community can expect well managed housing where tenants are carefully screened, and the residents are fully supported in integrating into the daily life of the community.

BEDS Plus has assembled a top-notch development team with great experience creating housing that fits in architecturally with its surroundings and creates a lasting community asset. Having personally worked side by side with the BEDS organization for over a

decade, I can vouch for how seriously they take their role as a good neighbor and a good citizen of LaGrange.

The Alliance and its member agencies have committed to making homelessness history, and the way that we end homelessness together includes offering high-quality permanent supportive housing as an option for the people who need it. Thank you for giving this development the careful thought and consideration it deserves.

Sincerely,

A handwritten signature in black ink, appearing to read "J.C. Hill". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Jennifer C. Hill  
Executive Director

# ALLIANCE

TO END HOMELESSNESS  
IN SUBURBAN COOK COUNTY



Serves as the lead agency of the Cook County Continuum of Care



Coordinates homeless services of over 30 agencies across 30 suburban townships, 131 municipalities, 573 square miles and 2.5 million residents



Plans for the effective use of \$11 million of federal funds by suburban Cook agencies



Measures performance and uses data to improve our effectiveness



Manages an information management system that agencies use to collect data on the clients they serve and the services they provide



Provides training and technical assistance to prevention and homeless assistance providers on a range of best practice issues



Advocates for the needs of homeless and at-risk households in the region and the implementation of proven and promising solutions

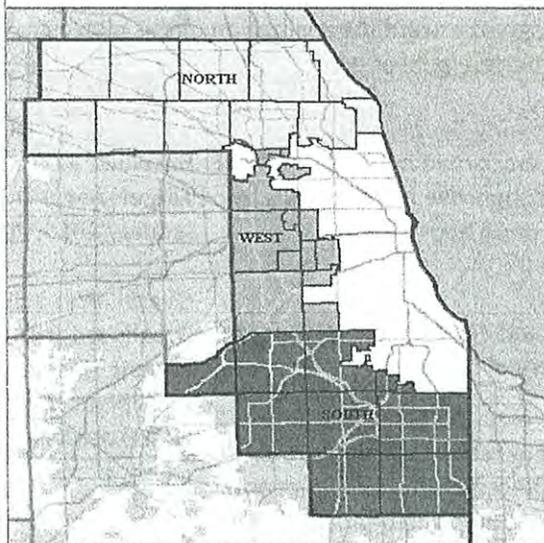
## 2014 Suburban Cook County Homeless Count Results

### Overview:

- 1,242 homeless persons
- 1,091 sheltered & 151 unsheltered
- 9% - chronically homeless (109 persons)
- 10% - veterans (121 persons)
- 44% are in households with children (549 persons)

### 2011-2013 Comparison:

- 1.2% overall reduction in homeless population
- 6.5% increase in sheltered and 35% decrease in unsheltered populations
- 52% decrease in chronic homelessness
- 2.6% increase in families with children



### Regional Breakout

#### North Cook County

254 sheltered & 49 unsheltered

#### West Cook County

137 sheltered & 50 unsheltered

#### South Cook County

353 sheltered & 52 unsheltered

Jennifer C. Hill • Executive Director • Jennifer@suburbancook.org

4415 Harrison, Suite 228 • Hillside, IL 60162 • phone 708.236.3261 • fax 708.236.3299 • www.suburbancook.org



## *A Strategic Path Forward to Ending Homelessness*

In July 2014 the Alliance launched a new 3-year strategic plan. It embodies strategic thinking around targeting resources to those most in need and likely to benefit through coordinated assessment, written standards, and prioritization of resources. It integrates and promotes best practices across housing and service interventions. It identifies new partners, in new areas, to help seize critical opportunities and to leverage more support for the homeless system. It includes a new unmet need calculation and data dashboard to support ongoing data-informed decision-making. This plan, and the work to come from it, will position suburban Cook County to meet the HEARTH Act performance measures, end chronic homelessness, and work towards its ultimate goal of ending homelessness for all.



Housing is the cornerstone of the Alliance's efforts to end homelessness. The Alliance is committed to creating a variety of housing interventions, prioritizing the hardest-to-house, improving the targeting of each housing type to the populations most likely to benefit, improving processes, applying best practices, and increasing the availability of services and service types within the housing models.



Success in housing and becoming stabilized is often a result of receiving needed such as street outreach and homelessness prevention. In addition the Alliance is well positioned to seize new opportunities in the emerging areas of employment and healthcare solutions to homelessness and will continue collaborations and efforts to ensure access to mainstream resources for people experiencing homelessness.



The ultimate goal is to make it as easy as possible for people experiencing homelessness to get matched up quickly and effectively to the services and housing they need. For the Alliance this means developing a coordinated assessment and referral process, formalizing standards for assistance, and continuing to build the functionality and success of the homeless management information system.

The Alliance will assess progress toward the realization of this plan's goals by tracking several key measures that align with the core goal of ending homelessness in suburban Cook County.

### **Permanent Supportive Housing Capacity**

**Baseline:** 979 permanent supportive beds

**Target:** 1,307 permanent supportive housing beds by January 2018, an increase of 82 beds/year

### **Chronic Homelessness**

**Baseline:** 97 people, 8% of total homeless population

**Target:** fewer than 30 chronically homeless persons in January 2016, 2017, and 2018 point-in-time counts

### **Rapid Re-Housing Capacity**

**Baseline:** 107 households served with rapid rehousing

**Target:** 275 households served by January 2018

### **Overall Homelessness**

**Baseline:** 1,182 people

**Target:** 700 homeless persons counted in the January 2018 point-in-time count (a 40% decline), a reduction of 160 persons each

### **100,000 Homes Campaign Housing Placements**

**Baseline:** average placement rate of 18 people/month

**Target:** maintain average placement rate of 18 people per month, for a cumulative 756 placements achieved by January 2016

**Jennifer C. Hill** • Executive Director • [Jennifer@suburbancook.org](mailto:Jennifer@suburbancook.org)

4415 Harrison, Suite 228 • Hillside, IL 60162 • phone 708.236.3261 • fax 708.236.3299 • [www.suburbancook.org](http://www.suburbancook.org)

# Lyons Township Mental Health Commission

Wayne Kardatzke, Chairperson  
The La Grange Plan Commission  
53 S. La Grange Rd.  
La Grange, IL 60525

February 26, 2015

Dear Chairman Kardatzke and Plan Commissioners;

Lyons Township Mental Health Commission (LTMHC) urges your approval of the request for BEDS Plus to construct a three-story building at East and Ogden Avenues, La Grange, for daytime support services providing counseling, job training, and referrals for services to area homeless; and long-term supported apartment unit housing for formerly homeless individuals that are successfully transitioning into their own home as their next step toward independent living.

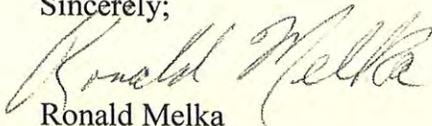
The addition of this facility, specifically the supported housing units, will reduce the homeless problem in La Grange. It will fill a major gap in resources necessary for individuals successfully emerging from a period of homelessness. Currently, when a homeless individual or family working with BEDS Plus are successfully addressing the life conditions that resulted in their homelessness, there are few long-term supportive housing options available. Those that are have lengthy waiting lists. Therefore, the individuals must remain homeless, traveling from church to church every night for emergency shelter, with the threat of their condition deteriorating rather than improving.

Permanent supportive housing ends homelessness by providing very low cost housing along with supportive case management to highly vulnerable individuals chronically struggling to maintain housing stability. With your approval of these new long-term supported apartments, they would be removed from the local homeless population and placed in stable housing with on-site staff assisting them in successfully maintaining their household, and thereby reducing homelessness in La Grange.

The relocation of the daytime supportive services of BEDS Plus will also improve homelessness in La Grange. There are strong correlations between homelessness, mental health and substance use disorders that these services address. BEDS Plus already has strong collaboration and linkages with Pillars and Community Nurse which will be further strengthened, programs that are heavily needed in the Village of La Grange and annually funded by LTMHC. The proposed facility is in a location that has improved transportation, access, local business services, and employment opportunities that will increase the success of these services.

In conclusion, Lyons Township Mental Health Commissioners support the development of this project as it will relieve the current problem of homelessness in the community and strongly recommends your approval of this project. If you have any questions, please do not hesitate to call me at 708-352-2992. Thank you for your attention, as well as all you do for our community.

Sincerely;



Ronald Melka  
Executive Director

C: Plan Commissioners, Village of La Grange President, Village of La Grange Board of Trustees and  
Lyons Township Mental Health Commissioners

PRESIDENT: Robert F. Bures VICE PRESIDENT: Alan W. Dorobiala SECRETARY: Colleen H. Kelly TREASURER: Hon. Christopher Getty  
COMMISSIONERS: James Durkan, Sophia G. Mallis, Steve Palmer, William D. Seith  
EXECUTIVE DIRECTOR: Ronald R. Melka ADMINISTRATIVE ASSISTANT: Barbara Minneci

6404 JOLIET ROAD • COUNTRYSIDE, ILLINOIS 60525

PHONE: (708) 352-2992 • FAX: (708) 354-7212 • E-Mail: [ltmhc@lyonsts.com](mailto:ltmhc@lyonsts.com) • WEBSITE: [www.ltmhc.org](http://www.ltmhc.org)

## Angela Mesaros

---

**From:** Alex Onion <aonion19@gmail.com>  
**Sent:** Wednesday, February 25, 2015 10:07 PM  
**To:** Angela Mesaros  
**Subject:** BEDS Housing Development  
**Attachments:** Village of Trustees BEDS Letter (1).docx

Dear Angela,

You might remember me as the LGBA's first summer intern. I hope you're doing well!

Attached is a letter urging the Village Board to pass BEDS Plus' proposal to build a permanent housing development in La Grange. It is signed by 20 young adults who were raised in the area and are very familiar with our community's homeless population.

Thank you very much for your consideration of this important matter.

Best,  
Alex Onion

Village of La Grange Board of Trustees  
53 S. La Grange Road  
La Grange, IL 60525

To the Village Board of Trustees and the Zoning Commission:

My name is Alex Onion, and I'm writing on behalf of the below signed. As proud current residents of La Grange and its surrounding area, we urge the Zoning Commission and the Village Board of Trustees to approve BEDS Plus' proposal to build a permanent housing establishment for our local homeless residents.

We are recent high school or college graduates who were born and raised in the La Grange area and attended Lyons Township High School. Many of us live within blocks from the churches that currently house BEDS clients. Having experienced homeless individuals in our community frequently, we can assure the Board and the Zoning Commission that we were never made to feel threatened or unsafe by their presence. In fact, interacting with La Grange's homeless community has provided us with valuable lessons that we're incredibly fortunate to have learned as children.

Living in a diverse community and understanding the circumstances of our homeless neighbors not only made us more appreciative of the safe, warm homes that our parents provided, but also made us more sympathetic to the needs of others. Having meaningful discussions with our parents about homelessness and getting to know homeless individuals decreased our fears and made us feel *safer* in our surroundings. By learning not to ignore La Grange's homeless population, but instead to offer at least a smile or maybe a warm snack, we were in turn more likely to reach out to a friend whom we knew was struggling or help our parents take care of our siblings.

Knowing homeless community members has prepared us for this stage in our lives. Many of us are moving away from home - into city or to grad schools in different states. As we move on and make new acquaintances, we will welcome people who have different backgrounds, financial situations, and social statuses than us. Most importantly, we'll have open minds and an increased sense of compassion when we leave our safe, welcoming community.

This is who we are. We are Lyons Township, a school that boasts the title, "friendliest high school in the nation." We are families that we welcome new neighbors with a homemade loaf of bread. We smile or say hello to everyone we pass as we walk down La Grange Road. We fundraise, cook meals, and offer a shoulder to cry on for friends going through a hard time. We support our local business owners because we believe in our town and want to see it thrive.

This is who we are not. We are not a gated community. We do not treat others as second-class citizens simply because they fell on hard times or don't look like us. We do not use words like "degenerates" or "scum" to describe human beings that we walk past every day.

To the parents who fear for their children and feel they are providing "protection" by opposing BEDS' proposal: we urge you to reconsider. Preparing your sons and daughters early in life for a world full of many types of people living in many different situations is one of the greatest gifts you can offer.

To those who are concerned about our homeless population: the goal of this housing development is to provide a safe haven for homeless individuals so that they can gain stability and get back on their feet. With BEDS' efforts, our homeless "problem" will be diminished, not increased.

Just as we support our neighbors by participating in Relay for Life, St. Baldrick's, or the Leadershop, we must support our friends with no place to call "home." This is who we are. We are a community that does the right thing, a community that cares, and we are a community that takes care of ALL of its residents. Please support BEDS' initiative to build this housing development.

Best,

Alex Onion  
143 S. Ashland  
La Grange, IL 60525

Elizabeth Garabedian  
301 W. Elm  
La Grange, IL 60525

Leigh Kunkle  
136 S. Madison  
La Grange, IL 60525

Melissa Kriauciunas  
1217 Woodside  
La Grange Park, IL 60526

Sam Ostrowski  
1219 Chestnut Ave.  
Western Springs, IL 60558

Vivian Chase  
40 S. La Grange Road, Apt. 3  
La Grange, IL 60525

Katie Cummings  
646 N. Stone  
La Grange Park, IL 60526

Maggie Galka  
69 S. 7<sup>th</sup> Ave.  
La Grange, IL 60525

Maddy Sher  
116 S. Madison  
La Grange, IL 60525

Emily and Allison Bouchard  
333 N. Spring Ave.  
La Grange Park, IL 60526

Anna Schneider  
4133 Lawn Ave.  
Western Springs, IL 60558

Tom Meyer  
4149 Lawn Ave.  
Western Springs, IL 60558

Katie Chilton  
329 S. 8<sup>th</sup> Ave.  
La Grange, IL 60525

Grace Bradley  
320 S. 7<sup>th</sup> Ave.  
La Grange, IL 60525

Kati Younkin  
5125 Fair Elms Ave.  
Western Springs, IL 60558

Leslie Castillo  
24 Drexel Ave.  
La Grange, IL 60525

Ann Bruton  
4560 Lawn Ave.  
Western Springs, IL 60558

Liz Thomas  
311 S. 6<sup>th</sup> Ave.  
La Grange, IL 60525

Stephen Goethals  
1040 S. Edgewood Lane  
La Grange, IL 60525

Megan Lane  
4052 Forest Ave.  
Western Springs, IL 60558

Jeffrey McKay  
808 S. Catherine Ave  
La Grange, IL 60525

February 26, 2015

Thomas E. Livingston, president  
Village of La Grange Trustees  
Village of La Grange  
53 S. La Grange Rd.  
La Grange, IL 60525

Dear Mr. Livingston,

I'm writing to support the approval of the supportive housing facility proposed by BEDS Plus.

For the past 27 years, BEDS Plus has done an amazing job giving the homeless a safe place to sleep, hot meals, professional counseling and employment support. The small staff and hundreds of community volunteers work tirelessly to care for people in desperate need.

Now, BEDS is at a crossroads. For the first time, it has the funding and the opportunity to decrease the homeless population by providing supportive housing to area residents. The proposed building represents a shift in the approach BEDS leaders are taking to solve homelessness, as the building will provide a long-term solution to the needy. Studies have shown a notable reduction in community cost and the use of supportive services when U.S. cities have implemented supportive housing over short-term interventions. Already, BEDS Plus offers support services at no cost to the community. What a blessing to the Village and to taxpayers!

We can trust BEDS as a community partner. Its staff, board members and volunteers live in La Grange and the surrounding towns, and they do what they say. We, as community members, can trust "them," because they are "us." When BEDS leaders say that studies have shown that supportive housing developments have neutral or positive effects on property values, we can trust them. When BEDS leaders say that the building poses no safety risk to residents, while improving safety for sheltered people, we can trust them. And when BEDS leaders say that they will give housing preference to residents and former residents of the Village of LaGrange and Lyons Township and also work to integrate individuals back into the community, we can trust them.

By supporting this initiative, you increase the human dignity of BEDS Plus clients and, by extension, the human dignity of all of us. It is the morally sound choice.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read 'JM', enclosed within a large, loopy circular flourish.

Jeff McKay

Cc:

Bill Holder, trustee

Mark Kuchler, trustee

Mark Langan, trustee

David Mc Carty, trustee

Jeff Nowak, trustee

Jim Palermo, trustee

John Burns, clerk

Mark Burkland, attorney

Lou Cipparrone, treasurer

Patrick Benjamin, dir. of

Community Development

Marcy McKay  
808 S. Catherine Ave  
La Grange, IL 60525

February 26, 2015

Thomas E. Livingston, president  
Village of La Grange Trustees  
Village of La Grange  
53 S. La Grange Rd.  
La Grange, IL 60525

Dear Mr. Livingston,

I'm writing to back the supportive housing facility proposed by BEDS Plus.

For years, BEDS leaders have worked tirelessly to care for the community's needy—those who are homeless and those who are at risk of homelessness. Over the years, BEDS leaders have educated themselves about how to solve more permanently the problem of homelessness and they have learned that supportive housing is key. They searched in earnest for property that worked for residents and clients while also meet funding requirements.

Finally, they found it. The proposed site offers access to public transportation and community amenities, and because it is transitional—bridging residential and commercial uses—it meets the needs of La Grange residents who do not want a multi-unit building in their backyards.

Together, this approach and this site offer a real solution to an increasing homeless population.

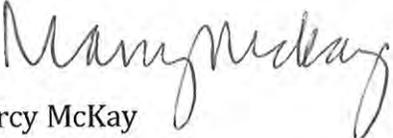
- Supportive housing is the most efficient and effective way to stabilize vulnerable people who cannot find or afford housing on their own.
- BEDS Plus initiatives prevent the municipality from having to allocate additional police and municipal staff to deal with homeless people. The saving is considerable.
- Not only does BEDS Plus offer its services at no cost to the community, it returns from the county, state and federal governments tax dollars designated for those purposes. It matches those funds with private fundraising and volunteer service hours.

In the last two years alone, BEDS Plus has placed hundreds of homeless individuals into housing—helping to ensure that their basic needs were met. Clearly, BEDS clients are not a risk to the community; they are in need of compassionate support. As you know, only 30-35

calls to the police of 15,128 received over 2013 involved the homeless. Homeless individuals are more likely to be victims of crime than perpetrators.

I thank you for joining me in supporting this important initiative. La Grange and neighboring communities will be better for it.

Sincerely,

  
Marcy McKay

Cc: Bill Holder, trustee  
Mark Kuchler, trustee  
Mark Langan, trustee  
David Mc Carty, trustee  
Jeff Nowak, trustee  
Jim Palermo, trustee  
John Burns, clerk  
Mark Burkland, attorney  
Lou Cipparrone, treasurer  
Patrick Benjamin, director of Community Development

## Pat Benjamin

---

**From:** Cathy Benjamin  
**Sent:** Thursday, March 05, 2015 8:55 AM  
**To:** Pat Benjamin  
**Subject:** FW: concer resident

-----Original Message-----

**From:** Tom Livingston  
**Sent:** Friday, February 27, 2015 7:00 AM  
**To:** A.G  
**Cc:** Robert Pilipiszyn  
**Subject:** RE: concer resident

Mr. Gonzakez,

Thanks for contacting us. Should this project advance to the village board from the Plan Commission; you can be assured there will be a public fair hearing for all sides with a full set of facts. We hope LaGrange will be a place you continue to be proud to call you home.

Tom Livingston  
-----  
**From:** A.G [marínez5590@yahoo.com]  
**Sent:** Thursday, February 26, 2015 11:09 AM  
**To:** Tom Livingston  
**Subject:** concer resident

I'm contacting all the trustees to let all you know my disapproval for the construction for the homeless in my area, I'm a resident for more then twenty (20) years and completely against this progect, I work hard to have a nice home for my family,so please DO NOT pass this idea from BEDS, I do not have any thing against This people, but I don't want them in my yard, remember that YOU WORK FOR THE PEOPLE OF LAGRANGE NOT FOR BEDS. sincerely Arturo Gonzalez 29 Washington Ave

## Pat Benjamin

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**From:** Cathy Benjamin  
**Sent:** Thursday, March 05, 2015 8:55 AM  
**To:** Pat Benjamin  
**Subject:** FW: BEDS

-----Original Message-----

From: Tom Livingston  
Sent: Wednesday, March 04, 2015 7:29 AM  
To: marianne wallner  
Cc: Bill Holder; Mark Kuchler; mlangan@vvillageoflagrange.com; David McCarty; Jeff Nowak; Jim Palermo; Robert Pilipiszyn  
Subject: RE: BEDS

Marianne,

Thanks for your note. Should the matter advance to the village board; you can be assured of a full and fair hearing on the project. I am uncertain of the press release you are speaking about. There was reference made to Oak Park PADS using west suburban BEDS facilities in an overflow about that time. Believe that is a rare situation where in an overflow situation; folks are sent via cab in the evening and picked up early in the morning taken back to the community. I will double check but I believe this is not a prevalent condition nor would we want it to be. We asked about it at the time. Your comments will be forwarded to the Plan Commission.

Tom Livingston

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From: marianne wallner [marianne.wallner@sbcglobal.net]  
Sent: Tuesday, March 03, 2015 6:25 PM  
To: concernedlresidents@gmail.com  
Cc: Bill Holder; Mark Kuchler; mlangan@vvillageoflagrange.com; David McCarty; Jeff Nowak; Jim Palermo; Tom Livingston  
Subject: BEDS

After reading the 1/6/14 press release , We, Ron and Marianne Wallner as long time residents are extremely concerned about even considering the possibility of building a permanent facility in LaGrange for BEDS.

BEDS with the current support should only support residents in our community in time of need that have paid to live here and have fallen on hard times. This does appear to be the case. This promotes other illegal events, puts our children and elderly at more risk. We want a safe community similar to the Hinsdale Community.

Unfortunately we are unable to attend the meeting, please represents us at the March 10, 2015 Meeting.

## Pat Benjamin

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**From:** Tina Rounds [rounds@beds-plus.org]  
**Sent:** Thursday, March 05, 2015 10:56 AM  
**To:** Pat Benjamin  
**Subject:** FW: Pillars letter of support for BEDS Plus PSH  
**Attachments:** beds letter\_001.pdf  
FYI.

Tina Rounds  
Executive Director  
BEDS Plus Care, Inc.  
PO BOX 2035  
LaGrange, IL 60525  
708-354-0858 ext. 5 (office)  
708-280-5035 (cell)  
708-354-7518 (fax)  
[rounds@beds-plus.org](mailto:rounds@beds-plus.org)  
[www.beds-plus.org](http://www.beds-plus.org)

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**From:** Schreiner, Ann [mailto:aschreiner@pillarscommunity.org]  
**Sent:** Thursday, March 05, 2015 9:41 AM  
**To:** 'tlivingston@villageoflagrange.com'  
**Cc:** Tina Rounds  
**Subject:** Pillars letter of support for BEDS Plus PSH

Hello Tom, please find our letter of support attached. If you have questions or wish further information, please let me know.

Regards, Ann

**Ann Schreiner, LCSW**  
**President and CEO**



333 N LaGrange Road, Suite One  
LaGrange Park, IL 60526  
708- PILLARS (Main)  
708- 995-3504 (Direct)  
708-995-3505 (Fax)  
[aschreiner@pillarscommunity.org](mailto:aschreiner@pillarscommunity.org)  
[www.pillarscommunity.org](http://www.pillarscommunity.org)

Pillars aspires to build healthier communities by making connections and changing lives. We provide quality mental health services, social services, and education for people of all ages.



# Pillars

making connections ...  
changing lives

March 4, 2015

Thomas Livingston, Village President  
Village of LaGrange  
53 S. LaGrange Rd.  
LaGrange, IL 60525

**Administrative Office**  
LaGrange Park  
333 N. LaGrange Road, Suite One  
LaGrange Park, IL 60526

**Carl Bartolucci Center**  
6415 Stanley Avenue  
Berwyn, IL 60402

**Community Nurse Health Center**  
23 W. Calendar Avenue  
LaGrange, IL 60525

**Constance Morris House**  
Administration: 708.995.3680  
24 Hour Domestic Violence Hotline  
708.485.5254  
24 Hour Sexual Assault Hotline  
708.482.9600

**Fillmore Center**  
6918 Windsor Avenue  
Berwyn, IL 60402

**Hickory Hills –  
Child and Family  
Development Center**  
8020 W. 87th Street  
Hickory Hills, IL 60457

**Lenzi Apartments**  
6030 Lenzi Avenue, #3  
Hodgkins, IL 60525

**Summit –  
Foxfire Psychosocial  
Rehabilitation Program**  
7420 W. Archer Avenue  
Summit, IL 60501

**Western Springs**  
1023 Burlington Avenue  
Western Springs, IL 60558

Dear President Livingston and Village Trustees,

Pillars is writing to communicate our support for the permanent supported housing project proposed by BEDS PLUS. Pillars works closely with BEDS PLUS and has for many years in providing therapeutic support services to clients of BEDS. In addition, our two organizations have worked closely together, along with other social service organizations in our communities to combat homelessness, to develop resources that support recovery for those living with mental illness, addiction or fleeing violence, and to combat the stigma associated with these circumstances.

Stable housing is one of the most important determinants of successful engagement within the community, and in ensuring one's journey to recovery is successful. The opportunity to add to affordable housing within our area brings also the opportunity for individuals and families facing homelessness to have other options, and to contribute to the overall health of the community.

In order to qualify for permanent supported housing an individual must meet certain criteria, in particular demonstrating capacity to meet rent obligations and be successful in independent living. Pillars provides support services to a number of clients throughout our communities in supported housing environments and we have seen first hand the successes that a well coordinated program of housing, services, access to resources and employment brings.

BEDS Plus has worked diligently to bring factual information to the community with regard to this proposal. We support the need for permanent housing whole heartedly, and look forward to continuing to work with our community to help achieve the goal of health overall.

Sincerely,

Ann Schreiner, LCSW  
President and CEO  
Pillars

CC: Tina Rounds, BEDS Plus

Programs Accredited by CARF

708.PILLARS (745.5277)  
www.pillarscommunity.org

## Pat Benjamin

---

**From:** tonia devine [tdev@sbcglobal.net]

**Sent:** Thursday, March 05, 2015 9:27 AM

**To:** Pat Benjamin; Tom Livingston; Bill Holder; Mark Kuchler; mlongan@villagoflagrange.com; David McCarty; Jeff Nowak; Jim Palermo

**Subject:** Beds Plus Proposal

Hi,

I am a resident of La Grange, living on the 200 block of S. Catherine Ave., close to the current location of operations of the Beds Plus program. I have concerns as follows:

Do we have an unbiased study of how this program might impact La Grange? Reference to studies of how housing the homeless decreases costs overall may not be what the village should be looking at. I am a Christian person but I feel I want a choice in how I donate my charitable dollars. I would like to have unbiased information on the potential cost/benefit to the Village of La Grange.

Secondly, and part of the reason I have chosen to e-mail my concerns, is that I feel the current discussion is taking place in an atmosphere of intimidation and bullying. Residents should not have to feel that they are bad world citizens if they oppose a proposal that they perceive as harmful to their living conditions. This is not how I believe America works at its best.

Thirdly, I have lived on the same block as this program for a few years and, contrary to the Beds Plus Q&A I have not found this program to be a good neighbor.

In conclusion, I have not decided what I think about this proposal but I would like to see more open respectful discussion based on unbiased information. I am hoping that the meeting on Tuesday evening will provide that.

Yours sincerely,

Tonia Devine

## Pat Benjamin

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**From:** Cathy Benjamin  
**Sent:** Thursday, March 05, 2015 8:55 AM  
**To:** Pat Benjamin  
**Subject:** FW: BEDS Plus facility

-----Original Message-----

**From:** Tom Livingston  
**Sent:** Wednesday, March 04, 2015 7:31 AM  
**To:** Tom and Kim Krueger; Bill Holder; Mark Kuchler; Mark Langan; David McCarty; Jeff Nowak; Jim Palermo  
**Cc:** Robert Pilipiszyn  
**Subject:** RE: BEDS Plus facility

Tom and Kim;  
Thanks for your note. We will also forward it to the Plan Commission. Should the matter advance to the village board; we will conduct a full and fair hearing of the project.  
Thanks again,

Tom Livingston

---

**From:** Tom and Kim Krueger [krueger\_tandk@ameritech.net]  
**Sent:** Tuesday, March 03, 2015 4:20 PM  
**To:** Bill Holder; Mark Kuchler; Mark Langan; David McCarty; Jeff Nowak; Jim Palermo; Tom Livingston  
**Subject:** BEDS Plus facility

I received an anonymous flyer earlier this week expressing concerns about the proposed facility at Ogden and East Avenues.

I wanted to let you know that I support the proposed facility and hope you will seriously consider it. From everything I have read, the plan seems well considered and good for the community. I also makes good use of a difficult space. I am concerned that the flyer seems to misrepresent the purpose and intent of the office space and transitional housing that will be built, and I think it is unfortunate that people seem to be exploiting prejudices against EDS participants without considering the adverse impact on our community if we did not have effective institutions in place to help the homeless.

Thank you for your consideration.

Tom Krueger  
805 S. Brainard Ave.

## Pat Benjamin

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**From:** Cathy Benjamin  
**Sent:** Thursday, March 05, 2015 8:40 AM  
**To:** Pat Benjamin  
**Subject:** FW: BEDS in La Grange

-----Original Message-----

From: Tom Livingston  
Sent: Thursday, March 05, 2015 7:44 AM  
To: Diane Asleson; pbenjamin@villageoflagrnagge.com; Bill Holder; Mark Kuchler; Mark Langan; David McCarty; Jeff Nowak; Jim Palermo  
Cc: Robert Pilipiszyn  
Subject: RE: BEDS in La Grange

Dear Diane,  
Thanks for your note. We will also forward it to the Plan Commission. Should the matter advance to the village board; we will conduct a full and fair hearing of the project.  
Thanks again,

Tom Livingston

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From: Diane Asleson [diane.asleson@gmail.com]  
Sent: Wednesday, March 04, 2015 9:31 AM  
To: pbenjamin@villageoflagrnagge.com; Bill Holder; Mark Kuchler; Mark Langan; David McCarty; Jeff Nowak; Jim Palermo; Tom Livingston  
Cc: concernedlgresidents@gmail.com  
Subject: BEDS in La Grange

Please do not accept BEDS' proposal to build a homeless shelter in La Grange.

You will more than likely find that the vast majority of La Grange residents are caring people who have and continue to support the BEDS' program. "Sharing the caring" makes so much sense to so many of us. Helping those in need who reside in our own community makes sense to us.

Hosting four of the seven overnight services in La Grange..., hosting the day BEDS Plus program in La Grange..., serving mostly homeless individuals from outside of our town..., considering a proposal to have a homeless shelter built in La Grange...this all creates cause for major concern!!!

Please help those of us in La Grange who are sincerely concerned understand why La Grange is taking on the bulk of the responsibility of helping the homeless from over 20 towns.

Diane Asleson  
312-925-1500<tel:312-925-1500>

## Pat Benjamin

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**From:** Cathy Benjamin  
**Sent:** Thursday, March 05, 2015 8:38 AM  
**To:** Pat Benjamin  
**Cc:** Robert Pilipiszyn  
**Subject:** FW: Beds Plus

-----Original Message-----

From: Tom Livingston  
Sent: Thursday, March 05, 2015 7:34 AM  
To: Paul Fousek  
Subject: RE: Beds Plus

Dear Mr. Fousek;  
Thanks for your note. We will also forward it to the Plan Commission. Should the matter advance to the village board; we will conduct a full and fair hearing of the project.  
Thanks again,

Tom Livingston  
From: Paul Fousek [paulfousek@hotmail.com]  
Sent: Wednesday, March 04, 2015 3:19 PM  
To: Tom Livingston  
Subject: Beds Plus

Dear Thomas,

I would like to express my concern of the BEDs Plus project being discussed by the Village of LaGrange. I understand and appreciate that Homelessness is an issue that has to be address, I don't feel LaGrange is a the community to service this facility. As a homeowner and business owner I feel there are better locations for this facility.

Please take note that if this passes I and my neighbors will remember.

Thank you for your time,

Paul Fousek

## Pat Benjamin

---

**From:** Cathy Benjamin  
**Sent:** Thursday, March 05, 2015 8:37 AM  
**To:** Pat Benjamin  
**Subject:** FW: homeless issue

-----Original Message-----

From: Tom Livingston  
Sent: Thursday, March 05, 2015 7:31 AM  
To: ARTHUR SMITH  
Cc: Robert Pilipiszyn  
Subject: RE: homeless issue

Dear Mr. Smith,  
Thanks for your note. We will also forward it to the Plan Commission. Should the matter advance to the village board; we will conduct a full and fair hearing of the project.  
Thanks again,

Tom Livingston  
From: ARTHUR SMITH [arthursmith1@mac.com]  
Sent: Wednesday, March 04, 2015 4:53 PM  
To: Tom Livingston  
Subject: homeless issue

While society needs to do more to help the plight of the homeless, La Grange is shouldering more than surrounding communities and potentially becoming a regional homeless care center for the western suburbs with social and economic consequences for our community.

