



McGaw YMCA Men's Residence Renovation Project

Presentation to the Housing and
Community Development
Committee

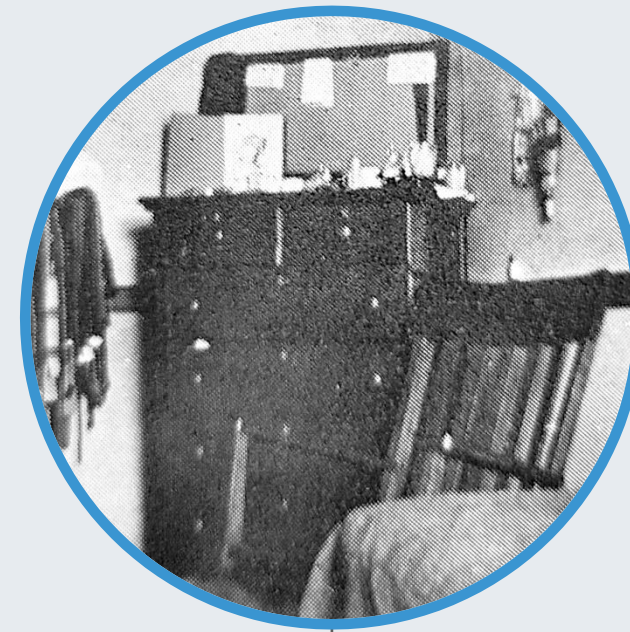
April 19, 2022



Housing men and creating community for more than a century

Historical data tells the story of Resident Members staying at McGaw YMCA for 20+ years. But a shift is happening. Since October 2021, 12 Resident Members have moved to permanent market-rate apartments because they no longer needed low income housing.

McGaw YMCA is committed to its role to provide bridge housing and support services with a focus on getting men to a permanent address after 1000 Grove.



1860

FIRST YMCA HOUSING
CHICAGO, IL



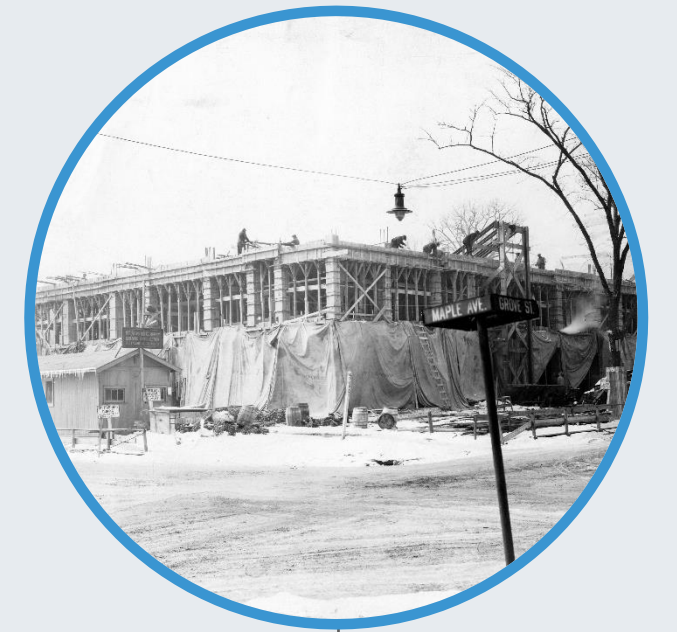
1898

1611 ORRINGTON
LOCATION



1914

EMERSON STREET
BRANCH



1929

1000 GROVE BUILT
EMERSON STREET
BRANCH EXPANSION



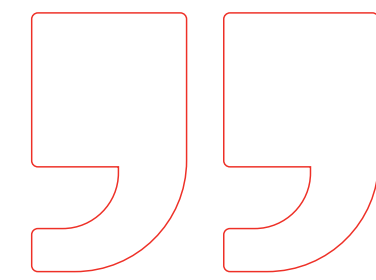
How we serve

Intake process provides a framework for conversations around physical independence, life skills, wellness checks and finances. Together, staff and Resident Members set a plan around specific needs, access support services and work toward permanent housing.



PROGRAM ELEMENTS INCLUDE ASSISTANCE WITH:

- Food security
- Financial literacy
- Credit recovery
- Job training/placement
- Establishing medical care
- Future life planning



They are going through the same issues that a lot of other community members are going through, but we are the only support they've got.

We provide intentional focus on three main areas: health and wellness, employment, and strengthening of community.

