

# CRN

CHICAGO REHAB NETWORK

## Community Development and Empowerment Series 2010

Foreclosures, conversions, property taxes, high housing cost burden, overcrowding, homelessness—all issues which community developers work to overcome. Using a value-based approach to learning development fundamentals, you can be a leader in improving quality of life for renters, homeowners, and other community stakeholders.

**Chicago Rehab Network: Valuing Affordability**

Presented by  **HARRIS.**

# CRN Series

**Chicago Rehab Network (CRN) is a citywide coalition of neighborhood-based nonprofit housing organizations working to create and preserve affordable housing in Chicago and the region. Through research, publications, policy and advocacy, training and technical assistance CRN advocates for affordable housing resources at the local, state, and national levels.**

**Formed in 1977 by community groups seeking to pool expertise and share information, the coalition membership consists of over 40 organizations representing over 60 city neighborhoods. Through the years CRN's efforts have resulted in the creation of tens of thousands of affordable units as hundreds of community-based and for-profit developers have come to see opportunities in neighborhoods.**

**Community Development and Empowerment Series workshops are designed for adult learners from a variety of backgrounds.**

**The 2010 Community Development and Empowerment Series is presented by Harris Bank.**



## **Community Building**

Thursday, February 25, Harris Bank  
Friday, February 26, Neighborhood Tour  
**Joy Aruguete and Stephen McCullough**

The first in the series, this workshop will present the community assets perspective as a model for community planning. Through looking at strategies employed by community-based development organizations, we will discuss the elements beyond bricks and mortar that community building requires.

## **HP12-C & Spreadsheets**

Thursday, March 22, MicroTrain  
Friday, March 23, MicroTrain  
**Maurice Williams**

Technology can enhance your organization's ability to operate efficiently in today's challenging market. Learn housing finance concepts, how to compute financial calculations on the HP12-C, and how to use computer spreadsheets to create proformas.

# CRN Series

## **Proforma Development & Analysis**

Thursday, April 22, Harris Bank

Friday, April 23, Harris Bank

Andrew Geer

Understanding principles of real estate development & finance is critical to maintaining the long-term affordability of your project. You will create development proformas, income and expense statements, and cash flow analyses. Emphasis will be placed on structuring projects with tax credits, public funds, grant funding and the new affordable housing donation tax credit.

## **Sources of Development Financing**

Thursday, May 20, Harris Bank

Friday, May 21, Harris Bank

Yittayih Zelalem

Developing affordable housing is a challenging process that requires the layering of financing to achieve the goal of affordability. This workshop will familiarize participants with the mechanics of securing development capital, debt and equity financing, grants and subsidies.

## **Single Family Housing Development**

Thursday, June 17, Harris Bank

Friday, June 18, Harris Bank

Teresa Prim and Linda Greene

The process of developing single family housing will be discussed both in terms of the technical skills involved, and in terms of maximizing production to meet community needs. Assembling a development team, acquiring property, securing financing, and marketing will all be examined in detail.

## **Multifamily Housing Development**

Thursday, July 15, Harris Bank

Friday, July 16, Harris Bank

Teresa Prim and Linda Greene

Multifamily housing development will be discussed as one tool for creating community-based affordable housing. The development process, acquisition, sources of financing, development team, and legal issues will all be discussed.

## **Project & Construction Management**

Thursday, August 12, Harris Bank

Friday, August 13, Construction Site Visit

Angela Hurlock

Creating quality affordable housing requires knowledge of construction that includes knowing how to choose a project team, how to manage contracts, and how to closeout the project.

Students will visit a construction site to test concepts in the field. Transportation and lunch provided.

## **Property/Asset Management/ Tenant Services**

Thursday, September 16, Harris Bank

Friday, September 17, Harris Bank

Lyn Cooper Bergstrom

This course will review the key aspects in the property management of subsidized housing. Focus will be given to marketing and lease up, accounting, asset management, fair housing laws, maintenance and capital improvements, and resident services.

# CRN Series

## When/Where

Unless otherwise noted, each workshop will take place from 8:30 am – 4:30 pm.

Harris Bank, 111 W Monroe Street, 8th floor.

For directions to Harris Bank, parking, and/or public transportation, call CRN at 312.663.3936.

## Registration

See reverse side or visit [www.chicagorehab.org/capacity/empowerment.htm](http://www.chicagorehab.org/capacity/empowerment.htm) for registration information. Enrollment is limited

Certificates will be awarded to those who attend all eight workshops

## Fees

Nonprofit organizations  
\$100 per 2-day workshop  
\$700 for full Series  
Limited scholarships available

## Other organizations

\$150 per 2-day workshop  
\$1000 for full Series



For information about the Community Development and Empowerment Series, and other training and technical assistance opportunities, contact Chicago Rehab Network at 312.663.3936, or visit [www.chicagorehab.org](http://www.chicagorehab.org).

## Registration Form

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### Workshops

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- Check here if you will attend all eight workshops.  
You will receive a Community Development and Empowerment Certificate at the end of the series.

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Name

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Organization

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Address

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City/Zip

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Phone

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Fax

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Email

To register, e-mail [andy@chicagorehab.org](mailto:andy@chicagorehab.org) with the above information, or fax or mail this form to:

**Chicago Rehab Network**

53 West Jackson, Suite 739  
Chicago, Illinois 60604  
Fax 312.663.3562  
Telephone 312.663.3936



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Chicago, Illinois 60604

**“ The Empowerment Series of 2007 was outstanding. I owe you my current position as a project manager in Real Estate Development. I hope that many others can benefit from this class in the future, and I would repeat the classes in a heartbeat.”**  
**Stacey Flint, Bethel New Life**

**“ Thank you for coordinating this series. It was tremendously valuable, and also a lot of fun.”**

**Lisa Tapper, Affordable Housing Corporation of Lake County**



Chicago Rehab Network



**HARRIS**