I expect that La Grange Trustees will carefully review the issue of dealing with the homeless in future decisions. There is balance between playing a part in helping the short-term homeless and having La Grange assume a role as a regional center for the homeless. It appears that La Grange has already assumed a greater burden than neighboring towns that may have long-term economic consequences for La Grange.

While I am sympatric to persons that need assistance, I have been personally impacted and have altered my use of the library and downtown businesses. After being blocked from entering my car by a homeless person outside of Walgreens, I called the local police. After the police spoke to the individual, he reported to me that he "knows the person" and allowed the individual to go with a warning. This incident and several other panhandling events have resulted in my wife and I taking our grandson to the Hinsdale library rather than La Grange library, and choosing Western Springs and Hinsdale restaurants with increasing frequency.

While it is unlikely that many local residents will publically present their opinions regarding this sensitive issue, there is a Trustee duty to balance the debate and understand the long-term consequences to the economic impact and character of our small community.

Arthur Smith  
300 S Ashland Ave., La Grange  
708 822-3982

## Pat Benjamin

---

**From:** Cathy Benjamin  
**Sent:** Thursday, March 05, 2015 8:36 AM  
**To:** Pat Benjamin  
**Subject:** FW: New BEDS Plus site issue

-----Original Message-----

From: Tom Livingston  
Sent: Thursday, March 05, 2015 7:29 AM  
To: Jim Larsen  
Cc: Robert Pilipiszyn  
Subject: RE: New BEDS Plus site issue

Dear Mr. Larsen,

Thanks for your note. We will also forward it to the Plan Commission. Should the matter advance to the village board; we will conduct a full and fair hearing of the project. Thanks again,

Tom Livingston  
From: Jim Larsen [jimlarsen@larsenassociates.info]  
Sent: Wednesday, March 04, 2015 5:57 PM  
To: Tom Livingston  
Subject: New BEDS Plus site issue

Dear Mr. Livingston:

I am writing to support the creation of a BEDS Plus site at the southwest corner of Ogden and East Avenues. This proposed development would not use any local tax dollars for funding. It would provide an excellent resource for those citizens of LaGrange who are at risk of losing their current residences as well as those in the area who are currently homeless.

I have volunteered along with hundreds of other community members with BEDS Plus for 25 years as an overnight staff member at the churches that host our guests. These churches include one in Western Springs, where my wife and I raised a family and have lived for over 30 years. I am asking your support to allow a resource for our greater community in your backyard, although I would prefer to build it in mine. I believe the proposed BEDS Plus development will increase the strength of our greater community.

I understand there is concern over the amount of vehicle traffic the proposed development could bring to the local area. From my quarter century of experience as an overnight volunteer, on any given night, usually only two or three of our typical 25 to 30 guests have vehicles. It is far more common for our guests to commute by foot, bicycle, or public transportation than by car.

As an overnight volunteer, I have been afforded the opportunity to interact and observe the habits of our guests. The guests are overwhelmingly respectful and considerate. They say thank you often. Many work, but struggle to make ends meet. I am always impressed when I get a request for a 3:30 or 4:00 AM wake-up tap on the shoulder for a guest who needs an early start to get to work. After long days, our guests tend to sleep well. On occasion, guests during the middle of the night have a case of heartburn or tossing-and-turning, and we provide antacid, a glass of milk or some consolation to help people rest. The biggest recurring problem we have is snoring. My wife tells me this issue is not unique to BEDS Plus.

In the mornings, many of our guests wake early to take sponge baths and prepare for their day. Full shower facilities are only available once a week at one BEDS Plus location. The guests collect their used sheets, bag them for laundering and clean their bedrolls. By 6:00 AM guests have dressed for the day ahead, packed their belongings and are served breakfast shortly thereafter. After breakfast and many thanks from the guests, everyone has exited by 7:00 AM.

BEDS Plus is dedicated to helping people obtain and keep permanent housing; our short-term homeless housing is part of a means to this end. Currently, guests who want to stay over two weeks must commit to a self-help program, in addition to the standard strict rules to

which every guest must adhere. In recent years BEDS Plus has shown strong results in helping people find and keep permanent housing. I served for five years as a commissioner on the Lyons Township Mental Health Commission, a public body. I fully understand there are people in our community who are at risk for a variety of reasons. As a father of three, I also coached Little League and LaGrange Babe Ruth baseball locally for 12 years. Each time I volunteer at BEDS Plus, I personally fear one of my former baseball players will arrive as a homeless guest. However, I fear more for our greater community that we are not doing enough to coach and support our fellow citizens on the path away from homelessness. I ask you to vote in favor of approving the new BEDS Plus site at Ogden and East Avenues in LaGrange.

Thank you for your consideration.

Sincerely,

James C. Larsen

4521 Harvey Ave.

Western Springs, IL 60558

## Pat Benjamin

---

**From:** Cathy Benjamin  
**Sent:** Thursday, March 05, 2015 8:36 AM  
**To:** Pat Benjamin  
**Subject:** FW: BEDS

-----Original Message-----

From: Tom Livingston  
Sent: Thursday, March 05, 2015 7:27 AM  
To: Collins Fitzpatrick; Mark Kuchler; Mark Langan; David McCarty; Jeff Nowak; Jim Palermo  
Cc: Robert Pilipiszyn  
Subject: RE: BEDS

Collins,  
Patti and John,  
Thanks for your note. We will also forward it to the Plan Commission. Should the matter advance to the village board; we will conduct a full and fair hearing of the project.  
Thanks again,

Tom Livingston  
From: Collins Fitzpatrick [collinsfitz@gmail.com]  
Sent: Wednesday, March 04, 2015 7:52 PM  
To: Tom Livingston; Mark Kuchler; Mark Langan; David McCarty; Jeff Nowak; Jim Palermo  
Cc: concernedlgresidents@gmail.com  
Subject: BEDS

Trustees,

Thank you for serving on the LaGrange Village Board and volunteering your time to make our village so great. I am writing to let you know that I am against the proposed zoning change to allow a BEDS permanent homeless facility in LaGrange.

I feel that our village is already carrying too high a burden in terms of servicing this population. I would like the village to ask BEDS to investigate surrounding communities as an alternative as we already house a significant homeless population several nights a week in the local churches.

Thank you again for your service,

Collins Fitzpatrick  
1110 41st ST  
LaGrange

## Pat Benjamin

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**From:** Robert Pilipiszyn  
**Sent:** Thursday, March 05, 2015 8:10 AM  
**To:** Pat Benjamin  
**Subject:** FW: BEDS in La Grange

-----Original Message-----

From: Tom Livingston  
Sent: Thursday, March 05, 2015 7:44 AM  
To: Diane Asleson; pbenjamin@villageoflagrnagge.com; Bill Holder; Mark Kuchler; Mark Langan; David McCarty; Jeff Nowak; Jim Palermo  
Cc: Robert Pilipiszyn  
Subject: RE: BEDS in La Grange

Dear Diane,  
Thanks for your note. We will also forward it to the Plan Commission. Should the matter advance to the village board; we will conduct a full and fair hearing of the project.  
Thanks again,

Tom Livingston

---

From: Diane Asleson [diane.asleson@gmail.com]  
Sent: Wednesday, March 04, 2015 9:31 AM  
To: pbenjamin@villageoflagrnagge.com; Bill Holder; Mark Kuchler; Mark Langan; David McCarty; Jeff Nowak; Jim Palermo; Tom Livingston  
Cc: concernedlgresidents@gmail.com  
Subject: BEDS in La Grange

Please do not accept BEDS' proposal to build a homeless shelter in La Grange.

You will more than likely find that the vast majority of La Grange residents are caring people who have and continue to support the BEDS' program. "Sharing the caring" makes so much sense to so many of us. Helping those in need who reside in our own community makes sense to us.

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Please help those of us in La Grange who are sincerely concerned understand why La Grange is taking on the bulk of the responsibility of helping the homeless from over 20 towns.

Diane Asleson  
312-925-1500<tel:312-925-1500>

## Pat Benjamin

---

**From:** Robert Pilipiszyn  
**Sent:** Thursday, March 05, 2015 8:08 AM  
**To:** Pat Benjamin  
**Subject:** FW: Beds Plus

-----Original Message-----

**From:** Tom Livingston  
**Sent:** Thursday, March 05, 2015 7:37 AM  
**To:** Robert Pilipiszyn  
**Subject:** FW: Beds Plus

---

**From:** Tom Livingston  
**Sent:** Thursday, March 05, 2015 7:33 AM  
**To:** Paul Fousek  
**Subject:** RE: Beds Plus

Dear Mr. Fousek;  
Thanks for your note. We will also forward it to the Plan Commission. Should the matter advance to the village board; we will conduct a full and fair hearing of the project.  
Thanks again,

Tom Livingston  

---

**From:** Paul Fousek [paulfousek@hotmail.com]  
**Sent:** Wednesday, March 04, 2015 3:19 PM  
**To:** Tom Livingston  
**Subject:** Beds Plus

Dear Thomas,

I would like to express my concern of the BEDs Plus project being discussed by the Village of LaGrange. I understand and appreciate that Homelessness is an issue that has to be address, I don't feel LaGrange is a the community to service this facility. As a homeowner and business owner I feel there are better locations for this facility.

Please take note that if this passes I and my neighbors will remember.

Thank you for your time,

Paul Fousek

## Pat Benjamin

---

**From:** Robert Pilipiszyn  
**Sent:** Thursday, March 05, 2015 8:08 AM  
**To:** Pat Benjamin  
**Subject:** FW: homeless issue

-----Original Message-----

**From:** Tom Livingston  
**Sent:** Thursday, March 05, 2015 7:31 AM  
**To:** ARTHUR SMITH  
**Cc:** Robert Pilipiszyn  
**Subject:** RE: homeless issue

Dear Mr. Smith,  
Thanks for your note. We will also forward it to the Plan Commission. Should the matter advance to the village board; we will conduct a full and fair hearing of the project.  
Thanks again,

Tom Livingston  

---

**From:** ARTHUR SMITH [arthursmith1@mac.com]  
**Sent:** Wednesday, March 04, 2015 4:53 PM  
**To:** Tom Livingston  
**Subject:** homeless issue

While society needs to do more to help the plight of the homeless, La Grange is shouldering more than surrounding communities and potentially becoming a regional homeless care center for the western suburbs with social and economic consequences for our community.

I expect that La Grange Trustees will carefully review the issue of dealing with the homeless in future decisions. There is balance between playing a part in helping the short-term homeless and having La Grange assume a role as a regional center for the homeless. It appears that La Grange has already assumed a greater burden than neighboring towns that may have long-term economic consequences for La Grange.

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While it is unlikely that many local residents will publically present their opinions regarding this sensitive issue, there is a Trustee duty to balance the debate and understand the long-term consequences to the economic impact and character of our small community.

Arthur Smith  
300 S Ashland Ave., La Grange  
708 822-3982

## Pat Benjamin

---

**From:** Robert Pilipiszyn  
**Sent:** Thursday, March 05, 2015 8:07 AM  
**To:** Pat Benjamin  
**Subject:** FW: BEDS

-----Original Message-----

**From:** Tom Livingston  
**Sent:** Thursday, March 05, 2015 7:32 AM  
**To:** Tom Livingston; Collins Fitzpatrick; Mark Kuchler; Mark Langan; David McCarty; Jeff Nowak; Jim Palermo  
**Cc:** Robert Pilipiszyn  
**Subject:** RE: BEDS

---

Collins,  
Let's try this again.  
Thanks for your note. We will also forward it to the Plan Commission. Should the matter advance to the village board; we will conduct a full and fair hearing of the project.  
Thanks again,

Tom Livingston  

---

**From:** Collins Fitzpatrick [collinsfitz@gmail.com]  
**Sent:** Wednesday, March 04, 2015 7:52 PM  
**To:** Tom Livingston; Mark Kuchler; Mark Langan; David McCarty; Jeff Nowak; Jim Palermo  
**Cc:** concernedlgresidents@gmail.com  
**Subject:** BEDS

Trustees,

Thank you for serving on the LaGrange Village Board and volunteering your time to make our village so great. I am writing to let you know that I am against the proposed zoning change to allow a BEDS permanent homeless facility in LaGrange.

I feel that our village is already carrying too high a burden in terms of servicing this population. I would like the village to ask BEDS to investigate surrounding communities as an alternative as we already house a significant homeless population several nights a week in the local churches.

Thank you again for your service,

Collins Fitzpatrick  
1110 41st ST  
LaGrange

## Pat Benjamin

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**From:** Robert Pilipiszyn  
**Sent:** Thursday, March 05, 2015 8:04 AM  
**To:** Pat Benjamin  
**Subject:** beds + citizen flier

**Attachments:** LG Residents\_20150304164047.pdf



LG  
s\_20150304164047.pdf

-----Original Message-----

**From:** Tom Livingston  
**Sent:** Thursday, March 05, 2015 7:30 AM  
**To:** John Burns  
**Cc:** Robert Pilipiszyn  
**Subject:** RE: Scanned Document

Bob,  
Please forward this to the village board and plan commission if you haven't as part of the packet of other correspondence.

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**From:** John Burns  
**Sent:** Wednesday, March 04, 2015 5:29 PM  
**To:** Tom Livingston  
**Cc:** Robert Pilipiszyn  
**Subject:** FW: Scanned Document

Tom,

Attached is a scan of a one page flyer re: BEDS which I received in my mailbox at home yesterday.  
Not sure if you've already seen this but wanted to pass along the latest I've seen.

John

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**From:** Ellie Elder  
**Sent:** Wednesday, March 04, 2015 4:42 PM  
**To:** John Burns  
**Subject:** Scanned Document

Attached

## Pat Benjamin

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**From:** Robert Pilipiszyn  
**Sent:** Thursday, March 05, 2015 8:02 AM  
**To:** Pat Benjamin  
**Subject:** FW: New BEDS Plus site issue

-----Original Message-----

**From:** Tom Livingston  
**Sent:** Thursday, March 05, 2015 7:29 AM  
**To:** Jim Larsen  
**Cc:** Robert Pilipiszyn  
**Subject:** RE: New BEDS Plus site issue

Dear Mr. Larsen,

Thanks for your note. We will also forward it to the Plan Commission. Should the matter advance to the village board; we will conduct a full and fair hearing of the project. Thanks again,

Tom Livingston  

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**From:** Jim Larsen [jimlarsen@larsenassociates.info]  
**Sent:** Wednesday, March 04, 2015 5:57 PM  
**To:** Tom Livingston  
**Subject:** New BEDS Plus site issue

Dear Mr. Livingston:

I am writing to support the creation of a BEDS Plus site at the southwest corner of Ogden and East Avenues. This proposed development would not use any local tax dollars for funding. It would provide an excellent resource for those citizens of LaGrange who are at risk of losing their current residences as well as those in the area who are currently homeless.

I have volunteered along with hundreds of other community members with BEDS Plus for 25 years as an overnight staff member at the churches that host our guests. These churches include one in Western Springs, where my wife and I raised a family and have lived for over 30 years. I am asking your support to allow a resource for our greater community in your backyard, although I would prefer to build it in mine. I believe the proposed BEDS Plus development will increase the strength of our greater community.

I understand there is concern over the amount of vehicle traffic the proposed development could bring to the local area. From my quarter century of experience as an overnight volunteer, on any given night, usually only two or three of our typical 25 to 30 guests have vehicles. It is far more common for our guests to commute by foot, bicycle, or public transportation than by car.

As an overnight volunteer, I have been afforded the opportunity to interact and observe the habits of our guests. The guests are overwhelmingly respectful and considerate. They say thank you often. Many work, but struggle to make ends meet. I am always impressed when I get a request for a 3:30 or 4:00 AM wake-up tap on the shoulder for a guest who needs an early start to get to work. After long days, our guests tend to sleep well. On occasion, guests during the middle of the night have a case of heartburn or tossing-and-turning, and we provide antacid, a glass of milk or some consolation to help people rest. The biggest recurring problem we have is snoring. My wife tells me this issue is not unique to BEDS Plus.

In the mornings, many of our guests wake early to take sponge baths and prepare for their day. Full shower facilities are only available once a week at one BEDS Plus location. The guests collect their used sheets, bag them for laundering and clean their bedrolls. By 6:00 AM guests have dressed for the day ahead, packed their belongings and are served breakfast shortly thereafter. After breakfast and many thanks from the guests, everyone has exited by 7:00 AM.

BEDS Plus is dedicated to helping people obtain and keep permanent housing; our short-term homeless housing is part of a means to this end. Currently, guests who want to stay over two weeks must commit to a self-help program, in addition to the standard strict rules to which every guest must adhere. In recent years BEDS Plus has shown strong results in

helping people find and keep permanent housing.

I served for five years as a commissioner on the Lyons Township Mental Health Commission, a public body. I fully understand there are people in our community who are at risk for a variety of reasons. As a father of three, I also coached Little League and LaGrange Babe Ruth baseball locally for 12 years. Each time I volunteer at BEDS Plus, I personally fear one of my former baseball players will arrive as a homeless guest. However, I fear more for our greater community that we are not doing enough to coach and support our fellow citizens on the path away from homelessness.

I ask you to vote in favor of approving the new BEDS Plus site at Ogden and East Avenues in LaGrange.

Thank you for your consideration.

Sincerely,

James C. Larsen

4521 Harvey Ave.

Western Springs, IL 60558

## Pat Benjamin

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**From:** Robert Pilipiszyn  
**Sent:** Thursday, March 05, 2015 8:01 AM  
**To:** Pat Benjamin  
**Subject:** FW: BEDS

For PC; several more to follow.

-----Original Message-----

**From:** Tom Livingston  
**Sent:** Thursday, March 05, 2015 7:27 AM  
**To:** Collins Fitzpatrick; Mark Kuchler; Mark Langan; David McCarty; Jeff Nowak; Jim Palermo  
**Cc:** Robert Pilipiszyn  
**Subject:** RE: BEDS

Collins,  
Patti and John,  
Thanks for your note. We will also forward it to the Plan Commission. Should the matter advance to the village board; we will conduct a full and fair hearing of the project.  
Thanks again,

Tom Livingston  
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**From:** Collins Fitzpatrick [collinsfitz@gmail.com]  
**Sent:** Wednesday, March 04, 2015 7:52 PM  
**To:** Tom Livingston; Mark Kuchler; Mark Langan; David McCarty; Jeff Nowak; Jim Palermo  
**Cc:** concernedlgresidents@gmail.com  
**Subject:** BEDS

Trustees,

Thank you for serving on the LaGrange Village Board and volunteering your time to make our village so great. I am writing to let you know that I am against the proposed zoning change to allow a BEDS permanent homeless facility in LaGrange.

I feel that our village is already carrying too high a burden in terms of servicing this population. I would like the village to ask BEDS to investigate surrounding communities as an alternative as we already house a significant homeless population several nights a week in the local churches.

Thank you again for your service,

Collins Fitzpatrick  
1110 41st ST  
LaGrange

## Pat Benjamin

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**From:** Cathy Benjamin  
**Sent:** Wednesday, March 04, 2015 10:12 AM  
**To:** Pat Benjamin  
**Subject:** FW: BEDS permanent Day shelter

-----Original Message-----

**From:** Tom Livingston  
**Sent:** Sunday, February 22, 2015 7:41 PM  
**To:** Megan O. Wenstrup  
**Cc:** Bill Holder; Mark Kuchler; Mark Langan; David McCarty; Jeff Nowak; Jim Palermo; John Burns; Robert Pilipiszyn; Pat Benjamin  
**Subject:** RE: BEDS permanent Day shelter

Thanks Megan and sorry for the delay in getting back to you. At present, the BEDS organization is a petitioner before the Plan Commission so I want to be fair to residents who are opposed and supportive of the project and let them express themselves to their local government. This includes the petitioner (the BEDs Organization). The devil will be in the details. Indeed, we don't want to be a magnet for the homeless beyond our capacity. On the other hand, LaGrange could gain an aesthetically attractive project on underutilized land (for decades) that can improve the situation on many levels. This could potentially be done by setting limits and operational rules beyond the land use issues. We continue to take a fact-based approach much like when the Park District was opening its flagship facility down the street. We look at all investments with an open mind and will certainly be mindful of your opinion. This will be next considered on March 10th by the Plan Commission. If it progresses from there, we will likely begin consideration on our agenda in April or May.

Sincerely,

Tom Livingston

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**From:** Megan O. Wenstrup [mwenstrup@ameritech.net]  
**Sent:** Thursday, February 19, 2015 9:43 AM  
**To:** Tom Livingston  
**Cc:** Bill Holder; Mark Kuchler; Mark Langan; David McCarty; Jeff Nowak; Jim Palermo; John Burns  
**Subject:** BEDS permanent Day shelter

Dear Mr. Livingston:

I am contacting you today in regards to the proposed permanent homeless shelter for BEDS Plus. I want you to know that I don't think this is a service our community can absorb and I am strongly against this proposal.

I am a former BEDS volunteer. I am sympathetic to their efforts and keenly aware of the need for their services. I understand this is a difficult issue for all involved, especially those that need the services most. Over the three years that I volunteered I noticed a sharp increase in the use of the services, so much so that I could no longer volunteer because it became too much for me. I am sure part of the reason for that increase was/is the economy, but the increase also coincided with expanded day services in La Grange.

Over that time, I have noticed an increase in homeless people all over the village, particularly in the downtown area. I have encountered them at our brand new, beautiful library. I have seen them in and around the Starbucks on La Grange Rd. I see them around the train tracks. I have also read about an increase in incidents around town involving homeless people. I no longer feel comfortable allowing my 12 year old daughter to go to the bathroom without me at the aforementioned library. This is where my kindness and patience ends.

I do not pay the taxes I do to live in La Grange for this type of environment. These are the exact reasons why we left our very happy lifestyle in Chicago to come to the suburbs. We wanted a safe place to raise our kids. Further, we have seen our property value decrease, and slowly climb back to about even over the last seven years due to the real estate bubble. I simply can not afford to take another hit to my property value. I need it to continue rising so that my investment in this community pays off.

The proposed site for the BEDS center is in a part of town that has seen two shootings in recent months. This part of town is already struggling. There is no way that more traffic and more people that need help will improve this situation.

Clearly, I have plenty to say on this matter. Please call or email me if you would like to discuss this matter further with me. In the meantime, I urge you to realize what is best for this village and for it's taxpayers. We simply cannot bear this burden alone, without participation from neighboring communities. Please don't let this happen to La Grange.

Sincerely,

Megan Wenstrup  
810 S. Stone Ave., La Grange.  
773-517-1304

## Pat Benjamin

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**From:** Cathy Benjamin  
**Sent:** Wednesday, March 04, 2015 10:10 AM  
**To:** Pat Benjamin  
**Subject:** FW: Beds Plus

-----Original Message-----

**From:** Tom Livingston  
**Sent:** Wednesday, February 25, 2015 8:11 AM  
**To:** William R. Mcmanaman; Bill Holder; Jeff Nowak  
**Subject:** RE: Beds Plus

Thanks Bill. Right now the facts of this project are being fairly developed at the Plan Commission. I understand BEDs mission but have not had as close a relationship as you have with them over the years. We are operating with a clear mind on the pros and cons we are getting from residents. I appreciate you contacting us. I can assure you will be in full command of the facts, benefits, and costs of the project as we fully vet the project in public. If history is a guide, there will be no question based on the attendance at our meeting about community engagement. The board's main focus has been the development of our 2015-2016 budget and referenda to support basic infrastructure and economic development projects among others. This has not been on our agenda nor will it be until the Plan Commission moves through its public processes. We have steered clear as most communities do of approving project by project through referenda. Many of the successful projects of LaGrange would have been stifled or not brought about in the first place if we designed our business district and formed our policies by referenda. The next legal opportunity to place matters on a village wide ballot would be 6 months to a year away. It also extends the period of emotion-based politicking which I believe undermines our success as a village.

We are listening and will look forward to a full discussion if this advances to the village board.

Sincerely,

Tom

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**From:** William R. Mcmanaman [wrmcmanaman@aol.com]  
**Sent:** Tuesday, February 24, 2015 2:06 PM  
**To:** Tom Livingston; Bill Holder; Jeff Nowak  
**Subject:** Beds Plus

All - I am writing you trustees re Beds Plus because you are the trustees I know. I have lived in LG over forty years, my wife has served Beds up at St. Francis for years and we both have been deeply involved at Pillars for more than 30 years. I believe serving the homeless in our backyard is a great cause and our residents were very charitable doing so. However, I am not in favor of building a residence here, close to downtown and schools. I can see absolutely no economic benefit to the Village. Quite the contrary, I see market devaluation as a consequence. That in addition to other negative impacts.

Based on my discussions with other residents, I don't believe there are many residents who are even aware this is being considered. I believe it's a bad idea for the village.

If the trustees still think this concept should go forward, a referendum getting residents input would be appropriate.

Thanks for listening.

Bill

## Pat Benjamin

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**From:** Cathy Benjamin  
**Sent:** Wednesday, March 04, 2015 10:09 AM  
**To:** Pat Benjamin  
**Subject:** FW: Support for BEDS Plus

-----Original Message-----

**From:** Tom Livingston  
**Sent:** Wednesday, February 25, 2015 8:32 AM  
**To:** Nancy Harris  
**Subject:** RE: Support for BEDS Plus

Thanks for your comment Nancy. I will share your sentiments with the mangament team at the village. They are working fairly at the LaGrange Plan Commission on assembling all the facts for the project. The village board has not focused on this yet but I know it could be a sizable discussion if it advances to us later this spring.

Thanks,

Tom

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**From:** Nancy Harris [nharri3@sbcglobal.net]  
**Sent:** Tuesday, February 24, 2015 7:10 AM  
**To:** Tom Livingston  
**Subject:** Support for BEDS Plus

February 24, 2015

Dear President Livingston,

I am writing this letter as a 13 year La Grange resident and member of Emmanuel Episcopal Church. As you are aware, Emmanuel serves as a BEDS Plus shelter site, offering sustenance and shelter to those in need each Wednesday night. In addition, Emmanuel provides space for BEDS Plus, which offers support services throughout the day and on whose board I serve. Beds clients regularly volunteer to help with various projects around the church, including moving dealers in and out for the annual antiques show, and have become a welcome part of the Emmanuel community.

Many of the homeless also suffer from mental illness. As such, they are a segment of the population with which I am well acquainted due to my work as a psychiatric clinical nurse specialist. Windsor Place, which houses many people who are mentally ill, is in close proximity to my home. My own encounters with the mentally ill in La Grange, many of whom I recognize from my work, have been colorful but not threatening. My understanding is that police response, when incidents occur, has been prompt and effective in managing disruptive behavior.

While those who do not support construction of a permanent Beds Plus facility at 9601 Ogden in La Grange fear that the facility will attract more homeless and mentally ill people to the area, the fact is that they are already well embedded in the fabric of the community and have been for a long time. Providing them with stable housing, as well as support services including case management, addiction treatment and assistance with employment will help them become productive members of the community in which they already live. As a La Grange resident, BEDS Plus board member, Emmanuel parishioner and mental health professional, I support the approval of a zoning change which would allow the construction of a permanent BEDS Plus facility at 9601 Ogden in La Grange.

Sincerely,

Nancy C. Harris, PhD, PMHCNS-BCarris Harris

## Pat Benjamin

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**From:** Cathy Benjamin  
**Sent:** Wednesday, March 04, 2015 10:09 AM  
**To:** Pat Benjamin  
**Subject:** FW: BEDS

-----Original Message-----

**From:** Tom Livingston  
**Sent:** Wednesday, February 25, 2015 8:36 AM  
**To:** Helen  
**Cc:** Robert Pilipiszyn  
**Subject:** RE: BEDS

Helen,  
Thanks for your response. I know the facts are being collected and presented to the Plan Commission for a fair hearing of all sides. I will share your sentiments with the board and appreciate you contacting me. Should the matter advance to the village board, you can be assured of the same fair, public hearing.

Tom Livingston

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**From:** Helen [hrehn@aol.com]  
**Sent:** Monday, February 23, 2015 2:42 PM  
**To:** Tom Livingston  
**Subject:** BEDS

Dear Mr. Livingston and Board Members:  
I support the new facility and services being offered by BEDS plus. BEDS is a responsible and well-run program. In addition, I trust the La Grange police department who have stated that the homeless are a small fraction of the problem in La Grange. Thank you.  
Helen Rehn 235 Sixth Avenue La Grange, Illinois

Sent from my iPa

## Pat Benjamin

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**From:** Cathy Benjamin  
**Sent:** Wednesday, March 04, 2015 10:08 AM  
**To:** Pat Benjamin  
**Subject:** FW: BEDS Plus Proposal

-----Original Message-----

From: Tom Livingston  
Sent: Thursday, February 26, 2015 8:43 AM  
To: Jenny Matta  
Cc: Robert Pilipiszyn  
Subject: Re: BEDS Plus Proposal

Thanks for your note. Jenny. We will take a full view of the proposal should it make it to the village board. Bob, perhaps Tina can contact. We continue to invest in all of LaGrange's neighborhoods and downtown. We have seen improvement in our crime statistics. I hope LaGrange can some day be a place you are proud to call home. Tom Livingston Sent from my Verizon Wireless BlackBerry

-----Original Message-----

From: Jenny Matta <jenmatta@att.net>  
Date: Thu, 26 Feb 2015 08:11:05  
To: Tom Livingston<tlivingston@villageoflagrange.com>  
Subject: BEDS Plus Proposal

Dear Village President and Trustees:

I live at 134 Washington, La Grange, IL. I have just become aware that the Planning Commission is voting on allowing BEDS Plus to build a homeless shelter on East Avenue and Ogden - a block from my residence. I am very concern with the possibilities, so much so that it has prompted my husband and I to consider moving.

First, La Grange is not practically a good place for a homeless shelter. There is very little possibilities for the homeless to obtain work in La Grange. Metra is not financially accessible for the homeless, when a monthly ticket is \$137.00 and there are plans for it to increase yearly. Moreover, there are little to no local businesses or factories in the neighborhood that would hire the homeless. We are a residential neighborhood.

Second and my central concern is crime. La Grange has the reputation of being one of the safest neighborhoods in Illinois. Unfortunately and unbeknown to me when I moved to La Grange about 5 years ago, this is not true for the two streets just east of the tracks - Washington and Sawyer. It is unacceptable and unexplainable why La Grange cannot maintain the peace on the street on which I live.

We have drugs being sold on the corners and out of people's cars. There are break-ins, and even driveby shootings. Below is a list of the crimes that La Grange Police Department reported to have occurred on these two blocks in the past six months:

- January 2015: There was a driveby shooting on Washington and Calendar, in which a man was shot.
- November 2014: There was a report of a shooting in the area of Calendar and Sawyer involving minors. The case is under investigation, and the injuries sustained were not reported as serious.
- October 2014: A domestic battery investigation from the 100 block of Sawyer
- September 2014: A traffic stop at East Avenue and Cossitt Avenue resulted in the arrest of a Hodgkins man for driving under the influence
- September 2014: A male driver from Bolingbrook, IL was stopped for a traffic violation in the 200 block Washington and was discovered to be illegally in possession of cannabis.

- July 2014: criminal damage to property cases that occurred in the 100 block of Sawyer.
- July 2014: A report of criminal damage to a vehicle that occurred in the zero hundred block of Sawyer
- June 2014: A misdemeanor battery that occurred at East and Ogden Avenues.
- May 2014: A civil matter in the 200 block of Washington

These are serious crimes in an otherwise nice neighborhood. A police presence is needed - including questioning suspicious activities (no one should be sitting in their car or "hanging out" on a corner for hours). A homeless shelter would result in exacerbating the situation - especially when BEDs does not screen the people it accepts.

I feel as if La Grange closes its eyes to the block on which I live. In fact, when my husband first went to sign up his car, he was told by the clerk that we weren't La Grange, despite our address. The houses are not as expensive. But we are part of La Grange. The tracks are fictitious barriers. Crime travels. Please do not permit BEDS Plus to build a homeless shelter in our community.

Sincerely yours,

Jennifer Boerst, Esq.  
134 Washington Ave  
La Grange, IL 60525

## Pat Benjamin

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**From:** Cathy Benjamin  
**Sent:** Wednesday, March 04, 2015 10:07 AM  
**To:** Pat Benjamin  
**Subject:** FW: BEDS Plus

-----Original Message-----

From: Tom Livingston  
Sent: Friday, February 27, 2015 6:53 AM  
To: Justin Cox; Bill Holder; Mark Kuchler; Mark Langan; David McCarty; Jeff Nowak; Jim Palermo  
Subject: RE: BEDS Plus

Justin,  
Thanks for contacting us. Should this project advance to the village board from the Plan Commission; you can be assured there will be a public fair hearing for all sides with a full set of facts. You are always welcomed to come to any board meeting and express your opinion. There is a portion of the agenda dedicated to items that will not be on our agenda for evening (will be in the public record and televised). We hope LaGrange will be a place you continue to be proud to call you home.

