

COMMUNITY ASSISTANCE PROGRAMS

WORKFORCE CAMPUS

Presented by:
Sheryl Holman, CEO
Randall T. Butts, Chairman

community assistance programs
caps

ABOUT US

Community Assistance Programs, known as CAPs, is a not-for-profit community-based organization incorporated in 1999 and designated as a 501(c)(3) by the IRS. Its mission is to assist the economically disadvantaged and disenfranchised populations in enhancing their quality of life through employment to create a strong community workforce. CAPs targets the low-income residents of the south and far south side communities of Chicago that include welfare recipients, returning citizens, youth 16-24 at risk of violence, people with disabilities, seniors and other unemployed populations. Before the reductions in social service funding in disenfranchised communities due to the state budget impasse and subsequently due to the pandemic, CAPs supported an average of 2,500 residents annually. CAPs maintains a roster of more than 4,000 employer partners. Our efforts are documented to have resulted in more than 5,000 program participants securing employment. Our customized CAPs Case Management Database System allows us to track the progression and performance of each participant and employer related to our program. CAPs has skillfully managed an average budget of \$3.5 million to serve the demands of 2,500 job seekers, annually. Our most attractive training component is subsidized on-the-job work experience training that supports an employer's demand for hands-on skills training and provides income for job seekers during training, funded by government programs.

Workforce Campus Presentation



CAPs MISSION & VISION

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OUR MISSION & VISION



Our Mission

Our goal is to maintain a structured job placement and training method that is effective in assisting job seekers in meeting the demands of the business market. Our focus is to provide employers the benefit of government subsidies that strategically reduce payroll costs and increases business profits.

Our Vision

To provide CAPs offices in areas where there is a wealth of untapped talent that requires the CAPs methods of training, to create an efficient service delivery system that meets the needs of business and the job seeker.

OUR TEAM

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SHERYL HOLMAN
CEO



LaTonya Anderson
Program Director



Renada Johnson
Chief of Staff



Marvin Holman
Director of Business
Services



Adam Carrington
Fiscal Manager

03

OUR BOARD

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Jacquie Algee, Vice
President, SEIU
Healthcare

