



# NetworkNews

## September Update: News and Updates from the Chicago Rehab Network

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## CRN's Upcoming Empowerment Series Training: Single Family Development



Guest speaker Nicki Pecori Fioretti addresses Empowerment Series students and fields questions about her work as Director of IHDA's Community Affairs Department .

**It is not too late to sign up for upcoming Community Development and Empowerment Series classes** - Single Family Development, 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 this Thursday and Friday, with instructors Teresa Prim of Prim Lawrence Group, and Linda Greene of Lucas Greene Associates sharing their insights and expertise regarding Single Family Development and delving into the nuts and bolts of getting units built. 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 the development team, acquiring property, securing financing, and marketing will be examined in detail, with participants benefitting 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](#).



## DPD Releases 2017 Q2 Progress Report, Hearing Scheduled [NEW DATE & TIME]

Mark Your Calendar for:

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

**Monday, September 25, 2017**  
**10:00 a.m. | City Council Chambers**

\* previously scheduled for 9/27, open to the public\*

# 2014-2018 Chicago Five-Year Housing Plan

Strengthening neighborhoods — Increasing Affordability.



2017 Second Quarter  
Progress Report  
April - June



City of Chicago  
Rahm Emanuel, Mayor



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

Stay tuned for CRN's analysis of DPD's report, and watch for the City Department of Planning and Development's 2nd Quarter 2017 Housing Production Report [here](#) when it is uploaded.

Obama Library CBA Summit

*the #GetItInWriting series:*  
**Obama Library CBA Summit**

**Wed. September 20<sup>th</sup> at 6pm**

**Hyde Park Academy  
6220 S. Stony Island Ave**

Plans for the Obama Presidential Library in Jackson Park already include the closure of Cornell Drive, demolition of sports fields, construction of a new luxury hotel and restaurants, and more.

**WILL ROADS BE CLOSED WITHOUT COMMUNITY INPUT?**

**WHO WILL GET NEWLY CREATED JOBS?**

**WILL RISING PROPERTY TAXES PUSH OUT LOW-INCOME RESIDENTS?**

At the CBA Summit, we will come together to call for a **Community Benefits Agreement (CBA)** to ensure:

- Living-wage jobs for minorities & local residents
- preserved and expanded Low-income and affordable housing
- Community input, monitoring, and more!

**They hear us, but are they listening? We need to #GetItInWriting. We need a CBA.**



this event is organized by the Obama Library South Side CBA Coalition

our members and allies include:

Bronzeville Regional Collective | Kenwood Oakland Community Organization | Prayer and Action Collective | Southside Together Organizing for Power  
Alliance of the Southeast | Chicago Lawyers' Committee for Civil Rights | Chicago Women in Trades | Chicago Jobs Council  
Jackson Park Watch | Metropolitan Tenants Organization | The Voorhees Center | The Wolfpack | Woodlaw nEast Community and Neighbors  
[www.ObamaCBA.org](http://www.ObamaCBA.org) @ObamaCBA

## City Announces Proposed ARO Enhancement in Rapidly Developing Neighborhoods

Late last month in conjunction with Alderman Walter Burnett Jr. and Alderman Joe Moreno, Mayor Rahm Emanuel announced a plan to introduce new legislation that will increase affordability requirements for developments in what he identified as rapidly gentrifying areas. This proposed enhancement of the ARO on the Near North and Near West sides and along the Milwaukee Avenue corridor would eliminate the 2015 ordinance's in-lieu fee option for off-site affordable unit creation, creating an estimated 1,000 new affordable units in said

target areas over a three-year period. Additionally, along Milwaukee Avenue, the 10% affordable unit mandate for new projects would be increased to 15% for on-site units and 20% for those created off-site, with the income limit applied to potential tenants increasing to 80% of Area Median Income (AMI).