Tom Livingston

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From: Justin Cox [jbcx8@gmail.com]  
Sent: Thursday, February 26, 2015 2:52 PM  
To: Tom Livingston; Bill Holder; Mark Kuchler; Mark Langan; David McCarty; Jeff Nowak; Jim Palermo  
Subject: BEDS Plus

Dear Board Members,

As a tax payer and home owner in LaGrange I HIGHLY DISAPPROVE of the possibility to BEDS Plus having a permanent housing structure in La Grange. There have been two drive-by shootings right by that area on East Ave. within the last year and adding a homeless shelter would only add fuel to the fire! My family moved to La Grange because of the great community and family friendly downtown, but if a BEDS Plus becomes a permanent fixture in our community it would jeopardize the overall safety of residents and shoppers, and turn people away from stores/restaurants in La Grange which would lead to less revenue for the village! On top of that, property value would decrease and my family would greatly consider leaving La Grange for neighboring communities where I feel my family would be safer! At the next board meeting on March 10th I want to remind you that you work for the constituents of LaGrange and not BEDS Plus and hope you will vote that way.

Thank you,  
Justin Cox

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Justin Cox  
illustrate.com<<http://illustrate.com>>  
630.415.6111

## Pat Benjamin

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**From:** Cathy Benjamin  
**Sent:** Wednesday, March 04, 2015 10:06 AM  
**To:** Pat Benjamin  
**Subject:** FW: BEDS Plus

-----Original Message-----

**From:** Tom Livingston  
**Sent:** Friday, February 27, 2015 6:54 AM  
**To:** melkeck1@aol.com; Bill Holder; Mark Kuchler; Mark Langan; David McCarty; Jeff Nowak; Jim Palermo  
**Cc:** jbcx8@gmail.com; Robert Pilipiszyn  
**Subject:** RE: BEDS Plus

Mellissa;

Thanks for contacting us. Should this project advance to the village board from the Plan Commission; you can be assured there will be a public fair hearing for all sides with a full set of facts. You are always welcomed to come to any board meeting and express your opinion. There is a portion of the agenda dedicated to items that will not be on our agenda for evening (will be in the public record and televised). We hope LaGrange will be a place you continue to be proud to work.

Tom Livingston

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**From:** melkeck1@aol.com [melkeck1@aol.com]  
**Sent:** Thursday, February 26, 2015 1:59 PM  
**To:** Tom Livingston; Bill Holder; Mark Kuchler; Mark Langan; David McCarty; Jeff Nowak; Jim Palermo  
**Cc:** jbcx8@gmail.com  
**Subject:** BEDS Plus

Dear Board Members,

I just wanted to send an email to voice my disapproval of allowing the BEDS Plus program to build a permanent center in LaGrange. As a tax payer and home owner in LaGrange I do not think this is a good decision. At the next board meeting on March 10th I want to remind you that you work for the constituents of LaGrange and not BEDS Plus and hope you will vote that way.

A concerned community member,  
Melissa Cox  
Lions Jrs Staff  
melkeck1@aol.com

## Pat Benjamin

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**From:** Cathy Benjamin  
**Sent:** Wednesday, March 04, 2015 10:06 AM  
**To:** Pat Benjamin  
**Subject:** FW: BEDS PLUS Permanent Supportive Housing

-----Original Message-----

From: Tom Livingston  
Sent: Monday, March 02, 2015 5:57 AM  
To: Molly Salisbury; Bill Holder; Mark Kuchler; Mark Langan; David McCarty; Jeff Nowak; Jim Palermo  
Subject: RE: BEDS PLUS Permanent Supportive Housing

Molly,

Thanks for your note. Right now the Plan Commission is assembling and hearing about the facts of this proposal. Should it advance to the village board; we can assure LaGrange of fair hearing regarding BEDs. Tom Livingston \_\_\_\_\_

From: Molly Salisbury [mollyhsalisbury@gmail.com]  
Sent: Sunday, March 01, 2015 1:28 PM  
To: Tom Livingston; Bill Holder; Mark Kuchler; Mark Langan; David McCarty; Jeff Nowak; Jim Palermo  
Subject: BEDS PLUS Permanent Supportive Housing

Gentlemen,

I would like to voice my support for the proposed BEDS PLUS permanent supportive housing project. I firmly believe this is a good and sound plan and the right thing to do for homeless people in our midst and for our community. The location is well chosen and thoughtful planning has been in force in the past number of years.

As a 30 year resident of this Village I have been encouraged and supportive of the great progress made in our community from the development of an attractive business district to infrastructure development and maintenance. Our businesses and non-profits have worked in admirable partnership. I view this structure as continued progress in what makes La Grange a wonderful place to live and work.

I urge you to vote affirmatively on this project.

Warm regards,

Molly Salisbury  
120 S. Spring Avenue  
La Grange, IL 60525

## Pat Benjamin

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**From:** Cathy Benjamin  
**Sent:** Wednesday, March 04, 2015 10:05 AM  
**To:** Pat Benjamin  
**Subject:** FW: Support for the BEDS Plus facility on the corner of Ogden & East

-----Original Message-----

**From:** Tom Livingston  
**Sent:** Monday, March 02, 2015 5:59 AM  
**To:** Alex Severino; Bill Holder; Mark Kuchler; Mark Langan; David McCarty; Jeff Nowak; Jim Palermo  
**Subject:** RE: Support for the BEDS Plus facility on the corner of Ogden & East

Alex,

Thanks for your note. Right now the Plan Commission is assembling and hearing about the facts of this proposal. Should it advance to the village board; we can assure LaGrange of fair hearing regarding BEDS. Tom Livingston \_\_\_\_\_

**From:** Alex Severino [alex.severino@sbcglobal.net]  
**Sent:** Sunday, March 01, 2015 9:54 AM  
**To:** Tom Livingston; Bill Holder; Mark Kuchler; Mark Langan; David McCarty; Jeff Nowak; Jim Palermo  
**Subject:** Support for the BEDS Plus facility on the corner of Ogden & East

I cannot attend the March 10 Board meeting, but I wish to express my full support, as a long-time resident of La Grange (I have moved to the Village four times since 1973), for the construction of a BEDs Plus facility at the corner of Ogden and East Avenue.

I think that people fear that which they don't know or understand, and BEDS Plus will have to do a better job explaining what they do and why this facility is needed. This facility is needed, and this is a great location for it.

Earlier this week, I received a three-page, unsigned letter at my house expressing concerns about the BEDs facility.

I'm not sure when the YMCA closed, but since it's closure there has been a desperate need for a Single Room Occupancy (SRO), transitional housing facility in our community. This facility, if tastefully done, can be a gateway to our community, and will eradicate a long blighted property that the Village has had a hard time marketing.

The location at Ogden and East Avenue is ideal for this purpose, in that it is near transportation and the downtown area, which will provide the transitional residents opportunities for jobs and a chance to get back on their feet. There is already multi-housing in the surrounding community, so it is consistent with zoning.

La Grange already has a housing facility for battered women, as well as the Masonic Children's home, so residents and outsiders know La Grange as a community that cares, and a community with a heart. This facility will re-inforce that message.

This community's strong values go back to our founder, Franklin Cossitt, who provided free land for schools and churches, including Catholic Churches (Saint Francis Xavier). Catholics, in that time period (1890) were considered "undesirable" people by many.

As the anonymous letter pointed out, Hinsdale no longer serves BEDS. This was a controversial issue in Hinsdale. I remember an anti-BEDS letter to the editor, written by a Hinsdale resident to a local paper at the time. She wrote that she was against BEDs in her community (Hinsdale), and added "this is not La Grange." I agree with the writer of that letter, and would add, "La Grange is not Hinsdale."

The unsigned letter brings up a number of extraneous issues, that really have nothing to do with anything related to this topic, including:

1. Children being harassed - police reports and testimony don't support this.
2. Influx of homeless at the library - this is true, and I am a frequent visitor to the library. They don't bother me.
3. Hygiene issues of the homeless at the library - the BEDS facility will have showers, and this will help address that issue
4. Drug dealing at the library - really?
5. Environmental cleanup at the site - this is the responsibility of the developer or previous owner, regardless of what gets built here. Extensive environmental remediation had to be done where Trader Joes and Walgreens is, and the site is much improved now.
6. BEDS attempted to purchase property in Brookfield and Countryside and was rebuffed - I would like to know why.
7. Traffic flows to the site - It is my understanding that most of these flows will be on foot. Much less traffic than if there was a CVS store on that corner.
8. Two gang related shootings in this neighborhood already this year - were homeless people either the victim or perpetrator in either incident?
9. Beds will not pay property taxes - neither do any of the churches in the community or schools or the library, but they serve a civic purposes. How much is the Village getting in property taxes from this site now?
10. La Grange turned down a bed and breakfast, pawn shop, and marijuana store - not sure what this has to do with transitional housing.

- I am a parishioner of Saint Francis Xavier. Our church community provides shelter for BEDS clients, and showers.

- My mother Shirley Severino, a registered nurse and long-time resident of La Grange, was a long-time volunteer at BEDS, and performed medical assessments of their clients. For several years she served on their board.

- My grandparents, as immigrants to this country, personally benefited from the services provided by Jane Addams Hull House.

Once again, I enthusiastically support the construction of the facility at this site, and welcome BEDS clients to our community.

Alex Severino  
alex.severino@sbcglobal.net<mailto:alex.severino@sbcglobal.net>  
420 S. Spring Ave.  
La Grange

## Pat Benjamin

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**From:** Cathy Benjamin  
**Sent:** Wednesday, March 04, 2015 10:05 AM  
**To:** Pat Benjamin  
**Subject:** FW: BEDS Plus Homeless Center in La Grange

-----Original Message-----

**From:** Tom Livingston  
**Sent:** Monday, March 02, 2015 6:00 AM  
**To:** Jared Clapper; Bill Holder; mkulcher@villageoflagrange.com; Mark Langan; David McCarty; Jeff Nowak; jpalmero@villageoflagrange.com  
**Subject:** RE: BEDS Plus Homeless Center in La Grange

Jared,  
Thanks for your note. Right now the Plan Commission is assembling and hearing about the facts of this proposal. Should it advance to the village board; we can assure LaGrange of fair hearing regarding BEDs. Tom Livingston  

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**From:** Jared Clapper [jaredclapper@gmail.com]  
**Sent:** Sunday, March 01, 2015 8:34 AM  
**To:** Tom Livingston; Bill Holder; mkulcher@villageoflagrange.com; Mark Langan; David McCarty; Jeff Nowak; jpalmero@villageoflagrange.com  
**Subject:** BEDS Plus Homeless Center in La Grange

Thomas, Bill, Mark, Mark, David, Jeff, and Jim:

As a homeowner in La Grange, I request that you do not approve the proposed zoning change for the "BEDS Plus" homeless center in downtown La Grange. This will decrease all of our property values and leads to major safety concerns for those of us with children. It would have no positive impact on the surrounding businesses or Village as a whole. Any money the village would receive from building of the homeless center would be offset in the long run by the addition crime, police presence required, and the tax it would put on the Village's service. This proposed homeless center will be tax-except, meaning it will only be a drain on the Village.

The idea that the Village is even considering adding a permanent building to house more homeless people, many of whom likely have substance and alcohol issues is baffling. La Grange already had multiple gang/drug related shootings in the past year. More users will only lead to more violent crime.

On a personal level, my daughter goes to the La Grange library. There are already homeless people in and around the library. While my daughter has not been harassed, yet, I have heard of other children being subjected to inappropriate language and behavior and being followed. If this homeless center is approved, and my daughter is subject to any inappropriate behavior by its "residents," I will absolutely never forget the people that approved it.

Shut this ludicrous project down. Now.

Jared K. Clapper  
125 S. Kensington Ave.  
La Grange, IL

## Pat Benjamin

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**From:** Cathy Benjamin  
**Sent:** Wednesday, March 04, 2015 10:04 AM  
**To:** Pat Benjamin  
**Subject:** FW: BEDS PLUS

-----Original Message-----

**From:** Tom Livingston  
**Sent:** Monday, March 02, 2015 6:12 AM  
**To:** Nanci Davidson; Bill Holder; mkucheler@villageoflagrange.com; Mark Langan; David McCarty; Jeff Nowak; Jim Palermo  
**Subject:** RE: BEDS PLUS

Nanci,

Thanks for your note. Right now the Plan Commission is assembling and hearing about the facts of this proposal. Should it advance to the village board; we can assure LaGrange of fair hearing regarding BEDs. Occasionally see "hit and run" letters (often not sent to us directly) that are designed to leverage emotion and fear. Our job is one of sorting out the facts and then make the call. Tom Livingston

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**From:** Nanci Davidson [nanciwach@gmail.com]  
**Sent:** Saturday, February 28, 2015 5:02 PM  
**To:** Tom Livingston; Bill Holder; mkucheler@villageoflagrange.com; Mark Langan; David McCarty; Jeff Nowak; Jim Palermo  
**Subject:** BEDS PLUS

Dear Village Board,

I was one of the residents in LaGrange who recently received a three page decree from "friends and neighbors" in LaGrange stressing wrongful and misleading propoganda regarding the proposed BEDS PLUS permanent residence and office facility.

Aside from all the false, misleading and deceptive verbiage in the note, the hypocrisy and ignorance which was articulated was unfortunate and dismaying.

La Grange, where most people would identify themselves as church going Christians, I find once again the arrogance, false virtue and plain intolerance to help one another is the abiding rule of faith in LaGrange and saddens me immensely. I would be interested to know if any of these "friends and neighbors" ever thought to volunteer at BEDS PLUS? My bet would be they have never entered a church or saw BEDS PLUS in action. What they wrote is FEAR based and not factual let alone fundamentally the right thing to do, but again, they are the Church going Christians of LaGrange.

Our community needs BEDS PLUS now more than ever and since taxes were mentioned in the note, as one of the single largest paying property tax homeowners in LaGrange, I believe in helping people/families get off the streets and back on track. BED PLUS does that and they could do much more with this residence.

Fear leads us no where in life...nor does ignorance, propoganda or hypocrisy.

Nanci Davidson

[<https://mailfoogae.appspot.com/t?sender=abmFuY2l3YWNoQGdtYWlsLmNvbQ%3D%3D&type=zerocontent&guid=99526926-5c83-4c2f-8e2f-a684549a58c5>] □

## Pat Benjamin

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**From:** Cathy Benjamin  
**Sent:** Wednesday, March 04, 2015 10:04 AM  
**To:** Pat Benjamin  
**Subject:** FW: BEDS PLUS

-----Original Message-----

From: Tom Livingston  
Sent: Monday, March 02, 2015 6:16 AM  
To: Robert Pilipiszyn  
Subject: FW: BEDS PLUS

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From: Tom Livingston  
Sent: Monday, March 02, 2015 6:11 AM  
To: Nanci Davidson; Bill Holder; mkucheler@villageoflagrange.com; Mark Langan; David McCarty; Jeff Nowak; Jim Palermo  
Subject: RE: BEDS PLUS

Nanci,  
Thanks for your note. Right now the Plan Commission is assembling and hearing about the facts of this proposal. Should it advance to the village board; we can assure LaGrange of fair hearing regarding BEDS. Occasionally see "hit and run" letters (often not sent to us directly) that are designed to leverage emotion and fear. Our job is one of sorting out the facts and then make the call. Tom Livingston

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From: Nanci Davidson [nanciwach@gmail.com]  
Sent: Saturday, February 28, 2015 5:02 PM  
To: Tom Livingston; Bill Holder; mkucheler@villageoflagrange.com; Mark Langan; David McCarty; Jeff Nowak; Jim Palermo  
Subject: BEDS PLUS

Dear Village Board,

I was one of the residents in LaGrange who recently received a three page decree from "friends and neighbors" in LaGrange stressing wrongful and misleading propaganda regarding the proposed BEDS PLUS permanent residence and office facility.

Aside from all the false, misleading and deceptive verbiage in the note, the hypocrisy and ignorance which was articulated was unfortunate and dismaying.

La Grange, where most people would identify themselves as church going Christians, I find once again the arrogance, false virtue and plain intolerance to help one another is the abiding rule of faith in LaGrange and saddens me immensely. I would be interested to know if any of these "friends and neighbors" ever thought to volunteer at BEDS PLUS? My bet would be they have never entered a church or saw BEDS PLUS in action. What they wrote is FEAR based and not factual let alone fundamentally the right thing to do, but again, they are the Church going Christians of LaGrange.

Our community needs BEDS PLUS now more than ever and and since taxes were mentioned in the note, as one of the single largest paying property tax homeowners in LaGrange, I believe in helping people/families get off the streets and back on track. BED PLUS does that and they could do much more with this residence.

Fear leads us no where in life...nor does ignorance, propaganda or hypocrisy.

Nanci Davidson

[[https://mailfoogae.appspot.com/t?sender=abmFuY2l3YWNoQGdtYWlsLmNvbQ%3D%](https://mailfoogae.appspot.com/t?sender=abmFuY2l3YWNoQGdtYWlsLmNvbQ%3D%3D)]

## Pat Benjamin

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**From:** Cathy Benjamin  
**Sent:** Wednesday, March 04, 2015 10:04 AM  
**To:** Pat Benjamin  
**Subject:** FW: BEDS Plus Support

-----Original Message-----

**From:** Tom Livingston  
**Sent:** Monday, March 02, 2015 6:17 AM  
**To:** Robin Miller  
**Cc:** Robert Pilipiszyn  
**Subject:** RE: BEDS Plus Support

Robin,  
Thanks for your note. Right now the Plan Commission is assembling and hearing about the facts of this proposal. Should it advance to the village board; we can assure LaGrange of fair hearing regarding BEDs. We have seen "hit and run" letters before--none sent to us directly. We will look past those kind of letters and stick with the facts. Tom Livingston

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**From:** Robin Miller [rrmiller109@sbcglobal.net]  
**Sent:** Saturday, February 28, 2015 4:46 PM  
**To:** Tom Livingston  
**Subject:** BEDS Plus Support

Dear Trustees,  
I am a LaGrange resident. My husband and I purchased a home and have lived in LaGrange since 1985.

I recently received a three page letter on my front door regarding the BEDS Plus development proposal. Clearly the unnamed writer(s) are opposed to allowing homeless people to receive the additional support and facilities proposed by BEDS Plus. It was suggested that I contact the Village Trustees to voice my disapproval.

I am writing to voice my strong APPROVAL of BEDS Plus helping homeless people who come to our community for assistance. I understand and respect that the trustees and the zoning board must follow the laws regarding development. However, it is so important to our community that we as a group show compassion to people who have problems probably far beyond what we could imagine.

I remember that in the past the Richport YMCA provided services and low cost housing for many people. Sadly that resource is no longer available. My husband and I love to walk the streets of LaGrange and it's downtown area on a daily basis. We have seen homeless people on the streets many times and have never been disturbed by anyone even once.

I am so proud of my community and its churches that work together to help those people among us in need. They are doing wonderful selfless work for the benefit of all.

I believe the true measure of any civilization is the rights and benefits that are afforded to the weakest. It helps all of us to protect our community by providing a warm space to sleep to homeless people. It sets a good example to our children as to how to live their lives with compassion for the poor.

I sincerely ask that the Village of LaGrange continue to support the work of BEDS Plus.

Robin Miller  
708-352-4807

## Pat Benjamin

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**From:** Cathy Benjamin  
**Sent:** Wednesday, March 04, 2015 10:04 AM  
**To:** Pat Benjamin  
**Subject:** FW: BEDS Plus

-----Original Message-----

**From:** Tom Livingston  
**Sent:** Monday, March 02, 2015 6:19 AM  
**To:** Adriana Gonzalez-Sanchez; Bill Holder; Mark Kuchler; Mark Langan; David McCarty; Jeff Nowak; Jim Palermo  
**Cc:** Robert Pilipiszyn  
**Subject:** RE: BEDS Plus

Adriana,

Thanks for your note. Right now the Plan Commission is assembling and hearing about the facts of this proposal. Should it advance to the village board; we can assure LaGrange of fair hearing regarding BEDS. Tom Livingston

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**From:** Adriana Gonzalez-Sanchez [adriana82@live.com]  
**Sent:** Saturday, February 28, 2015 2:00 PM  
**To:** Tom Livingston; Bill Holder; Mark Kuchler; Mark Langan; David McCarty; Jeff Nowak; Jim Palermo  
**Subject:** BEDS Plus

Village Trustees,

I'm writing to you today, to inform and voice my opinion and concern about this new proposal. It's my understanding the Beds plus is currently asking the village of La Grange planning commission to consider and approve a change in the zoning and several variances that would allow them to build a permanent structure at the corner of Ogden Ave. and East Ave. Although it is a very noble cause to help fight homelessness I believe that this plan should be stopped, I'm not at all against homeless but I truly feel that this plan is very ill conceived. Beds plus has admitted in front of the planning commission that just 10% of their clients come from the 60525 zip code!! I truly feel that our area of LaGrange is not in dire need of a homeless shelter!!

Not only are homeowners but businesses are now dealing with a safety issues. Would these people be drug tested regularly, would they have a background check to make sure that none are sex offenders. You have to understand that we as a community have lot of children running around the neighborhood. When you think of La Grange, Brookfield, Western Springs you don't think of these suburbs as dangerous you think, families, homes, community, but incorporating a shelter would discourage our close knit family/community for sure.

Neighbors of the day programs have already voiced that they have been harassed, followed and been subjected to inappropriate behavior. The day program hours are such that the program ends shortly before the local schools are dismissed. Many downtown patrons, visitors and their families have reported being harassed and confronted with inappropriate language and behavior and have expressed a concerns for safety. I would hate to see another home invasion like the one we saw happen to Kelli O'Laughlin. We have students that come home from school to an empty house while the parents are at work . Is this something we have to worry about even more, when we have homeless people, people who have had drug or alcohol abuse.. the answer is YES.

Hinsdale and Brookfield no longer serve BEDS clients and BEDS attempted to purchase property in Brookfield and Countryside but these plans were stopped. This I believe must have been for a real good reason. I'm sorry but in my honest opinion I don't think that by bringing this program in to our neighborhood can any good come out of this, you would be adding more chaos to an already unstable area. I believe that there are concerns about the effect of the shelter on the local residential neighborhood located immediately next to the property that is already under stress and has delta with two gang related shootings in the last year, including the recent drive by shooting. Why are we not addressing the dangers we already have in our community before adding more chaos. The Village of LaGrange has worked recently to block a bed and breakfast, an upscale pawn shop and ,medical

marijuana store that would actually have traceable clientele and bring in additional tax revenue, so it is questionable as to what makes this project more desirable or appropriate than those. Since Beds plus is planning to run a property as a non-profit and thus will be exempt of paying ANY property taxes despite taxing public sources.

PLEASE I ask you from the bottom of my heart don't build this next to my HOME.

Adriana Gonzalez  
29 Washington Ave  
La Grange

adriana82@live.com<mailto:adriana82@live.com>

## Pat Benjamin

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**From:** Cathy Benjamin  
**Sent:** Wednesday, March 04, 2015 10:04 AM  
**To:** Pat Benjamin  
**Subject:** FW: BEDS Plus

-----Original Message-----

**From:** Tom Livingston  
**Sent:** Monday, March 02, 2015 6:22 AM  
**To:** Frank Spatafora; Bill Holder; Mark Kuchler; Mark Langan; David McCarty; Jeff Nowak; Jim Palermo  
**Cc:** Robert Pilipiszyn  
**Subject:** RE: BEDS Plus

Frank,  
Thanks for your note. Right now the Plan Commission is assembling and hearing about the facts of this proposal. Should it advance to the village board; we can assure LaGrange of fair hearing regarding BEDs. Tom Livingston \_\_\_\_\_  
**From:** Frank Spatafora [fspata5359@aol.com]  
**Sent:** Saturday, February 28, 2015 9:58 AM  
**To:** Tom Livingston; Bill Holder; Mark Kuchler; Mark Langan; David McCarty; Jeff Nowak; Jim Palermo  
**Subject:** BEDS Plus

To All,

I understand were you would want to locate this facility off in the corner of LaGrange away from the main part of town. I can't help but wonder if you are locating this facility in the largely minority section of LaGrange on purpose. If you lived within a 1/4 mile of the proposed site of this facility would vote for it? I don't believe you would. How about letting some of the other townships share some of the burden since it is many of their people being transported to these facilities.

Thanks for Listening

## Pat Benjamin

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**From:** Cathy Benjamin  
**Sent:** Wednesday, March 04, 2015 10:03 AM  
**To:** Pat Benjamin  
**Subject:** FW: Homeless/Beds Plus - Concern from La Grange Resident at 211 South Ashland

-----Original Message-----

**From:** Tom Livingston  
**Sent:** Monday, March 02, 2015 6:35 AM  
**To:** Dravillas, Paul; bholder@villageolagrangec.com; Mark Kuchler; Mark Langan; David McCarty; Jeff Nowak  
**Cc:** Robert Pilipiszyn  
**Subject:** RE: Homeless/Beds Plus - Concern from La Grange Resident at 211 South Ashland

Mr. Dravillas,  
Thanks for your note and we are glad you are here. Right now the Plan Commission is assembling and hearing about the facts of this proposal. Should it advance to the village board; we can assure LaGrange of fair hearing regarding BEDs.

Tom Livingston  

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**From:** Dravillas, Paul [paul.dravillas@sap.com]  
**Sent:** Friday, February 27, 2015 2:59 PM  
**To:** Tom Livingston; bholder@villageolagrangec.com; Mark Kuchler; Mark Langan; David McCarty; Jeff Nowak  
**Subject:** Homeless/Beds Plus - Concern from La Grange Resident at 211 South Ashland

Hello all.

I would like to introduce myself. I live at 211 South Ashland along with my wife and two young daughters. We moved to La Grange in December 2013. My parents also live in La Grange.

We have enjoyed our transition to La Grange from the City of Chicago. With certain hesitancy I want to express my concern about the prospect of Beds Plus consolidating their operations and services in La Grange. This is concerning to me because I have already noticed an increased homeless population even during my short tenure in La Grange. I am unable to say for certain if they are homeless but I have also been bothered by the amount of loitering at the library and at business along La Grange Avenue. It is particularly bothersome at the library because the people that loiter smoke and use foul language every time I visit with my young daughters. I want my daughters to have a positive experience when visiting the library so that they are encouraged to read and spend time in a learning environment.

I fully realize it is a sensitive topic and one that warrants meaningful debate. I am simply writing to ask for the board to please consider input from the residents of La Grange when making upcoming decisions about potential zoning and variance requests.

This topic is especially important to me because I encountered lewd behavior on multiple occasions from the homeless in Chicago near my previous home. After multiple attempts I learned the names and history of the homeless people that loitered near my previous home. I was hopeful that they did not have any criminal background but it turned out they had a significant history of violence precipitated by addiction. My concern for the safety of my wife and children was the main reason why I moved to La Grange and I am concerned based on my limited interaction with the people loitering near the La Grange Library.

I am open to learning additional information but based on the information publically available I am opposed to the permanent occupancy of Bed Plus in La Grange. I am also concerned about the ongoing loitering that may be a result of the day program/s housed in the church/es in the historic district of La Grange.

I welcome feedback.

Sincerely,

The Dravillas Family  
211 South Ashland

## Pat Benjamin

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**From:** Cathy Benjamin  
**Sent:** Wednesday, March 04, 2015 10:03 AM  
**To:** Pat Benjamin  
**Subject:** FW: BEDS CENTER

-----Original Message-----

From: Tom Livingston  
Sent: Monday, March 02, 2015 6:39 AM  
To: Karen Roche; Bill Holder; Mark Kuchler; Mark Langan; mccarty@villageoflagrange.com; inowak@villageoflagrange.com; ipalermo@villageoflagrange.com  
Subject: RE: BEDS CENTER

Karen,  
Thanks for your note. Right now the Plan Commission is assembling and hearing about the facts of this proposal. Should it advance to the village board; we can assure LaGrange of fair hearing regarding BEDs. Tom Livingston \_\_\_\_\_  
From: Karen Roche [kikiann789@gmail.com]  
Sent: Friday, February 27, 2015 12:34 PM  
To: Bill Holder; Mark Kuchler; Mark Langan; mccarty@villageoflagrange.com; inowak@villageoflagrange.com; ipalermo@villageoflagrange.com; Tom Livingston  
Subject: BEDS CENTER

Hello,  
This letter is in regard to the proposed Beds Plus Center in La Grange.

Although I certainly support programs for the homeless, and Lagrange has provided much, we feel that Beds Plus is taking on a whole new approach to this homeless issue and we are not in favor of of it.

Overall, we feel that this center is NOT in the best interests of LaGrange. Safety, increased use of town services-- especially police, and property values are all reasons we do not want this facility to be at this location. The coming and going of homeless people has impacted our own residents and children. And the numbers are increasing every year!! This is NOT what we want in our town. Many towns have already rejected such notions also. Our town should not be responsible for serving many other townships.

We strongly urge you as voted trustees to hear us and not to move forward with this center.

Unfortunately we cannot attend the March 10 meeting but we hope this letter will be respected as our voice.

Thank you.  
--  
Karen and Larry Roche

...the miraculous is always nearby and wonders shall never, ever cease.  
(Robert Fulghum)

## Pat Benjamin

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**From:** Cathy Benjamin  
**Sent:** Wednesday, March 04, 2015 10:02 AM  
**To:** Pat Benjamin  
**Subject:** FW: Homeless

-----Original Message-----

**From:** Tom Livingston  
**Sent:** Monday, March 02, 2015 6:48 AM  
**To:** Debra Esenther  
**Cc:** Robert Pilipiszyn  
**Subject:** RE: Homeless

Debra,  
Thanks for your note. Right now the Plan Commission is assembling and hearing about the facts of this proposal. Should it advance to the village board; we can assure LaGrange of fair hearing regarding BEDs. Tom Livingston  

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**From:** Debra Esenther [debra.esenther@sbcglobal.net]  
**Sent:** Friday, February 27, 2015 11:45 AM  
**To:** Tom Livingston  
**Subject:** Homeless

This email is in response to the notification distributed to the area residents. My husband and I are completely against building a permanent structure housing the homeless. After several incidences with the homeless running out in front of my car, urinating in my front yard, screaming individuals walking down the street and neighborhood children running into their homes when they see them coming, again we are completely against this.

You stated by building this facility will not have any impact on our property values, I disagree. For the taxes we pay in LaGrange we should not have to put up with this.

As I drive through Western Springs, Hinsdale, LaGrange Highlands and even Burr Ridge I do not see homeless in any of these areas.

Please understand that it is not that we do not have any empathy for these individuals but when it has an impact on our neighborhoods we must draw a line.

I used to walk my dogs in the early morning through downtown LG but due to encounters with the homeless I no longer feel safe doing so.

My husband and I both DISAPPROVE of this. We as you as our Village Trustees to KEEP THIS OUT OF LAGRANGE.

Regards

Debra A. Esenther

Sent from my iPad

## Pat Benjamin

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**From:** Robert Pilipiszyn  
**Sent:** Wednesday, March 04, 2015 10:01 AM  
**To:** Pat Benjamin  
**Subject:** FW: BEDS Plus facility

-----Original Message-----

**From:** Tom Livingston  
**Sent:** Wednesday, March 04, 2015 7:31 AM  
**To:** Tom and Kim Krueger; Bill Holder; Mark Kuchler; Mark Langan; David McCarty; Jeff Nowak; Jim Palermo  
**Cc:** Robert Pilipiszyn  
**Subject:** RE: BEDS Plus facility

Tom and Kim;

Thanks for your note. We will also forward it to the Plan Commission. Should the matter advance to the village board; we will conduct a full and fair hearing of the project. Thanks again,

Tom Livingston

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**From:** Tom and Kim Krueger [krueger\_tandk@ameritech.net]  
**Sent:** Tuesday, March 03, 2015 4:20 PM  
**To:** Bill Holder; Mark Kuchler; Mark Langan; David McCarty; Jeff Nowak; Jim Palermo; Tom Livingston  
**Subject:** BEDS Plus facility

I received an anonymous flyer earlier this week expressing concerns about the proposed facility at Ogden and East Avenues.

I wanted to let you know that I support the proposed facility and hope you will seriously consider it. From everything I have read, the plan seems well considered and good for the community. I also makes good use of a difficult space. I am concerned that the flyer seems to misrepresent the purpose and intent of the office space and transitional housing that will be built, and I think it is unfortunate that people seem to be exploiting prejudices against EDS participants without considering the adverse impact on our community if we did not have effective institutions in place to help the homeless.

Thank you for your consideration.