Secretary/ Treasurer



John Griffin Jr.,
President / CEO

Vice Chairman



Randall T. Butts
Attorney

Chairman



Robye Scott,
Mgr Workforce Dev. -
City of Chicago, Office
of the Treasurer

Chief Diversity, Equity
& Inclusion Officer



Bob Jackson
CEO of Roseland
Ceasefire Project

Director

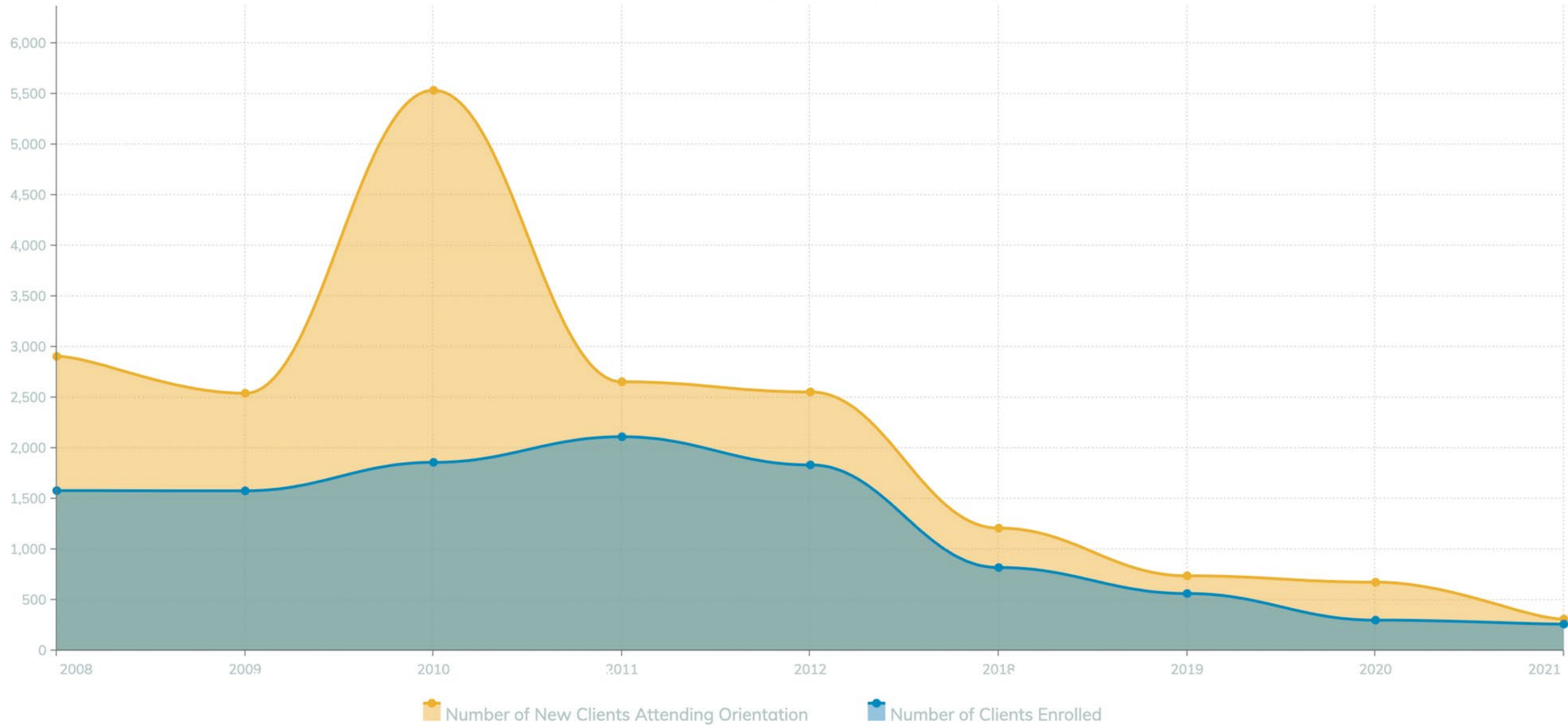
04 PERFORMANCE SUMMARY

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Clients Served

Year-on-Year Growth of Clients



05

WHY THE NEED

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OUR FUTURE CAMPUS

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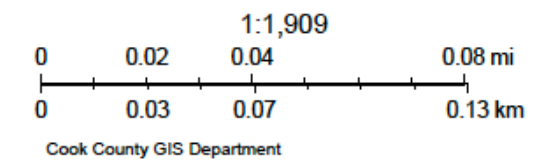
Community Assistance Programs(CAPs)Workforce Campus-Cook County Chicago IL

Building 1: Temporary college-dorm-type housing that will support a minimum of 60 students with a dining hall operated by a culinary arts training program;

Building 2: Employer-driven job training and job placement services, employer services, pre-apprenticeship and other training classrooms, community conference center, other services such as childcare, health clinic, legal services, and a host of other social services;

Building 3: Trade Union training for construction trades to bring this training to the community. This warehouse-type building will also offer other training, such as heavy equipment, forklift, and preliminary transportation training to feed into the City Colleges.

