



NetworkNews

October Update: News and Updates from the Chicago Rehab Network

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CRN's Upcoming Empowerment Series Training: Multifamily Development



Executive director of IHDA Audra Hamernik visiting our most recent training on single family development.

It is not too late to sign up for upcoming Community Development and Empowerment Series classes - Multifamily Family Housing Development, Construction Management, and Property Management. Whether you are interested in learning the fundamentals of property development or brushing up on your knowledge of fair housing practices, CRN's

Empowerment series offers a wealth of information and skill building tools from leaders in the Illinois affordable housing community. From new property managers to seasoned community advocates, Empowerment Series classes have something to offer anyone interested in strengthening neighborhoods through development without displacement.

Our next class will take place Thursday, October 19 and Friday, October 20 with instructors Teresa Prim of Prim Lawrence Group, and Linda Greene of Lucas Greene Associates sharing their insights and expertise regarding Multifamily Development and delving into the nuts and bolts of getting units built. The process of developing multifamily housing will be discussed both in terms of the technical skills involved, and in terms of maximizing production to meet community needs. Assembling the development team, acquiring property, securing financing, and marketing will be examined in detail, with participants benefiting from hands-on practice and the resources offered by CRN and the instruction team. For more information, and to register for this or other classes, [click here](#).



RESCHEDULED Department of Planning and Development 2017 Q2 Progress Report

Mark Your Calendar for:

Chicago City Council Committee on Housing and Real Estate Quarterly Hearing featuring CRN's 2017-Q2 Housing Analysis

**Tuesday, October 10, 2017
10:00 a.m. | City Hall Room 201A**

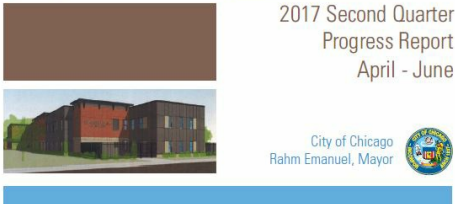
Reconvening from 9/25 meeting at which DPD report was postponed (official notice [here](#)).

Featuring policy updates and a discussion of the status of affordable developments.

You can find the the Committee's 10/10 agenda [here](#), the City Department of Planning and Development's 2nd Quarter 2017 Housing Production Report [here](#), and CRN's analysis of the report [here](#).

2014-2018 Chicago Five-Year Housing Plan

Strengthening neighborhoods — Increasing Affordability.



Analysis of the Second Quarter 2017 Housing Report

Bouncing Back: Five-Year Housing Plan, 2014-2018
Presented Sept 25 2017, Chgo Council Comm on Housing/Real Estate

INTRODUCTION – Chicago Rehab Network is pleased to present our review of the Department of Planning and Development's 2017 Second Quarter Housing Progress Reports to the members of the Committee on Housing and Real Estate and the larger Chicago City Council. The nature and scope of developments supported by the Department of Planning and Development in this quarter is impressive. The approved developments for this quarter serve everyone from seniors to the formerly homeless, and range from new construction to projects populating multiple sites and a preservation plan impacting 16 properties to upgrade 136 affordable apartments. The progress this quarter demonstrates the capacity of Chicago's affordable housing developers as well as the Department of Planning and Development to respond to the growing need for affordable housing across the city in virtually every neighborhood.

The challenge, however, is meeting the need for affordable housing in a hyper-inflated market across most neighborhoods in Chicago. Several recent news outlets have reported the city as witnessing perhaps the most vibrant construction of residential development in the nation¹. The transformation of this city's urban center is so vast that Tribune critic Blair Kamin frames it as the "Super Loop," recognizing that high-rise developments are changing the landscape well beyond downtown, in areas reaching to the Stevenson on the south, to North Ave. on the north and from the waterfront to Ashland Ave. westward. Curbed Chicago identifies 57 recent developments, and others remark on the 8,000 new dwelling units being added to the city's stock: 229,000 people now reside within this "Super Loop," making it the second largest population center in the state of Illinois, bested only by the City of Chicago itself. This was predicted in 2003-2004, when the city went through its rewrite of the 1954 Zoning Ordinance, with estimates at the time predicting a population of 200,000 by 2020. What was not anticipated were increases in housing insecurity, loss of population in Chicago neighborhoods on the South and West Sides, and the growing affordability gaps in Chicago communities (see [CRN's 2017 Q2 Report](#)).

The shortage of affordable housing across Cook County increased in the last year to 200,000 units, with the highest affordability gaps in two sub-regions of the city proper: Washington Park/Jackson Park/Woodlawn on the South Side, followed by Uptown and Rogers Park community areas on the North Side. The Institute of Housing Studies at DePaul University cites the affordability gap at over 112,000 homes. (Institute for Housing Studies estimates of City of Chicago Rental Affordability calculated from American Community Survey PUMS Data 1-Year, 2013-2015).

