



# NetworkNews

## May 2017: News and Updates from the Chicago Rehab Network

In this issue: | [Register Now for CRN's 2017 Empowerment Series](#) | [Updates on HUD's FY17 Budget](#) | [Metropolitan Fair Housing Convening](#) | [Struggles of South Shore](#) | [CFED Publishes "A Downpayment on the Divide"](#) | [Input Still Accepted for West Loop Design Guidelines](#) | [Rent Floors too High Across Chicago Neighborhoods](#) | [Chicago's Homeless Population Exceeded 80k in 2015](#) | [HAI Now Recruiting VISTAs for 2017-18](#) | [BPNC's Comedy Cantina](#) | [WTTW Releases My Neighborhood: Pilsen](#) |

## Some Spots Still Open for CRN's 2017 Empowerment Series!

CHICAGO REHAB NETWORK  
**COMMUNITY DEVELOPMENT +  
EMPOWERMENT SERIES 2017**

*Property taxes, high housing cost burden, gentrification, vacancy, abandonment, homelessness—all issues community developers work to overcome. Using a value-based approach to learning development fundamentals, you can be a leader in improving the quality of life in your community.*

**This is YOUR city.**

### **There are only a few spots left for Chicago Rehab Network's 2017 Community Development and Empowerment Series!**

This award-winning, sixteen day series uses practical tools and the real-world knowledge of practitioners to build the capacity of students to effect positive change in communities through housing development. Graduates receive a certificate of completion well-known in the community development / affordable housing field.

Whole 2017 Empowerment Series (16 days) - \$1,400 (Non Profit); \$1,800 (For Profit / Government)

Individual Classes (2 days) - \$200 (Non-Profit); \$250 (For Profit / Government)

## Updates on HUD and USDA Budget for FY 17

The National Low Income Housing Coalition provided an excellent summary of what the FY17 budget will look like for HUD and USDA, which is given below:

- The FY17 spending bill funds most HUD programs at or above FY16 levels, but below the high-water marks provided in the draft versions.
- For some programs, the FY17 bill provides more funding than the levels proposed under the House and Senate draft bills. These include the Public Housing Capital Fund, Choice Neighborhoods Grants, Housing for Persons with AIDS, and Healthy Homes & Lead Hazard Control.
- The only programs to see funding cuts compared to FY16 were the Public Housing Operating Fund (\$4.4 billion in FY17 compared to \$4.5 billion in FY16) and Section 811 Housing for People with Disabilities (\$146 million in FY17 compared to \$151 million in FY16).

While these budget cuts are not as dramatic as what was initially anticipated, NLIHC Policy Director Bob Palmer warns that FY18, the first full year under the new administration, could see far more severe reductions in funding for national housing programs. See NLIHC's FY17 budget chart [here](#), and learn more about what future cuts may look like [here](#).

## Metropolitan Fair Housing Convening

The Chicago Area Fair Housing Alliance (CAFHA) and Enterprise Community Partners, Inc. invite county, municipal, and public housing authority administrators from throughout the Chicago Metropolitan Area to join leaders in the field of fair housing and community development for a comprehensive fair housing training. The convening will feature local and national legal, policy, and planning experts and will provide information on the U.S. Department of Housing and Urban Development's 2015 rule on Affirmatively Furthering Fair Housing, the new Assessment of Fair Housing requirements, and tools to enhance place-based equity. Training attendees will gain an understanding of emerging fair housing trends, best practices in community planning and development, and will take part in shaping a unified vision for advancing regional prosperity.

**Fri, May 12, 2017**  
**8:30 AM - 3:45 PM CDT**  
**Federal Reserve Bank of Chicago**  
**230 South LaSalle Street**  
**Chicago, IL 60604**

There is no charge to attend, but [advance registration is required](#). Walk-ins will not be accepted. Breakfast and lunch will be provided. Please RSVP by close of business on May 5th, as seating is limited. A valid state-issued photo ID is required to gain entry into the Federal



## Struggles of South Shore: the Factors that Created Current Challenges the Neighborhood Faces

Once widely regarded as a safe and stable neighborhood for middle- and upper-class African Americans, South Shore has been increasingly hit by foreclosures, population loss, and disinvestment since 2000. [An article](#) this week published by The Chicago Tribune goes into detail about the problems that the neighborhood currently faces, stating that a lack of job growth coupled with stagnating wages, the foreclosure crisis, and rising crime rates have caused many long-time residents to leave South Shore, undermining the stability with which the neighborhood was historically associated. While increased distribution of CHA vouchers brought many new residents to the area after 2008, many of the businesses that once sustained South Shore folded as foreclosures skyrocketed and the number of rent-burdened households increased. For a very comprehensive review of these and other destabilizing forces that combined to create the challenges that the neighborhood now faces, read the full article [here](#).