For the Near North and Near West sides, the legislation aims to meet the workforce housing needs that are expected to be generated by the modernization of the North Branch Industrial Corridor, with the [city's press release](#) stating that:

In the Near North Zone, the improvements would increase the 10 percent ARO unit obligation to 20 percent. Half of the required units must be built on site or off-site within two miles in the same ARO zone (60 percent AMI/\$37,920 for a two-person household). The remainder could be built anywhere in the same pilot area (100 percent AMI/\$63,200 for a two-person household)

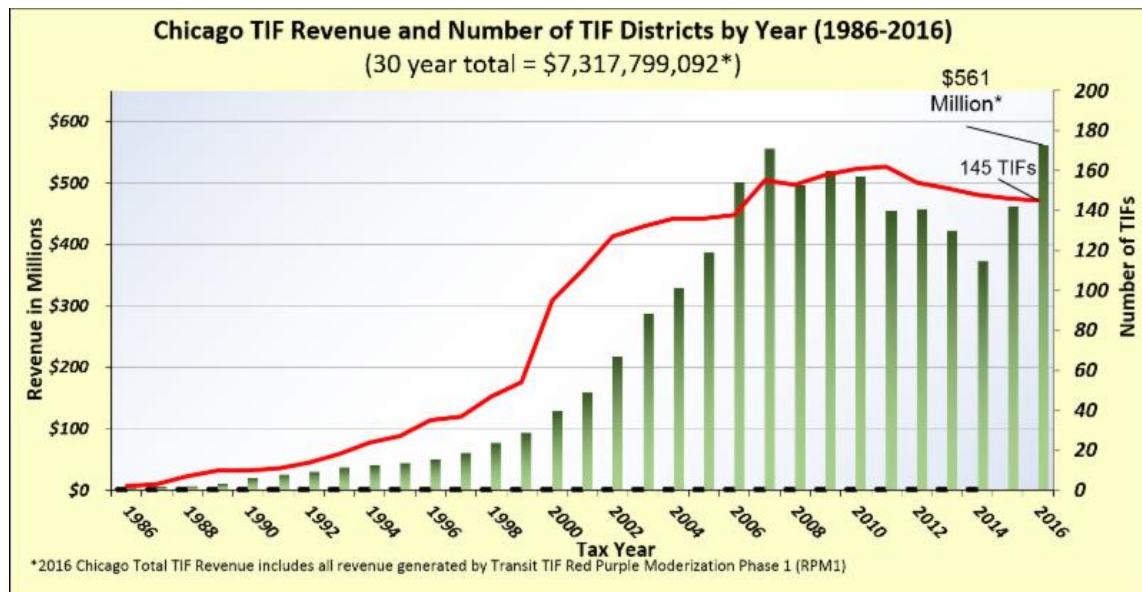
In the Near West Zone, the improvements would increase the 10 percent ARO unit obligation to 15 percent. Two-thirds of required units must be built on site or within 2 miles and in the same ARO zone (60 percent AMI) and one-third of the required units could be built anywhere within the pilot area (100 percent AMI)



Image from Chicago DPD's 8/31/2017 newsletter.

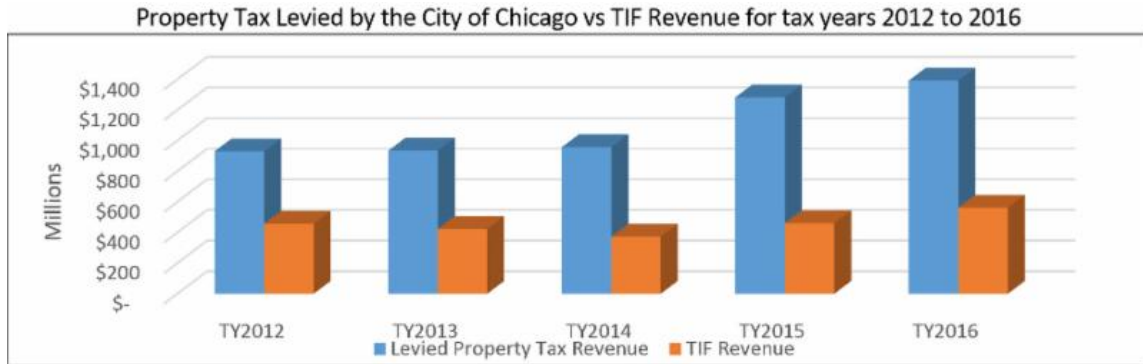
The legislation was introduced to City Council on September 6, and is available to view on the City Clerk's [website](#). Click the following links [to learn more about the ARO](#) as a whole or see the fact sheets for the [Milwaukee Avenue](#) and [Near North/Near West](#) pilots.