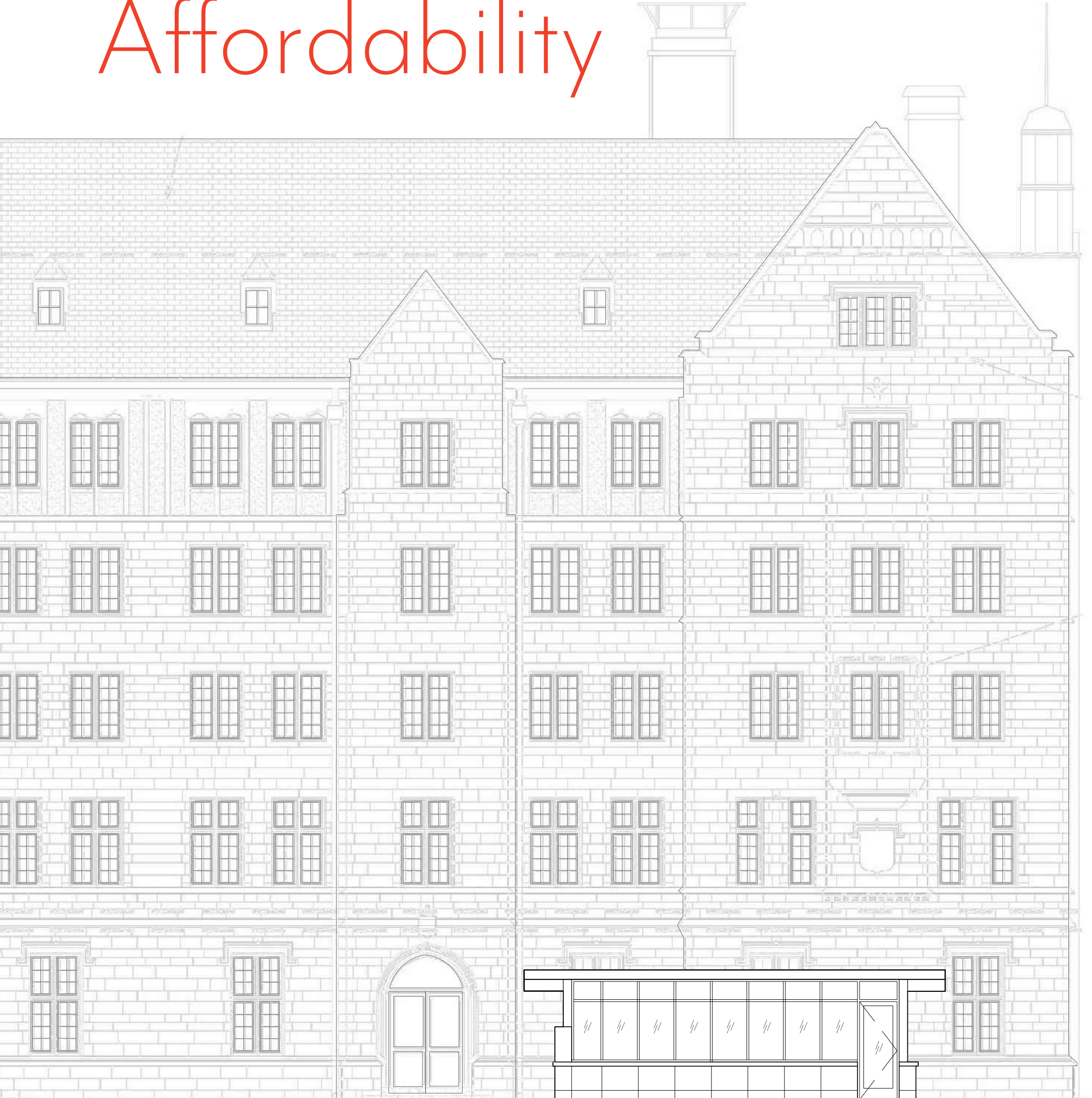
– **ROLAND FOUCHÉ**
SR. DIRECTOR, MEN'S RESIDENCE PROGRAM

MEN'S RESIDENCE RENOVATION PROJECT

A new
“welcome home”