## CFED Publishes "A Downpayment on the Divide" Report

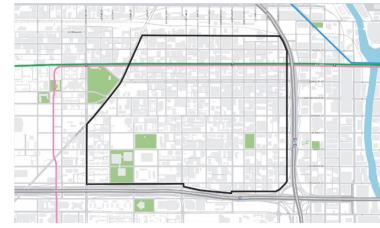
In 2017, homeownership rates are much lower among Black and Latino households than among White households, with access to this major form of wealth historically having been limited by predatory and discriminatory practices. A new report from CFED details the roots of this disparity up through the 2008 housing crisis, and concludes that federal policy intervention is required to help close the racial wealth divide in homeownership. Read the full report [here](#).



# Input Still Being Accepted for West Loop Design Guidelines

From the [DPD website](#):

The Department of Planning and Development (DPD) is developing design guidelines to foster excellence in design within the West Loop. As the West Loop has evolved, the City of Chicago has undertaken planning efforts to encourage the thoughtful re-development of this area.



This project will build upon previous planning efforts to ensure that the West Loop continues to build on the central area characteristics of an employment, transportation, cultural and residential center for the city; while maintaining the urban character and scale that has made it so attractive. To accomplish this, the City has convened a working group of West Loop stakeholders, including residents, developers, community organizations and other local leaders. The working group met first on March 13, 2017, to kick-off the project and set expectations for the design guidelines process and again on April 17, 2017 to review content for the first community workshop.

Results from both working group meetings can be downloaded at the links below.

- [March 13: Working Group Meeting #1](#)
- [April 17: Working Group Meeting #2](#)

On Saturday, April 22, the Department of Planning and Development hosted a community workshop to accomplish the following goals:

- Acknowledge neighborhood concerns regarding density and height in new developments
- Clarify the Neighborhood Opportunity Bonus
- Discuss existing City review processes
- Demonstrate and discuss tools for the community, developers and the City to support high quality design

The workshop culminated in five informational and interactive activity stations where participants could learn more and provide input. Resources from the workshop can be viewed below, but please review the other materials before completing the survey:

- [Workshop Presentation](#)
- [Informational Posters](#)
- [Online Survey of Interactive Posters](#)

- Note: All residents should review the above materials before completing the survey. Please do not take the survey if you provided in-person input at the April 22 workshop.

The online survey will be open until May 8, 2017. Afterward, the project team will work toward a set of draft design guidelines that will be further refined at a final working group meeting and subsequent community workshop.

## Rent Floors Remain Too High Across Chicago Neighborhoods

In an article last month from Chicago Magazine, CRN data were used to demonstrate a trend that continues to impact renters in the Chicagoland area and indeed the nation as a whole;



rent floors often fail to match Area Median Income (AMI) in low-income neighborhoods. The industry definition for cost- or rent-burden is widely accepted to be 30% of income, which one would expect to suggest that rents in areas with lower AMI should be proportionally lower to remain affordable. However, from 2000 to 2010, rents in Chicago generally increased while wages stagnated, dramatically increasing the number of rent-burdened households affected by high rent floors, even in the city's most impoverished neighborhoods.

Chicago is not alone in this trend, with the amount of rent-burdened households in struggling cities such as Flint and Detroit measuring 72% and 69% respectively. While the article goes on to suggest that this trend may be combated by increased distribution of CHA vouchers here in Chicago, it's clear that the level of income required to be housed affordably is too high for too many both in Chicago and across the country. Read the full article and see rent-burden maps [here](#).

## Chicago's Homeless Population Exceeded 80k in 2015

In mid-April, Chicago Coalition for the Homeless released their statistics for 2015, reporting the city's homeless population for the year at 82,212. In contrast to the city's point in time count, which reported that 6,786 individuals were on the streets or in shelters in 2015, CCH's figures also included those who lived 'doubled-up,' lacking their own stable housing. Read WTTW's summary [here](#).