¹<https://chicago.curbed.com/2017/02/15/034506/chicago-residential-tower-construction>

Save the Date: CRN Fall Members' Meeting

Thursday, November 9, 2017
8:30 a.m. | Continental Breakfast
9:00 a.m. - 11:30 a.m. | Meeting

More details to follow.

ARO Updates

On Monday, September 25 the Committee on Housing & Real Estate debated the passage of two pieces of legislation that would increase affordability requirements for the City's current [Affordable Requirements Ordinance \(ARO\)](#). The ordinance would target the [Milwaukee Corridor Pilot area](#) and the [Near North/Near West Pilot area](#) as two parts of the city most at risk of continued displacement through gentrification. Alderman Walter Burnett, Jr., one of the ordinance's sponsors along with Alderman Joe Moreno, noted that the ordinance will be a compromise between a variety of opinions and stakeholders; this was reflected as community activists, non-profits, developers, and residents all gave their input on the proposed legislation. The most common concerns expressed regarding the ARO pilot were the limited geographic areas they covered and the lack of family-sized units they would create. After several hours of testimony, questions, and occasional debate, the ordinance passed through the Committee; the Near North/Near West Pilot will go before the Committee again on October 10 ([agenda](#)) for more amendments and both will go before the full City Council on Wednesday, October 11 at 10:00 a.m. Learn more about the the October 11 meeting on the City Clerk's [website](#) and read the agenda [here](#).



For more information about affordability requirements and inclusionary zoning both in Chicago and nationally, see Chicago attorney Richard Klawiter's [article](#) discussing development incentives and fund reallocation or Next City's [article](#) comparing affordable housing programs in different cities.

Lathrop Groundbreaking Ceremony



PLEASE JOIN RELATED MIDWEST, BICKERDIKE REDEVELOPMENT CORPORATION, HEARTLAND HOUSING, THE CHICAGO HOUSING AUTHORITY, CITY OF CHICAGO DEPARTMENT OF PLANNING AND DEVELOPMENT AND ILLINOIS HOUSING DEVELOPMENT AUTHORITY

TO CELEBRATE

Lathrop Groundbreaking Ceremony

TUESDAY, OCTOBER 10 | 1:30 P.M.

THE GREAT LAWN | ENTER AT THE CORNER OF LEAVITT AND CLYBOURN

PARKING AVAILABLE ON LEAVITT

RSVP TO
Kelly King at kking@relatedmidwest.com

REIMAGINED IN THOUGHTFUL PARTNERSHIP



CRN on CAN TV

On September 28, CRN had the opportunity to visit Chicago Newsroom on local channel CAN

Cook County Land Bank Authority Announces Request for Renovation Proposals



The Cook County Land Bank Authority (CCLBA) announces a Request for Proposals from qualified contractors to provide HOME RENOVATION services for a house located in the City of Chicago. CCLBA expects the winning applicant to complete the renovation by November 30th, 2017.

Release Date: Monday, October 2nd at 5:00 PM CST

Pre-Bidders Meeting: Friday, October 6th at 10:00 AM CST

Open House Evaluations: Tuesday, October 10th at 2:00 PM; Wednesday, October 11th at 10:00 AM

Submission Deadline: Monday, October 16th at 5:00 PM CST

Incomplete proposals will not be considered, although they may be modified before the submission deadline. A Pre-Bidders Meeting will be on Friday, October 6th @ 10:00 AM at the Cook County Administration Building held at 69 W. Washington St., 22nd Floor Conference Room 'B'. Open Houses will be held the following week in order for applicants to evaluate the property, and those respective dates can be found in the RFP. Attendance is required in order for your bid to be considered a complete proposal.

All communications concerning this proposal must be presented in writing via email or standard U.S. mail to either Mustafaa Saleh (mustafaa@cookcountylandbank.org) or Gene Kelley (gene@cookcountylandbank.org).

You can find more information on [CCLBA's website](#).

Second Round of Neighborhood Opportunity Fund Applications Open



We are pleased to inform you that Mayor Emanuel has opened the Neighborhood Opportunity Fund program for a second round of applications today. While many of the inaugural class of grant recipients prepare their projects, we are excited to support another group of projects that will catalyze development along commercial corridors on the South, Southwest and West sides of our City.

We will take applications until the deadline, and final selections on projects will be made following that deadline.

Application Period:

Open Date: Wednesday, October 4th

Deadline Date: Friday, December 22nd at 4:00 P.M.

You can learn more about the Neighborhood Opportunity Fund [here](#) and apply [here](#). Email nof@cityofchicago.org with questions.

