

Be a Part of the Dream!

SOUTH SUBURBAN

PADS AND THE

Country

Club

Hills

Wellness

Center



When 200 south suburban residents came together in the spring of 1990 their goal was to find a way to provide overnight shelter and relieve the suffering of the growing number of people who found themselves with no place they could call home. While other agencies were providing some services, South Suburban PADS plan was to create an organization dedicated to serving only homeless families and individuals. Their ultimate hope was to bring an end to homelessness.

The Country Club Hills Wellness Center is a project 16 years in the making and will be the first permanent supportive housing facility of its scale in the region. A five story building with 77 apartments including 23 studios, 34 one-bedroom units, and 20 two-bedroom units, this building will house individuals and families seeking self-sufficiency and increased income.

Tenants will have their own lease and receive the assistance of a variety of services located in the building. Case management, a vegetable and herb garden, food pantry, culinary training center, computer lab, and classes on a variety of self-improvement subjects will be provided for the tenants.

While the size and scope of this project is unprecedented in the south and southwest suburban area and will only address a fraction of the total need, the project is a testament to the dedication and achievement of South Suburban PADS.

The South Suburban PADS Board of Directors and executive management are thrilled to take you on this descriptive tour of the Country Club Hills Wellness Center (CCHWC). It is our hope that you will become as excited as we are about this next step toward the elimination of homelessness in the Chicago Southland.

BUILDING FEATURES

- ◆ Four floors of residential housing, including 77 units comprised of studio, one- and two-bedroom apartments
- ◆ Each residential floor will have a library and TV/Community Room
- ◆ Children's playground
- ◆ Classroom and program offices
- ◆ Computer lab
- ◆ Culinary kitchen
- ◆ Vegetable and herb garden
- ◆ Wellness clinic

Construction is underway. Now it is time to turn our efforts toward furnishings. Look inside to learn more about the building's many special features, furnishings and how your financial support can help make the CCHWC a dream come true!

CULINARY ARTS PROGRAM AND KITCHEN



The CCHWC will be the home of the South Suburban PADS new Culinary Vocational Training program. Students of the program will be trained in the state-of-the-art culinary kitchen located on the building's

first floor. The program will provide both classroom and hands-on experience and will provide a creative and supportive learning community where passionate individuals can immerse themselves in the culinary world. Students will work alongside caring, experienced chefs and instructors and will be taught the skills necessary to pursue a career in the culinary arts.

This program will not only serve those with an aspiration toward the culinary arts. It will also serve as a training ground for residents who have never learned how to cook or how to prepare nutritionally balanced meals. All students will have the opportunity to receive hands-on experience by preparing dinners for their fellow residents. These dinners will play a role in developing a positive sense of community as the building's residents come together to celebrate the accomplishments of our students.

GARDEN

The property will have a robust vegetable and herb garden, tended by residents, students of the culinary arts program and volunteers from the community. Harvested foods will be used in the culinary program as well as distributed through an on-site food pantry.



Working together and sharing this positive hands-on experience will help build a sense of community and connection to the environment where all involved can enjoy the fruits of their labor.

COMPUTER LAB

Technology is key. To everything! The Center's computer lab will be used as part of South Suburban PADS Employment Readiness Program so that residents may use the computers for on-line job searches and applications. Residents will be able to participate in on-line software tutorials to enhance their technology skills, improving their ability to find higher paying jobs. The lab will also be used for a variety of educational and personal development programs.

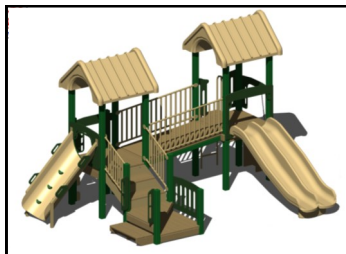
MULTI-PURPOSE ROOM

The building will be equipped with a multi-purpose room for use as part of the Center's main programming area, as well as for youth programming. Children and teens need safe and productive activities to keep their minds and bodies



positively engaged. For this reason, CCHWC plans to offer after-school programs designed to meet both the social and educational needs of the resident youth. The bulk of these programs will be conducted in the building's multi-purpose room. This room will be furnished with appropriate equipment, tables, chairs, media resources and security measures to meet programming needs as well as ensuring a quality after-school program may take place.

PLAYGROUND



The great outdoors is the number one spot where kids can play naturally--making up their own games while freely exploring the world around them. The CCHWC playground area will combine the adventure and wonder of nature with the

durability, safety and low maintenance of high-quality play equipment—making the Center's outdoor play space a fun place for children and families to gather.