PROPOSED PROJECT SITE



Cook County IL Assessment and Tax office

←
NORTH

COMMUNITY ASSISTANCE PROGRAMS

61st-63rd / State- Wabash- PIN 20-15-312-___-0000



	City Owned	Number	Dir	Street	PIN	Zoning	Area (sq. ft.)	Owner	Document #	Document Date
1	N	6101	S	State	20-15-312-001-0000			Innovation Investment Group LLC	1824818183	8/23/2018
2	N	6107	S	State	20-15-312-002-0000			Innovation Investment Group LLC	1824818183	8/23/2018
3	N	15	S	State	20-15-312-003-0000			Innovation Investment Group LLC	1824818183	8/23/2018
4	N	6109	S	State	20-15-312-004-0000			Innovation Investment Group LLC	1824818183	8/23/2018
5	N	6115	S	State	20-15-312-005-0000			Innovation Investment Group LLC	1824818183	8/23/2018
6	N	6106	S	Wabash	20-15-312-043-0000			61 Wabash, Inc.	2206720070	2/28/2022
7	Y	6120	S	State	20-15-312-041-0000	M1-2		City of Chicago - Tax Deed	0010273944	9/18/2000
8	Y	6130	S	State	20-15-312-042-0000	M1-2		City of Chicago - Judicial Deed	99914557	8/31/1999
9	Y	6133	S	State	20-15-312-007-0000	M1-2		City of Chicago - Judicial Deed	99914557	8/31/1999
10	Y	6141	S	State	20-15-312-008-0000	M1-2		City of Chicago - Judicial Deed	99914557	8/31/1999
11	Y	6155	S	State	20-15-312-009-0000	M1-2		City of Chicago - Judicial Deed	00005464	11/23/1999
12	Y	6151	S	State	20-15-312-010-0000	M1-2		City of Chicago - Judicial Deed	99914557	8/31/1999
13	Y	6205	S	State	20-15-312-011-0000	M1-2		City of Chicago - Judicial Deed	99914557	8/31/1999
14	Y	6136	S	Wabash	20-15-312-030-0000	M1-2		City of Chicago - Judicial Deed	99914557	8/31/1999
15	Y	6140	S	Wabash	20-15-312-031-0000	M1-2		City of Chicago - Judicial Deed	99914557	8/31/1999
16	Y	6148	S	Wabash	20-15-312-032-0000	M1-2		City of Chicago - Judicial Deed	99914557	8/31/1999
17	Y	6150	S	Wabash	20-15-312-033-0000	M1-2		City of Chicago - Judicial Deed	99914557	8/31/1999
18	Y	6156	S	Wabash	20-15-312-034-0000	M1-2	229500	City of Chicago - Tax Deed	00024814	6/14/1999
19	N	6209	S	State	20-15-312-012-0000	M1-2	25500	NAACP - Trustee Deed	86212377	12/17/1985
20	N	6213	S	State	20-15-312-013-0000	M1-2	255000	NAACP - Trustee Deed	86212377	12/17/1985
21	N	6235	S	State	20-15-312-014-0000			NAACP - Trustee Deed	86212377	12/17/1985
22	N	6225	S	State	20-15-312-015-0000			NAACP - Trustee Deed	86212377	12/17/1985
23	N	6235	S	State	20-15-312-016-0000			NAACP - Trustee Deed	86212377	12/17/1985
24	N	6239	S	State	20-15-312-017-0000			NAACP - Trustee Deed	86212377	12/17/1985
25	N	6241	S	State	20-15-312-018-0000			NAACP - Trustee Deed	86212377	12/17/1985
26	N	6243	S	State	20-15-312-019-0000			NAACP - Trustee Deed	86212377	12/17/1985
27	Y	6241	S	State	20-15-312-020-0000			City of Chicago - Tax Deed	0010117888	9/18/2000
28	N	6247	S	State	20-15-312-021-0000			NAACP - Trustee Deed	86212377	12/17/1985
29	N	6249	S	State	20-15-312-022-0000			NAACP - Trustee Deed	86212377	12/17/1985
30	N	6251	S	State	20-15-312-023-0000			NAACP - Trustee Deed	86212377	12/17/1985
31	N	6253	S	State	20-15-312-024-0000			Immaculee Mwadi Tshimena - SWD	2031720008	9/2/2020
32	Y	6255	S	State	20-15-312-025-0000			City of Chicago - Tax Deed	0011065430	6/4/2021
33	UNK		S	Wabash	20-15-312-035-0000			Unknown	Unknown	Unknown
34	N	6224	S	Wabash	20-15-312-036-0000			Animal Welfare League	Unknown	Unknown
35	N	6232	S	Wabash	20-15-312-037-0000			Its King Services, LLC / Jamar Smith	2125807346	9/15/2021
36	N	6238	S	Wabash	20-15-312-038-0000			DMC Contractors LLC - Quit Claim	1129422019	9/29/2011
37	Y	6246	S	Wabash	20-15-312-039-0000			City of Chicago - Sheriff's Deed	87545582	9/14/1987
38	UNK		S	Wabash	20-15-312-044-0000			Unknown	Unknown	Unknown
39	N	22	E	63rd St	20-15-312-047-0000			CTLTC # 1076782 - Occupied Bldg	Unknown	Unknown