Tom Krueger  
805 S. Brainard Ave.

## Pat Benjamin

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**From:** Cathy Benjamin  
**Sent:** Wednesday, March 04, 2015 9:59 AM  
**To:** Pat Benjamin  
**Subject:** FW: In opposition to Beds Plus

-----Original Message-----

**From:** Tom Livingston  
**Sent:** Wednesday, March 04, 2015 7:35 AM  
**To:** Jaylene Adamczyk; Mark Kuchler; Mark Langan; David McCarty; Jeff Nowak; Jim Palermo; Bill Holder; Pat Benjamin  
**Cc:** Robert Pilipiszyn  
**Subject:** RE: In opposition to Beds Plus

Jaylene and Joe,

Thanks for your note. We will also forward it to the Plan Commission. Should the matter advance to the village board; we will conduct a full and fair hearing of the project. We have two budgets in place which under one circumstance advances storm water sooner than later. Will also make LaGrange PD is advised.  
Thanks again,

Tom Livingston  
**From:** Jaylene Adamczyk [jayleneadamczyk@sbcglobal.net]  
**Sent:** Tuesday, March 03, 2015 3:50 PM  
**To:** Mark Kuchler; Mark Langan; David McCarty; Jeff Nowak; Jim Palermo; Tom Livingston; Bill Holder; Pat Benjamin  
**Subject:** In opposition to Beds Plus

We had a recent unsettling event which, as a mother of young kids in LG, now has me against the Beds proposal. In addition, our block and home have been hit hard many times by several feet of flood waters. This will for sure lower our property values. I attended the Village meeting about this and understand there is not much the Village can or will do to help our situation. Please help control what we can and do not allow something additional that can likely lower our property values yet again.

I picked my son Jack up from Cossitt for lunch one Monday in January. Not many kids come home for lunch on Mondays and due to the cold the other kids were inside for recess. I arrived to see Jack waiting alone at Madison and Harris, not another adult or child in sight. An older man who appeared to be homeless, was staggering and appeared to have very obvious mental issues, was maybe 20 feet from Jack on Harris walking towards him. Knowing the MUCH higher incidence of mental health AND substance abuse issues among the homeless, both estimated to be at least 25%, I can not describe the pit in my stomach as I think about my eight year old standing there alone, and worry about various possibilities had I arrived two minutes later.

I love how supportive LG is of many people in many unfortunate situations, but I would like to see our neighboring communities helping out more with this one.

Joseph and Jaylene Adamczyk  
420 8th Avenue  
La Grange, IL

Sent from my iPhone

**Pat Benjamin**

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**From:** Jim Larsen [jimlarsen@larsenassociates.info]

**Sent:** Wednesday, March 04, 2015 5:56 PM

**To:** Pat Benjamin

**Subject:** New BEDS Plus site issue

Dear Mr. Benjamin,

I am writing to support the creation of a BEDS Plus site at the southwest corner of Ogden and East Avenues. This proposed development would not use any local tax dollars for funding. It would provide an excellent resource for those citizens of LaGrange who are at risk of losing their current residences as well as those in the area who are currently homeless.

I have volunteered along with hundreds of other community members with BEDS Plus for 25 years as an overnight staff member at the churches that host our guests. These churches include one in Western Springs, where my wife and I raised a family and have lived for over 30 years. I am asking your support to allow a resource for our greater community in your backyard, although I would prefer to build it in mine. I believe the proposed BEDS Plus development will increase the strength of our greater community.

I understand there is concern over the amount of vehicle traffic the proposed development could bring to the local area. From my quarter century of experience as an overnight volunteer, on any given night, usually only two or three of our typical 25 to 30 guests have vehicles. It is far more common for our guests to commute by foot, bicycle, or public transportation than by car. As an overnight volunteer, I have been afforded the opportunity to interact and observe the habits of our guests. The guests are overwhelmingly respectful and considerate. They say thank you often. Many work, but struggle to make ends meet. I am always impressed when I get a request for a 3:30 or 4:00 AM wake-up tap on the shoulder for a guest who needs an early start to get to work. After long days, our guests tend to sleep well. On occasion, guests during the middle of the night have a case of heartburn or tossing-and-turning, and we provide antacid, a glass of milk or some consolation to help people rest. The biggest recurring problem we have is snoring. My wife tells me this issue is not unique to BEDS Plus.

In the mornings, many of our guests wake early to take sponge baths and prepare for their day. Full shower facilities are only available once a week at one BEDS Plus location. The guests collect their used sheets, bag them for laundering and clean their bedrolls. By 6:00 AM guests have dressed for the day ahead, packed their belongings and are served breakfast shortly thereafter. After breakfast and many thanks from the guests, everyone has exited by 7:00 AM. BEDS Plus is dedicated to helping people obtain and keep permanent housing; our short-term homeless housing is part of a means to this end. Currently, guests who want to stay over two weeks must commit to a self-help program, in addition to the standard strict rules to which every guest must adhere. In recent years BEDS Plus has shown strong results in helping people find and keep permanent housing.

I served for five years as a commissioner on the Lyons Township Mental Health Commission, a

public body. I fully understand there are people in our community who are at risk for a variety of reasons. As a father of three, I also coached Little League and LaGrange Babe Ruth baseball locally for 12 years. Each time I volunteer at BEDS Plus, I personally fear one of my former baseball players will arrive as a homeless guest. However, I fear more for our greater community that we are not doing enough to coach and support our fellow citizens on the path away from homelessness.

I ask you to vote in favor of approving the new BEDS Plus site at Ogden and East Avenues in LaGrange.

Thank you for your consideration.

Sincerely,

James C. Larsen

4521 Harvey Ave.

Western Springs, IL 60558

**Pat Benjamin**

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**From:** Cathy Benjamin  
**Sent:** Wednesday, March 04, 2015 10:07 AM  
**To:** Pat Benjamin  
**Subject:** FW: BEDS PLUS - IN SUPPORT

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**From:** Tom Livingston  
**Sent:** Thursday, February 26, 2015 8:59 AM  
**To:** Beth Rehn  
**Cc:** Robert Pilipiszyn  
**Subject:** Re: BEDS PLUS - IN SUPPORT

Beth,

Thanks for your note. Right now the Plan Commission is assembling and hearing about the facts of this proposal. Should it advance to the village board; we can assure LaGrange of fair hearing regarding BEDs. Tom Livingston

Sent from my Verizon Wireless BlackBerry

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**From:** Beth Rehn <[bethrehn@gmail.com](mailto:bethrehn@gmail.com)>  
**Date:** Wed, 25 Feb 2015 18:18:07 -0600  
**To:** Tom Livingston<[tlivingston@villageoflagrange.com](mailto:tlivingston@villageoflagrange.com)>  
**Subject:** BEDS PLUS - IN SUPPORT

Mr. Livingston and the LaGrange Board:

I am writing today to voice my support of the BEDS PLUS program.

I grew up my entire life in LaGrange, IL attending St. Francis Xavier for grade school, proud to be part of a community and school that offered care and support to the less fortunate in the form of BEDS. I had nothing but positive experiences with the BEDS program and it's members, who spent one night a week at St. Francis while I was attending.

In relation to the "safety" concerns some residents have expressed, these are based on isolated incidents and are in no way a representation of the BEDS program or the homeless population as a whole. There are many, many more incidents among the non-homeless.

I have always been a proud LaGrange resident, but hearing of the petitions and protests against BEDS, I am frankly sad and embarrassed for our community. We are lucky to be a part of such a great town but that doesn't mean we can turn a blind eye to those less fortunate. Please continue to support BEDS PLUS and programs that help the homeless.

"I don't want to live in the kind of world where we don't look out for each other. Not just the people that are close to us, but anybody who needs a helping hand."

— [Charles de Lint](#)

Sincerely,  
Beth Rehn

## Pat Benjamin

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**From:** Tom Livingston  
**Sent:** Wednesday, March 04, 2015 7:35 AM  
**To:** Jaylene Adamczyk; Mark Kuchler; Mark Langan; David McCarty; Jeff Nowak; Jim Palermo; Bill Holder; Pat Benjamin  
**Cc:** Robert Pilipiszyn  
**Subject:** RE: In opposition to Beds Plus

Jaylene and Joe,

Thanks for your note. We will also forward it to the Plan Commission. Should the matter advance to the village board; we will conduct a full and fair hearing of the project. We have two budgets in place which under one circumstance advances storm water sooner than later. Will also make LaGrange PD is advised.

Thanks again,

Tom Livingston  
From: Jaylene Adamczyk [jayleneadamczyk@sbcglobal.net]  
Sent: Tuesday, March 03, 2015 3:50 PM  
To: Mark Kuchler; Mark Langan; David McCarty; Jeff Nowak; Jim Palermo; Tom Livingston; Bill Holder; Pat Benjamin  
Subject: In opposition to Beds Plus

We had a recent unsettling event which, as a mother of young kids in LG, now has me against the Beds proposal. In addition, our block and home have been hit hard many times by several feet of flood waters. This will for sure lower our property values. I attended the Village meeting about this and understand there is not much the Village can or will do to help our situation. Please help control what we can and do not allow something additional that can likely lower our property values yet again.

I picked my son Jack up from Cossitt for lunch one Monday in January. Not many kids come home for lunch on Mondays and due to the cold the other kids were inside for recess. I arrived to see Jack waiting alone at Madison and Harris, not another adult or child in sight. An older man who appeared to be homeless, was staggering and appeared to have very obvious mental issues, was maybe 20 feet from Jack on Harris walking towards him. Knowing the MUCH higher incidence of mental health AND substance abuse issues among the homeless, both estimated to be at least 25%, I can not describe the pit in my stomach as I think about my eight year old standing there alone, and worry about various possibilities had I arrived two minutes later.

I love how supportive LG is of many people in many unfortunate situations, but I would like to see our neighboring communities helping out more with this one.

Joseph and Jaylene Adamczyk  
420 8th Avenue  
La Grange, IL

Sent from my iPhone

## Pat Benjamin

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**From:** Cathy Benjamin  
**Sent:** Wednesday, March 04, 2015 10:00 AM  
**To:** Pat Benjamin  
**Subject:** FW: BEDS

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**From:** Tom Livingston  
**Sent:** Tuesday, March 03, 2015 6:44 AM  
**To:** JENNIFER DUNNE  
**Subject:** Re: BEDS

Jennifer, thanks fore contacting me. I will forward your sentiments to the village board and Plan Commission. Should this matter advance to the village board: I can assure you of a full and fact-based discussion. Tom Livingston  
Sent from my Verizon Wireless BlackBerry

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**From:** JENNIFER DUNNE <[lgllplayagent@gmail.com](mailto:lgllplayagent@gmail.com)>  
**Date:** Mon, 2 Mar 2015 13:41:37 -0600  
**To:** Tom Livingston<[tlivingston@villageoflagrange.com](mailto:tlivingston@villageoflagrange.com)>  
**Subject:** BEDS

### Village Trustees

I am contacting you regarding the BEDS Plus issue that the Village of La Grange is facing right now. I am asking for your support and your help, to oppose this program from building a permanent shelter in our community. The position I take on this is not an easy one, but the right one, I believe for our community, the safety that we cherish (I reside on the East side of LaGrange) , and our property values.  
Please do what is right for our community and listen to your residents who in great number strongly oppose this.  
Thank you  
Jim and Jennifer Dunne

**Pat Benjamin**

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**From:** Cathy Benjamin  
**Sent:** Wednesday, March 04, 2015 10:00 AM  
**To:** Pat Benjamin  
**Subject:** FW: BEDS opinion

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**From:** Tom Livingston  
**Sent:** Tuesday, March 03, 2015 6:49 AM  
**To:** Karrie Lange; Angela Mesaros; Bill Holder; Mark Kuchler; Mark Langan; David McCarty; Jeff Nowak;  
 Jpalmermo@villageoflagrange.com  
**Subject:** Re: BEDS opinion

Karrie, thanks for sending your note. It offers a unique set of observations about southeastern portions of the village. I can assure you of a full discussion on Beds should it advance to the village board. Tom Sent from my Verizon Wireless BlackBerry

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**From:** Karrie Lange <[karrie.b.lange@gmail.com](mailto:karrie.b.lange@gmail.com)>  
**Date:** Tue, 3 Mar 2015 06:20:11 -0600  
**To:** Tom Livingston<[tlivingston@villageoflagrange.com](mailto:tlivingston@villageoflagrange.com)>; Angela Mesaros<[amesaros@villageoflagrange.com](mailto:amesaros@villageoflagrange.com)>; Bill Holder<[bholder@villageoflagrange.com](mailto:bholder@villageoflagrange.com)>; Mark Kuchler<[mkuchler@villageoflagrange.com](mailto:mkuchler@villageoflagrange.com)>; Mark Langan<[mlangan@villageoflagrange.com](mailto:mlangan@villageoflagrange.com)>; David McCarty<[dmccarty@villageoflagrange.com](mailto:dmccarty@villageoflagrange.com)>; Jeff Nowak<[jnowak@villageoflagrange.com](mailto:jnowak@villageoflagrange.com)>; [Jpalmermo@villageoflagrange.com](mailto:Jpalmermo@villageoflagrange.com)<[Jpalmermo@villageoflagrange.com](mailto:Jpalmermo@villageoflagrange.com)>  
**Subject:** BEDS opinion

Hi All,  
 As an individual I would have no issue with a homeless facility being constructed in town, however I personally understand the unintended consequences of development of that nature to surrounding residents.

The far east and southeast side of La Grange are areas where local realtors simply refuse to show homes. I have seen 5 years of data showing that our top area brokerage firm has only represented 1 buyer on the southeast side of town in 5 years.

I live on the southeast side of town and understand that there are misperceptions about the schools, demographics, and the industry here. I'm sure anyone who has tried to sell property on the far northeast side of town has experienced the same obstacles. There is a constant perpetuation of misinformation, ignorance, and discrimination that is often dramatized by local real estate "experts".

**Putting a homeless facility near single family homes will lower the value of those homes; costing owners tens of thousands of dollars should they ever have to sell their property.**

Does the founder of the BEDS organization assume that the residents of the Northeast corner of La Grange and neighboring Brookfield are somehow more accepting of a nearby homeless facility because their neighborhood is less desirable?

I'm not sure how La Grange can legally support development and industry that is perceived to be so negative without fair compensation for neighboring properties.

**Please don't allow this to happen.**

Karrie Lange/ 714 & 720 12<sup>th</sup> in La Grange

## Pat Benjamin

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**From:** Cathy Benjamin  
**Sent:** Tuesday, March 03, 2015 3:42 PM  
**To:** Pat Benjamin  
**Cc:** Robert Pilipiszyn  
**Subject:** FW: BEDS Facility

-----Original Message-----

From: Rebecca Merchant [mailto:merchantr@sbcglobal.net]  
Sent: Tuesday, March 03, 2015 1:19 PM  
To: Angela Mesaros; Bill Holder; Mark Kuchler; Mark Langan; David McCarty; Jeff Nowak; Jim Palermo; Tom Livingston; concernedlgresidents@gmail.com  
Subject: BEDS Facility

Hello,

My husband and I will be attending the Planning Commission Meeting on March 10th because we are against the proposed BEDS facility. My family has supported BEDS over the years volunteering our time thru St. Francis Xavier church. For years it has been a wonderful program that all our neighboring communities shared so not one town took on any extreme burden. But lately, it seems to be centralized in our community creating the out of area homeless clients to make LaGrange their home.

A few weekends ago I went to the back of St Francis church to take my twin 4yr old girls to the bathroom. We had to step around a homeless man on the floor who was talking into a walkie talkie about the world coming to an end. He was suffering from mental illness and was seeking refuge from the cold in our church vestibule. I greeted him and ask my girls to say excuse me. I wanted them to see that I was not scared and this man deserved our compassion but I have to admit I was unnerved and thankful I didn't send the kids back alone to use the toilet. I find myself wondering if one will be six if this building goes through?

I believe building a permanent facility so close to our town and without any support from neighboring communities will create safety concerns for LaGrange. The out of area homeless as far as Oak Park will come to settle in our town. I don't think taking all of the burden and all of these individuals with a lot of need is something any community should have to do alone.

Please consider the impact this building will have to our community and postpone your decision.

Thank you, Becca & Steve Merchant  
344 S Brainard Ave

## Pat Benjamin

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**From:** Robert Pilipiszyn  
**Sent:** Wednesday, March 04, 2015 9:50 AM  
**To:** Pat Benjamin  
**Cc:** Cathy Benjamin  
**Subject:** RE: BEDS in La Grange  
Pat

I am forwarding a copy to you since your email address used by the sender below is inaccurate/misspelled.

Bob

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**From:** Cathy Benjamin  
**Sent:** Wednesday, March 04, 2015 9:42 AM  
**To:** Robert Pilipiszyn  
**Subject:** FW: BEDS in La Grange

**From:** Diane Asleson [mailto:diane.asleson@gmail.com]  
**Sent:** Wednesday, March 04, 2015 9:32 AM  
**To:** pbenjamin@villageofflagnagge.com; Bill Holder; Mark Kuchler; Mark Langan; David McCarty; Jeff Nowak; Jim Palermo; Tom Livingston  
**Cc:** concernedlresidents@gmail.com  
**Subject:** BEDS in La Grange

Please do not accept BEDS' proposal to build a homeless shelter in La Grange.

You will more than likely find that the vast majority of La Grange residents are caring people who have and continue to support the BEDS' program. "Sharing the caring" makes so much sense to so many of us. Helping those in need who reside in our own community makes sense to us.

Hosting four of the seven overnight services in La Grange..., hosting the day BEDS Plus program in La Grange..., serving mostly homeless individuals from outside of our town..., considering a proposal to have a homeless shelter built in La Grange...this all creates cause for major concern!!!

Please help those of us in La Grange who are sincerely concerned understand why La Grange is taking on the bulk of the responsibility of helping the homeless from over 20 towns.

Diane Asleson  
[312-925-1500](tel:312-925-1500)

## Pat Benjamin

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**From:** Laura Dunne [lauradunne23@gmail.com]  
**Sent:** Tuesday, March 03, 2015 3:01 PM  
**To:** Tom Livingston; Bill Holder; Mark Kuchler; Mark Langan; David McCarty; Jim Palermo; Pat Benjamin  
**Subject:** Not in favor of a new and larger BEDS facility at East and Ogden in La Grange

Hello,

I live at 239 7th Ave. in La Grange and my child goes to Cossitt School. We are already experiencing issues with the homeless in our community near the library (on the way to school) and at Starbucks. I am extremely concerned that if the number of homeless greatly increases the safety of our kids and La Grange residents will be further compromised.

As much as I try to be a compassionate person and accepting of all walks of life, I am opposed to servicing the homeless of other communities. Let each community take responsibility for their own.

We live in such a great town! I would hate to see it go downhill. Please vote against this bigger facility!1

Thank you,

Laura Dunne

## Pat Benjamin

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**From:** Diane Asleson [diane.asleson@gmail.com]  
**Sent:** Wednesday, March 04, 2015 9:34 AM  
**To:** Pat Benjamin  
**Subject:** Fwd: BEDS in La Grange

----- Forwarded message -----

**From:** Diane Asleson <diane.asleson@gmail.com>  
**Date:** Wed, Mar 4, 2015 at 9:31 AM  
**Subject:** BEDS in La Grange  
**To:** [pbenjamin@villageoflagrnagge.com](mailto:pbenjamin@villageoflagrnagge.com), [bholder@villageoflagrange.com](mailto:bholder@villageoflagrange.com),  
[mkuchler@villageoflagrange.com](mailto:mkuchler@villageoflagrange.com), [mlangan@villageoflagrange.com](mailto:mlangan@villageoflagrange.com), [dmccarty@villageoflagrange.com](mailto:dmccarty@villageoflagrange.com),  
[jnowak@villageoflagrange.com](mailto:jnowak@villageoflagrange.com), [jpalermo@villageoflagrange.com](mailto:jpalermo@villageoflagrange.com), [tlivingston@villageoflagrange.com](mailto:tlivingston@villageoflagrange.com)  
**Cc:** [concernedlgresidents@gmail.com](mailto:concernedlgresidents@gmail.com)

Please do not accept BEDS' proposal to build a homeless shelter in La Grange.

You will more than likely find that the vast majority of La Grange residents are caring people who have and continue to support the BEDS' program. "Sharing the caring" makes so much sense to so many of us. Helping those in need who reside in our own community makes sense to us.

Hosting four of the seven overnight services in La Grange..., hosting the day BEDS Plus program in La Grange..., serving mostly homeless individuals from outside of our town..., considering a proposal to have a homeless shelter built in La Grange...this all creates cause for major concern!!!

Please help those of us in La Grange who are sincerely concerned understand why La Grange is taking on the bulk of the responsibility of helping the homeless from over 20 towns.

Diane Asleson  
[312-925-1500](tel:312-925-1500)

## Pat Benjamin

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**From:** Cathy Benjamin  
**Sent:** Wednesday, March 04, 2015 9:32 AM  
**To:** Pat Benjamin  
**Cc:** Robert Pilipiszyn  
**Subject:** FW: BEDS

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**From:** marianne wallner [mailto:marianne.wallner@sbcglobal.net]  
**Sent:** Tuesday, March 03, 2015 6:26 PM  
**To:** concernedlresidents@gmail.com  
**Cc:** Bill Holder; Mark Kuchler; mlangan@villageoflagrange.com; David McCarty; Jeff Nowak; Jim Palermo; Tom Livingston  
**Subject:** BEDS

After reading the 1/6/14 press release , We, Ron and Marianne Wallner as long time residents are extremely concerned about even considering the possibility of building a permanent facility in LaGrange for BEDS.

BEDS with the current support should only support residents in our community in time of need that have paid to live here and have fallen on hard times. This does appear to be the case. This promotes other illegal events, puts our children and elderly at more risk. We want a safe community similar to the Hinsdale Community.

Unfortunately we are unable to attend the meeting, please represents us at the March 10, 2015 Meeting.

## Pat Benjamin

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**From:** Elizabeth Mcmanaman [betzmac@aol.com]  
**Sent:** Monday, March 02, 2015 4:42 PM  
**To:** Angela Mesaros; Pat Benjamin  
**Cc:** elizabeth mcmanaman; Mac  
**Subject:** March 10/beds Plus

We are writing you today with the expectation that this will be written into the minutes of the PLANNING COMMISSION on March 10, 2015. My wife and I have supported Beds services and Pillars for decades with our time and treasure and firmly believe in their original missions. LaGrange and contiguous suburbs now provide a seven day service for the homeless and have provided services for almost 30 years. The residents of LaGrange have been very charitable with their time and resources to provide these services and are a model to the rest of Illinois and the U.S. This service is provided regardless of the fact that LaGrange residents make up a small minority of utilizing these services.

However, we do not support putting a permanent residence in LaGrange as being studied by the planning commission of the village of LaGrange. Doing so would increase the safety concerns the village has already experienced and additional village services would also be required. Beds Plus is a federally funded organization, and far different from the wonderful churches and volunteers that have provided these services so well for decades. There is no economic justification for the Village of LaGrange to take up such an endeavor. Other nearby communities have also declined the Beds Plus proposal. A project such as this is beyond the people of the village of LaGrange. It is more appropriately a county or state matter. We don't believe that this matter should be brought to the level of the Board of Trustees of the Village of La Grange.

Bill and Betsy McManaman

Sent from my iPad

## Pat Benjamin

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**From:** Cathy Benjamin  
**Sent:** Tuesday, March 03, 2015 4:23 PM  
**To:** Pat Benjamin  
**Cc:** Robert Pilipiszyn  
**Subject:** FW: BEDS Plus facility

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**From:** Tom and Kim Krueger [mailto:krueger\_tandk@ameritech.net]  
**Sent:** Tuesday, March 03, 2015 4:20 PM  
**To:** Bill Holder; Mark Kuchler; Mark Langan; David McCarty; Jeff Nowak; Jim Palermo; Tom Livingston  
**Subject:** BEDS Plus facility

I received an anonymous flyer earlier this week expressing concerns about the proposed facility at Ogden and East Avenues.

I wanted to let you know that I support the proposed facility and hope you will seriously consider it. From everything I have read, the plan seems well considered and good for the community. I also makes good use of a difficult space. I am concerned that the flyer seems to misrepresent the purpose and intent of the office space and transitional housing that will be built, and I think it is unfortunate that people seem to be exploiting prejudices against EDS participants without considering the adverse impact on our community if we did not have effective institutions in place to help the homeless.

Thank you for your consideration.

Tom Krueger  
805 S. Brainard Ave.

## Pat Benjamin

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**From:** Cathy Benjamin  
**Sent:** Monday, March 02, 2015 4:23 PM  
**To:** Pat Benjamin  
**Cc:** Robert Pilipiszyn  
**Subject:** FW: Proposed homeless shelter

-----Original Message-----

**From:** Joan O'Halloran [mailto:joanohall@hotmail.com]  
**Sent:** Monday, March 02, 2015 3:36 PM  
**To:** Tom Livingston  
**Subject:** Proposed homeless shelter

As 48 year residents of La Grange, we do not support the permanent homeless shelter at the corner of Ogden and East Avenues in La Grange. We feel it will put a greater strain on our village economy and services and perhaps lower our home values. Please keep in mind our concerns when voting on this issue.

Thank you,

John and Joan O'Halloran  
Sent from my iPhone

**Pat Benjamin**

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**From:** Jaylene Adamczyk [jayleneadamczyk@sbcglobal.net]

**Sent:** Tuesday, March 03, 2015 3:51 PM

**To:** Mark Kuchler; Mark Langan; David McCarty; Jeff Nowak; Jim Palermo; Tom Livingston; Bill Holder; Pat Benjamin

**Subject:** In opposition to Beds Plus

We had a recent unsettling event which, as a mother of young kids in LG, now has me against the Beds proposal. In addition, our block and home have been hit hard many times by several feet of flood waters. This will for sure lower our property values. I attended the Village meeting about this and understand there is not much the Village can or will do to help our situation. Please help control what we can and do not allow something additional that can likely lower our property values yet again.

I picked my son Jack up from Cossitt for lunch one Monday in January. Not many kids come home for lunch on Mondays and due to the cold the other kids were inside for recess. I arrived to see Jack waiting alone at Madison and Harris, not another adult or child in sight. An older man who appeared to be homeless, was staggering and appeared to have very obvious mental issues, was maybe 20 feet from Jack on Harris walking towards him. Knowing the MUCH higher incidence of mental health AND substance abuse issues among the homeless, both estimated to be at least 25%, I can not describe the pit in my stomach as I think about my eight year old standing there alone, and worry about various possibilities had I arrived two minutes later.

I love how supportive LG is of many people in many unfortunate situations, but I would like to see our neighboring communities helping out more with this one.

Joseph and Jaylene Adamczyk  
420 8th Avenue  
La Grange, IL

Sent from my iPhone

## Pat Benjamin

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**From:** Cathy Benjamin  
**Sent:** Tuesday, March 03, 2015 3:48 PM  
**To:** Pat Benjamin  
**Cc:** Robert Pilipiszyn  
**Subject:** FW: General letter to the community from cowards who can't sign their names

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**From:** Patti Ernst [mailto:ernsthhouse@comcast.net]  
**Sent:** Tuesday, March 03, 2015 3:07 PM  
**To:** Tom Livingston; Bill Holder; Mark Kuchler; Mark Langan; David McCarty; Jeff Nowak; Jim Palermo  
**Subject:** General letter to the community from cowards who can't sign their names

Dear Trustees,

My husband and I were very upset by the letter that was distributed to the 400 block of Kensington Ave. We have lived at 425 S. Kensington since 1989, just 2 blocks away from the program at the church. We had no idea or awareness that the program to help the homeless was there. We drive and walk up Kensington quite often. Our daughter walks down the street every day and we have NEVER experienced any kind of problem.

We hope that you will ignore this letter and these "concerned" La Grange neighbors. I am embarrassed to even say that they live here.

Sincerely,

Patti and John Ernst

**Pat Benjamin**

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**From:** Cathy Benjamin  
**Sent:** Tuesday, March 03, 2015 3:46 PM  
**To:** Pat Benjamin  
**Cc:** Robert Pilipiszyn  
**Subject:** FW: I support BEDS

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**From:** Maria Schreiber [mailto:maria\_schreiber@att.net]  
**Sent:** Tuesday, March 03, 2015 2:48 PM  
**To:** Bill Holder; Mark Kuchler; Mark Langan; David McCarty; Jeff Nowak; Jim Palermo; Tom Livingston  
**Subject:** I support BEDS

Just received a flyer in my mailbox regarding the witch hunt against BEDS.

I went to that really large town hall type meeting a while back to hear both sides, despite having an initial support for this great program that is desperately, desperately needed.

I came out of it with more support for BEDS. I cannot address one single point from the BEDS opponents that is not easily countered. For example...that the new facility will cause parking issues? Really, is every homeless person receiving a new car? That the new facility will be a poor "gateway" was it for LG? Really, because I'm pretty sure the present appearance of that lot is not a SUPER gorgeous representation of LG as it is. That other towns have eliminated their programs? Then we need to shoulder more of the responsibility since we have more.

I am a Christian. I don't get it. I am sorry, but I've tried. I know these people who oppose it. Yeah, I am in the NW section of LG with rampant tear-downs and additions. A month without 2 different work crews is a gift. Workers salivating as my girl walks home from school is disgusting. Have you heard me creating a petition to keep all work trucks away from my community during school hours? You'd laugh. I get off my butt and I walk my kids home. It's called parenting. Yes, this IS Mayberry. It's a wonderful community...don't forget "Mayberry" the show still needed a police force and had the town drunk. This is not a gated community. My kids are the compassionate children they are because of my kind reaction to those from Helping Hand nearby who would boisterously approach my kids and looked and talked different. We are ok with different. Isn't that what works in America?

Well, I have plans for March 10th, so I thought I'd write...I have many more points, but I have a kid to drive somewhere and another to pick up.

Thank you for reading. Please, let's fight for those who cannot help themselves. They only need a chance. We are a community of plenty. Let's help.

Maria Schreiber  
34 N Edgewood Ave  
La Grange

PS, I apologize for not editing....kid is waiting in car :)

## Pat Benjamin

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**From:** Cathy Benjamin  
**Sent:** Monday, March 02, 2015 9:57 AM  
**To:** Pat Benjamin  
**Cc:** Robert Pilipiszyn  
**Subject:** FW: Beds Plus Care

-----Original Message-----

From: Bill Asleson [mailto:bill.asleson@stampede.meat.com]  
Sent: Friday, February 27, 2015 8:24 AM  
To: Mark Kuchler  
Subject: Beds Plus Care

Mark,

Good morning.

Diane shared information with me last night regarding the Beds Plus program and their intentions to build a shelter in Lagrange. Based on the information it seems like a bad idea for the community. I moved to LG because it is/was a community that I could feel comfortable knowing my children would be safe riding their bikes around town, playing in the park, going to the library, walking down town and just walking to school. This isn't the case today and with the growth of the homeless community with the development of a homeless shelter will move this community in a direction that won't be positive for the tax paying residents.

Please help me understand how the board and the village feel this is a topic that doesn't need a referendum or at minimum be better presented to the community so everyone is aware of what is going on and the impact it will have on the community.

I would love to get your opinion on this topic. I am not in favor of having a homeless shelter in Lagrange.

Thanks in advance for your time and consideration.

Best,

Bill

Sent from my iPad

**Pat Benjamin**

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**From:** Cathy Benjamin  
**Sent:** Tuesday, March 03, 2015 8:40 AM  
**To:** Pat Benjamin  
**Cc:** Robert Pilipiszyn  
**Subject:** FW: BEDS opinion

**From:** Karrie Lange [mailto:karrie.b.lange@gmail.com]  
**Sent:** Tuesday, March 03, 2015 6:20 AM  
**To:** Tom Livingston; Angela Mesaros; Bill Holder; Mark Kuchler; Mark Langan; David McCarty; Jeff Nowak; Jpalmermo@villageoflagrange.com  
**Subject:** BEDS opinion

Hi All,

As an individual I would have no issue with a homeless facility being constructed in town, however I personally understand the unintended consequences of development of that nature to surrounding residents.

The far east and southeast side of La Grange are areas where local realtors simply refuse to show homes. I have seen 5 years of data showing that our top area brokerage firm has only represented 1 buyer on the southeast side of town in 5 years.

I live on the southeast side of town and understand that there are misperceptions about the schools, demographics, and the industry here. I'm sure anyone who has tried to sell property on the far northeast side of town has experienced the same obstacles. There is a constant perpetuation of misinformation, ignorance, and discrimination that is often dramatized by local real estate "experts".

**Putting a homeless facility near single family homes will lower the value of those homes; costing owners tens of thousands of dollars should they ever have to sell their property.**

Does the founder of the BEDS organization assume that the residents of the Northeast corner of La Grange and neighboring Brookfield are somehow more accepting of a nearby homeless facility because their neighborhood is less desirable?