Partnership for Affordability

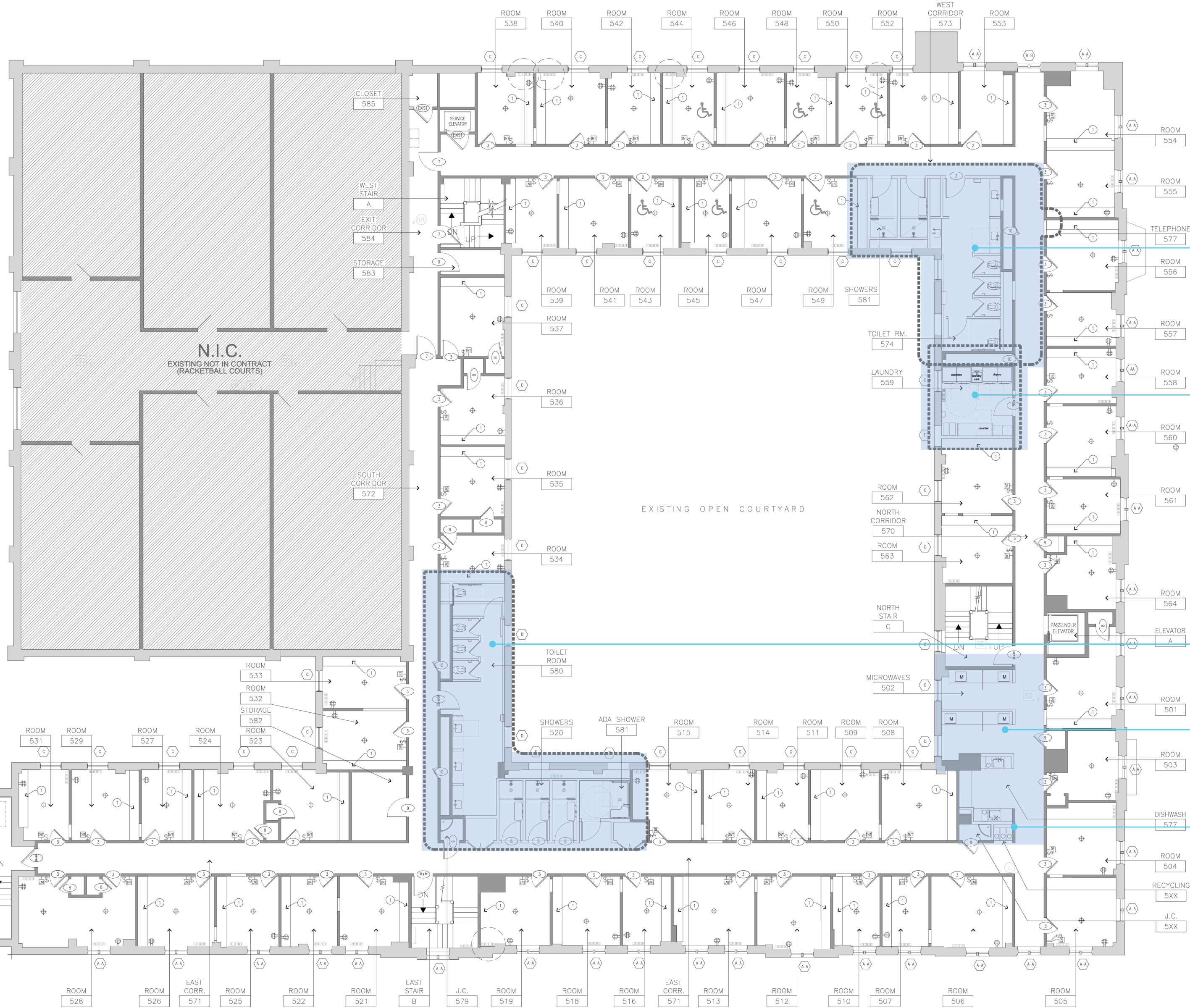


\$1M		Future Maintenance and Scholarship	
\$1.7M		Furnishings	DESIGN PARTNER Designs for Dignity Transforming nonprofit environments through pro bono design services and in-kind donations — empowering lives through design.
\$6.9M		Renovation: Entrance, Lobby, Program Space, Floors 3-5	CONSTRUCTION PARTNER Bulley & Andrews Delivering exceptional construction services and craftsmanship to improve communities and help grow organizations while cultivating enduring partnerships. Prior to start of construction, McGaw YMCA and Bulley & Andrews will execute a guaranteed maximum construction contract.
			ENGINEERING PARTNER CCJM Providing the highest level of service while delivering the full range engineering expertise with a commitment to sustainable principle, Green World practices and Smart Solutions.
			ARCHITECT PARTNER LCM Architects Blending architecture and accessibility to build new and renovated spaces to serve owners and community.
\$1.25M		Resident Member Relocation During Construction	
\$1.15M		Project Contingency	
\$600K		Planning and Architectural Fees	

BUDGETED

SECURED

FIFTH FLOOR RENOVATION PLAN



NORTHWEST RESTROOMS
AND PRIVATE SHOWERS
WITH CHANGING ROOMS

LAUNDRY

SOUTHWEST RESTROOMS
AND PRIVATE SHOWERS
WITH CHANGING ROOMS

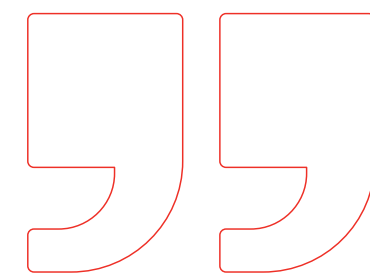
KITCHENETTE

REFUSE AND
RECYCLING CENTER

Fifth floor summary:

- 58 SRO units
- 8 toilets
- 6 private showers and changing rooms with 1 wheelchair accessible stall
- 4 microwaves
- 2 kitchenette sinks for dishwashing and drinking water
- 2 washer and dryer units
- 1 refuse and recycling center

Projected timeline



Here, you have the peace of mind that this place is never going away. It's my home and long after I'm gone, this place will still be here for people.

– **JAMES**
RESIDENT MEMBER

Updates are long overdue, and our building and its amenities should match our commitment to high-quality programming. Our outstanding services can only be enhanced by a comfortable, functional, and safe space that speaks to each resident's dignity and privacy.



Thank you

