



## Updates from CRN

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May 23, 2019



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### Empowerment Series Continues in June

The 2019 Community Development and Empowerment Series continued this month with Finance Skills for Real Estate led by Maurice Williams of the Chicago Community Loan Fund. Students learned how to utilize technology to operate efficiently in today's challenging market, from creating development proformas to computing financial calculations with an HP-12c calculator.

Do you want to learn technical skills for affordable development from Chicago's community development leaders? **The Empowerment Series continues June 20 and 21** with Proforma Development taught by Maurice Williams. Understanding principles of real estate development and finance is critical to maintaining the long-term affordability of your project. In this session, learn to create development proformas, income and expense statements, and cash flow analyses. Emphasis will be placed on structuring projects with tax credits, grant funding, and public funds.

[REGISTER](#)

### About CRN

#### **Who We Are:**

For 40 years, the Chicago Rehab Network has worked to train, coordinate, and empower community-based organizations developing affordable housing across Chicago and the region. CRN's advocacy has resulted in policies and resources including the Affordable Requirements Ordinance, the Tax Reactivation Program, the State of Illinois Housing Trust Fund, and the Illinois Affordable Housing Tax Credit. In addition to advocacy and training, CRN provides industry-wide thought leadership through regular policy updates, best practice case studies, and demographic and economic

analysis related to housing needs



### Thanks for Joining Us at the Table!

On May 22, CRN joined with our friends and allies from around the city to create a memo for Mayor Lightfoot as part of the Chicago Community Trust's *On the Table* initiative. In the midst of new City leadership, population loss, and corporate growth, ensuring that our neighborhoods have adequate safe, quality, affordable housing is an absolute priority. Highlights of the conversation included the question of how we can truly develop for *all* people, as well as the need to define what affordability truly means throughout our city--especially as prices rise, communities are pushed out of their neighborhoods and out of the city, and many neighborhoods remain disinvested. Looking to the future, our discussion focused on innovative solutions and increased resources. Key takeaways included collaborating to see greater capacity-building in the non-profit and community development fields; effectively utilizing space and community engagement through models such as land banks, land trusts, and shared-equity housing; and continuing to ensure that the race and class dynamics of housing are centered in dialogue. Mayor Lightfoot has stated her commitment to affordable housing, and we look forward to working with the new administration and our partners throughout the city to promote development without displacement. One of our *On the Table* attendees summed it up best: "Affordable housing is an investment in people."

Read Lightfoot's transition report [here](#).



and markets.

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### Support our Mission:

With your help, we can build strong neighborhoods, strengthen capacity, and foster community leadership.

**DONATE TODAY!**

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**CRN thanks our generous supporters:**



The Elizabeth Morse Charitable Trust



## Save the Date

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### Public Hearings and Request for Comment on City Plans

The public is invited to provide input on the 2019 Final Action Plan, 2020-2024 Consolidated Plan, 2020 Draft Action Plan, and Citizen Participation Plan, which cover programs including CDBG, HOME, ESG, and HOPWA. Public comments are also being accepted. Find out more [here](#).



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### Developer Request for Qualifications

The Chicago Neighborhood Rebuild is a collaborative effort between the City of Chicago, Chicago Community Loan Fund (CCLF), Cook County Land Bank Authority (CCLBA) and Community Investment Corporation (CIC) to facilitate the acquisition and redevelopment of single family and 2-flat vacant properties for new homeowners in Chicago's higher crime community areas within the 7th, 10th and 11th Police Districts. The target date for RFQ selections is June 24th. Learn more [here](#).

## In the News

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### Congratulations to New Housing Commissioner Marisa Novara

Mayor Lightfoot has announced the appointment of Marisa Novara as the Commissioner of the newly-reinstated Department of Housing. After working at Lawndale Christian Development Center, Novara joined the Metropolitan Planning Council, where she has overseen projects including the "Cost of Segregation" report as Vice President. She is a graduate of the



Urban Developers Program, a partnership between CRN and the

## **Renters in Chicago's African-American Neighborhoods are 4 Times as Likely to Face Eviction**

From the Chicago Tribune:

"In African American neighborhoods...landlords file for evictions at a substantially higher rate than in other parts of the city, according to a new report from the Lawyers' Committee for Better Housing, a local housing advocacy organization that reviewed nearly 300,000 Cook County eviction court records for 2010 through 2017. In 2017, landlords in majority-African American neighborhoods filed for evictions four times more often than in white neighborhoods, the report found."

Read the full story [here](#).

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## **HUD Will Provide \$5 Million for Carbon Monoxide Detectors in Public Housing**

Following an investigation that found that at least 13 public housing residents died from carbon monoxide poisoning since 2003 and a push by lawmakers including Illinois Congressman Chuy García, HUD announced plans to provide \$5 million to install carbon monoxide detectors. Currently, carbon monoxide detectors are not required in HUD housing. Read the full report [here](#).



*HUD housing in New York. Photo from NBC.*