I'm not sure how La Grange can legally support development and industry that is perceived to be so negative without fair compensation for neighboring properties.

**Please don't allow this to happen.**

Karrie Lange/ 714 & 720 12<sup>th</sup> in La Grange

## Pat Benjamin

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**From:** Cathy Benjamin  
**Sent:** Tuesday, March 03, 2015 8:54 AM  
**To:** Pat Benjamin  
**Cc:** Robert Pilipiszyn  
**Subject:** FW: Opposed to Beds Plus Care Building in La Grange

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**From:** Kathy Jaderberg [mailto:kathyjaderberg@yahoo.com]  
**Sent:** Tuesday, March 03, 2015 8:52 AM  
**To:** Bill Holder; Mark Kuchler; Mark Langan; David McCarty; Jeff Nowak; Jim Palermo; Tom Livingston; concernedlgresidents@gmail.com  
**Subject:** Opposed to Beds Plus Care Building in La Grange

To whom it may concern;

I have been a resident of La Grange for thirty-one years. We have raised our son here, always try to shop here, walked the downtown with my grandchildren peaking in shops, took part in the Pet Parade, attend art fairs and craft fairs and many other La Grange events...

Our downtown is a very unique suburban downtown. On any given day (when it is not bitterly cold!) you see teens, preteens and children walking our downtown area. children walking home from school... outside n bikes and tikes... folks at our many restaurants outdoor tables enjoying our village... Please do not let a building be built to house out of town transients so close to the heart of our village. Just a few unfortunate incidents will irreparably damage the village's reputation for being a safe place to eat, shop, and live.

Why not somewhere near the Quarry mall? Or why not in Lyons or Riverside - placing it closer to Harlem would place it closer to the center of all the suburban areas where these folks currently live.

Just because we happen to be a very generous village does not mean we have to bear the responsibility alone. Nor should we.

You should not let this happen.

Thanking you in advance,

Kathleen E Jaderberg  
411 S Brainard Ave  
La Grange, Il 60525

## Pat Benjamin

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**From:** Cathy Benjamin  
**Sent:** Monday, March 02, 2015 4:24 PM  
**To:** Pat Benjamin  
**Cc:** Robert Pilipiszyn  
**Subject:** FW: Homeless in Lagrange area.

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**From:** Robert Rackow [mailto:bobr@meaden.com]  
**Sent:** Monday, March 02, 2015 3:59 PM  
**To:** Tom Livingston  
**Cc:** 'rounds@beds-plus.org'  
**Subject:** Homeless in Lagrange area.

Hello Tom,

I don't know if you remember me, it has been a long time since Sunday School at the Highlands church! I am pleased to see you as President of Lagrange. I don't live in LaGrange, we are in Western Springs, but I wanted to express my support for the BEDS program to you. I understand you have decisions to make. I have been helping to serve the homeless for about 12 years and have found the BEDS program to be very effective in their mission. I believe we need to share our community and help people that are pretty desperate for a helping hand. To offer a room to some of our clients for a time would be remarkable!

Hoping all is well with your family.

Bob Rackow

**Pat Benjamin**

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**From:** Ellen Kunkle [kunkle116@gmail.com]

**Sent:** Tuesday, March 03, 2015 8:17 AM

**To:** Pat Benjamin; Tom Livingston; Bill Holder; Mark Kuchler; mlangan@villagoflagrange.com; David McCarty; Jeff Nowak; Jim Palermo

**Subject:** BEDS projects

Dear Mr. Benjamin, President Livingston, & La Grange Trustees,

We are writing to you in support of the recent request by BEDS Plus for zoning changes needed to construct a new home for BEDS at the corner of Ogden Ave and East Ave. As 18 year residents of La Grange, we understand the important services that BEDS provides to our community and how this benefits all residents in the La Grange area.

We are disturbed by the efforts of a small group of opponents to this project who seem to ignore facts presented by the La Grange Police Department and others regarding safety issues and our homeless residents. We felt it was important to share with you our experience with the “lack of a problem” for many years. Our home is less than 100 feet from First United Methodist Church of La Grange, a long-time overnight shelter site.

At the time the church was considering becoming a BEDS site, I was very concerned about the perceived dangers of having a destination for the homeless in our neighborhood. I did not think that housing an overnight shelter so close to an elementary school, library, and blocks full of young children was a good idea and struggled with speaking out. I did attend the church’s own members meeting, although I am not a member, and met privately with the minister to discuss my concerns. He explained BEDS procedures and the church’s own plans and asked that we give it a chance. **In the many years since those conversations, we have not had one issue with any homeless residents.**

Looking back, their presence was one of our family’s first steps in a greater awareness of the issues facing others and what it means to live in a supportive community. Raising our children in an area where they have been exposed to some of the unfortunate realities of life have made them more compassionate young adults who understand that not everyone has had the benefits of a stable home, a regular job, or good physical and mental health.

Helping our neighbors work through difficult times and providing support when needed is an important part of the fabric of our community. We applaud BEDS staff and board’s efforts to construct a facility that will enable them to help those in need more effectively and efficiently. BEDS presence in La Grange does not diminish our quality of life, but enhances it.

Thank you for your thoughtful consideration of this project and the information and opinions provided by the many constituents weighing in on this issue. We see BEDS and this project as great assets to La Grange and a shining example of our caring community.

Ellen & John Kunkle

116 S. Madison Ave.

3/5/2015

## Pat Benjamin

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**From:** JENNIFER DUNNE [dunnebbs@comcast.net]

**Sent:** Monday, March 02, 2015 1:29 PM

**To:** Tom Livingston; Bill Holder; Mark Kuchler; Mark Langan; dmcarty@villageoflagrange.com; Jim Palermo; Pat Benjamin; amesaroa@villageoflagrange.com

**Subject:** Beds

Village Trustees

I am contacting you regarding the BEDS Plus issue that the Village of La Grange is facing right now. I am asking for your support and your help, to oppose this program from building a permanent shelter in our community. The position I take on this is not an easy one, but the right one, I believe for our community, the safety that we cherish (I reside on the East side of LaGrange) , and our property values.

Please do what is right for our community and listen to your residents who in great number strongly oppose this.

Thank you

Jim and Jennifer Dunne

## Pat Benjamin

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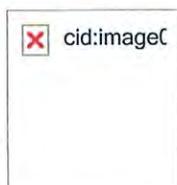
**From:** Angela Curran [acurran@communitynurse.org]  
**Sent:** Monday, March 02, 2015 11:40 AM  
**To:** Pat Benjamin; Tom Livingston; Bill Holder; Mark Kuchler; Mark Langan; dmmccarty@villageoflagrange.com; Jeff Nowak; Jim Palermo  
**Cc:** Tina Rounds  
**Subject:** Community Nurse Health Center Letter of Support for proposed BEDS Project  
**Attachments:** Communiyt Nurse Letter of Support for Proposed BEDS Project.pdf

Attached please find a letter of support of the proposed BEDS project on behalf of the Board and staff of Community Nurse Health Center.

Pat, will you kindly forward this letter to the members of the Plan Commission?

Thank you,  
Angela Curran

*Angela Curran, JD, LLM*  
Chief Executive Officer  
Community Nurse Health Center  
23 Calendar Avenue  
LaGrange, Illinois 60525  
[www.communitynurse.org](http://www.communitynurse.org)  
Direct: (708)579-4781  
Main: (708) 352-0081  
Fax: (708) 352-9578  
Email: [acurran@communitynurse.org](mailto:acurran@communitynurse.org)



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## COMMUNITY NURSE HEALTH CENTER

www.communitynurse.org

### ADMINISTRATION

23 Calendar Ave.  
La Grange, IL 60525  
Phone 708.352.0081  
Fax 708.352.9578

### MEDICAL SERVICES

110 Calendar Ave.  
La Grange, IL 60525  
Phone 708.579.2400  
Fax 708.579.2408

### DENTAL SERVICES

27 Calendar Ave.  
La Grange, IL 60525  
Phone 708.579.2419  
Fax 708.579.2418

### RESALE SHOPS

Carousel Shop  
23 Calendar Ave.  
La Grange, IL 60525  
Phone 708.354.3803

Corner Shoppe  
27 Calendar Ave.  
La Grange, IL 60525  
Phone 708.579.2425

*Community Nurse  
Health Association is a  
501(c)(3) not-for-profit  
organization and a  
Federally Qualified  
Health Center.*

March 2, 2015

TO: Village of LaGrange Plan Commission and Village Trustees

I am writing this letter on behalf of the Board and staff of Community Nurse Health Center to support the proposed center for BEDS to provide day support and services and supportive housing for the homeless.

As you know, Community Nurse has been providing health care to low-income and underserved residents of western Cook County since 1921. We also have provided free clothing to clients referred by BEDS through our resale shop for many years. In 2012, Community Nurse secured federal funding and status as a Federally Qualified Health Center ("FQHC"), thus bringing additional federal tax dollars back to our community to help address local health care disparities and improve overall community health. Part of the grant funding is to operate a "health care for the homeless" program, which we do in coordination with BEDS, Pillars Community Services and Constance Morris House and Adventist LaGrange Memorial Hospital. In 2014, we provided health care services to over 270 persons identified as "homeless" including but not limited to shelter and other clients of BEDS. Other patients we serve are affected by different types of homelessness, such as women and children who have been displaced because of domestic violence, people who have highly unstable housing and are "doubling up" with a family or friend and those living in other supportive or transitional housing in the area. What we know from working with this patient population is that in every segment of the population – rich or poor, insured or uninsured, male or female, young or old – you will find someone currently experiencing some form of homelessness caused by issues that could affect any one of us, our families or friends at any time- including loss of housing, loss of jobs, domestic violence, huge medical bills, alcohol or other addictions or mental health issues.

Community Nurse, like BEDS, develops its programs and services in response to community needs. In fact, Community Nurse received FQHC status because the demographics of western Cook County have changed dramatically over the past 20 years. Those changes (which are also well-documented in our local school "report cards" as well as the most recent US Census data,) are due primarily to the growth in the Hispanic and other immigrant population as well as to the growth in low- income population arising from the economic downturn in 2008-2009. Poverty, stagnant job and wage growth and the concomitant proportion of households for whom rent payments are 35% or more of their household income

(39% in both Lyons and Proviso Townships) have all contributed to an increasing number of families and individuals who have become homeless or are “doubling up” in unstable housing. Forty-two percent of the homeless in a recent survey conducted in Chicago and its suburbs reported being “doubled-up” (staying with family or friends) prior to becoming homeless. According to the Regional Roundtable on Homelessness, “doubling up is one of the strongest predictors of future homelessness, and these individuals are often referred to as the hidden homeless. By the time a person or family is living under someone else’s roof, they have more than likely exhausted all their other safety nets. One more crisis or economic challenge and they will be on the street.”

This current demographic “snapshot” of our west suburban corridor also includes a growth in the population experiencing all forms of homelessness or at high risk of homelessness. According to the Alliance to End Homelessness in Suburban Cook County, over 3300 individuals were identified as “homeless” through homeless support services in 2013. On any given night, approximately 1,200 people were either in transitional housing, in a shelter, or living on the street. While over 70 percent of people who experience homelessness in suburban Cook County in a year are single individuals, a growing number are in families—951 people were homeless with their families in 2013. By a broader measure, there were 5,704 school children in suburban Cook County considered homeless or doubled-up in the 2012-2013 school year—a 38 percent increase from the prior school year.

These startling increases in all forms homelessness in our neighborhoods are a primary reason why the local social services organizations like BEDS, the local churches, the schools and Community Nurse are assisting more persons and families, and why BEDS reports a 72% increase in the number of persons it serves since 2011. That increase includes not only those who are chronically homeless but also those who are at high-risk for homelessness or are newly evicted, and/or doubling up – which is why day support programs and services are so vital to prevent these individuals and families from becoming chronically homeless. Providing the chronically homeless in our area with a day-support location also assures that they are better connected with health care and mental health services and otherwise tax fewer local resources in other places where they might otherwise go during the day such as the public library or local parks. In fact, Community Nurse provides an RN at the BEDS day-program site and will continue to do so if a new building is developed. Consolidated supportive housing also is important as opposed to scattered site housing because it assures better linkage with health care, support programs and case management services.

In addition, just because an individual or family loses their housing does not mean they are not still part of the community. In fact, just like those of us who are still so fortunate to have stable housing, persons who are recently evicted, doubling up with family or friends or living out of their cars or temporary shelter services actually seek services from local programs and hospitals because they identify with the greater LaGrange area as their “community.”

It is difficult to separate lack of health care access and homelessness, so it is very easy to state that homelessness is a critical social determinant of health. Homelessness and health care are

interwoven and poor health is both a cause and an effect of homelessness. As a result of these factors, the National Healthcare for the Homeless Council also notes that homeless people are three to four times more likely to die than the general population. This increased risk is especially significant in people between the ages of 18 and 54. Although women normally have higher life expectancies than men, even in impoverished areas, homeless men and women have similar risks of premature mortality. In fact, young homeless women are 4 to 31 times as likely to die early as housed young women. The average life expectancy in the homeless population is estimated between 42 and 52 years, compared to 78 years in the general population.

Therefore, the important reason Community Nurse supports the facility concept presented by BEDS is that it will help to improve the health of those experiencing homelessness in our communities and therefore improve the overall health and economic vitality of west suburban Cook County, within which LaGrange is located. We cannot, as an organization, comment one way or the other on the proposed site at Ogden and East Avenue or other locations in the area that might also be appropriate, but we are confident that the Village Plan Commission and Village Board will apply established and codified standards when evaluating the proposal. However, we applaud the Village of LaGrange for having a zoning code that recognizes the importance of nonprofit social services by creating the Institution Building Districts (IB) and permitting as of right in an IB district nonprofit social service organizations (Zoning Code, Section 8-202(c) ) which should preclude the argument being currently asserted by anonymous nay-sayers that a nonprofit use will unduly tax public resources.

To the contrary, Community Nurse has a 94-year history in LaGrange. LaGrange Memorial Hospital opened its doors in 1955; Aging Care Connections just celebrated its 40<sup>th</sup> year and The Leader Shop (formerly CEP) is in its 37<sup>th</sup> year of operation. BEDS has a 25-year history of serving the community. LaGrange and its residents have long recognized and valued the importance of taking care of our most vulnerable neighbors – and that has always extended beyond our geographical borders (just look at the catchment area of any of the above organizations). That is in fact one of the values most often identified by realtors, long-time residents and the Village itself as something that makes this a great place to live and work. Many of our local schools now have “days of service” and other “service programs.” It would be so hypocritical if we rejected the placement of social service organizations within our own boundaries to address our local community needs and yet travelled with our children, for example, to Aurora, to pack clothes and food for vulnerable children around the world, or took them to the city to work in a homeless shelter. Perhaps the homeless are not as “hidden” as many of the other vulnerable populations served by our schools, churches and other nonprofits, and, indeed, some homeless persons are very difficult and demonstrate troubling behaviors. But there is no evidence (only gossip and fear-mongering) that the homeless as a group are more taxing on our local resources, cause more crime or even abuse more drugs or alcohol than the general population in the area.

I recently read on someone's Linked-In page "Treat everyone the same. Everyone is battling something - you just don't often know what that is." Homelessness just makes a person's battles more obvious - it doesn't mean we shouldn't be courageous enough to develop solutions to our problems.

If we can be of any further assistance to the Plan Commission or Board of Trustees, please let me know.

In health,

A handwritten signature in black ink, appearing to read "Angela Curran", with a long horizontal flourish extending to the right.

Angela Curran  
Chief Executive Officer

cc: Community Nurse Board of Directors  
Tina Rounds, Executive Director, BEDS Plus

## Pat Benjamin

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**From:** Cathy Benjamin  
**Sent:** Monday, March 02, 2015 9:43 AM  
**To:** Pat Benjamin  
**Cc:** Robert Pilipiszyn  
**Subject:** FW: BEDS Plus Support

-----Original Message-----

From: Robin Miller [mailto:rrmiller109@sbcglobal.net]  
Sent: Saturday, February 28, 2015 4:46 PM  
To: Tom Livingston  
Subject: BEDS Plus Support

Dear Trustees,  
I am a LaGrange resident. My husband and I purchased a home and have lived in LaGrange since 1985.

I recently received a three page letter on my front door regarding the BEDS Plus development proposal. Clearly the unnamed writer(s) are opposed to allowing homeless people to receive the additional support and facilities proposed by BEDS Plus. It was suggested that I contact the Village Trustees to voice my disapproval.

I am writing to voice my strong APPROVAL of BEDS Plus helping homeless people who come to our community for assistance. I understand and respect that the trustees and the zoning board must follow the laws regarding development. However, it is so important to our community that we as a group show compassion to people who have problems probably far beyond what we could imagine.

I remember that in the past the Richport YMCA provided services and low cost housing for many people. Sadly that resource is no longer available. My husband and I love to walk the streets of LaGrange and it's downtown area on a daily basis. We have seen homeless people on the streets many times and have never been disturbed by anyone even once.

I am so proud of my community and its churches that work together to help those people among us in need. They are doing wonderful selfless work for the benefit of all.

I believe the true measure of any civilization is the rights and benefits that are afforded to the weakest. It helps all of us to protect our community by providing a warm space to sleep to homeless people. It sets a good example to our children as to how to live their lives with compassion for the poor.

I sincerely ask that the Village of LaGrange continue to support the work of BEDS Plus.

Robin Miller  
708-352-4807

**Pat Benjamin**

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**From:** Cathy Benjamin  
**Sent:** Monday, March 02, 2015 9:56 AM  
**To:** Pat Benjamin  
**Cc:** Robert Pilipiszyn  
**Subject:** FW: Strongly concerned

**From:** liz van [mailto:lagrangeliz@gmail.com]  
**Sent:** Friday, February 27, 2015 3:56 PM  
**To:** Tom Livingston; Bill Holder; Mark Kuchler; Mark Langan; David McCarty; Jim Palermo; Pat Benjamin  
**Subject:** Strongly concerned

Gentleman,

I am strongly opposed and very concerned about new BEDS Plus facility.

- 1) This will create a financial hardship for La Grange on a lot that was zoned for commercial, tax-revenue generating business. Not a non-for-profit. At least we collect some tax dollars now. This will PERMANENTLY eliminate that space as income generating property for La Grange.
- 2) This property creates safety issues for an already-troubled neighborhood (two shootings). Please do not force this facility on the families of those streets surrounding East and Ogden Avenue. They do not want and we cannot afford ANYTHING that might compromise the safety and financial security of our fellow La Grange taxpayers and homeowners.
- 3) We have NO obligation to accept homeless from communities as far away as Oak Park or even the city of Chicago. BEDS wants a bigger facility specifically for that purpose. (read [oakpark.com](http://oakpark.com) article "Shelters swell during the deep freeze". ) They have partnered with other programs and La Grange will forever become the go-to shelter.
- 4) We cannot afford the Police, Fire, Ambulance and Hospital costs that will explode with more services provided to more homeless. We already serve 400+...where will it end?
- 5) Our property values will be at risk. Ask local realtors. The only reason those homes near the Episcopal church have not been affected is because this is not a permanent shelter. However, two families are indeed moving from those blocks because of the harassment. (And there are 3-4 homes per block near East Ave that are not selling..what will it be like with a shelter in the neighborhood?)

BEDS should certainly, absolutely continue its program but only to appropriately service our Lyons Township homeless. And until they demonstrate that they will contain themselves, exclusively, to that mission, our community should not take on the risks incurred with their expanded endeavors...especially the risks to our neighbors near East Avenue and Ogden.

3/5/2015

Would you want to live with a shelter on your corner?

Thank you.

John and Liz Van Tassel

Concerned parents, taxpayers, donors, community service volunteers.

## Pat Benjamin

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**From:** Cathy Benjamin  
**Sent:** Monday, March 02, 2015 9:49 AM  
**To:** Pat Benjamin  
**Cc:** Robert Pilipiszyn  
**Subject:** FW: BEDS PLUS Permanent Supportive Housing

**From:** Molly Salisbury [mailto:mollyhsalisbury@gmail.com]  
**Sent:** Sunday, March 01, 2015 1:29 PM  
**To:** Tom Livingston; Bill Holder; Mark Kuchler; Mark Langan; David McCarty; Jeff Nowak; Jim Palermo  
**Subject:** BEDS PLUS Permanent Supportive Housing

Gentlemen,

I would like to voice my support for the proposed BEDS PLUS permanent supportive housing project. I firmly believe this is a good and sound plan and the right thing to do for homeless people in our midst and for our community. The location is well chosen and thoughtful planning has been in force in the past number of years.

As a 30 year resident of this Village I have been encouraged and supportive of the great progress made in our community from the development of an attractive business district to infrastructure development and maintenance. Our businesses and non-profits have worked in admirable partnership. I view this structure as continued progress in what makes La Grange a wonderful place to live and work.

I urge you to vote affirmatively on this project.

Warm regards,

Molly Salisbury  
120 S. Spring Avenue  
La Grange, IL 60525

## Pat Benjamin

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**From:** Cathy Benjamin  
**Sent:** Monday, March 02, 2015 9:49 AM  
**To:** Pat Benjamin  
**Cc:** Robert Pilipiszyn  
**Subject:** FW: Support for the BEDS Plus facility on the corner of Ogden & East

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**From:** Alex Severino [mailto:alex.severino@sbcglobal.net]  
**Sent:** Sunday, March 01, 2015 9:54 AM  
**To:** Tom Livingston; Bill Holder; Mark Kuchler; Mark Langan; David McCarty; Jeff Nowak; Jim Palermo  
**Subject:** Support for the BEDS Plus facility on the corner of Ogden & East

I cannot attend the March 10 Board meeting, but I wish to express my full support, as a long-time resident of La Grange (I have moved to the Village four times since 1973), for the construction of a BEDs Plus facility at the corner of Ogden and East Avenue.

I think that people fear that which they don't know or understand, and BEDS Plus will have to do a better job explaining what they do and why this facility is needed. This facility is needed, and this is a great location for it.

Earlier this week, I received a three-page, unsigned letter at my house expressing concerns about the BEDs facility.

I'm not sure when the YMCA closed, but since it's closure there has been a desperate need for a Single Room Occupancy (SRO), transitional housing facility in our community. This facility, if tastefully done, can be a gateway to our community, and will eradicate a long blighted property that the Village has had a hard time marketing.

The location at Ogden and East Avenue is ideal for this purpose, in that it is near transportation and the downtown area, which will provide the transitional residents opportunities for jobs and a chance to get back on their feet. There is already multi-housing in the surrounding community, so it is consistent with zoning.

La Grange already has a housing facility for battered women, as well as the Masonic Children's home, so residents and outsiders know La Grange as a community that cares, and a community with a heart. This facility will re-inforce that message.

This community's strong values go back to our founder, Franklin Cossitt, who provided free land for schools and churches, including Catholic Churches (Saint Francis Xavier). Catholics, in that time period (1890) were considered "undesirable" people by many.

As the anonymous letter pointed out, Hinsdale no longer serves BEDS. This was a controversial issue in Hinsdale. I remember an anti-BEDS letter to the editor, written by a Hinsdale resident to a local paper at the time. She wrote that she was against BEDs in her community (Hinsdale), and added "this is not La Grange." I agree with the writer of that letter, and would add, "La Grange is not Hinsdale."

The unsigned letter brings up a number of extraneous issues, that really have nothing to do with anything related to this topic, including:

1. Children being harassed – police reports and testimony don't support this.
  2. Influx of homeless at the library – this is true, and I am a frequent visitor to the library. They don't bother me.
  3. Hygiene issues of the homeless at the library – the BEDS facility will have showers, and this will help address that issue
  4. Drug dealing at the library – really?
  5. Environmental cleanup at the site – this is the responsibility of the developer or previous owner, regardless of what gets built here. Extensive environmental remediation had to be done where Trader Joes and Walgreens is, and the site is much improved now.
  6. BEDS attempted to purchase property in Brookfield and Countryside and was rebuffed – I would like to know why.
  7. Traffic flows to the site – It is my understanding that most of these flows will be on foot. Much less traffic than if there was a CVS store on that corner.
  8. Two gang related shootings in this neighborhood already this year – were homeless people either the victim or perpetrator in either incident?
  9. Beds will not pay property taxes – neither do any of the churches in the community or schools or the library, but they serve a civic purposes. How much is the Village getting in property taxes from this site now?
  10. La Grange turned down a bed and breakfast, pawn shop, and marijuana store – not sure what this has to do with transitional housing.
- I am a parishioner of Saint Francis Xavier. Our church community provides shelter for BEDS clients, and showers.
  - My mother Shirley Severino, a registered nurse and long-time resident of La Grange, was a long-time volunteer at BEDS, and performed medical assessments of their clients. For several years she served on their board.
  - My grandparents, as immigrants to this country, personally benefited from the services provided by Jane Addams Hull House.

Once again, I enthusiastically support the construction of the facility at this site, and welcome BEDS clients to our community.

**Alex Severino**

[alex.severino@sbcglobal.net](mailto:alex.severino@sbcglobal.net)

420 S. Spring Ave.

La Grange

## Pat Benjamin

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**From:** Jenny Matta [jenmatta@att.net]  
**Sent:** Friday, February 27, 2015 1:21 PM  
**To:** Pat Benjamin  
**Subject:** BEDS Plan

Dear Patrick Benjamin:

I live at 134 Washington, La Grange, IL. I have just become aware that the Planning Commission is voting on allowing BEDS Plus to build a homeless shelter on East Avenue and Ogden - a block from my residence. I am very concern with the possibilities, so much so that it has prompted my husband and I to consider moving.

First, La Grange is not practically a good place for a homeless shelter. There is very little possibilities for the homeless to obtain work in La Grange. Metra is not financially accessible for the homeless, when a monthly ticket is \$137.00 and there are plans for it to increase yearly. Moreover, there are little to no local businesses or factories in the neighborhood that would hire the homeless. We are a residential neighborhood.

Second and my central concern is crime. La Grange has the reputation of being one of the safest neighborhoods in Illinois. Unfortunately and unbeknown to me when I moved to La Grange about 5 years ago, this is not true for the two streets just east of the tracks - Washington and Sawyer. It is unacceptable and unexplainable why La Grange cannot maintain the peace on the street on which I live. I have actually become afraid to live in my neighborhood.

We have drugs being sold on the corners and out of people's cars. There are break-ins, and even driveby shootings. Below is a list of the crimes that La Grange Police Department reported to have occurred on these two blocks in the past six months:

- January 2015: There was a driveby shooting on Washington and Calendar, in which a man was shot.
- November 2014: There was a report of a shooting in the area of Calendar and Sawyer involving minors. The case is under investigation, and the injuries sustained were not reported as serious.
- October 2014: A domestic battery investigation from the 100 block of Sawyer
- September 2014: A traffic stop at East Avenue and Cossitt Avenue resulted in the arrest of a Hodgkins man for driving under the influence
- September 2014: A male driver from Bolingbrook, IL was stopped for a traffic violation in the 200 block Washington and was discovered to be illegally in possession of cannabis.
- July 2014: criminal damage to property cases that occurred in the 100 block of Sawyer.
- July 2014: A report of criminal damage to a vehicle that occurred in the zero hundred block of Sawyer
- June 2014: A misdemeanor battery that occurred at East and Ogden Avenues.
- May 2014: A civil matter in the 200 block of Washington

These are serious crimes in an otherwise nice neighborhood. A police presence is needed - including questioning suspicious activities (no one should be sitting in their car or "hanging out" on a corner for hours). A homeless shelter would result in exacerbating the situation - especially when BEDs does not screen the people it accepts.

I feel as if La Grange closes its eyes to the block on which I live. In fact, when my husband first went to sign up his car, he was told by the clerk that we weren't La Grange, despite our address. The houses are not as expensive. But we are part of La Grange. The tracks are fictitious barriers. Crime travels.

Please do not permit BEDS Plus to build a homeless shelter in our community.

Sincerely yours,

Jennifer Boerst, Esq.  
134 Washington Ave  
La Grange, IL 60525

**Pat Benjamin**

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**From:** Cathy Benjamin  
**Sent:** Monday, March 02, 2015 9:46 AM  
**To:** Pat Benjamin  
**Cc:** Robert Pilipiszyn  
**Subject:** FW: BEDS Plus Homeless Center in La Grange

**From:** Jared Clapper [mailto:jaredclapper@gmail.com]  
**Sent:** Sunday, March 01, 2015 8:34 AM  
**To:** Tom Livingston; Bill Holder; mkulcher@villageoflagrange.com; Mark Langan; David McCarty; Jeff Nowak; jpalmero@villageoflagrange.com  
**Subject:** BEDS Plus Homeless Center in La Grange

Thomas, Bill, Mark, Mark, David, Jeff, and Jim:

As a homeowner in La Grange, I request that you do not approve the proposed zoning change for the "BEDS Plus" homeless center in downtown La Grange. This will decrease all of our property values and leads to major safety concerns for those of us with children. It would have no positive impact on the surrounding businesses or Village as a whole. Any money the village would receive from building of the homeless center would be offset in the long run by the addition crime, police presence required, and the tax it would put on the Village's service. This proposed homeless center will be tax-except, meaning it will only be a drain on the Village.

The idea that the Village is even considering adding a permanent building to house more homeless people, many of whom likely have substance and alcohol issues is baffling. La Grange already had multiple gang/drug related shootings in the past year. More users will only lead to more violent crime.

On a personal level, my daughter goes to the La Grange library. There are already homeless people in and around the library. While my daughter has not been harassed, yet, I have heard of other children being subjected to inappropriate language and behavior and being followed. If this homeless center is approved, and my daughter is subject to any inappropriate behavior by its "residents," I will absolutely never forget the people that approved it.

Shut this ludicrous project down. Now.

Jared K. Clapper  
125 S. Kensington Ave.  
La Grange, IL

## Pat Benjamin

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**From:** Cathy Benjamin  
**Sent:** Friday, February 27, 2015 1:11 PM  
**To:** Pat Benjamin  
**Cc:** Robert Pilipiszyn  
**Subject:** FW: Beds Plus issue: please do not deny the permit

-----Original Message-----

From: Catherine Mambretti [mailto:ccmambretti@ameritech.net]  
Sent: Friday, February 27, 2015 12:18 PM  
To: Tom Livingston  
Subject: Beds Plus issue: please do not deny the permit

Dear Mr. Livingston,

I received an unsigned flier concerning the planned Beds Plus zoning issue. After researching Beds Plus, I believe that accepting the organization's request for a building permit would be the best way to eliminate the problems caused in the village by homeless people abusing public spaces--it need not exacerbate the problem, as the anonymous writer fears. If the problem is that homeless people wander the streets during the day, then a 24-hour facility will give them a place to stay during the day.

However, I have experienced unpleasant incidents involving people I assumed were homeless on La Grange Road. One involved a man who stopped me and asked about children in the area of the Sixth Avenue school. Several involved finding used prophylactics at the Metra station, which suggests to me that prostitution is a problem in that area (virtually across the street from the police department).

My suggestion for the village board in this matter of possibly homeless and mentally disturbed people is to have a policeman patrol La Grange Rd. and the business district on foot from roughly Panera on the north to the library on the south.

(A separate issue is the matter of raising sales tax by what amounts to a penny on the dollar: it must cost a great deal to stage the amusement rides each year, not only in direct costs but also increased insurance costs. Surely you could also eliminate the extensive landscaping and flowers, too--and the 24 hr water fountain. It was a mistake for La Grange to stop pumping its own well water and turn to Chicago. Now we're vassals to Chicago, and our water costs are outrageous. If we must have flowers on La Grange, then I suggest you plant them in the fountain. Unless the needed sewers are on La Grange Rd., it seems unfair to penalize La Grange's vital business district.)

Please do not make this email or my name public. These comments are intended to be a sort of "secret ballot" on the issues.

Thank you,

Catherine Mambretti  
homeowner since 1980.  
43 7th Ave.  
La Grange, IL 60525

## Pat Benjamin

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**From:** Cathy Benjamin  
**Sent:** Friday, February 27, 2015 11:50 AM  
**To:** Pat Benjamin  
**Cc:** Robert Pilipiszyn  
**Subject:** FW: Homeless

-----Original Message-----

**From:** Debra Esenther [mailto:debra.esenther@sbcglobal.net]  
**Sent:** Friday, February 27, 2015 11:46 AM  
**To:** Tom Livingston  
**Subject:** Homeless

This email is in response to the notification distributed to the area residents. My husband and I are completely against building a permanent structure housing the homeless. After several incidences with the homeless running out in front of my car, urinating in my front yard, screaming individuals walking down the street and neighborhood children running into their homes when they see them coming, again we are completely against this.

You stated by building this facility will not have any impact on our property values, I disagree. For the taxes we pay in LaGrange we should not have to put up with this.

As I drive through Western Springs, Hinsdale, LaGrange Highlands and even Burr Ridge I do not see homeless in any of these areas.

