



July 21, 2020 | News & Updates from the Chicago Rehab Network

UPDATES FROM CRN

A Note from CRN

We are well aware of the ongoing challenges toward repairing our communities and stabilizing households in the looming crisis of displacement and homelessness bought on by the pandemic. We look to learn more deeply and listen keenly about the many shades of injustice and structural racism that have long made our value-based work for affordable housing so fundamental to our democratic ideals. Our community development corporations (CDCs) and neighborhood partners remain steadfast in their determination to confronting a myriad of interlocking issues that one of our CDC partners recently characterized as "grinding, halting work...dealing with forces that are overwhelming and much larger than the local neighborhood."

We recognize that leaders are working hard for solutions at the city, county, state and federal level. We are thankful for their partnership and urge continued, effective, and community-led action. This week we will learn of the next stimulus bill at the federal level as there are many issues to address--the [HEROES Act](#) and the Infrastructure Bill passed by the House of Representatives have affordable housing resources necessary for our neighborhoods. Reach out and thank your elected officials if they are supporting housing--and [remind them affordable housing is foundational to all our aspirations and to protecting our neighborhoods](#). Our solutions need to rise to the challenge: they must be framed by thinking big by all of us and driven by sustained political will for the long haul in order to counter the forces confronting our communities.

Sincerely,
Kevin F. Jackson
Executive Director

The Empowerment Series is Going Online

Like you, here at the Chicago Rehab Network we've spent the last few months navigating the challenges presented by the unprecedented COVID-19 pandemic. From Zoom calls to living room offices, there's been a lot to adapt to--but we're not letting it get in the way of bringing you quality community development education. Now more than ever, providing every household with a safe, secure, and affordable place to call home is absolutely vital to the health of our communities.

We are excited to announce that we are adapting our 25th annual [Community Development and Empowerment Series](#) into a virtual workshop series. Beginning this fall, you can learn the affordable housing development process from expert local practitioners without ever leaving your house. Whether you work at a non-profit developer and want to improve your technical skills, are looking for a career change in affordable housing, or anything in between, workshops focused on each step of the development process will prepare you to be a leader in bringing greater affordability to your community.

Dates will be announced shortly, so keep an eye out for more information. We look forward to (virtually) seeing you soon!



DOH 2019-Q4 and 2020-Q1 Reports Released

The Department of Housing has released a [report analyzing affordable housing production and funding in the fourth quarter of 2019](#) as well as [the first quarter of 2020](#). CRN's analysis of these reports will be released soon. Highlights from the reports include:

- Three new affordable developments were built during 2019-Q4
- New ARO units were planned in both 2019-Q4 and 2020-Q1
- The majority of units produced both quarters are available to households at 51-60% AMI
- 947 total net-new units were built or rehabbed in 2019

You can find all of DOH's quarterly reports on [their website](#).

Tell Us About Your Property Taxes

Do you work at a non-profit that owns housing and has seen an increase in property taxes? CRN is collaborating with our membership to best advocate for equitable tax policy. [Send us an email](#) or Tweet about your experience at [@chirehabnetwork](#).

RESOURCES & UPCOMING EVENTS



Utility Billing Relief Program

In partnership with the Community and Economic Development Association of Cook County (CEDA), the City of Chicago is launching the Utility Billing Relief Program, intended to make water, sewer, and water-sewer tax bills more affordable for qualifying Chicago residents. Participants will receive 50% rate reduction for water charges, sewer charges, and water-sewer tax; no shut off, penalties, or debt collection on City of Chicago utility billing debt; and debt forgiveness after successfully completing one full year in the program. [Learn more.](#)

Illinois Criminal Justice Information Authority Supplemental Funding

The Illinois Criminal Justice Information Authority (ICJIA) seeks information from community-based agencies, operating as lead entities, to utilize the U.S. Bureau of Justice Assistance Coronavirus Emergency Supplemental Funding Program in areas disproportionately impacted by the coronavirus pandemic to prevent, prepare for, or respond to the coronavirus. ICJIA will prioritize funding in geographic areas (ZIP codes) where residents are disproportionately impacted by the coronavirus pandemic. Respondents should propose plans to serve geographic areas that best meet this description. A total of \$7.1 million is available. [Learn more.](#)

Virtual Fogelson Forum

Join Roosevelt's Marshall Bennett Institute of Real Estate for the next Fogelson Forum. This online presentation will focus on the Bronzeville East Development, which is approximately 100 mostly vacant acres south of McCormick Place. The site of the former Michael Reese Hospital, the project is set to become the largest QOZ redevelopment in the Midwest. GRIT, a multi-partner development company, is proposing to create a 15-million-square-foot mixed-use mega-development. This is a good opportunity for

organizations working on the South Side to find out more about a development that could affect housing and community development. [Learn more and register.](#)

IN THE NEWS

Neighborhood Homes Investment Act Introduced

The Neighborhood Homes Investment Act calls for the creation of a new federal tax credit that will produce new equity investment dollars for the development and renovation of 1-4 family housing in distressed urban, suburban, and rural neighborhoods. In hundreds of communities throughout the country, neighborhood revitalization is being stymied by the “value gap”—the situation in which the cost of rehabilitating or building a home is greater than the post-construction value of the home. The Neighborhood Homes Coalition is leading advocacy for the tax credit and seeks to improve property values, increase family wealth, decrease blight and abandonment in distressed neighborhoods, and create more and better options for shelter— all of which indirectly enhance multiple determinants of health and well-being in America’s residential communities. [Learn more](#) or [read the executive summary.](#)