07 PRELIMINARY SPACE PLAN

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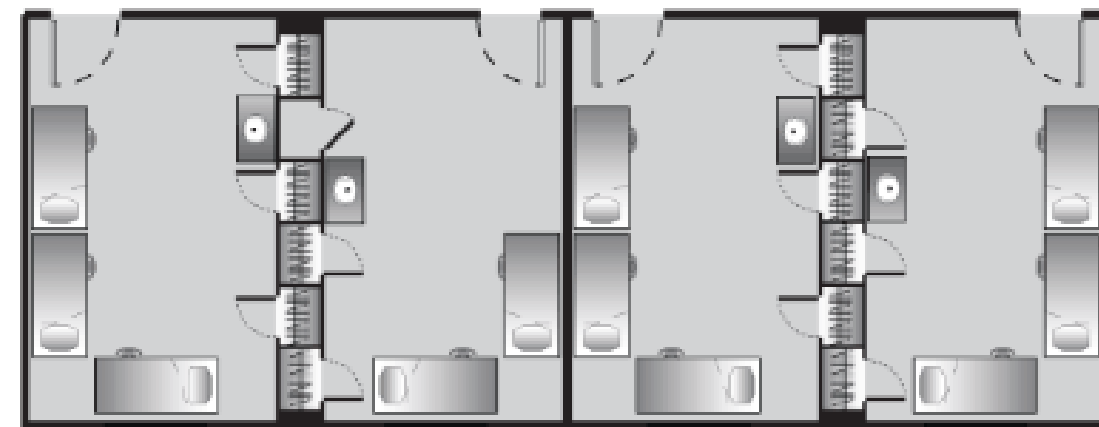
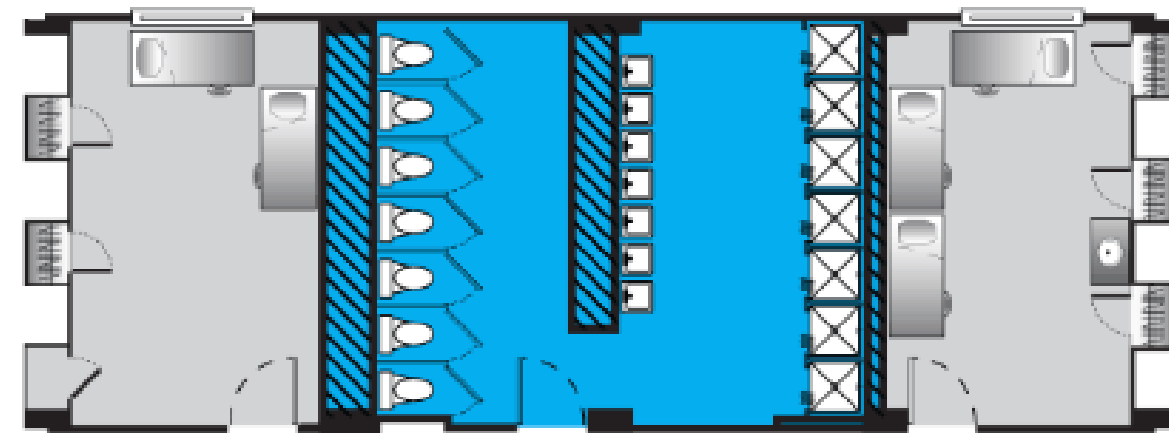
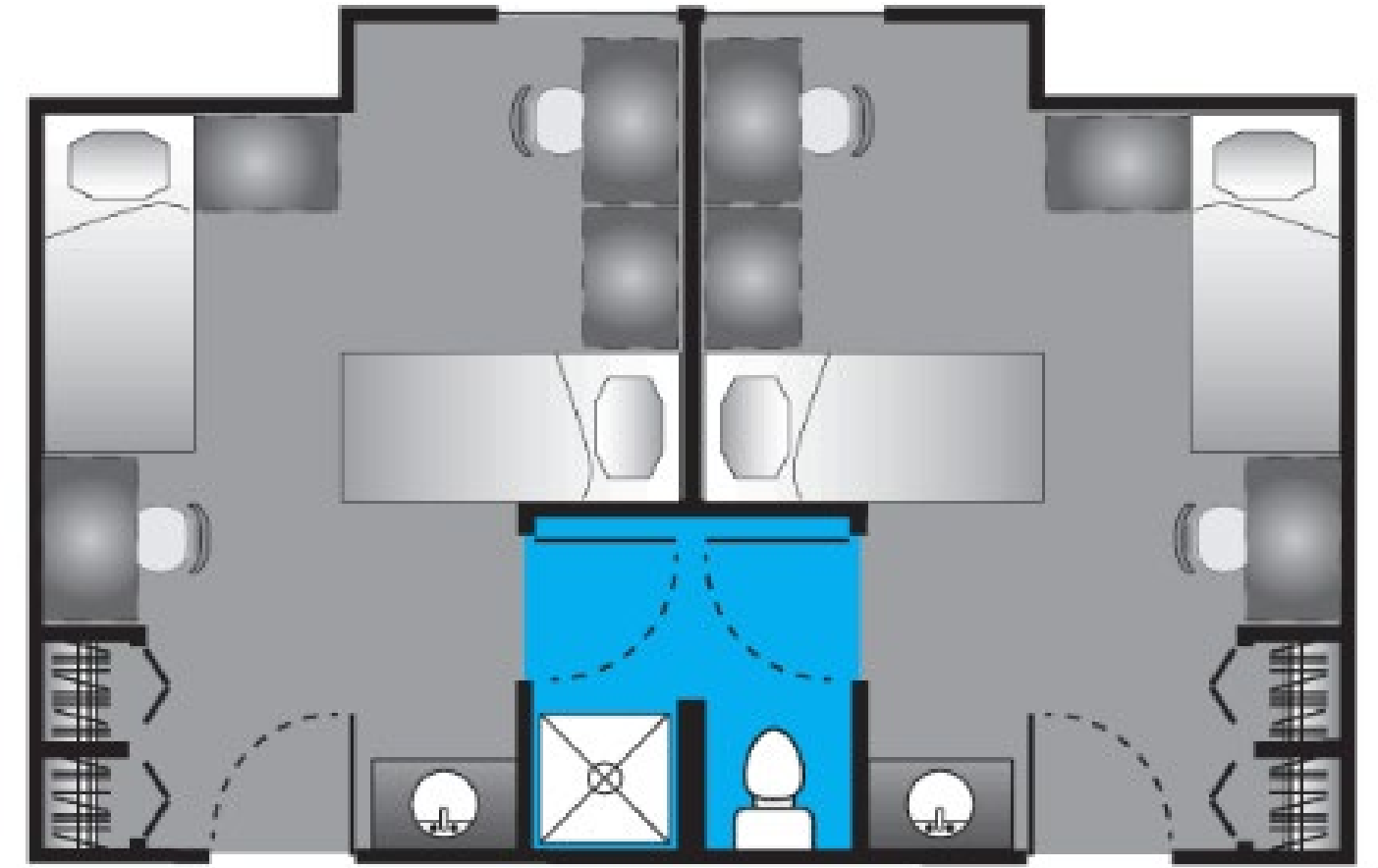
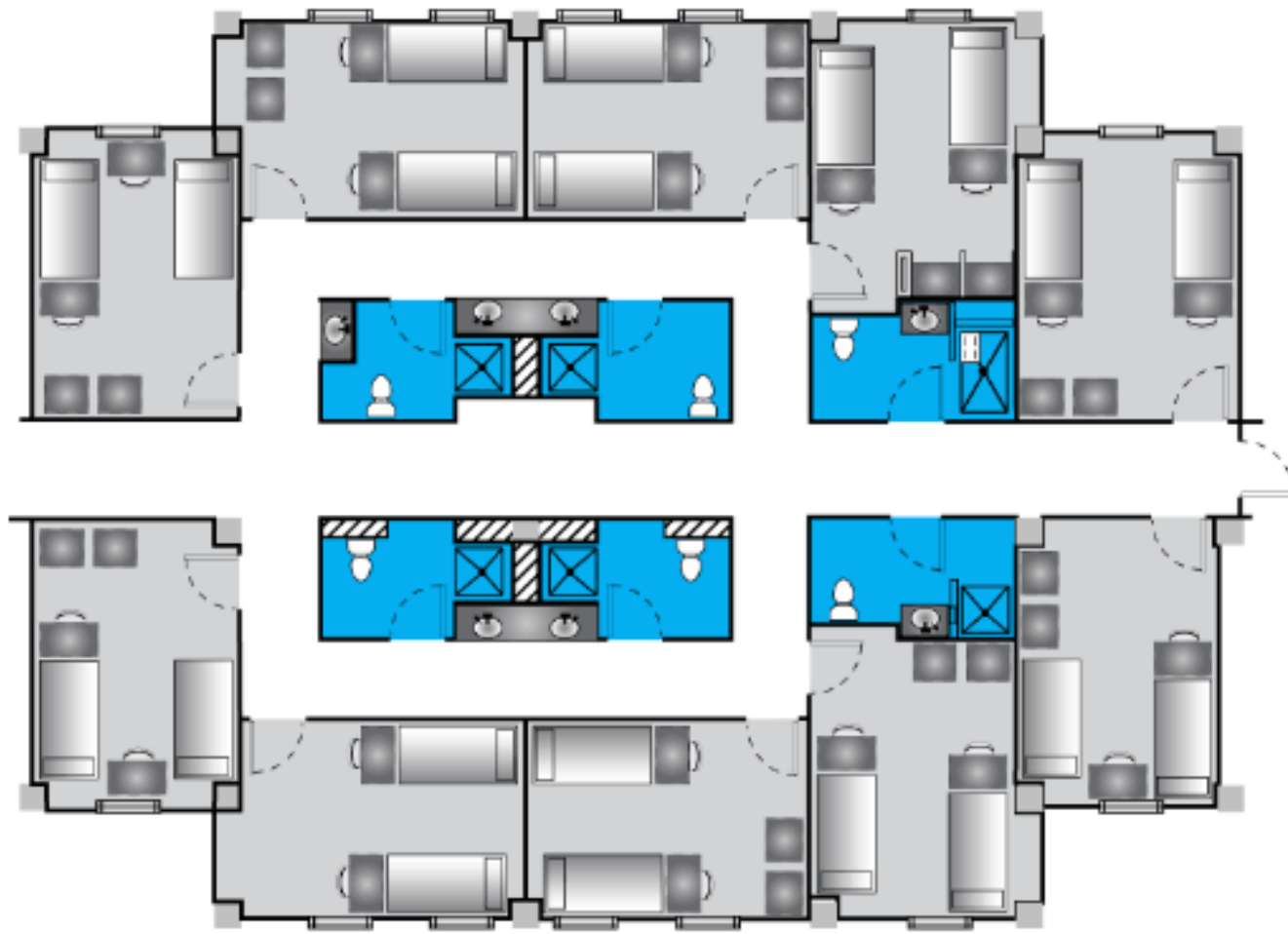
Room/Use	Work Spaces		Shared Program or Meeting Spaces			Total Square Feet	Other Comments
	Employees	Sq. Ft. Per Employee	Room Capacity	Sq. Ft. Per Room	No. of Rooms		
Common Spaces							
Common/Shared Areas							
Reception	1			200	1	200	Entrance with waiting areas and reception desk
Business/Mailroom area				80	1	80	Mail room, printer, copy machine
Staff Break Room			15	350	1	350	Residential grade refrigerator, table with 8 chairs, microwave, sink
Meeting Rooms							
Medium Conference Room/Group Room			30	650	1	650	Accommodates table and seating for 30
Classrooms			25	1,000	2	2,000	Accommodates desks and seating for 30
Community Room			100	2,500	1	2,500	Accommodates up to 100 people at desks
Miscellaneous Spaces							
Storage				350	1	350	Office supplies, file archives, training materials, etc.
Secure Storage				350	1	350	Secure storage for confidential files and materials
Server/IT				50	1	50	
Janitor Closet				35	1	35	
Mechanical Room				150	1	150	
Restrooms			1	50	6	300	Six single user bathrooms, number and size subject to code requirements
Subtotal	1					7,015	
Staff Work Spaces							
Private Office	2			150	2	300	Private office with desk, table and chairs
Cubicle Seating	30			50	1	1,500	Open floor layout with desks and seating for up to 30 employees
Subtotal	32					1,800	
Program Support Spaces							
Children's Place Space	15			500	1	500	Play space for children, max capacity 15
Children's Restrooms				50	2	100	
Nurse - Health Center	1			200	1	200	Exam room with light equipment, desk and chair