Please understand that it is not that we do not have any empathy for these individuals but when it has an impact on our neighborhoods we must draw a line.

I used to walk my dogs in the early morning through downtown LG but due to encounters with the homeless I no longer feel safe doing so.

My husband and I both DISAPPROVE of this. We as you as our Village Trustees to KEEP THIS OUT OF LAGRANGE.

Regards

Debra A. Esenther

Sent from my iPad

## Pat Benjamin

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**From:** Bill Asleson [bill.asleson@stampedemeat.com]  
**Sent:** Friday, February 27, 2015 8:36 AM  
**To:** Pat Benjamin  
**Subject:** Beds Plus Care

Lagrange Planning Commission,

I am a Lagrange resident and I live at 40 Drexel Avenue. I was part of a conversation last night that concerned me. Is it true that the Village and the Board are considering approving a homeless shelter at Ogden and East Avenue. The homeless situation is already a concern for me how it has grown the last two years.

I would think this topic would be best as a referendum so the community/tax payers can make the decision.

I am not in favor of a homeless shelter in Lagrange.

Bill Asleson

Sent from my iPad

## Pat Benjamin

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**From:** Cathy Benjamin  
**Sent:** Friday, February 27, 2015 8:32 AM  
**To:** Pat Benjamin  
**Cc:** Robert Pilipiszyn  
**Subject:** FW: BEDSPlus

-----Original Message-----

**From:** Tom Livingston  
**Sent:** Friday, February 27, 2015 7:03 AM  
**To:** Kris LaRocco; Bill Holder; Mark Kuchler; Mark Langan; David McCarty; Jeff Nowak; Jim Palermo; John Burns  
**Cc:** Robert Pilipiszyn  
**Subject:** RE: BEDSPlus

Kris,

Thanks for contacting us. Should this project advance to the village board from the Plan Commission; you can be assured there will be a public fair hearing for all sides with a full set of facts. We hope LaGrange will be a place you continue to be proud to call you home.

Tom Livingston

**From:** Kris LaRocco [thelaroccos@yahoo.com]  
**Sent:** Thursday, February 26, 2015 11:08 AM  
**To:** Tom Livingston; Bill Holder; Mark Kuchler; Mark Langan; David McCarty; Jeff Nowak; Jim Palermo; John Burns  
**Subject:** BEDSPlus

Village Trustees,

I am writing to voice my opinion on the proposed permanent BEDS Plus location being considered within our borders.

This is a very complex issue. No one wants to turn away an individual or a family that is down on their luck and needs a warm place to stay. However, I am strongly opposed to the proposed shelter at Ogden and East Avenue. A permanent situation like this will have a negative impact on our community and will only invite trouble. Our Police & Fire Department resources will be challenged, and the safety of our neighborhoods will be impacted by the undesirable element it will attract. This directly affects value of our property and image of our village. The ultimate negative effect will be seen by the tax-generating new businesses and residents who choose another community, instead of La Grange, to call their home. We live in an amazing village - made up of overwhelmingly generous individuals and families - but we do have to draw the line somewhere. Placing a permanent shelter anywhere within our confines is unacceptable.

I would strongly recommend careful consideration - continue to explore EVERY possible situation and partner with neighboring villages to find alternate options. Please don't make a decision that you will come to regret down the road.

Please vote this down.

Regards,  
Kris La Rocco  
505 S Waiola Avenue  
La Grange, IL

## Pat Benjamin

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**From:** Cathy Benjamin  
**Sent:** Friday, February 27, 2015 8:31 AM  
**To:** Pat Benjamin  
**Cc:** Robert Pilipiszyn  
**Subject:** FW: concer resident

-----Original Message-----

**From:** Tom Livingston  
**Sent:** Friday, February 27, 2015 7:00 AM  
**To:** A.G  
**Cc:** Robert Pilipiszyn  
**Subject:** RE: concer resident

Mr. Gonzakez,

Thanks for contacting us. Should this project advance to the village board from the Plan Commission; you can be assured there will be a public fair hearing for all sides with a full set of facts. We hope LaGrange will be a place you continue to be proud to call you home.

Tom Livingston  
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**From:** A.G [marinez5590@yahoo.com]  
**Sent:** Thursday, February 26, 2015 11:09 AM  
**To:** Tom Livingston  
**Subject:** concer resident

I'm contacting all the trustees to let all you know my disapproval for the construction for the homeless in my area, I'm a resident for more then twenty (20) years and completely against this progect, I work hard to have a nice home for my family,so please DO NOT pass this idea from BEDS, I do not have any thing against This people, but I don't want them in my yard, remember that YOU WORK FOR THE PEOPLE Of LAGRANGE NOT FOR BEDS. sincerely Arturo Gonzalez 29 Washington Ave

## Pat Benjamin

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**From:** Cathy Benjamin  
**Sent:** Friday, February 27, 2015 8:31 AM  
**To:** Pat Benjamin  
**Cc:** Robert Pilipiszyn  
**Subject:** FW: BEDS Plus

-----Original Message-----

**From:** Tom Livingston  
**Sent:** Friday, February 27, 2015 6:54 AM  
**To:** melkeck1@aol.com; Bill Holder; Mark Kuchler; Mark Langan; David McCarty; Jeff Nowak; Jim Palermo  
**Cc:** jbc0x8@gmail.com; Robert Pilipiszyn  
**Subject:** RE: BEDS Plus

Mellissa;

Thanks for contacting us. Should this project advance to the village board from the Plan Commission; you can be assured there will be a public fair hearing for all sides with a full set of facts. You are always welcomed to come to any board meeting and express your opinion. There is a portion of the agenda dedicated to items that will not be on our agenda for evening (will be in the public record and televised). We hope LaGrange will be a place you continue to be proud to work.

Tom Livingston

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**From:** melkeck1@aol.com [melkeck1@aol.com]  
**Sent:** Thursday, February 26, 2015 1:59 PM  
**To:** Tom Livingston; Bill Holder; Mark Kuchler; Mark Langan; David McCarty; Jeff Nowak; Jim Palermo  
**Cc:** jbc0x8@gmail.com  
**Subject:** BEDS Plus

Dear Board Members,

I just wanted to send an email to voice my disapproval of allowing the BEDS Plus program to build a permanent center in LaGrange. As a tax payer and home owner in LaGrange I do not think this is a good decision. At the next board meeting on March 10th I want to remind you that you work for the constituents of LaGrange and not BEDS Plus and hope you will vote that way.

A concerned community member,  
Melissa Cox  
Lions Jrs Staff  
melkeck1@aol.com

## Pat Benjamin

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**From:** Cathy Benjamin  
**Sent:** Friday, February 27, 2015 8:30 AM  
**To:** Pat Benjamin  
**Cc:** Robert Pilipiszyn  
**Subject:** FW: BEDS Plus

-----Original Message-----

**From:** Tom Livingston  
**Sent:** Friday, February 27, 2015 6:53 AM  
**To:** Justin Cox; Bill Holder; Mark Kuchler; Mark Langan; David McCarty; Jeff Nowak; Jim Palermo  
**Subject:** RE: BEDS Plus

Justin,  
Thanks for contacting us. Should this project advance to the village board from the Plan Commission; you can be assured there will be a public fair hearing for all sides with a full set of facts. You are always welcomed to come to any board meeting and express your opinion. There is a portion of the agenda dedicated to items that will not be on our agenda for evening (will be in the public record and televised). We hope LaGrange will be a place you continue to be proud to call you home.

Tom Livingston

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**From:** Justin Cox [jbcx8@gmail.com]  
**Sent:** Thursday, February 26, 2015 2:52 PM  
**To:** Tom Livingston; Bill Holder; Mark Kuchler; Mark Langan; David McCarty; Jeff Nowak; Jim Palermo  
**Subject:** BEDS Plus

Dear Board Members,

As a tax payer and home owner in LaGrange I HIGHLY DISAPPROVE of the possibility to BEDS Plus having a permanent housing structure in La Grange. There have been two drive-by shootings right by that area on East Ave. within the last year and adding a homeless shelter would only add fuel to the fire! My family moved to La Grange because of the great community and family friendly downtown, but if a BEDS Plus becomes a permanent fixture in our community it would jeopardize the overall safety of residents and shoppers, and turn people away from stores/restaurants in La Grange which would lead to less revenue for the village! On top of that, property value would decrease and my family would greatly consider leaving La Grange for neighboring communities where I feel my family would be safer! At the next board meeting on March 10th I want to remind you that you work for the constituents of LaGrange and not BEDS Plus and hope you will vote that way.

Thank you,  
Justin Cox

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Justin Cox  
illustrate.com<<http://illustrate.com>>  
630.415.6111

## Pat Benjamin

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**From:** Cathy Benjamin  
**Sent:** Monday, March 02, 2015 9:48 AM  
**To:** Pat Benjamin  
**Cc:** Robert Pilipiszyn  
**Subject:** FW: BEDS Plus

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**From:** Christine Speiser [mailto:christinespeiser@yahoo.com]  
**Sent:** Sunday, March 01, 2015 8:47 AM  
**To:** Thomas Livingston; Bill Holder; Mark Kuchler; Mark Langan; David McCarty; Jeff Nowak; Jim Palermo  
**Subject:** BEDS Plus

March 1,  
2015

Last week we found a hateful piece of literature stuck in our front door. Everyone is entitled to their opinion, however, spewing misinformation and fear mongering is detestable. Our family has lived directly across the street from Emanuel Episcopal Church for the past thirty years. We raised our children here. The BEDS Plus program has been there for many years. We have never experienced a single negative incident involving the Beds Plus program clientele. In fact, we barely know they are there.

This letter, which the authors claim is not meant to be an attack on the homeless, blames the homeless for everything from child abuse to environmental protection violations. There may be awkward or even frightening situations that could possibly arise when dealing with the homeless. However, addressing the needs of an at-risk population such as the homeless helps to alleviate the problems. The drain on community services is actually reduced. BEDS Plus does not cost the taxpayers a dime...it saves them money.

- The site...the parcel of land that has been proposed for a permanent site has been vacant for years. It is on the very busy corner of Ogden and East Avenue. It has a carwash across the street. At last this site has the possibility of being of benefit to the community. We fail to see the problem with a permanent BEDS Plus facility being located there.
- A threat to community safety...In 2013 the LaGrange Police received over 15,000 calls and approximately 30 to 35 involved homeless people. Not all of the calls were complaints. Some calls were from people concerned about their safety or welfare.
- Child protection...The vast majority of homeless people are not a threat to children. Children are most often abused by people that are known to them and abusers are often authority figures that the child trusts. Instilling the fear of strangers into children is not an effective way to protect children. Teaching them to identify inappropriate behavior, BY ANYONE, and how to respond is much more effective. This position is supported by child protection professionals including the American Academy of Pediatrics.

We are proud to support the outstanding work of BEDS Plus. We commend Emmanuel Episcopal Church for their dedication to the community and their leadership. We thank them for being very

good neighbors for thirty years.

We are also happy to give you our name and address, which the "Concerned Friends and Neighbors," failed to do.

Anthony and Christine Speiser

135 S. Kensington Avenue

LaGrange, IL 60525

[christinespeiser@yahoo.com](mailto:christinespeiser@yahoo.com)

[aspeiser@exroncapital.com](mailto:aspeiser@exroncapital.com)

## Pat Benjamin

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**From:** Cathy Benjamin  
**Sent:** Monday, March 02, 2015 9:09 AM  
**To:** Pat Benjamin  
**Cc:** Robert Pilipiszyn  
**Subject:** FW: BEDS Plus

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**From:** Adriana Gonzalez-Sanchez [mailto:adriana82@live.com]  
**Sent:** Saturday, February 28, 2015 2:00 PM  
**To:** Tom Livingston; Bill Holder; Mark Kuchler; Mark Langan; David McCarty; Jeff Nowak; Jim Palermo  
**Subject:** BEDS Plus

Village Trustees,

I'm writing to you today, to inform and voice my opinion and concern about this new proposal. It's my understanding the Beds plus is currently asking the village of La Grange planning commission to consider and approve a change in the zoning and several variances that would allow them to build a permanent structure at the corner of Ogden Ave. and East Ave. Although it is a very noble cause to help fight homelessness I believe that this plan should be **stopped**, I'm not at all against homeless but I truly feel that this plan is very ill conceived. Beds plus has admitted in front of the planning commission that just 10% of their clients come from the 60525 zip code!! I truly feel that our area of LaGrange is not in dire need of a homeless shelter!!

Not only are homeowners but businesses are now dealing with a safety issues. Would these people be drug tested regularly, would they have a background check to make sure that none are sex offenders. You have to understand that we as a community have lot of children running around the neighborhood. When you think of La Grange, Brookfield, Western Springs you don't think of these suburbs as dangerous you think, families, homes, community, but incorporating a shelter would discourage our close knit family/community for sure.

Neighbors of the day programs have already voiced that they have been harassed, followed and been subjected to inappropriate behavior. The day program hours are such that the program ends shortly before the local schools are dismissed. Many downtown patrons, visitors and their families have reported being harassed and confronted with inappropriate language and behavior and have expressed a concerns for safety. I would hate to see another home invasion like the one we saw happen to Kelli O'Laughlin. We have students that come home from school to an empty house while the parents are at work . Is this something we have to worry about even more, when we have homeless people, people who have had drug or alcohol abuse.. the answer is YES.

Hinsdale and Brookfield no longer serve BEDS clients and BEDS attempted to purchase

property in Brookfield and Countryside but these plans were stopped. This I believe must have been for a real good reason. I'm sorry but in my honest opinion I don't think that by bringing this program in to our neighborhood can any good come out of this, you would be adding more chaos to an already unstable area. I believe that there are concerns about the effect of the shelter on the local residential neighborhood located immediately next to the property that is already under stress and has delta with two gang related shootings in the last year, including the recent drive by shooting. Why are we not addressing the dangers we already have in our community before adding more chaos. The Village of LaGrange has worked recently to block a bed and breakfast, an upscale pawn shop and ,medical marijuana store that would actually have traceable clientele and bring in additional tax revenue, so it is questionable as to what makes this project more desirable or appropriate than those. Since Beds plus is planning to run a property as a non-profit and thus will be exempt of paying **ANY** property taxes despite taxing public sources.

PLEASE I ask you from the bottom of my heart don't build this next to my HOME.

Adriana Gonzalez  
29 Washington Ave  
La Grange

[adriana82@live.com](mailto:adriana82@live.com)

**Pat Benjamin**

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**From:** Cathy Benjamin  
**Sent:** Monday, March 02, 2015 9:44 AM  
**To:** Pat Benjamin  
**Cc:** Robert Pilipiszyn  
**Subject:** FW: BEDS PLUS

**From:** Nanci Davidson [mailto:nanciwach@gmail.com]  
**Sent:** Saturday, February 28, 2015 5:02 PM  
**To:** Tom Livingston; Bill Holder; mkucheler@villageoflagrange.com; Mark Langan; David McCarty; Jeff Nowak; Jim Palermo  
**Subject:** BEDS PLUS

Dear Village Board,

I was one of the residents in LaGrange who recently received a three page decree from "friends and neighbors" in LaGrange stressing wrongful and misleading propaganda regarding the proposed BEDS PLUS permanent residence and office facility.

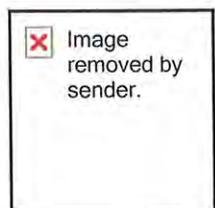
Aside from all the false, misleading and deceptive verbiage in the note, the hypocrisy and ignorance which was articulated was unfortunate and dismaying.

La Grange, where most people would identify themselves as church going Christians, I find once again the arrogance, false virtue and plain intolerance to help one another is the abiding rule of faith in LaGrange and saddens me immensely. I would be interested to know if any of these "friends and neighbors" ever thought to volunteer at BEDS PLUS? My bet would be they have never entered a church or saw BEDS PLUS in action. What they wrote is FEAR based and not factual let alone fundamentally the right thing to do, but again, they are the Church going Christians of LaGrange.

Our community needs BEDS PLUS now more than ever and since taxes were mentioned in the note, as one of the single largest paying property tax homeowners in LaGrange, I believe in helping people/families get off the streets and back on track. BED PLUS does that and they could do much more with this residence.

Fear leads us no where in life...nor does ignorance, propaganda or hypocrisy.

Nanci Davidson



## Pat Benjamin

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**From:** Cathy Benjamin  
**Sent:** Monday, March 02, 2015 9:07 AM  
**To:** Pat Benjamin  
**Cc:** Robert Pilipiszyn  
**Subject:** FW: BEDS Plus

**From:** Frank Spatafora [mailto:fspata5359@aol.com]  
**Sent:** Saturday, February 28, 2015 9:58 AM  
**To:** Tom Livingston; Bill Holder; Mark Kuchler; Mark Langan; David McCarty; Jeff Nowak; Jim Palermo  
**Subject:** BEDS Plus

To All,

I understand were you would want to locate this facility off in the corner of LaGrange away from the main part of town. I can't help but wonder if you are locating this facility in the largely minority section of LaGrange on purpose. If you lived within a 1/4 mile of the proposed site of this facility would you vote for it? I don't believe you would. How about letting some of the other townships share some of the burden since it is many of their people being transported to these facilities.

Thanks for Listening

**Pat Benjamin**

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**From:** liz van [lagrangeliz@gmail.com]

**Sent:** Friday, February 27, 2015 3:56 PM

**To:** Tom Livingston; Bill Holder; Mark Kuchler; Mark Langan; David McCarty; Jim Palermo; Pat Benjamin

**Subject:** Strongly concerned

Gentleman,

I am strongly opposed and very concerned about new BEDS Plus facility.

1) This will create a financial hardship for La Grange on a lot that was zoned for commercial, tax-revenue generating business. Not a non-for-profit. At least we collect some tax dollars now. This will PERMANENTLY eliminate that space as income generating property for La Grange.

2) This property creates safety issues for an already-troubled neighborhood (two shootings). Please do not force this facility on the families of those streets surrounding East and Ogden Avenue. They do not want and we cannot afford ANYTHING that might compromise the safety and financial security of our fellow La Grange taxpayers and homeowners.

3) We have NO obligation to accept homeless from communities as far away as Oak Park or even the city of Chicago. BEDS wants a bigger facility specifically for that purpose. (read [oakpark.com](http://oakpark.com) article "Shelters swell during the deep freeze". ) They have partnered with other programs and La Grange will forever become the go-to shelter.

4) We cannot afford the Police, Fire, Ambulance and Hospital costs that will explode with more services provided to more homeless. We already serve 400+...where will it end?

5) Our property values will be at risk. Ask local realtors. The only reason those homes near the Episcopal church have not been affected is because this is not a permanent shelter. However, two families are indeed moving from those blocks because of the harassment. (And there are 3-4 homes per block near East Ave that are not selling..what will it be like with a shelter in the neighborhood?)

BEDS should certainly, absolutely continue its program but only to appropriately service our Lyons Township homeless. And until they demonstrate that they will contain themselves, exclusively, to that mission, our community should not take on the risks incurred with their expanded endeavors...especially the risks to our neighbors near East Avenue and Ogden.

Would you want to live with a shelter on your corner?

Thank you.

John and Liz Van Tassel

Concerned parents, taxpayers, donors, community service volunteers.

## Pat Benjamin

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**From:** Cathy Benjamin  
**Sent:** Friday, February 27, 2015 1:09 PM  
**To:** Pat Benjamin  
**Cc:** Robert Pilipiszyn  
**Subject:** FW: BEDS CENTER

**From:** Karen Roche [mailto:kikiann789@gmail.com]  
**Sent:** Friday, February 27, 2015 12:35 PM  
**To:** Bill Holder; Mark Kuchler; Mark Langan; mccarty@villageoflagrange.com; inowak@villageoflagrange.com; ipalermo@villageoflagrange.com; Tom Livingston  
**Subject:** BEDS CENTER

Hello,

This letter is in regard to the proposed Beds Plus Center in La Grange.

Although I certainly support programs for the homeless, and Lagrange has provided much, we feel that Beds Plus is taking on a whole new approach to this homeless issue and we are not in favor of it.

Overall, we feel that this center is NOT in the best interests of LaGrange. Safety, increased use of town services-- especially police, and property values are all reasons we do not want this facility to be at this location. The coming and going of homeless people has impacted our own residents and children. And the numbers are increasing every year!! This is NOT what we want in our town. Many towns have already rejected such notions also. Our town should not be responsible for serving many other townships.

We strongly urge you as voted trustees to hear us and not to move forward with this center.

Unfortunately we cannot attend the March 10 meeting but we hope this letter will be respected as our voice.

Thank you.

--

Karen and Larry Roche

*...the miraculous is always nearby and wonders shall never, ever cease.*  
(Robert Fulghum)

## Pat Benjamin

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**From:** Robert Pilipiszyn  
**Sent:** Friday, February 27, 2015 3:23 PM  
**To:** Pat Benjamin  
**Subject:** FW: BEDS - resident's letters  
**Attachments:** beds jeffrey mckay lette\_20150227100121.pdf; beds marcy mckay letter\_20150227100212.pdf  
For your collection to the plan commission

Robert J. Pilipiszyn  
Village Manager  
Village of La Grange  
708-579-2318 (phone)  
708-579-0980 (fax)  
[rpilipiszyn@villageoflagrange.com](mailto:rpilipiszyn@villageoflagrange.com)

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**From:** Cathy Benjamin  
**Sent:** Friday, February 27, 2015 11:54 AM  
**To:** M Burkland; Bill Holder; David McCarty; Jeff Nowak; Jim Palermo; John Burns; Mark Kuchler; Mark Langan; Tom Livingston.  
**Cc:** Robert Pilipiszyn  
**Subject:** BEDS - resident's letters

Attached are 2 letters dropped off for distribution to the Village Board regarding BEDS.

Catherine Benjamin  
Executive Secretary  
Village of La Grange  
53 S. La Grange Road  
La Grange, IL 60525  
Phone 708-579-2313  
Fax 708-579-0980

Jeffrey McKay  
808 S. Catherine Ave  
La Grange, IL 60525

February 26, 2015

Thomas E. Livingston, president  
Village of La Grange Trustees  
Village of La Grange  
53 S. La Grange Rd.  
La Grange, IL 60525

Dear Mr. Livingston,

I'm writing to support the approval of the supportive housing facility proposed by BEDS Plus.

For the past 27 years, BEDS Plus has done an amazing job giving the homeless a safe place to sleep, hot meals, professional counseling and employment support. The small staff and hundreds of community volunteers work tirelessly to care for people in desperate need.

Now, BEDS is at a crossroads. For the first time, it has the funding and the opportunity to decrease the homeless population by providing supportive housing to area residents. The proposed building represents a shift in the approach BEDS leaders are taking to solve homelessness, as the building will provide a long-term solution to the needy. Studies have shown a notable reduction in community cost and the use of supportive services when U.S. cities have implemented supportive housing over short-term interventions. Already, BEDS Plus offers support services at no cost to the community. What a blessing to the Village and to taxpayers!

We can trust BEDS as a community partner. Its staff, board members and volunteers live in La Grange and the surrounding towns, and they do what they say. We, as community members, can trust "them," because they are "us." When BEDS leaders say that studies have shown that supportive housing developments have neutral or positive effects on property values, we can trust them. When BEDS leaders say that the building poses no safety risk to residents, while improving safety for sheltered people, we can trust them. And when BEDS leaders say that they will give housing preference to residents and former residents of the Village of LaGrange and Lyons Township and also work to integrate individuals back into the community, we can trust them.

By supporting this initiative, you increase the human dignity of BEDS Plus clients and, by extension, the human dignity of all of us. It is the morally sound choice.

Thank you for your consideration,



Jeff McKay

Cc:

Bill Holder, trustee

Mark Kuchler, trustee

Mark Langan, trustee

David Mc Carty, trustee

Jeff Nowak, trustee

Jim Palermo, trustee

John Burns, clerk

Mark Burkland, attorney

Lou Cipparrone, treasurer

Patrick Benjamin, dir. of

Community Development

Marcy McKay  
808 S. Catherine Ave  
La Grange, IL 60525

February 26, 2015

Thomas E. Livingston, president  
Village of La Grange Trustees  
Village of La Grange  
53 S. La Grange Rd.  
La Grange, IL 60525

Dear Mr. Livingston,

I'm writing to back the supportive housing facility proposed by BEDS Plus.

For years, BEDS leaders have worked tirelessly to care for the community's needy—those who are homeless and those who are at risk of homelessness. Over the years, BEDS leaders have educated themselves about how to solve more permanently the problem of homelessness and they have learned that supportive housing is key. They searched in earnest for property that worked for residents and clients while also meet funding requirements.

Finally, they found it. The proposed site offers access to public transportation and community amenities, and because it is transitional—bridging residential and commercial uses—it meets the needs of La Grange residents who do not want a multi-unit building in their backyards.

Together, this approach and this site offer a real solution to an increasing homeless population.

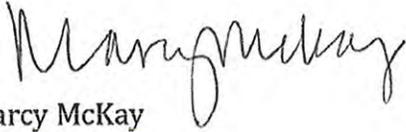
- Supportive housing is the most efficient and effective way to stabilize vulnerable people who cannot find or afford housing on their own.
- BEDS Plus initiatives prevent the municipality from having to allocate additional police and municipal staff to deal with homeless people. The saving is considerable.
- Not only does BEDS Plus offer its services at no cost to the community, it returns from the county, state and federal governments tax dollars designated for those purposes. It matches those funds with private fundraising and volunteer service hours.

In the last two years alone, BEDS Plus has placed hundreds of homeless individuals into housing—helping to ensure that their basic needs were met. Clearly, BEDS clients are not a risk to the community; they are in need of compassionate support. As you know, only 30-35

calls to the police of 15,128 received over 2013 involved the homeless. Homeless individuals are more likely to be victims of crime than perpetrators.

I thank you for joining me in supporting this important initiative. La Grange and neighboring communities will be better for it.

Sincerely,



Marcy McKay

Cc: Bill Holder, trustee  
Mark Kuchler, trustee  
Mark Langan, trustee  
David Mc Carty, trustee  
Jeff Nowak, trustee  
Jim Palermo, trustee  
John Burns, clerk  
Mark Burkland, attorney  
Lou Cipparrone, treasurer  
Patrick Benjamin, director of Community Development

## Pat Benjamin

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**From:** Cathy Benjamin  
**Sent:** Thursday, February 26, 2015 11:11 AM  
**To:** Pat Benjamin  
**Cc:** Robert Pilipiszyn  
**Subject:** FW: concer resident

-----Original Message-----

From: A.G [mailto:marinez5590@yahoo.com]  
Sent: Thursday, February 26, 2015 11:09 AM  
To: Tom Livingston  
Subject: concer resident

I'm contacting all the trustees to let all you know my disapproval for the construction for the homeless in my area, I'm a resident for more then twenty (20) years and completely against this proget, I work hard to have a nice home for my family,so please DO NOT pass this idea from BEDS, I do not have any thing against This people, but I don't want them in my yard, remember that YOU WORK FOR THE PEOPLE Of LAGRANGE NOT FOR BEDS. sincerely Arturo Gonzalez 29 Washington Ave

## Pat Benjamin

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**From:** Cathy Benjamin  
**Sent:** Thursday, February 26, 2015 9:19 AM  
**To:** Pat Benjamin  
**Cc:** Robert Pilipiszyn  
**Subject:** FW: BEDS Plus Proposal

-----Original Message-----

From: Jenny Matta [mailto:jenmatta@att.net]  
Sent: Thursday, February 26, 2015 8:11 AM  
To: Tom Livingston  
Subject: BEDS Plus Proposal

Dear Village President and Trustees:

I live at 134 Washington, La Grange, IL. I have just become aware that the Planning Commission is voting on allowing BEDS Plus to build a homeless shelter on East Avenue and Ogden - a block from my residence. I am very concern with the possibilities, so much so that it has prompted my husband and I to consider moving.

First, La Grange is not practically a good place for a homeless shelter. There is very little possibilities for the homeless to obtain work in La Grange. Metra is not financially accessible for the homeless, when a monthly ticket is \$137.00 and there are plans for it to increase yearly. Moreover, there are little to no local businesses or factories in the neighborhood that would hire the homeless. We are a residential neighborhood.

Second and my central concern is crime. La Grange has the reputation of being one of the safest neighborhoods in Illinois. Unfortunately and unbeknown to me when I moved to La Grange about 5 years ago, this is not true for the two streets just east of the tracks - Washington and Sawyer. It is unacceptable and unexplainable why La Grange cannot maintain the peace on the street on which I live.

We have drugs being sold on the corners and out of people's cars. There are break-ins, and even driveby shootings. Below is a list of the crimes that La Grange Police Department reported to have occurred on these two blocks in the past six months:

- January 2015: There was a driveby shooting on Washington and Calendar, in which a man was shot.
- November 2014: There was a report of a shooting in the area of Calendar and Sawyer involving minors. The case is under investigation, and the injuries sustained were not reported as serious.
- October 2014: A domestic battery investigation from the 100 block of Sawyer
- September 2014: A traffic stop at East Avenue and Cossitt Avenue resulted in the arrest of a Hodgkins man for driving under the influence
- September 2014: A male driver from Bolingbrook, IL was stopped for a traffic violation in the 200 block Washington and was discovered to be illegally in possession of cannabis.
- July 2014: criminal damage to property cases that occurred in the 100 block of Sawyer.
- July 2014: A report of criminal damage to a vehicle that occurred in the zero hundred block of Sawyer
- June 2014: A misdemeanor battery that occurred at East and Ogden Avenues.
- May 2014: A civil matter in the 200 block of Washington

These are serious crimes in an otherwise nice neighborhood. A police presence is needed - including questioning suspicious activities (no one should be sitting in their car or

"hanging out" on a corner for hours). A homeless shelter would result in exacerbating the situation - especially when BEDs does not screen the people it accepts.

I feel as if La Grange closes its eyes to the block on which I live. In fact, when my husband first went to sign up his car, he was told by the clerk that we weren't La Grange, despite our address. The houses are not as expensive. But we are part of La Grange. The tracks are fictitious barriers. Crime travels. Please do not permit BEDS Plus to build a homeless shelter in our community.

Sincerely yours,

Jennifer Boerst, Esq.  
134 Washington Ave  
La Grange, IL 60525

## Pat Benjamin

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**From:** Cathy Benjamin  
**Sent:** Thursday, February 26, 2015 3:42 PM  
**To:** Pat Benjamin  
**Cc:** Robert Pilipiszyn  
**Subject:** FW: BEDS Plus

**From:** melkeck1@aol.com [mailto:melkeck1@aol.com]  
**Sent:** Thursday, February 26, 2015 2:00 PM  
**To:** Tom Livingston; Bill Holder; Mark Kuchler; Mark Langan; David McCarty; Jeff Nowak; Jim Palermo  
**Cc:** jbcx8@gmail.com  
**Subject:** BEDS Plus

Dear Board Members,

I just wanted to send an email to voice my disapproval of allowing the BEDS Plus program to build a permanent center in LaGrange. As a tax payer and home owner in LaGrange I do not think this is a good decision. At the next board meeting on March 10th I want to remind you that you work for the constituents of LaGrange and not BEDS Plus and hope you will vote that way.

A concerned community member,  
Melissa Cox  
Lions Jrs Staff  
[melkeck1@aol.com](mailto:melkeck1@aol.com)

**Pat Benjamin**

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**From:** Angela Mesaros  
**Sent:** Friday, February 27, 2015 8:21 AM  
**To:** themcgees@me.com  
**Cc:** Pat Benjamin; M Burkland  
**Subject:** Fwd: 9601 Ogden Avenue, La Grange, IL

Josh,

I am writing this message in response to questions you asked in your message regarding 9601 Ogden Avenue.

As to your first question regarding highway authority agreements, the Village is knowledgeable about State regulations applicable to development work that affects a State right-of-way, including when a highway authority agreement may be required as an institutional control.

We are aware of the history of 9601 Ogden. The Village is not yet aware of what, if any, adverse environmental conditions require remediation within the 9601 Ogden property or within IDOT's right-of-way. If development of the 9601 Ogden property is approved and commencing, then the Village will require the developer to provide information regarding any adverse environmental conditions within the property and, if appropriate, within abutting property.

It is our understanding that you gave copies of the documents you have collected to BEDS for review. The Village does not need those documents at this time and, if a time arises when the documents are needed, the Village will ask BEDS to provide them.

As for the Village's vacation of the unused alley abutting the south lot line of the 9601 property in 2006, the Village's vacation was based on a finding of the Board of Trustees that the vacation was in the best interests of the Village. The vacation relieved the Village of the responsibility and burden of maintaining an unused right-of-way. While the alley vacation was made with knowledge of a development proposal, the ordinance approving the vacation did not condition the vacation on construction of the proposed development. Also, the Village policy regarding alley vacations does not limit vacations only for tax revenue-generating land uses.