RESIDENTIAL AREAS

First impressions are important, and the CCHWC will welcome residents and guests with a beautifully appointed reception area. The entire building will be furnished in soothing mineral tones, with contemporary laminate furniture from manufacturers known for producing durable, long-lasting products. Apartments will be equipped with kitchen/dining area furniture, living room/occasional seating areas and bedroom furniture including mattresses, bedframes, nightstands and dressers.

CASE MANAGEMENT AND PROGRAM SERVICES

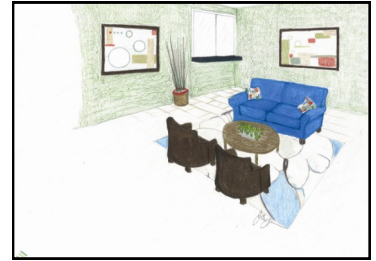
South Suburban PADS case management team will provide supportive services, including employment readiness training and resume development; financial literacy classes; referrals for substance and mental health needs; homeless prevention programs, and various life-style training classes. One-on-one program services will be provided in the case management private interview rooms, and training programs will be held in the classrooms and multi-purpose room. Medical assistance through the Homeless Healthcare Network will continue to be a staple of the PADS supportive services and will be provided in the Center's first floor Wellness Clinic.

DONOR OPPORTUNITIES

Knowing that after 16 years South Suburban PADS is finally realizing its dream of providing permanent supportive housing units in the Southland area, is a dream come true. But, it is only the beginning. This is a huge financial undertaking. While we have obtained financing for the construction, your support is key to PADS ability to furnish the Center. You have been faithful over the years — we hope that we may count on your continued financial support for the CCHWC.

The Donor Table below outlines the various donor opportunities and levels of support. Connect your name, family, Faith Community, business or organization to the Center through a donation. Choose to support the entire cost of an item and you will be celebrated by having that room or item named in your honor with a bronze wall plaque prominently displayed at the facility. All sponsorships, regardless of size, will be recognized on our Giving Tree wall display.

Thank you for your support!



Rendering of the Center's Reception Area



Example of Living Room Furniture

Level	Item	Total Value	Minimum Donor Level
1. Boardwalk	Kitchen	\$150,000	\$10,000
2. Park Place	Elevator	\$175,000	\$10,000
3. Pennsylvania Avenue	Playground	\$40,000	\$5,000
4. North Carolina Avenue	Garden	\$35,000	\$5,000
5. Pacific Avenue	Multi-Purpose Room	\$20,000	\$5,000
6. Marvin Gardens	Two-Bedroom Apartment	\$4,500	\$1,000
7. Ventnor Avenue	One-Bedroom Apartment	\$3,300	\$1,000
8. Atlantic Avenue	Studio Apartment	\$2,300	\$1,000
9. Baltic Avenue	Library/TV & Community Room	\$12,000	\$500
10. Mediterranean Avenue	Laundry Room	\$10,000	\$500
11. Illinois Avenue	Case Management /Program Offices	\$11,000	\$250
12. Indiana Avenue	Classrooms	\$10,000	\$250
13. Kentucky Place	Computer Lab	\$15,000	\$250
14. New York Avenue	Administrative Offices	\$8,500	\$100
15. Tennessee Avenue	Wellness Clinic	\$6,000	\$100
16. St. James Place	Reception Area	\$4,000	\$100
17. Connecticut Avenue	Conference Room	\$14,000	\$50
18. Oriental Avenue	Office Equipment	\$20,000	\$50
19. Vermont Avenue	Filing and Storage	\$8,000	\$50



Proposed Multi-purpose Room Furnishings



Rendering of a Studio Apartment



Proposed Dining Table w/Chairs



Proposed Occasional Chair for Reception Area and Apartments

Be a Part of the Dream Solution!

By making a donation to the CCHWC you can become a part of this dream come true! Donate at one of the designated Donation Levels and your name will be linked to the development and history of this great initiative.