Subtotal	15			800	
Dorms					
Entrance			250	1	250 Secured entrance separate from programs
Apartments	30		250	15	3,750 Bed, dresser and desk each for two tenants in every apartment, includes bathroom
Commercial Kitchen			800	1	800 Accommodates commercial kitchen equipment, cold and dry storage
Dining Hall	50	20	1,000	1	1,000 Accommodates 50 seated for dining
Public Bathrooms			50	2	100 Two single user restrooms for men and women
Laundry			300	1	300 Accommodates 6 washer/dryer sets for apartment dwellers
Subtotal				6,200	
Workforce Development					
Trades			1,500	1	1,500 Trades workforce training space
Automotive			3,000	1	3,000 Mechanic garage
Computer Lab	40	25	1,000	1	1,000 Accommodates seating for 40 with computers at each seat
Subtotal	0			5,500	
Outdoor Spaces					
Playground			2,000	1	2,000
Staff and Visitor Parking			400	75	30,000 Includes required number of handicap accessible spots
Subtotal				32,000	
Indoor Spaces					
Subtotal	33				
Common Spaces					7,015
Staff Work Spaces					1,800
Program Support Spaces					800
Housing					6,200
Workforce Development					5,500
Circulation	25%				5,329 Hallways, etc.
Total Building Space (SF)					26,644
Total Outdoor Space (SF)					32,000