Please note that the Village is not required by local codes or State law to give notice to IDOT about a vacation of a Village-owned right-of-way. Also, the Village is not required to notify IDOT about pending zoning applications.

Finally, in response to your statements about notices, it is not correct that the Village never posted a notice on the 9601 Ogden property regarding the zoning applications. The required 4-square-foot sign was posted as required. The notice was knocked over, apparently by snow, but it was placed back into position as soon as the Village became aware that it had been knocked over. In addition, the Village mailed notices to the owners of property within 250 feet of the 9601 Ogden property.

Angela

Angela M. Mesaros, AICP  
Assistant Director, Community Development/Village Planner  
Village of La Grange  
[708.579.2320](tel:708.579.2320)

## Pat Benjamin

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**From:** Robert Pilipiszyn  
**Sent:** Thursday, February 26, 2015 8:49 AM  
**To:** Angela Mesaros  
**Cc:** Pat Benjamin  
**Subject:** FW: BEDS Plus Proposal

Angela,

I am forwarding this email to you in Pat's absence for conveyance to Tina; a procedure he and I discussed earlier this week.

Please do not hesitate to call if you have any questions.

Bob

-----Original Message-----

**From:** Tom Livingston  
**Sent:** Thursday, February 26, 2015 8:43 AM  
**To:** Jenny Matta  
**Cc:** Robert Pilipiszyn  
**Subject:** Re: BEDS Plus Proposal

Thanks for your note. Jenny. We will take a full view of the proposal should it make it to the village board. Bob, perhaps Tina can contact. We continue to invest in all of LaGrange's neighborhoods and downtown. We have seen improvement in our crime statistics. I hope LaGrange can some day be a place you are proud to call home. Tom Livingston Sent from my Verizon Wireless BlackBerry

-----Original Message-----

**From:** Jenny Matta <jenmatta@att.net>  
**Date:** Thu, 26 Feb 2015 08:11:05  
**To:** Tom Livingston<tlivingston@villageoflagrange.com>  
**Subject:** BEDS Plus Proposal

Dear Village President and Trustees:

I live at 134 Washington, La Grange, IL. I have just become aware that the Planning Commission is voting on allowing BEDS Plus to build a homeless shelter on East Avenue and Ogden - a block from my residence. I am very concern with the possibilities, so much so that it has prompted my husband and I to consider moving.

First, La Grange is not practically a good place for a homeless shelter. There is very little possibilities for the homeless to obtain work in La Grange. Metra is not financially accessible for the homeless, when a monthly ticket is \$137.00 and there are plans for it to increase yearly. Moreover, there are little to no local businesses or factories in the neighborhood that would hire the homeless. We are a residential neighborhood.

Second and my central concern is crime. La Grange has the reputation of being one of the safest neighborhoods in Illinois. Unfortunately and unbeknown to me when I moved to La Grange about 5 years ago, this is not true for the two streets just east of the tracks - Washington and Sawyer. It is unacceptable and unexplainable why La Grange cannot maintain the peace on the street on which I live.

We have drugs being sold on the corners and out of people's cars. There are break-ins, and even driveby shootings. Below is a list of the crimes that La Grange Police Department reported to have occurred on these two blocks in the past six months:

- January 2015: There was a driveby shooting on Washington and Calendar, in which a man was shot.
- November 2014: There was a report of a shooting in the area of Calendar and Sawyer

involving minors. The case is under investigation, and the injuries sustained were not reported as serious.

- October 2014: A domestic battery investigation from the 100 block of Sawyer
- September 2014: A traffic stop at East Avenue and Cossitt Avenue resulted in the arrest of a Hodgkins man for driving under the influence
- September 2014: A male driver from Bolingbrook, IL was stopped for a traffic violation in the 200 block Washington and was discovered to be illegally in possession of cannabis.
- July 2014: criminal damage to property cases that occurred in the 100 block of Sawyer.
- July 2014: A report of criminal damage to a vehicle that occurred in the zero hundred block of Sawyer
- June 2014: A misdemeanor battery that occurred at East and Ogden Avenues.
- May 2014: A civil matter in the 200 block of Washington

These are serious crimes in an otherwise nice neighborhood. A police presence is needed - including questioning suspicious activities (no one should be sitting in their car or "hanging out" on a corner for hours). A homeless shelter would result in exacerbating the situation - especially when BEDs does not screen the people it accepts.

I feel as if La Grange closes its eyes to the block on which I live. In fact, when my husband first went to sign up his car, he was told by the clerk that we weren't La Grange, despite our address. The houses are not as expensive, But we are part of La Grange. The tracks are fictitious barriers. Crime travels.  
Please do not permit BEDS Plus to build a homeless shelter in our community.

Sincerely yours,

Jennifer Boerst, Esq.  
134 Washington Ave  
La Grange, IL 60525

## Pat Benjamin

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**From:** Cathy Benjamin  
**Sent:** Thursday, February 26, 2015 11:10 AM  
**To:** Pat Benjamin  
**Cc:** Robert Pilipiszyn  
**Subject:** FW: BEDSPlus

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**From:** Kris LaRocco [mailto:thelaroccos@yahoo.com]  
**Sent:** Thursday, February 26, 2015 11:08 AM  
**To:** Tom Livingston; Bill Holder; Mark Kuchler; Mark Langan; David McCarty; Jeff Nowak; Jim Palermo; John Burns  
**Subject:** BEDSPlus

Village Trustees,

I am writing to voice my opinion on the proposed permanent BEDS Plus location being considered within our borders.

This is a very complex issue. No one wants to turn away an individual or a family that is down on their luck and needs a warm place to stay. However, I am strongly opposed to the proposed shelter at Ogden and East Avenue. A permanent situation like this will have a negative impact on our community and will only invite trouble. Our Police & Fire Department resources will be challenged, and the safety of our neighborhoods will be impacted by the undesirable element it will attract. This directly affects value of our property and image of our village. The ultimate negative effect will be seen by the tax-generating new businesses and residents who choose another community, instead of La Grange, to call their home. We live in an amazing village - made up of overwhelmingly generous individuals and families – but we do have to draw the line somewhere. Placing a permanent shelter anywhere within our confines is unacceptable.

I would strongly recommend careful consideration - continue to explore EVERY possible situation and partner with neighboring villages to find alternate options. Please don't make a decision that you will come to regret down the road.

Please vote this down.

Regards,  
Kris La Rocco  
505 S Waiola Avenue  
La Grange, IL

## Pat Benjamin

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**From:** Cathy Benjamin  
**Sent:** Thursday, February 26, 2015 3:24 PM  
**To:** Pat Benjamin  
**Cc:** Robert Pilipiszyn  
**Subject:** FW: BEDS Plus

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**From:** Justin Cox [mailto:jbcox8@gmail.com]  
**Sent:** Thursday, February 26, 2015 2:53 PM  
**To:** Tom Livingston; Bill Holder; Mark Kuchler; Mark Langan; David McCarty; Jeff Nowak; Jim Palermo  
**Subject:** BEDS Plus

Dear Board Members,

As a tax payer and home owner in LaGrange I HIGHLY DISAPPROVE of the possibility to BEDS Plus having a permanent housing structure in La Grange. There have been two drive-by shootings right by that area on East Ave. within the last year and adding a homeless shelter would only add fuel to the fire! My family moved to La Grange because of the great community and family friendly downtown, but if a BEDS Plus becomes a permanent fixture in our community it would jeopardize the overall safety of residents and shoppers, and turn people away from stores/restaurants in La Grange which would lead to less revenue for the village! On top of that, property value would decrease and my family would greatly consider leaving La Grange for neighboring communities where I feel my family would be safer! At the next board meeting on March 10th I want to remind you that you work for the constituents of LaGrange and not BEDS Plus and hope you will vote that way.

Thank you,  
Justin Cox

-----  
Justin Cox  
[illustrate.com](http://illustrate.com)  
630.415.6111

## Pat Benjamin

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**From:** Robert Pilipiszyn  
**Sent:** Wednesday, February 25, 2015 9:25 AM  
**To:** Andri Peterson; Cathy Benjamin; Ellie Elder  
**Cc:** Pat Benjamin  
**Subject:** FW: Support for BEDS Plus

A-team,

As information, community discussion regarding BEDS is increasing. See email below to Tom regarding internal procedure for how to handle emails and letters. I will let you know if Tom wants to alter the process.

Should you receive such correspondence please forward it to Pat, with me as a copy recipient. After the Plan Commission concludes its deliberations, please forward them to Cathy. We will discuss further as a department when we get to that point in the process. Cathy let us know us if there are any nuances we should recall based on our past experience with these type of topical discussions within the community.

Bob

-----Original Message-----

**From:** Robert Pilipiszyn  
**Sent:** Wednesday, February 25, 2015 9:15 AM  
**To:** Tom Livingston  
**Subject:** RE: Support for BEDS Plus

Tom,

Another process item re BEDS.

As we receive correspondence on this subject, Pat will distribute them to the Plan Commission for consideration as part of their deliberations.

After the Plan Commission makes its recommendation, Cathy Benjamin will begin collection of any subsequent correspondence, acting as a repository for the Village Board. She will distribute those emails at least once a week to the Village Board up until the time that the agenda packet is distributed, the following day which would be a Friday, and again on the Monday of the Village Board meeting.

We have done this before for other topical items within the community.

Let me know if you would like to handle differently.

We should also let the Village Board know of this procedure; we can do it in same email advising to be mindful of OMA boundaries.

Bob

-----Original Message-----

**From:** Tom Livingston  
**Sent:** Wednesday, February 25, 2015 8:34 AM  
**To:** Robert Pilipiszyn  
**Subject:** FW: Support for BEDS Plus

As info for forwarding as you see fit.

---

**From:** Tom Livingston  
**Sent:** Wednesday, February 25, 2015 8:31 AM  
**To:** Nancy Harris  
**Subject:** RE: Support for BEDS Plus

Thanks for your comment Nancy. I will share your sentiments with the mangament team at the village. They are working fairly at the LaGrange Plan Commission on assembling all the facts for the project. The village board has not focused on this yet but I know it could be a sizable discussion if it advances to us later this spring.

Thanks,

Tom

---

From: Nancy Harris [nharri3@sbcglobal.net]  
Sent: Tuesday, February 24, 2015 7:10 AM  
To: Tom Livingston  
Subject: Support for BEDS Plus

February 24, 2015

Dear President Livingston,

I am writing this letter as a 13 year La Grange resident and member of Emmanuel Episcopal Church. As you are aware, Emmanuel serves as a BEDS Plus shelter site, offering sustenance and shelter to those in need each Wednesday night. In addition, Emmanuel provides space for BEDS Plus, which offers support services throughout the day and on whose board I serve. Beds clients regularly volunteer to help with various projects around the church, including moving dealers in and out for the annual antiques show, and have become a welcome part of the Emmanuel community.

Many of the homeless also suffer from mental illness. As such, they are a segment of the population with which I am well acquainted due to my work as a psychiatric clinical nurse specialist. Windsor Place, which houses many people who are mentally ill, is in close proximity to my home. My own encounters with the mentally ill in La Grange, many of whom I recognize from my work, have been colorful but not threatening. My understanding is that police response, when incidents occur, has been prompt and effective in managing disruptive behavior.

While those who do not support construction of a permanent Beds Plus facility at 9601 Ogden in La Grange fear that the facility will attract more homeless and mentally ill people to the area, the fact is that they are already well embedded in the fabric of the community and have been for a long time. Providing them with stable housing, as well as support services including case management, addiction treatment and assistance with employment will help them become productive members of the community in which they already live. As a La Grange resident, BEDS Plus board member, Emmanuel parishioner and mental health professional, I support the approval of a zoning change which would allow the construction of a permanent BEDS Plus facility at 9601 Ogden in La Grange.

Sincerely,

Nancy C. Harris, PhD, PMHCNS-BCarris Harris

**Pat Benjamin**

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**From:** Robert Pilipiszyn  
**Sent:** Thursday, February 26, 2015 9:16 AM  
**To:** Angela Mesaros  
**Cc:** Pat Benjamin  
**Subject:** FW: BEDS PLUS - IN SUPPORT

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**From:** Tom Livingston  
**Sent:** Thursday, February 26, 2015 8:59 AM  
**To:** Beth Rehn  
**Cc:** Robert Pilipiszyn  
**Subject:** Re: BEDS PLUS - IN SUPPORT

Beth,

Thanks for your note. Right now the Plan Commission is assembling and hearing about the facts of this proposal. Should it advance to the village board; we can assure LaGrange of fair hearing regarding BEDs. Tom Livingston

Sent from my Verizon Wireless BlackBerry

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**From:** Beth Rehn <bethrehn@gmail.com>  
**Date:** Wed, 25 Feb 2015 18:18:07 -0600  
**To:** Tom Livingston<tlivingston@villageoflagrange.com>  
**Subject:** BEDS PLUS - IN SUPPORT

Mr. Livingston and the LaGrange Board:

I am writing today to voice my support of the BEDS PLUS program.

I grew up my entire life in LaGrange, IL attending St. Francis Xavier for grade school, proud to be part of a community and school that offered care and support to the less fortunate in the form of BEDS. I had nothing but positive experiences with the BEDS program and it's members, who spent one night a week at St. Francis while I was attending.

In relation to the "safety" concerns some residents have expressed, these are based on isolated incidents and are in no way a representation of the BEDS program or the homeless population as a whole. There are many, many more incidents among the non-homeless.

I have always been a proud LaGrange resident, but hearing of the petitions and protests against BEDS, I am frankly sad and embarrassed for our community. We are lucky to be a part of such a great town but that doesn't mean we can turn a blind eye to those less fortunate. Please continue to support BEDS PLUS and programs that help the homeless.

"I don't want to live in the kind of world where we don't look out for each other. Not just the people that are close to us, but anybody who needs a helping hand."

— [Charles de Lint](#)

Sincerely,  
 Beth Rehn

## Pat Benjamin

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**From:** Robert Pilipiszyn  
**Sent:** Wednesday, February 25, 2015 8:55 AM  
**To:** Pat Benjamin  
**Subject:** FW: Support for BEDS Plus

FYI

-----Original Message-----

**From:** Tom Livingston  
**Sent:** Wednesday, February 25, 2015 8:34 AM  
**To:** Robert Pilipiszyn  
**Subject:** FW: Support for BEDS Plus

As info for forwarding as you see fit.

---

**From:** Tom Livingston  
**Sent:** Wednesday, February 25, 2015 8:31 AM  
**To:** Nancy Harris  
**Subject:** RE: Support for BEDS Plus

Thanks for your comment Nancy. I will share your sentiments with the mangament team at the village. They are working fairly at the LaGrange Plan Commission on assembling all the facts for the project. The village board has not focused on this yet but I know it could be a sizable discussion if it advances to us later this spring.

Thanks,

Tom

---

**From:** Nancy Harris [nharri3@sbcglobal.net]  
**Sent:** Tuesday, February 24, 2015 7:10 AM  
**To:** Tom Livingston  
**Subject:** Support for BEDS Plus

February 24, 2015

Dear President Livingston,

I am writing this letter as a 13 year La Grange resident and member of Emmanuel Episcopal Church. As you are aware, Emmanuel serves as a BEDS Plus shelter site, offering sustenance and shelter to those in need each Wednesday night. In addition, Emmanuel provides space for BEDS Plus, which offers support services throughout the day and on whose board I serve. Beds clients regularly volunteer to help with various projects around the church, including moving dealers in and out for the annual antiques show, and have become a welcome part of the Emmanuel community. Many of the homeless also suffer from mental illness. As such, they are a segment of the population with which I am well acquainted due to my work as a psychiatric clinical nurse specialist. Windsor Place, which houses many people who are mentally ill, is in close proximity to my home. My own encounters with the mentally ill in La Grange, many of whom I recognize from my work, have been colorful but not threatening. My understanding is that police response, when incidents occur, has been prompt and effective in managing disruptive behavior.

While those who do not support construction of a permanent Beds Plus facility at 9601 Ogden in La Grange fear that the facility will attract more homeless and mentally ill people to the area, the fact is that they are already well embedded in the fabric of the community and have been for a long time. Providing them with stable housing, as well as support services including case management, addiction treatment and assistance with employment will help them become productive members of the community in which they already live. As a La Grange resident, BEDS Plus board member, Emmanuel parishioner and mental health professional, I support the approval of a zoning change which would allow the construction of a permanent BEDS Plus facility at 9601 Ogden in La Grange.

Sincerely,  
Nancy C. Harris, PhD, PMHCNS-BCarris Harris

**From:** Adham Alaily <[adhamalaily@hotmail.com](mailto:adhamalaily@hotmail.com)>

**Date:** March 1, 2015 at 9:38:21 PM CST

**To:** "[ncollins9731@yahoo.com](mailto:ncollins9731@yahoo.com)" <[ncollins9731@yahoo.com](mailto:ncollins9731@yahoo.com)>, "[lizzypop\\_usa@yahoo.com](mailto:lizzypop_usa@yahoo.com)" <[lizzypop\\_usa@yahoo.com](mailto:lizzypop_usa@yahoo.com)>, "[alicia.herlihy@gmail.com](mailto:alicia.herlihy@gmail.com)" <[alicia.herlihy@gmail.com](mailto:alicia.herlihy@gmail.com)>, "[hernandez.jeanette@yahoo.com](mailto:hernandez.jeanette@yahoo.com)" <[hernandez.jeanette@yahoo.com](mailto:hernandez.jeanette@yahoo.com)>, "[beth.mcmillan@hotmail.com](mailto:beth.mcmillan@hotmail.com)" <[beth.mcmillan@hotmail.com](mailto:beth.mcmillan@hotmail.com)>, "[kristinmurray24@hotmail.com](mailto:kristinmurray24@hotmail.com)" <[kristinmurray24@hotmail.com](mailto:kristinmurray24@hotmail.com)>, "[vanessaprinz@gmail.com](mailto:vanessaprinz@gmail.com)" <[vanessaprinz@gmail.com](mailto:vanessaprinz@gmail.com)>, "[baltosorice@mac.com](mailto:baltosorice@mac.com)" <[baltosorice@mac.com](mailto:baltosorice@mac.com)>, 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<[kmc111304@yahoo.com](mailto:kmc111304@yahoo.com)>, "[markwohlberg03@msn.com](mailto:markwohlberg03@msn.com)" <[markwohlberg03@msn.com](mailto:markwohlberg03@msn.com)>

**Subject:** Beds Plus Permanent Shelter - information and response requested

This email regards the Beds Plus proposal for new construction of a permanent homeless shelter in La Grange. The purpose of this email is to a) provide information, and b) promote action. This proposal affects all La Grange residents. However, it is evident that most residents are uninformed and unsure of what role they can and should play. This email is not intended to incite any particular response.

Be mindful that the underlying issue as you read this email is that the Beds Plus proposal is about the Village of La Grange. It is not about one person or one business. The issue is whether or not the Beds Plus project will benefit or adversely impact the Village of La Grange and its approximately 15,000 residents.

#### The Plan:

Beds Plus is proposing to construct and operate a permanent homeless shelter in La Grange, at the Southwest corner of Ogden and East Avenue. Beds Plus has submitted an application to the Village of La Grange requesting certain amendments to the Village Code.

#### The Approval Process:

The application is heard by the Village of La Grange Plan Commission, which has seven members. The Plan Commission hears evidence as to why the application should be approved. The Plan Commission then recommends or does not recommend approval of the application. This is done by vote, and a simple majority wins.

The Plan Commission's recommendation is sent to the Village of La Grange Board of Trustees, which has the final say in whether the application will be approved. The Board of Trustees hears evidence from the plan proponent and the public, and also considers the recommendation from the Plan Commission. The application is then either approved or denied by majority vote.

The Plan Commission meeting was held on February 10, 2015, and was continued until March 10, 2015 at 7:30 p.m. There is no date for the Board of Trustees meeting.

#### The Village Code:

The La Grange Village Code sets forth certain requirements that Beds Plus must meet in order to have its application approved. The Code is available at the Village of La Grange website.

#### The Application:

The Beds Plus application is available at Village Hall, or I can email it to you. However, some relevant information is not contained in the application itself. Here are some important issues which may be of interest:

- Beds Plus is not a substitute for the Beds program in La Grange. Rather, Beds Plus is an expansion of the program in the form of a permanent facility. The Beds program will also continue in La Grange.
- The Beds Plus project will have two parts: 1) 20 single rooms for permanent, overnight clients; and 2) 80 openings for clients in the 9:00 am – 5:00 pm day program.
- Assuming full occupancy at Beds Plus (100 people), 80 homeless clients will leave the property at 5:01 pm daily, possibly without provision for housing.

- There will be no trained on-site supervision at night for the 20 overnight clients.
- The Beds Plus program is intended to benefit La Grange and its residents. However, in 2014, of the 441 Beds program clients, only 46 were from the entire 60525 area code.
- The facility will create minimal or no property tax revenue and no sales tax revenue for the Village of La Grange.

Requirements for application approval:

The Zoning Code sets forth the requirements that the plan proponent must meet in order to obtain the relief it is seeking, in this case, a special use, amendment to the zoning code, approval of a small planned development, and so forth. If the requirements are not met, the Board of Trustees does not have the authority to recommend the project.

For example, Section 14-401(E)(1)(a-g) sets forth the standard for Beds Plus' Special Use Permit as follows:

No special use permit shall be recommended or granted pursuant to this Section unless the applicant shall establish that:

- (a) Code and Plan Purposes. The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the Official Comprehensive Plan.
- (b) No Undue Adverse Impact. The proposed use and development will not have a substantial or undue adverse effect upon adjacent Zoning Applications, Hearings, and Approvals 14-401 687 property, the character of the area, or the public health, safety, and general welfare.... etc, etc.

The Plan Commission and Board of Trustees considers the Beds Plus application based on these standards, not individual prejudices. It is the burden of Beds Plus to prove these elements with evidence, and for the Plan Commission and Board of Trustees to make decisions based on whether Beds Plus has met its burden. To that end, I urge you when you voice your concerns to do your best to correlate your position to the provisions of the Village Code (although I understand the Code is burdensome and confusing).

What are your rights:

You have the right, as set forth in the Village Code to:

1. Appear and be heard at any Village meeting;
2. Have someone speak on your behalf if you are uncomfortable or unable to speak.

3. Write a letter to the Plan Commission and Board of Trustees and have that letter made a part of the official record.

You also have the constitutional right to arrange meetings, organize, and protest in a peaceful manner.

What you should do:

1. Complete the attached sworn statement and mail or deliver it to the Village of La Grange attn: Plan Commission by March 5, 2015. If the form is properly completed and notarized, it must be made a part of the record of the proceedings. Most banks will notarize a document for you, just bring your driver's license.
2. Respond to this email with a REASONED response articulating why you support or do not support the Beds Plus program, doing your best to correlate your response to a provision of the Village Code. When responding do NOT "reply all", and include your name and address in your email. I plan to compile all responses and publish a report with the results.
3. APPEAR at Village Hall on March 10, 2015 at 7:30 pm and be heard at the Plan Commission meeting.
4. APPEAR at Village at the Board of Trustees meeting (date to be determined) and voice your opinion.
5. Forward this email to other La Grange residents and otherwise spread the message throughout the community so all La Grange residents become informed.
6. Contact Plan Commissioners and Board of Trustee members directly to voice your concern or support for the project.

Conclusion

Remember that this project affects the Village of La Grange. If, after taking time to understand the facts of this proposal and the impact it may have on the community, you are entirely indifferent, then there is no need to take any further action. In the event that you have an opinion as to why the Village of La Grange would benefit from the Beds Plus plan or in the alternative you have a position as to why the Village of La Grange would be adversely affected by the proposal, it is your civic duty to voice your opinion, thereby ensuring that the Village of La Grange is acting in the residents' best interest.

## Angela Mesaros

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**From:** Yvonne Petterson <y.petterson@brittaniesthyme.com>  
**Sent:** Thursday, March 05, 2015 3:30 PM  
**To:** Angela Mesaros; Bill Holder; Mark Kuchler; Mark Langan; David McCarty; Jeff Nowak; Jim Palermo; Tom Livingston  
**Subject:** BEDS Plus Care Proposal

Dear Village of La Grange Trustees and Planning Commission,

I have just received a document from "Concerned La Grange Citizens" regarding the proposed BEDS Plus Care re-zoning application. I would like to voice my opinion as I fully support the building of a permanent facility and hope you grant their application.

I am a home owner and 17 year resident of the village. At no time have I ever had a problem with the clients of the BEDS Plus program, nor do I feel there has been a significant increase in homeless individuals in the area. If there are, the fact that I have not noticed means they are not intrusive in any way. The fact BEDS Plus serves as an overflow for Oak Park, also indicates that there are not enough local clients to fill the spaces available so the argument of too many homeless seems completely unfounded. In addition, the building of the facility would mean fewer homeless. That is the whole point.

Please do not let a few residents block what is an excellent proposal that will only positively impact our community and the clients BEDS Plus serves.

Warm Regards,  
Yvonne Petterson  
78 Bluff Avenue  
La Grange, IL 60525  
708-354-6388

## Angela Mesaros

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**From:** Megan O. Wenstrup <mwenstrup@ameritech.net>  
**Sent:** Friday, February 27, 2015 2:02 PM  
**To:** Angela Mesaros  
**Subject:** For the Village Planning Commission

Hi Angela!

I understand you are the liaison for the Village Planning Commission. I am hoping you can help me by forwarding this message along..

I wanted to express my opposition to the proposed BEDS Plus homeless shelter at Ogden and East Ave. I am a former BEDS volunteer. I am sympathetic to their efforts and keenly aware of the need for their services. I understand this is a difficult issue for all involved, especially those that need the services most. Over the three years that I volunteered I noticed a sharp increase in the use of the services, so much so that I could no longer volunteer because it became too much for me. I am sure part of the reason for that increase was/is the economy, but the increase also coincided with expanded day services in La Grange.

Over that time, I have noticed an increase in homeless people all over the village, particularly in the downtown area. I have encountered them at our new(er) , beautiful library. I have seen them in and around the Starbucks on La Grange Rd. I see them around the train tracks. I have also read about an increase in incidents around town involving homeless people. I no longer feel comfortable allowing my 12 year old daughter to go to the bathroom without me at the aforementioned library. This is where my kindness and patience ends.

I do not pay the taxes I do to live in La Grange for this type of environment. These are the exact reasons why we left our very happy lifestyle in Chicago to come to the suburbs. We wanted a safe place to raise our kids. Further, we have seen our property value decrease, and slowly climb back to about even over the last seven years due to the real estate bubble. I simply can not afford to take another hit to my property value, regardless of the cause. I need it to continue rising so that my investment in this community pays off.

The proposed site for the BEDS center is in a part of town that has seen two shootings in recent months. This part of town is already struggling. There is no way that more traffic and more people that need help will improve this situation.

Clearly, I have plenty to say on this matter. Please call or email me if you would like to discuss this matter further with me. In the meantime, I urge you to realize what is best for this village and for it's taxpayers. We simply cannot bear this burden alone, without participation from neighboring communities. Please don't let this happen to La Grange.

Sincerely,

Megan Wenstrup  
773-517-1304

## Angela Mesaros

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**From:** Diane Asleson <diane.asleson@gmail.com>  
**Sent:** Monday, March 02, 2015 9:45 AM  
**To:** Angela Mesaros  
**Cc:** concernedlgresidents@gmail.com; William Asleson  
**Subject:** BEDS in La Grange

Please do not accept BEDS' proposal to build a homeless shelter in La Grange!

You will more than likely find that the vast majority of La Grange residents are caring people who have and continue to support the BEDS' program. "Sharing the caring" makes so much sense to so many of us. Helping those in need who reside in our own community makes sense to us.

Hosting four of the seven overnight services in La Grange, hosting the day BEDS Plus program in La Grange, serving mostly homeless individuals from outside of our town, considering a proposal to have a homeless shelter built in La Grange...this all creates cause for major concern!!!

Please help those of us in La Grange who are sincerely concerned understand why La Grange is taking on the bulk of the responsibility of helping the homeless from over 20 towns.

Diane Asleson  
312-925-1500

## Angela Mesaros

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**From:** Elizabeth Mcmanaman <betzmac@aol.com>  
**Sent:** Monday, March 02, 2015 4:42 PM  
**To:** Angela Mesaros; Pat Benjamin  
**Cc:** elizabeth mcmanaman; Mac  
**Subject:** March 10/beds Plus

We are writing you today with the expectation that this will be written into the minutes of the PLANNING COMMISSION on March 10,2015. My wife and I have supported Beds services and Pillars for decades with our time and treasure and firmly believe in their original missions. LaGrange and contiguous suburbs now provide a seven day service for the homeless and have provided services for almost 30 years. The residents of LaGrange have been very charitable with their time and resources to provide these services and are a model to the rest of Illinois and the U.S. This service is provided regardless of the fact that LaGrange residents make up a small minority of utilizing these services.

However, we do not support putting a permanent residence in LaGrange as being studied by the planning commission of the village of LaGrange. Doing so would increase the safety concerns the village has already experienced and additional village services would also be required. Beds Plus is a federally funded organization, and far different from the wonderful churches and volunteers that have provided these services so well for decades. There is no economic justification for the Village of LaGrange to take up such an endeavor. Other nearby communities have also declined the Beds Plus proposal. A project such as this is beyond the people of the village of LaGrange. It is more appropriately a county or state matter. We don't believe that this matter should be brought to the level of the Board of Trustees of the Village of La Grange.

Bill and Betsy McManaman

Sent from my iPad

## Angela Mesaros

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**From:** Tyler Glover <tpglover@gmail.com>  
**Sent:** Monday, March 02, 2015 6:21 PM  
**To:** Angela Mesaros  
**Subject:** Tyler Glover - resident - regarding BEDS

Hello,

I am a resident of La Grange who moved to the area approximately one year ago. I very much like the community, and want to kindly voice my opposition of the proposed permanent BEDS facility in town. I feel that the project is an unwise consideration which will result in negative unintended consequences; please pass this message to the appropriate parties.

Best Regards,

Tyler Glover  
815-757-0541

## Angela Mesaros

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**From:** Karrie Lange <karrie.b.lange@gmail.com>  
**Sent:** Tuesday, March 03, 2015 6:20 AM  
**To:** Tom Livingston; Angela Mesaros; Bill Holder; Mark Kuchler; Mark Langan; David McCarty; Jeff Nowak; Jpalmermo@villageoflagrange.com  
**Subject:** BEDS opinion

Hi All,

As an individual I would have no issue with a homeless facility being constructed in town, however I personally understand the unintended consequences of development of that nature to surrounding residents.

The far east and southeast side of La Grange are areas where local realtors simply refuse to show homes. I have seen 5 years of data showing that our top area brokerage firm has only represented 1 buyer on the southeast side of town in 5 years.

I live on the southeast side of town and understand that there are misperceptions about the schools, demographics, and the industry here. I'm sure anyone who has tried to sell property on the far northeast side of town has experienced the same obstacles. There is a constant perpetuation of misinformation, ignorance, and discrimination that is often dramatized by local real estate "experts".

**Putting a homeless facility near single family homes will lower the value of those homes; costing owners tens of thousands of dollars should they ever have to sell their property.**

Does the founder of the BEDS organization assume that the residents of the Northeast corner of La Grange and neighboring Brookfield are somehow more accepting of a nearby homeless facility because their neighborhood is less desirable?

I'm not sure how La Grange can legally support development and industry that is perceived to be so negative without fair compensation for neighboring properties.

**Please don't allow this to happen.**

Karrie Lange/ 714 & 720 12<sup>th</sup> in La Grange

## Angela Mesaros

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**From:** Rebecca Merchant <merchantr@sbcglobal.net>  
**Sent:** Tuesday, March 03, 2015 1:19 PM  
**To:** Angela Mesaros; Bill Holder; Mark Kuchler; Mark Langan; David McCarty; Jeff Nowak; Jim Palermo; Tom Livingston; concernedlgresidents@gmail.com  
**Subject:** BEDS Facility

Hello,

My husband and I will be attending the Planning Commission Meeting on March 10th because we are against the proposed BEDS facility. My family has supported BEDS over the years volunteering our time thru St. Francis Xavier church. For years it has been a wonderful program that all our neighboring communities shared so not one town took on any extreme burden. But lately, it seems to be centralized in our community creating the out of area homeless clients to make LaGrange their home.

A few weekends ago I went to the back of St Francis church to take my twin 4yr old girls to the bathroom. We had to step around a homeless man on the floor who was talking into a walkie talkie about the world coming to an end. He was suffering from mental illness and was seeking refuge from the cold in our church vestibule. I greeted him and ask my girls to say excuse me. I wanted them to see that I was not scared and this man deserved our compassion but I have to admit I was unnerved and thankful I didn't send the kids back alone to use the toilet. I find myself wondering if one will be six if this building goes through?

I believe building a permanent facility so close to our town and without any support from neighboring communities will create safety concerns for LaGrange. The out of area homeless as far as Oak Park will come to settle in our town. I don't think taking all of the burden and all of these individuals with a lot of need is something any community should have to do alone.