Lawndale Christian Development Corporation's
30th Anniversary Celebration



30 YEARS OF LOVING GOD &
LOVING OUR NEIGHBORHOOD

Because you have played a vital role
in the lives and environments of
Lawndale residents:

**LAWNDALE CHRISTIAN DEVELOPMENT CORPORATION
INVITES YOU TO A DINNER
IN HONOR OF OUR 30TH ANNIVERSARY
THE SKYLINE ROOM 4TH FLOOR
3750 WEST OGDEN AVENUE
FRIDAY, OCTOBER 20, 2017 | 6:00PM**

The purpose of this event is to honor what God has done over the past 30 years at LCDC and to cast the vision for where we are headed in the years to come. Please come prepared to give a gift of generosity as an investment into the future of North Lawndale.

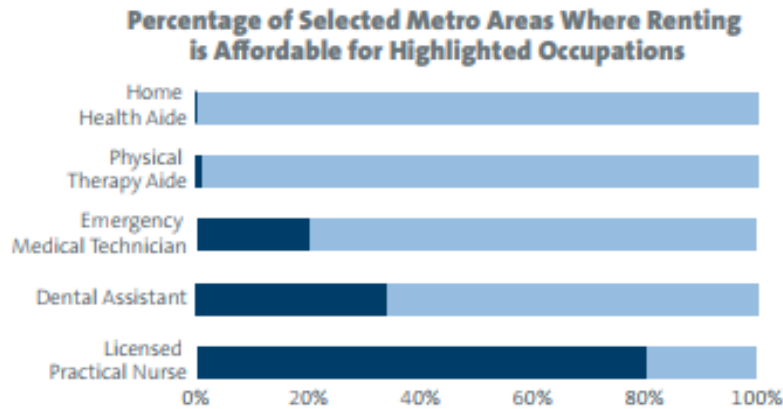


Paycheck to Paycheck Database Highlights Housing Affordability Challenges Faced by Healthcare Workers

Published at the end of September by the National Housing Conference, Paycheck to Paycheck 2017 provides "a snapshot of housing affordability for healthcare workers." The healthcare industry accounts for over one-sixth of the U.S. economy and continues to grow, and yet many healthcare workers are unable to buy or rent homes with their current salaries. In fact, of the five



studied healthcare occupations, not one is able to afford to buy or rent a home in every one of the 203 metro areas used in the study. By focusing on those healthcare occupations that require a lower level of education and provide a lower salary, Paycheck to Paycheck demonstrates the challenge in housing affordability faced by many workers in one of the nation's largest industries.



You can read the full report [here](#).

Congratulations to Mercy Housing Lakefront for Winning an Affordable Housing Finance Readers' Choice Award!

Along with nine other developments around the country, Mercy Housing Lakefront's project converting Chicago's iconic Sears catalog printing facility into 181 units of affordable housing has won a 2017 Readers' Choice Award from Affordable Housing Finance. The Lofts on Arthington, an adaptive-reuse project located in Homan Square, will provide a mix of one, two, three, and four bedroom units for families at 30% and 60% AMI. Residents will have access to services including pre-K education, neonatal healthcare, and job training. You can read more about the Lofts on Arthington [here](#) and about the other AHF winners [here](#).



From Affordable Housing Finance.

National Affordable Housing News: California Passes Expansive New Legislation

On September 29, California Governor Jerry Brown signed a historic housing legislation package. The package, which includes 15 new bills in total, seeks to expand affordable housing through a variety of measures in order to address the state's housing crisis. Highlights include SB 2 by Sen. Toni Atkins (D-San Diego) which will impose a \$75 fee on certain real estate documents raising an estimated \$250 million per year, SB 3 by Sen. Jim Beall (D-San Jose) which will place a \$4 billion bond for affordable housing on the state ballot, and SB 35 by Scott Wiener (D-San Francisco) which speeds up housing approvals in cities not currently meeting their housing goals. You can read more about the new legislation [here](#).



From Affordable Housing Finance.

Thank You to CRN's Recent Supporters

Thanks to recent investments from our generous supporters, CRN is able to continue necessary programming that encourages development without displacement.



About the Chicago Rehab Network

For 40 years, CRN has worked to train, coordinate and empower community-based organizations engaged in developing affordable housing across Chicago and the region. CRN's

robust advocacy efforts also have resulted in numerous affordable housing policies and resources, including the Affordable Requirements Ordinance, the Tax Reactivation Program, State of Illinois Housing Trust Fund, various property tax reforms, 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 and markets.

For 40 years, the Chicago Rehab Network has played a leadership role in bringing affordable housing to Chicago's most disinvested communities. Support our work building strong neighborhoods, strengthening capacity, and creating powerful leaders.



www.chicagorehab.org