Dorm Style



EMPLOYMENT OPPORTUNITIES

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Our organization is committed to supporting our local community by hiring individuals who live and work in the area. We believe that by providing employment opportunities within the community, we can help promote economic growth and social well-being. We will actively seek out and consider candidates from within the community for all open positions, and we look forward to working with and supporting our fellow community members.





Community Assistance Programs has an average of 500 clients working monthly through our programs and services.

CAPs anticipates that the Campus will support 50 full-time staff. CAPs partners will include personnel for services that will be offered on our Campus such as Legal, Childcare, Dining and Culinary Training, other trainers, and Medical Services.

CAPs will give priority to community residents for construction jobs. We are a strong and historical advocate for people who look like us working construction jobs in our communities.

009 FUNDING

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PRELIMINARY COST ESTIMATES

Community Assistance Programs Financial Feasibility Analysis Development Scenario CAPs Workforce Campus

- [1] Based on CAPS space plan, produced by IFF in April 2019.
- [2] Construction cost is an estimate based on IFF experience with similar projects. Assumes significant renovation as the subject property and buildings were in very poor condition. IFF recommends that CAPS work with licensed architect to prepare a detailed work scope, review assumptions with the building code officials, and solicit pricing from contractors as required to confirm the construction cost.
- [3] Debt capacity and potential loan analysis is provided for planning purposes only; it does not constitute a commitment to lend. Any real estate loan will require application and underwriting with the lending entity.

Preliminary Cost Estimates		
ASSUMPTIONS		
Residential Building Size (Square Feet) [1]		12438
Residential Construction Cost (per Square Foot) [2]	\$	275
Office Building Size (Square Feet) [1]		16820
Office Construction Cost (per Square Foot) [2]	\$	200
Automotive Building Size (Square Feet) [1]		8089
Automotive Construction Cost (per Square Foot) [2]	\$	200
DEVELOPMENT COSTS		
Construction Cost	\$	8,402,250
Site Costs - Clean Up and Remediation Allowance [5]	\$	1,800,000
Soft Costs (25%)	\$	2,550,000
Contingency (10%)	\$	1,275,000
Total Development Costs	\$	14,027,250
FUNDING SOURCES		
Potential Loan [3]	\$	-
New Markets Tax Credits (18% Net Equity) [4]	\$	2,524,905
Others as appropriate	\$	-
Fundraising Gap	\$	11,502,345
Total Development Costs	\$	14,027,250

Special Thanks



Governor Pritzker



State Representative
Lamont J. Robinson



Senator
Mattie Hunter



Congressman
Bobby Rush



State Representative
Kimberly Du Buclet

CAPs Workforce Campus Funding is included & Supported by
Governor Pritzker's FY23 Capital Bill



ANY
QUESTIONS?

WHAT IMPACT DOES THIS
CAMPUS HAVE ON OUR
NEIGHBORS, COMMUNITY &
REGIONS?

HOW WILL THIS CAMPUS
REDUCE VIOLENCE AND
STABILIZE THE COMMUNITY?

WHY IS SUSTAINABLE
WORKFORCE CAMPUS
IMPORTANT?

HOW CAN WE OBTAIN
ACCOUNTABILITY &
COLLECTIVE IMPACT THRU
COMMUNITY LEADERSHIP?

OUR LOCATIONS

CAPs at Halsted Street
11717 S. Halsted St.
Chicago IL, 60628

CAPs at Chatman
200 E. 75th St.
Chicago IL, 60619

SATELLITE OFFICES

CAPs at DuPage County
2525 Cabot Drive, 3rd FL
Lisle IL 60632

CAPs at Mid-South
4314 S. Cottage Grove Ave.
Chicago IL, 60653

CAPs at Prairie State College
202 S. Halsted Rm. 115
Chicago Heights, IL 60411



www.CAPsinc.org