### Snapshot: Chicago's Homeless Population (2015)



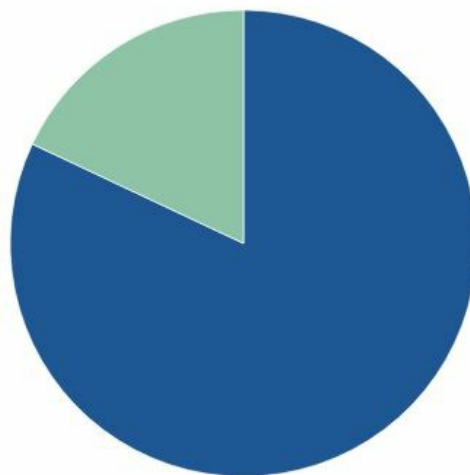
82,212

Homeless individuals.



9,925

Families who experienced homelessness.



● Doubled-up ● Other

Source: [Chicago Coalition for the Homeless](#)

Image from WTTW.

# Housing Action Illinois Now Recruiting VISTAs for 2017-2017

Every year Housing Action Illinois recruits AmeriCorps VISTAs to serve at many of their member organizations, CRN included, and approximately 30 positions are opening this summer. From the HAI website:

AmeriCorps VISTA offers the following benefits: monthly living allowance, student-loan forbearance or deferment, choice of End of Service Stipend or Education Award that can be used to repay student loans or for future education expenses, childcare assistance if eligible, relocation allowance, professional development opportunities and non-competitive eligibility for federal jobs for one year beginning the day after you complete your service. As part of this program, members will also receive an opportunity to network and connect with professionals nationwide, and the chance to gain invaluable experience in the non-profit sector to enhance their career.

To learn more about the VISTA program and available positions, visit the [HAI website](#) or contact the Housing Action Illinois VISTA Network team at [vista@housingactionil.org](mailto:vista@housingactionil.org) to be notified when specific positions are posted and applications are being accepted.

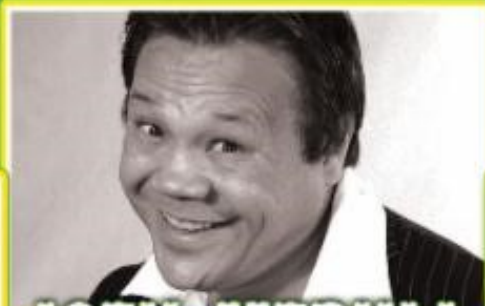


## Get Your Tickets for BPNC's 5th Annual Comedy Cantina

**B.P.N.C.**  
**5th Annual**  
**COMEDY CANTINA**  
 Proceeds benefit the School-Based Programs of The Brighton Park Neighborhood Council

**FRIDAY, MAY 12<sup>TH</sup> • 7PM**

DIRECT FROM LOS ANGELES



**JOEY MEDINA**  
 Latin Kings of Comedy

LIVE BAND

Musical Guests:

**DJ BASS BOY & DJ VERGIL**

**THE IUOE LOCAL 399 HALL**

2260 S. Grove St. • Chicago IL 60616

Free Unlimited Parking

For more information call Paul Magdaleno, Development Director at (773)523-7110 or get tix at [bpncchicago.org](http://bpncchicago.org)

**Doors 6PM • No Late Seating**



**GWEN LA ROKA**  
 LAUGH FACTORY



**ANA BELAVAL**  
 WGN'S "AROUND TOWN"



**Tickets \$25**



Tickets available [here](#).

## WTTW Releases My Neighborhood: Pilsen

A recently released interactive web project from Chicago's WTTW offers unique insight into the history, politics, and people that make up one of the city's most dynamic and robust neighborhoods. Covering topics such as immigration, housing, employment, art, health, safety, and the environment, the series interviews some of the residents and leaders who are working to preserve and honor Pilsen's rich history while addressing issues that face the community today. Check out the series [here](#).

# MY NEIGHBORHOOD PILSEN



Stories from the people who are transforming their community from the inside out.

## 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 over 35 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.

[www.chicagorehab.org](http://www.chicagorehab.org)

*For 35 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.*

**Donate**