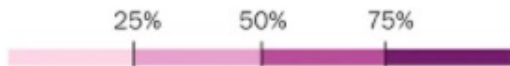
Urge Leaders to Include Housing Credit Provisions in the Next COVID Package

As the next COVID package is developed, support for housing will be critical to recovery. The Housing Advisory Group and Illinois Housing Council are leading efforts to contact members of Congress, including those who have already signed on as co-sponsors of the Affordable Housing Credit Improvement Act to sign on to a [letter](#) supporting housing credit provisions. You can use this [email template](#) and reference this [list of contacts](#), including those already signed on as Affordable Housing Credit Improvement Act as well as other representatives.

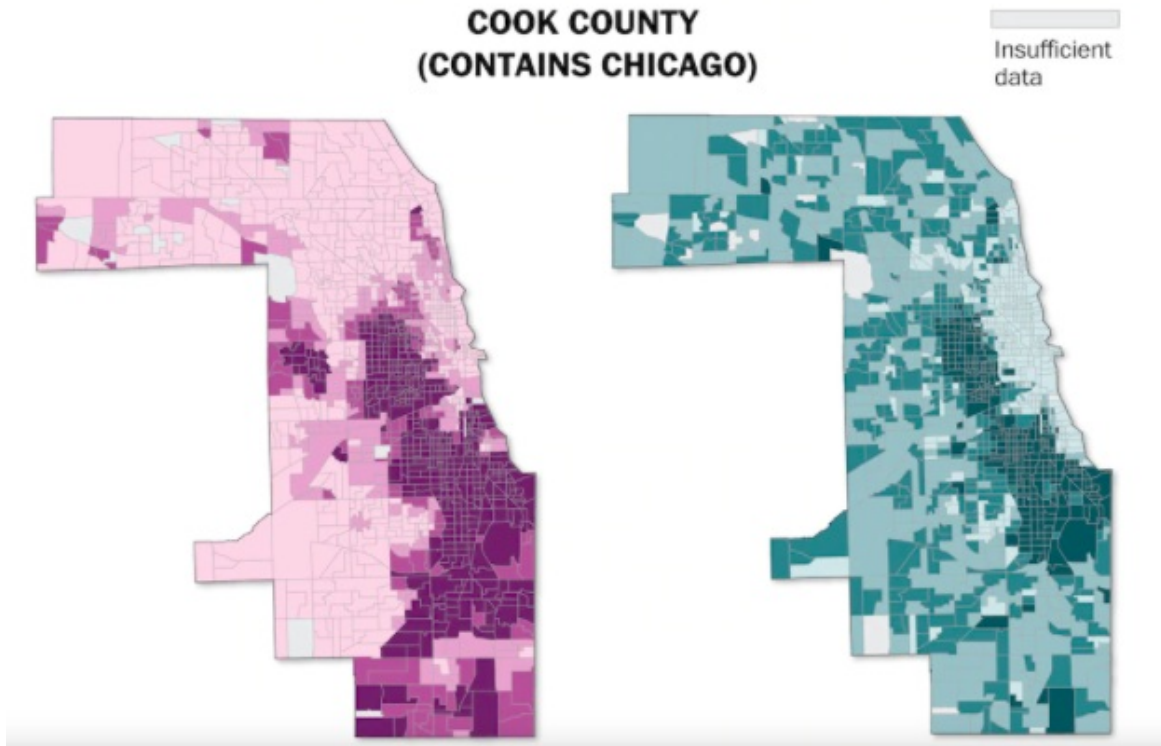
Study Shows Black Families Pay Higher Property Taxes

New data analysis from the University of Utah and Indiana University shows that black families pay 13% more in property taxes than a white family would in the same situation. The study, which analyzed over a decade of tax assessment and sales data for 118 million homes throughout the country, found that black-owned homes are consistently assessed at higher values relative to their actual sales price than those of their white counterparts. [Read more.](#)

Black and Hispanic share of population



Tax assessment relative to sale price



From "Black families pay significantly higher property taxes than white families, new analysis shows," *Washington Post*, July 2, 2020.

Preserving Chicago's Two- to Four-Unit Apartment Buildings

In a recent blog post, Metropolitan Planning Council calls for a greater effort to preserve Chicago's small two- to four-unit buildings, noting that this iconic housing stock has long housed over a third of the city's working-class residents. Situating the plight of these buildings within the context presented by the COVID-19 pandemic, they call for a recovery strategy that includes steps including rental assistance, review and strengthening of tenant protection ordinances, exploration of community right of first refusal, and more. Read the blog [here](#).

NHS Seeking New President & CEO

Neighborhood Housing Services currently has an opening for a new president and CEO. NHS was founded and motivated by the belief that homeownership is essential to strengthening households and communities and focuses on low- and moderate-income residents in challenged neighborhoods of Chicago and of South Suburban Cook County. From NHS: "Reporting to a 14-person board of directors, the NHS President & CEO is responsible for leading this unique organization with a \$4 million operating budget, assets of more than \$35 million, 85 staff and nearly 600 volunteers." Learn more about this opportunity [here](#).

About CRN

For over 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 and markets.

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