Level	Item	Minimum Donor Level
1. Boardwalk	Kitchen	\$10,000
2. Park Place	Elevator	\$10,000
3. Pennsylvania Avenue	Playground	\$5,000
4. North Carolina Avenue	Garden	\$5,000
5. Pacific Avenue	Multi-Purpose Room	\$5,000
6. Marvin Gardens	Two-Bedroom Apartment	\$1,000
7. Ventnor Avenue	One-Bedroom Apartment	\$1,000
8. Atlantic Avenue	Studio Apartment	\$1,000
9. Baltic Avenue	Library/TV & Community Room	\$500
10. Mediterranean Avenue	Laundry Room	\$500
11. Illinois Avenue	Case Management / Program Offices	\$250
12. Indiana Avenue	Classrooms	\$250
13. Kentucky Place	Computer Lab	\$250
14. New York Avenue	Administrative Offices	\$100
15. Tennessee Avenue	Wellness Clinic	\$100
16. St. James Place	Reception Area	\$100
17. Connecticut Avenue	Conference Room	\$50
18. Oriental Avenue	Office Equipment	\$50
19. Vermont Avenue	Filing and Storage	\$50

Make checks payable to South Suburban PADS. In the memo section of the check, please state CCHWC and the Level Number. Mail your donation to the address shown below.

Need further information about the project? Contact Mike Wasserberg, Executive Director or Michael Cobb, Assistant Executive Director at 708-754-4357.

Have a question about how to donate, or how to make a credit card donation? Contact Liz Moore, Office Manager at 708-754-4357.



**South Suburban PADS
P.O. Box 1176
Homewood, Illinois 60430
www.sspads.org
708-754-4357**

The Country Club Hills Wellness Center is being constructed by South Suburban PADS in partnership with Turnstone Development.

About South Suburban PADS

"South Suburban PADS (Public Action to Deliver Shelter) is an interfaith program providing shelter and supportive services to homeless persons. Compassion, hospitality and dignity are key characteristics of the PADS program."

South Suburban PADS became a 501(c)(3) non-profit organization serving the south and southwest suburban regions of Cook County, Illinois in December, 1990. In fact, South Suburban PADS is the chief provider of emergency shelter services in the region and the only program to offer such services on a non-restrictive basis.

By utilizing the strengths of over 265 Faith Communities, more than 12,500 adult and student volunteers and a dedicated professional staff, PADS, over the years, has continued its battle against homelessness by providing emergency shelter, healthcare, a full range of supportive services, interim housing, transitional housing, homeless prevention services and a computerized information system. Our "neighbor helping neighbor" approach to the delivery of service has proven to be an effective means for addressing this problem in a cost effective, yet progressive fashion.

Since 1990 PADS volunteers have cared for over 11,581 homeless men, women and children; our supporting Faith Communities have hosted 351,840 shelter nights, and over 1,083,265 meals have been served to those in need. In the last 18 years PADS Daytime has helped adults find more than 10,000 jobs, and since its inception in 1994 the Homeless Healthcare Network has made primary healthcare accessible to 9,423 uninsured persons.

South Suburban PADS will be the lead agency providing on-going supportive services to the residents of the Center, including case management services, employment readiness, and healthcare services through the Homeless Healthcare Network.

About Turnstone Development

Turnstone Development Corporation is a not-for-profit 501(c)(3) development corporation incorporated in the State of Illinois. Turnstone Development was created in order to facilitate the creation and preservation of affordable housing, specifically in carrying out the U.S. Department of Housing and Urban Development's (HUD) Housing Choice Vouchers (HVC) Program and assisting with mixed-finance and low-income housing tax credit developments. Turnstone Development regularly provides support to Public Housing Authorities (PHA's) in their effort to create and preserve affordable housing opportunities for low-income families primarily in Illinois and throughout the United States

Turnstone Development has developed over 1,300 affordable housing units and leveraged over \$185 million in private and public investment capital sources, such as low-income housing tax credit (LIHTC) equity from the Illinois Housing Development Authority (IHDA), County HOME funds, Public Housing Authority capital funds (PHA), American Reinvestment and Recovery Act Stimulus funds (ARRA), traditional banking and lending institutions' loans, and grant assistance from such organizations as the Federal Home Loan Bank (FHLB) and the Department of Commerce and Economic Opportunity (DCEO), all for the purpose of rehabbing and constructing affordable housing development sites throughout Suburban Cook County, Illinois and the United States.

Turnstone is staffed by a group of dedicated and capable professionals with substantial experience in development, construction management, planning, and financing. Additionally, Turnstone has strategic partnership arrangements with various professional marketing, property management, architectural, accounting, legal, and development organizations to help accomplish its mission.

Turnstone continues to foster partnerships with community service providers to ensure residents have access to appropriate programs, services and resources. Such collaborative efforts help to improve the quality of life for its residents and migrate low income families to self-sufficiency.