Please consider the impact this building will have to our community and postpone your decision.

Thank you, Becca & Steve Merchant  
344 S Brainard Ave

## Angela Mesaros

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**From:** Jennifer Freeman <jennfreeman5@gmail.com>  
**Sent:** Tuesday, March 03, 2015 1:51 PM  
**To:** Angela Mesaros  
**Cc:** ICE Andy   
**Subject:** BEDS in La Grange

Please do not move forward with the BEDS proposal to build a homeless shelter in La Grange!

I am in full support of the BEDS program and am a volunteer that does laundry monthly for the cause. I am proud that La Grange hosts four of the seven overnight services, hosts the day BEDS Plus program and serves mostly homeless people from outside our town. Building a homeless shelter in La Grange causes major concern to me and my neighbors.

Please help me to understand why La Grange is taking the bulk of responsibility for helping the homeless from over 20 towns?

Thank you,  
Jennifer Freeman

## Angela Mesaros

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**From:** marianne wallner <marianne.wallner@sbcglobal.net>  
**Sent:** Tuesday, March 03, 2015 7:48 PM  
**To:** Angela Mesaros  
**Subject:** Fw: BEDS

On Tuesday, March 3, 2015 6:28 PM, marianne wallner <marianne.wallner@sbcglobal.net> wrote:

On Tuesday, March 3, 2015 6:27 PM, marianne wallner <marianne.wallner@sbcglobal.net> wrote:

On Tuesday, March 3, 2015 6:25 PM, marianne wallner <marianne.wallner@sbcglobal.net> wrote:

After reading the 1/6/14 press release , We, Ron and Marianne Wallner as long time residents are extremely concerned about even considering the possibility of building a permanent facility in LaGrange for BEDS.

BEDS with the current support should only support residents in our community in time of need that have paid to live here and have fallen on hard times. This does appear to be the case. This promotes other illegal events, puts our children and elderly at more risk. We want a safe community similar to the Hinsdale Community.

Unfortunately we are unable to attend the meeting, please represents us at the March 10, 2015 Meeting.

## Pat Benjamin

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**From:** Robert Pilipiszyn  
**Sent:** Thursday, March 05, 2015 8:06 AM  
**To:** Tom Livingston; Bill Holder; Mark Kuchler; Mark Langan; David McCarty; Jeff Nowak; Jim Palermo  
**Cc:** John Burns; Andri Peterson; M Burkland; Pat Benjamin; Renee Strasser  
**Subject:** beds + citizen flier  
**Attachments:** LG Residents\_20150304164047.pdf

President Livingston has asked that we forward this flier to you as information.

-Bob

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**From:** John Burns  
**Sent:** Wednesday, March 04, 2015 5:29 PM  
**To:** Tom Livingston  
**Cc:** Robert Pilipiszyn  
**Subject:** FW: Scanned Document

Tom,

Attached is a scan of a one page flyer re: BEDS which I received in my mailbox at home yesterday. Not sure if you've already seen this but wanted to pass along the latest I've seen.

John

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**From:** Ellie Elder  
**Sent:** Wednesday, March 04, 2015 4:42 PM  
**To:** John Burns  
**Subject:** Scanned Document

Attached

## GET INVOLVED NOW CONCERNED LA GRANGE RESIDENTS

**BEDS Plus Care is proposing building a permanent facility at Ogden Avenue and East Avenue in La Grange. The La Grange Planning Commission will consider their application for re-zoning this property:**

**Tuesday, March 10<sup>th</sup>  
7:30 PM at the Village Hall**

*You can continue to support BEDS while asking the organization to diffuse where clients are served. BEDS was founded in 1988 as an overnight program at churches in multiple villages to work collaboratively while dispersing the burden on any one neighborhood or town.*

### BEDS PLUS EXPANSION CENTRALIZED IN LA GRANGE

- La Grange now hosts 4 of the 7 daily overnight services held from October through May 15
  - Hinsdale and Brookfield no longer service BEDS clients
- BEDS Plus extended the overnight service calendar (originally ran October through March)
- BEDS Plus added a day program which operates at the Emmanuel Episcopal Church in La Grange, 203 S. Kensington Avenue
- The day program operates year-round and 5 days per week
  - The day program started at 2 days per week in 2010
  - BEDS Plus clients have increased from 156 per year in 2011 to 440+ (currently)
  - La Grange residents have seen a significant increase in the amount of homeless individuals in and around our downtown and library since the day program began
  - The La Grange Library hired a security officer at village expense to deal with misuse of facilities
- BEDS Plus serves as overflow for Oak Park PADS on weekdays (per press release 1/6/14)

**80% FROM OUTSIDE OF 60525**  
*57 of 280 households reported a 60525 zip code*

TOWNS SERVICED			
Bedford Park	Bridgeview	Brookfield	Burbank
Burr Ridge	Countryside	Hickory Hills	Hinsdale
Hodgkins	Indian Head Park	Justice	La Grange
Lyons	McCook	North Riverside	Riverside
Riverside Lawn	Stickney	Summit	Western Springs
Willow Springs			

(some are partial)

TOWNSHIPS SERVICED		
Lyons	Stickney	Riverside

(and a portion of Proviso)

### ACTION ITEMS

1. Attend March 10<sup>th</sup> Planning Commission Meeting, 7:30 PM at the La Grange Village Hall
2. Submit concerns to the Planning Commission in advance via the La Grange Community Development office at:  
[amesaros@villageoflagrange.com](mailto:amesaros@villageoflagrange.com)
3. Email La Grange trustees with your concerns regarding the proposed facility:

Bill Holder	<a href="mailto:bholder@villageoflagrange.com">bholder@villageoflagrange.com</a>
Mark Kuchler	<a href="mailto:mkuchler@villageoflagrange.com">mkuchler@villageoflagrange.com</a>
Mark Langan	<a href="mailto:mlangan@villageoflagrange.com">mlangan@villageoflagrange.com</a>
David McCarty	<a href="mailto:dmccarty@villageoflagrange.com">dmccarty@villageoflagrange.com</a>
Jeff Nowak	<a href="mailto:jnowak@villageoflagrange.com">jnowak@villageoflagrange.com</a>
Jim Palermo	<a href="mailto:jpalermo@villageoflagrange.com">jpalermo@villageoflagrange.com</a>
Tom Livingston	<a href="mailto:tlivingston@villageoflagrange.com">tlivingston@villageoflagrange.com</a>

The La Grange Village Board should postpone decisions on the proposed permanent facility until BEDS, the Village Board, and the community at large consider and resolve the current issues:

- 1) Expansion of services & clients in La Grange
- 2) Lack of shared responsibility amongst towns served
- 3) Oversight in regards to parameters clients must meet to receive continued services
- 4) Impact on our services and public buildings

Communicate your concerns and consider sending us copies of emails to trustees for tracking purposes.

[CONCERNEDLGRESIDENTS@gmail.com](mailto:CONCERNEDLGRESIDENTS@gmail.com)

- Compose
- Inbox (1)
- Drafts
- Sent
- Spam
- Trash (36)
- ▼ Folders
  - Barreca Blc
  - Mexico
  - south have
- ▼ Smart Views
  - Unread
  - Starred
  - People
  - Social
  - Travel
  - Shopping
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1 Age  
Women in  
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0-29  
0-39  
0-49  
0+

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STATE OF ILLINOIS) SS  
COUNTY OF COOK )

SWORN STATEMENT

Re: Application #222 for Planned Development at 9601 West Ogden Avenue  
Applicant Beds Plus Care, Inc.

*JOSEPH F. DUNN*  
The affiant, [NAME] being duly sworn on oath deposes and states that ~~(HE/SHE)~~ ~~IS~~ ~~A~~  
~~(RESIDENT)~~ BUSINESS OWNER in LaGrange, Illinois, and further states:

*THE PROPERTY AT OGDEN AND EAST PROPOSED FOR  
"BEDS-PLUS" SEEKING AN APPLICATION TO THE VILLAGE  
OF LAGRANGE REQUESTING AMENDMENTS TO THE VILLAGE CODE*

[STATEMENT]

*SHOULD BE DENIED.*

*ACCORDING TO VILLAGE CODE 14-40(C)(1)(B) IT SHOULD NOT  
HAVE AN UNDESIRABLE ADVERSE EFFECT UPON ADJACENT PROPERTY,  
THE CHARACTER OF THE AREA, OR THE PUBLIC HEALTH, SAFETY AND  
GENERAL WELFARE.*

*THIS FORMER PROPERTY WAS A GAS STATION THAT STILL  
CONTAINS TANKS WHICH ARE HAZARDOUS WASTE WHICH WOULD CAUSE  
HARM TO THE RESIDENTS RESIDING THERE.*

*ALSO ACCORDING TO VILLAGE CODE 14-40(C)(1)(E) THE PROPOSED USE AND  
DEVELOPMENT WILL NOT CAUSE UNDESIRABLE TRAFFIC CONGESTION NOR DRAW  
SIGNIFICANT AMOUNTS OF TRAFFIC THROUGH RESIDENTIAL STREETS*

*THIS CORNER OGDEN AND EAST IS ALREADY HEAVILY  
TRAFFICED. THIS SIGNATOR WHICH WILL ALLOW PEOPLE TO LEAVE  
DAILY AT 5 P.M., ENDANGERS THEM, IT WILL CAUSE TRAFFIC PROBLEMS  
ENDANGERING MANY OF THEM THAT HAVE MENTAL HEALTH, ALCOHOL/AND/OR  
DRUG PROBLEMS*

I declare under penalty of perjury that the aforementioned is true.



Signed: *[Signature]*

Address: *422 S. CATHERINE  
564 LAGRANGE, IL 60525*

Subscribed and sworn to before me this *5th* day of *MARCH*, 2015

*Elizabeth Weddington*

STATE OF ILLINOIS        ) SS  
COUNTY OF COOK         )

SWORN STATEMENT

Re:    Application #222 for Planned Development at 9601 West Ogden Avenue, LaGrange  
      Applicant Beds Plus Care, Inc.

The affiant, [JOSHUA MCGEE] being duly sworn on oath deposes and states that [HE] is a [RESIDENT] in LaGrange, Illinois, and further states:

My name is Joshua McGee and my family and I have lived in LaGrange for 12 years. I am a business owner and have first hand experience with some of the challenges faced by industrial real estate. My interest in the proceedings concerns environmental condition of the site, 9601 Ogden Avenue, LaGrange, IL. More specifically, given the challenged environmental history of the site, I want to ensure that the community development board- as well as the board of trustees, considers all of the information that is available regarding the historical use, subsequent environmental remediation, legal property boundary changes, the potential for future liabilities that may remain at the site- both for a potential buyer as well as for the Village. In February 2015 I filed a request for data regarding the proposed site with the Illinois EPA. I received 83 documents totaling approximately 3,600 pages in length. My interpretation of the data that I received via the IEPA FOIA request is that of a concerned citizen and nothing more.

Site History

The site address is 9601 Ogden Ave., and the Cook County PIN is 18-04-223-035-0000. The site is known to the Illinois EPA as "Lawrence Cadillac" and carries an IEMA #911324. As far back as the 1950s this site served as a gas station and an oil depository for the Martin Oil Co. Subsequently, the site was owned by Lawrence Cadillac. In the early 1990s the owners began an effort to remediate the property. During the initial phase of remediation 10 leaking underground storage tanks were removed that dated from the 1950s. Subsequently, an 11<sup>th</sup> tank was located and was removed. A Corrective Action Plan was written and work began to excavate the contaminated soil and groundwater from the site. A State of Illinois program designed to encourage remediation, of Leaking Underground Storage Tanks, repaid the majority of the cost of the clean up. A series of environmental engineering firms were hired over the years and included were but not limited to, Great Lakes Inc, IT Corporation, and Gabriel Engineering Services. These firms wrote qualified, professional reports of varying formats that detailed required corrective actions, summarized work completed at the site, and presented the results of environmental testing. In June of 2002, the IEPA, having, at the time most recently reviewed the report submitted by Gabriel Engineering, and signed off by Licensed Engineer, David Pasquinelli, issued a No Further Remediation Letter ("NFR") to the owner of 9601 Ogden Avenue. In 2006, a real estate developer, Allen Builders, approached the Village of LaGrange and proposed the construction of a strip mall at 9601 Ogden. In order to make their project work, Allen Builders required ownership of an alleyway that enters from East Avenue and extends into the property. This alleyway was at the time a Village-owned right-of-way. The

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alleyway dimensions are approximately 30' x 134'. The Village eventually vacated the alleyway to Allen Builders in exchange for \$14,000 which was determined to be the fair market value. The property boundaries were at that point in time changed and the site surface area was increased by approximately 20%. The strip mall was never built and *The Private Bank* now owns the parcel within in a *Real Estate Owned* portfolio. That brings us to current day where the Village is considering the re-zoning of this parcel from its current zoning of C-4 Commercial to IB or Institutional Building.

#### Areas for Concern: #1- Vacated Alleyway

The NFR that was issued by the IEPA was written in 2002. At this time, the property did not include the alleyway land that was vacated by the Village in 2006. Nothing in the documents that I have obtained in my IEPA FOIA request for the 9601 Ogden Avenue site suggests that the alleyway was ever remediated, tested, nor considered by the NFR issued in 2002. If unaddressed this alleyway could pose a risk for a new owner or for the prior owner in the chain of title. The Village is a prior owner in the chain of title. Simply said, the community development board must complete the appropriate level of site and legal due diligence to determine the potential liability that exists within the vacated alleyway. Without this the Village may be at risk for the cost to clean this portion of the parcel. Any new owner should complete a thorough evaluation of this portion of the site to determine the costs associated with re-entering the State of Illinois Site Remediation Program. Given the change in property boundaries, the Village would be well served in making a legal determination as to whether or not the NFRs that cover the remainder of the site are still valid.

Further, the Village and prospective buyers should be aware of changes to remediation standards that have been implemented since the NFRs were issued for 9601 Ogden. Specifically the issue of vapor penetration has been formally added to the docket. While NFR letters predating the vapor intrusion amendment are not per se invalid under the new regulations, any buyer intending to rely on an older letter (which, to be safe, probably should be defined as anything issued prior to 2014) should consider independently evaluating the underlying investigational data to ensure that any residual contaminants onsite do not pose a vapor intrusion threat. This may or may not be of great significance were an industry facility proposed for the site, but the current proposal is for a residential arrangement.

According to the IEPA website discussion of NFRs, there are circumstances whereby they can be voidable. The text states in bullet point (6) under the heading (e) The No Further Remediation Letter shall be voidable if: "there is a subsequent discovery of contaminants, not identified as part of the investigative or remedial activities upon which the issuance of the No Further Remediation Letter was based, that pose a threat to human health or the environment." Given that more than 20% of the site has not, (to my knowledge, nor according to any supporting document that I was able to locate in the IEPA FOIA files) been investigated, prior to authorizing a re-zoning, the board should determine if invalidation of NFRs could remain a risk.

Areas for Concern: #2- Sidewalk (Highway Authority Agreement)

An agreement with a highway authority may be used where a property owner has contaminated public right-of-way or where the public right-of-way may become impacted in the future. Highway Authority Agreements (HAA) may be used as an institutional control where the requirements of Title 35 of the Illinois Administrative Code, Section 742 (35 Ill. Adm. Code 742) are met and the Illinois Environmental Protection Agency (IEPA) has determined that no further remediation is required for the property. The northern border of the site that borders Ogden Avenue is a sidewalk. The document set from the IEPA FOIA indicate that the area beneath the sidewalk and bordering Ogden Avenue was not remediated. The property owner instead adopted a Highway Authority Agreement as an institutional control for this portion of the site. This agreement governs the restricted use of the right of way and attempts to establish rules of engagement or assign obligation to both the site owner and IDOT in the event that contaminants are disturbed within the right of way. These are common agreements within the State and County. I have a number of concerns regarding the Highway Authority Agreement. Are prospective buyers being made aware of the existence and potential liability that might exist in the form of further remediation efforts should the sidewalk be disturbed and or removed? Has Village taken measures to ensure that prospective buyers have incorporated the potential costs associated with potential clean up into their budget? The documents suggest that the potential unclean area ranges as far as 7 feet from the edge of Ogden avenue back into the site. If we use simply math and assume that the site is roughly 200' by 100', that is approximately 1,400 additional square feet to clean.

Summary

9601 Ogden Avenue has been a vacant lot for approximately 30years. It has a long history as an environmentally challenged site. There has been much work done to clean and prepare the site for reuse. However, if we consider that the sum of the area of both the vacated alleyway and the northern sidewalk area represent close to 25% of the total property area, I think it is reasonable to request that the Village Zoning and Community Development Board provide us with some comfort that 100% of the required work has been completed and the Village of LaGrange has eliminated any possible financial liability. If this cannot be done I propose that a task force be assembled to further investigate the status of the site before a re-zoning is considered.

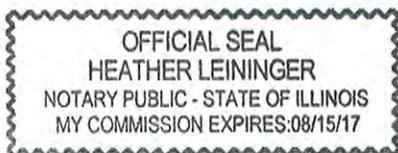
Thank you for your time and consideration.

I declare under penalty of perjury that the aforementioned is true.

Signed: \_\_\_\_\_

Address: 133 S. Spring Ave, LaGrange, IL, 60525

Subscribed and sworn to before me this 3<sup>rd</sup> day of March, 2015.



Heather Leininger  
Notary Public

## Angela Mesaros

---

**From:** nick demes <nrdemes@comcast.net>  
**Sent:** Thursday, March 05, 2015 2:13 PM  
**To:** Angela Mesaros  
**Subject:** FW: BEDS

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**Sent:** Thursday, March 05, 2015 2:12 PM  
**Subject:** BEDS

This is, of course, concerning your upcoming proposal for the re-zoning for a permanent building for the subject organization. As a resident of this city for the past twenty years and on a fixed income I strongly oppose any consideration of this permanent facility. If Hinsdale and Brookfield have eliminated their participation in this dubious and costly enterprise why do you think that we should not do the same? If 80% of people enrolled in this endeavor are not from our immediate area why should we pay the cost?.

My property taxes have increased geometrically and unabated for years now and I feel strongly that another possible load on my limited resources by any further stupid gestures on your part is another needless step too far. I greatly abhor the need for such a program particularly when we now have found ourselves deluged with homeless from outside our immediate area.

BEDS is perceived by me and many others as another dubious social program without any proper control and is being sorely abused by those participating in it. If the Episcopalian Church wishes to continue, let it do so on its own property. Let its own members support this need if they so desire. My own church has not embraced a cause nor asked for anything from this village nor will it ever.

I give freely to many worthy charitable organizations over the years, to the limit of my resources, but this is certainly not one I wish to assist in any way. This, knowing full well through your misguided handling that it will somehow cause higher costs to me through increased taxes.

The very fact that you have now employed a security guard at our local library should give you all pause in the validity of continuing the pursuit of this abject stupidity.

STATE OF ILLINOIS        ) SS  
COUNTY OF COOK         )

SWORN STATEMENT

Re:    Application #222 for Planned Development at 9601 West Ogden Avenue, LaGrange  
Applicant Beds Plus Care, Inc.

The affiant, Barbi Lee being duly sworn on oath deposes and states that She is a resident in LaGrange, Illinois, and further states:

As a longtime resident of La Grange, why is the construction of this Beds Plus Care facility being forced to a vote so quickly within the Planning Commission and then to the Board of Trustees? With the amount of debate it has generated, there should be more time to evaluate all the information that has been made public. When applying for a building permit for a remodeling project, the Village Planning and Zoning is given ample time to review and review such permits to see if there is flooding impacts to neighboring houses and ensuring all the Village Codes are being met. From talking to neighbors and friends that have gone through the permitting process, the time it takes for the department to approve a permit can be frustrating in that it takes so long. Every day there is new information that comes out regarding this facility. Why is this decision getting pushed thru without the due diligence that the permitting process that La Grange residents have come to expect from the Village.

This type of facility impacts everyone in La Grange. Its important for all the residents of La Grange to be educated about what building a permanent facility in La Grange means. When my 4<sup>th</sup> graders doesn't want to go to the library afterschool to study because they feel threatened or scared by people that are there, that's a concern. While I know the library is a public place, it should also be a place that kids should feel safe. The completion of Gordon Park just happened last year. Is it a good idea to have a homeless shelter that close to a place that families will be going all summer to use the new splash pad and parks? Once the 20 beds are filled, where do the ones going to counseling needs go? Gordon Park is a short walk away.

Also, given the shooting and crime in close proximity to the proposed location, is it really a sound decision to add another element of potentially 80 homeless in the area? What happens when the 20 beds are filled and the other homeless that are there for counseling don't have anywhere to stay. Where do they go? I was at the Park District of La Grange Rec Center over the weekend and noticed there was a LGPD presence there already and its just a few blocks south of the proposed location. And the Rec Center is also just a short walk away from the proposed location.

Looking back at some of the businesses that have come under scrutiny in the past, I'm also not sure why the BEDS Plus homeless shelter shouldn't be scrutinized as well. A bed and breakfast on La Grange Road within the historic district was not approved. And the pawn shop that was to

RCUG 0157 5 15

go into downtown La Grange was forced out. If my memory serves me, part of the argument was the clientele these types of businesses would bring into the community. Is it the close proximity to the La Grange downtown that forces these businesses out? Is it because the location of the BEDS Plus is out of sight so its ok?

And given the passion on both sides of the issue, this decision should be put in the hands of the voters, the residents of La Grange. Do the proponents of the project live and pay taxes in La Grange? Or are they in neighboring towns that see the benefit but won't be impacted by the homeless that are turned away at 5:00 when the doors are locked? The Village Board should put trust in the citizens that voted them in and allow the democratic process decide on whether or not to build the Beds Plus facility. When the Park District of La Grange wanted to build a community pool in Denning Park, the residents were allowed to vote. The pool was going to be an impact on the community and in the end, it was voted down. A homeless shelter is an impact on the community so allow the residents in the community to decide whether or not its built.

If after put to a vote and the votes are in favor of allowing the BEDS Plus shelter to be built, I can live with it. We are all lucky to live in a country that has a democratic process. We should be able to exercise our rights to vote on a project that has created such passion from both sides.

I declare under penalty of perjury that the aforementioned is true.

Signed: [Signature]

Address: 143 S Edgewood Ave La Grange, IL

Subscribed and sworn to before me this 5<sup>th</sup> day of March, 2015.

[Signature]  
Notary Public



## Pat Benjamin

---

**From:** Robert Pilipiszyn  
**Sent:** Friday, March 06, 2015 9:00 AM  
**To:** Pat Benjamin  
**Subject:** FW: BEDS plus proposal

-----Original Message-----

From: Jeff Nowak  
Sent: Friday, March 06, 2015 8:32 AM  
To: Tom Livingston; Robert Pilipiszyn  
Subject: FW: BEDS plus proposal

For inclusion in the Plan Commission materials

From: Katie Mulcahy [ktom@sbcglobal.net]  
Sent: Thursday, March 05, 2015 5:13 PM  
To: Jeff Nowak  
Subject: BEDS plus proposal

Hi Jeff,

For what it is worth Tim and I are in full support of the BEDS plus proposal. I have been a volunteer in the overnight shelter for the past 2 years, and I have had nothing but positive experiences with the guests. I feel since the face of homelessness is changing, the services offered need to change. We have to provide these people with the strategies and services to transform their lives, and to achieve self-sufficiency. I believe in the BEDS plus program, in Tina, and all the other administrators. Why in LaGrange? Because we offer a stable, faith-based community with social services such as Community Nurse, food pantrys, and the center for the aging, just to name a few. The infrastructure is already there.

Thank you and best of luck to you!

Katie Mulcahy

March 4, 2015

Village of LaGrange  
Plan Commission  
53 S. LaGrange Pd.  
P.O. Box 668  
La Grange, IL 60525

RE: Plan Commission Case #222  
BEDS Plus Care, Inc.  
9601 West Ogden Avenue

Dear Commission:

The attached are residents of the Village of La Grange owning property within close proximity to the proposed development at 9601 West Ogden Avenue. We are issuing, by this letter, our formal objection to all applied for zoning relief of the project. We have attached several documents in support of our objection. We ask that they be distributed to members of the Plan Commission and be made part of the record. We will present at the hearing on March 10 for further discussion.

Very truly yours,

Concerned Residents of La Grange

REC'D - PLAN COM

# GORDON AND PIKARSKI

CHARTERED  
ATTORNEYS AT LAW  
SUITE 1700  
55 WEST MONROE STREET  
CHICAGO, ILLINOIS 60603

JOHN J. PIKARSKI, JR.  
MORTON A. GORDON  
MAUREEN C. PIKARSKI

THOMAS M. PIKARSKI  
DANIEL G. PIKARSKI  
KRIS R. MURPHY

March 4, 2015

Village of La Grange  
Plan Commission  
53 S. La Grange Rd.  
P.O. Box 668  
La Grange, IL 60525

**Re: Plan Commission Case #222  
Beds Plus Care, Inc.  
9601 West Ogden Avenue**

Dear Commission:

I have been asked by several residents of the Village of La Grange (attached) to review the official application and supporting documents of the above referenced matter. It was requested that I determine the application's consistency with the requirements of the Village of La Grange Special Use Permit provisions.

I am an attorney specializing in the areas of land use and zoning for over 17 years. I am a frequent lecturer in these fields of law at both bar associations and law schools. I have previously represented shelter and associated type facilities in seeking zoning relief.

The burden of proof in Special Use application matters lies entirely with the Applicant. It is not incumbent upon an Objector to disprove evidence proffered by the Applicant, nor submit evidence of its own. Instead, the Applicant holds the obligation to present evidence determined to be both credible and sufficient by the Commission. The Applicant has failed to meet its burden in this case.

The record is absent of necessary information upon which a reasonable trier of fact could rely upon to vote favorably on the present application. Should Applicant submit additional information, fundamental fairness dictates that objectors receive the opportunity to view all items well in advance of hearing and be provided a full opportunity to rebut such evidence. An additional continuance of no less than one month will be necessary to determine the propriety of engaging professional real estate witnesses toward this end.

The application fails to meet its burden in each of the Standards for Special Use Permits outlined in the Village of La Grange Zoning Ordinance.

- a. Code and Plan Purposes: Staff has stated that the Comprehensive Plan identifies this property as one that "provides goods and services, to meet the daily needs of nearby residents". Staff then stretches the definition of those terms in order to arrive at a conclusion that the standard is met. There is no evidence on record that any nearby residents would use the various services

offered by Applicant. A nearby resident would have no need for homeless services as, by definition, he has a home. Instead, what the Plan anticipates is “goods and services” complimentary to nearby residential uses. Not coincidentally, these types of “goods and services” appear as permitted uses in the existing C3 district.

- b. No Undue Adverse Impact: This is the Special Use Standard that is most egregiously unproven by applicant. No statement made by Applicant or Staff is supported by evidence or expert testimony. Ordinarily a Commission would expect to be addressed by an Applicant’s team of experts in support of an application of this intensity and subject matter.

Among the areas of concern is the impact on surrounding home values caused by introduction of the use. This concern can only properly be addressed through a commissioned report and testimony of a professional real estate appraiser.

Staff reports that this site has historically been the location of a gasoline station. Ordinarily, such sites are uninhabitable for humans without significant remediation due to environmental issues. Applicant should be required to present evidence of an environmental impact study and approval from the EPA to use the site for residential purposes.

This site has been a commercially zoned property within a commercially zoned district for decades. The Village anticipates its continuance as commercial in its Comprehensive Plan. It should be expected that radically altering such intentions would only take place upon a report and testimony for Applicant from a professional land planner. A planner would also be able to determine need for such use at this specific location rather than a general regional need.

There are additional public safety concerns that remain unaddressed. It is of utmost importance that a specific and detailed security plan be submitted as part of the public record. Further, Applicant should proffer a plan to limit access of proposed residents to the surrounding residential areas.

- c. No Interference With Surrounding Development: This Standard is similar to Standard b in that it demands a report and testimony of experts. Absent land planning testimony this is an unproven standard.

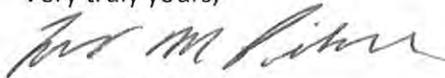
Approving the proposed use provides no consistency of land uses in the area. Its high density residential nature far exceeds the densities of surrounding residential properties. Its commercial component is inconstant with surrounding commercial uses. This use is an assault on the integrity of the zoning code in that it provides no reliability of use from lot to lot.

- d. Adequate Public Facilities: According to Staff and Applicant, few residents will own automobiles. This results in a need to access public transportation by way of Ogden Avenue, which has become impassable for pedestrian traffic during annual severe winter weather.
- e. No Traffic Congestion: This again is a Standard that may be satisfactorily proven only through the report and testimony of an expert. No substantiated evidence has been placed on the record of the anticipated impact to traffic caused by introduction of the proposed use.

- f. No Destruction of Significant Features: The subject site is vacant. However, the opportunity cost resulting from approval of the proposed use has not been addressed. Staff notes that the subject site is identified as a Community Gateway in the Comprehensive Plan. A community gateway would ordinarily be the site of a grand use or significant architectural feature that identifies the entry as uniquely La Grange. The present proposal does not offer any such plan. Losing the opportunity constitutes destroying the significant feature of a community gateway.
- g. Compliance with Standards: The subject proposal requires an extraordinary series of administrative and legislative actions in order to achieve permissibility. It does not comply with the existing standards. Instead, it anticipates the standards to be manipulated to achieve compliance.

The present application is well intentioned in its proposal. This does not excuse its incompatibility from a land use perspective. The Applicant has not and cannot meet its burden in this matter and therefore the application should be denied.

Very truly yours,



Thomas M. Pikarski

**List of Objectors:**

William and Elizabeth McManaman  
204 S. Spring Ave., LaGrange, IL 60525

Michael and Lisa Muldoon  
One Calle View Drive, LaGrange, IL 60525

Pamela Lucina  
84 7<sup>th</sup> Ave., LaGrange, IL 60525

David Grayson  
76 7<sup>th</sup> Ave., LaGrange, IL 60525

Tom and Laura Dunne  
239 7<sup>th</sup> Ave., LaGrange, IL 60525

Michael and Amorena Shaver  
307 7<sup>th</sup> Ave., LaGrange, IL 60525

Thomas and Kara Sandt  
308 7<sup>th</sup> Ave., LaGrange, IL 60525

Marie and Michael Meagher  
103 8<sup>th</sup> Ave., LaGrange, IL 60525

James and Jenny Dunne  
440 8<sup>th</sup> Ave., LaGrange, IL 60525

Jaylene and Joseph Adamczyk  
420 8<sup>th</sup> Ave., LaGrange, IL 60525

Elizabeth and Patrick Muldoon  
432 8<sup>th</sup> Ave., LaGrange, IL 60525

Melinda and Tommaso Levato  
304 9<sup>th</sup> Ave., LaGrange, IL 60525

Josh and Tara McGee  
133 S. Spring Ave., LaGrange, IL 60525

John and Elizabeth Van Tassel  
129 S. Madison Ave., LaGrange, IL 60525

Dan and Courtney Deuter  
350 S. Spring Ave., LaGrange, IL 60525

Matt and Courtney Menna  
200 S. Stone Ave., LaGrange, IL 60525

Matt and Nicole Garrity  
120 S. Catherine Ave., LaGrange, IL 60525

Megan and Greg Wenstrup  
810 S. Stone Ave., LaGrange, IL 60525

Doug and Chrissy Deuter  
35 S. Waiola Ave., LaGrange, IL 60525

Karen and Larry Roche  
624 Glenwood, LaGrange, IL 60525

Christopher and Julie Conger  
332 S. Park Rd., LaGrange, IL 60525

Collins and Marcia Fitzpatrick  
1110 41<sup>st</sup> Street, LaGrange, IL 60525

Steve and Rebecca Merchant  
344 S. Brainard Ave., LaGrange, IL 60525

Mary Clare and Robert Groya  
405 S. Spring Ave., LaGrange, IL 60525

Kim Mosley  
105 Washington, LaGrange, IL 60525

Stephen and Susan Cummings  
126 Sunset Ave., LaGrange, IL 60525

William and Diane Asleson  
40 Drexel Ave., LaGrange, IL 60525

Tim and Anne Callaghan  
609 S. Stone Ave., LaGrange, IL 60525

Kris La Rocco  
505 S. Waiola Ave., LaGrange, IL 60525

Greg and Meghan Hess  
1114 S. Waiola Ave., LaGrange, IL 60525

Holly and Michael Boys  
48 N. Park Rd., LaGrange, IL 60525

Kevin and Mary Gibbons  
438 Blackstone Ave., LaGrange, IL 60525

Gina Brown  
601 S. Waiola Ave., LaGrange, IL 60525

William and Patricia Sus  
405 Blackstone Ave., LaGrange, IL 60525

Michael Roche  
711 S. Brainard Ave., LaGrange, IL 60525