## Chicago TIFs Generating Record Revenue



From the Cook County Clerk website.

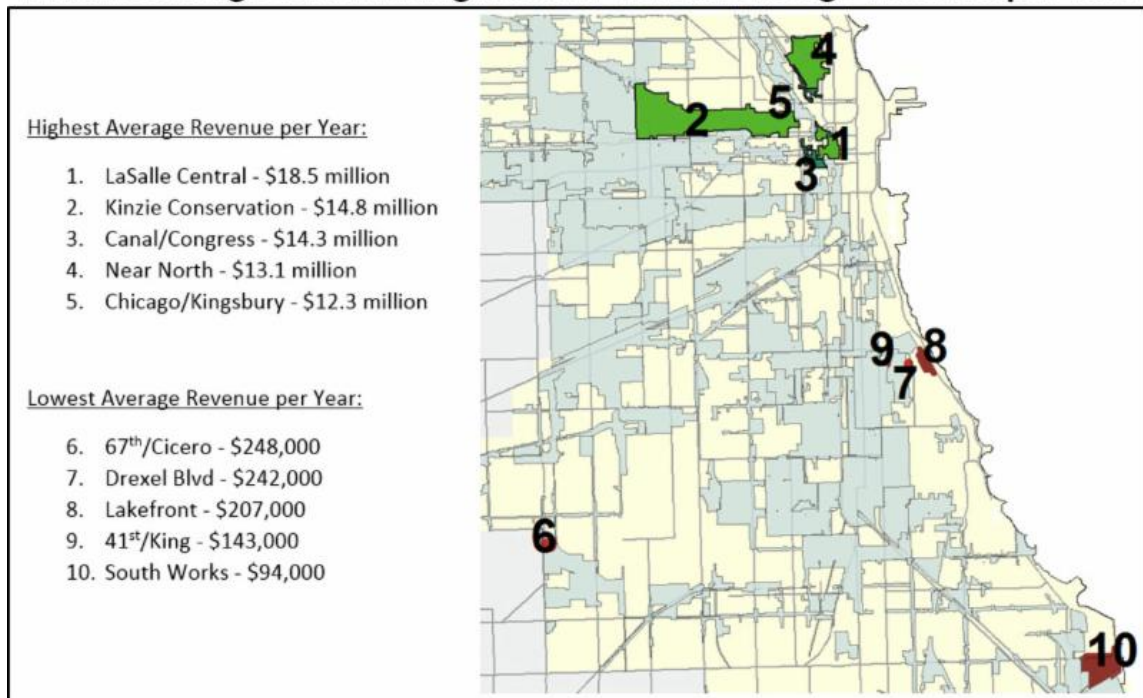
The recent release of the Cook County Clerk's 2016 TIF Revenue Report reveals that the 2016 tax year will see a record \$561 million in TIF revenue- a figure corresponding to a record proportion of 1 in 4 Chicago properties now falling within TIF districts. This all-time high represents a revenue increase of 21.9% in the City of Chicago, and an 18.7% increase in Cook County as a whole. According to the report, this trend is for the most part due to increases in taxable property values and City of Chicago and Chicago Public Schools levies.



*One in four Chicago properties are located within TIF districts ... The City Council has to vote to approve its \$1.4 billion property tax levy each year in open meetings, but once a TIF has been created, additional tax revenue from TIFs - over \$561 million this year alone - simply rolls in each year. This nearly 30 percent more in property tax revenue isn't subject to the same budgetary debate process as the City's levy.*

-Cook County Clerk David Orr as quoted in the [2016 TIF Report](#)

### Mature Chicago TIFs with Highest and Lowest Average Revenue per Year



From the Cook County Clerk website.

County Clerk David Orr coupled this announcement of extreme TIF revenues with calls for property tax reform, suggesting that TIFs be reduced and made more transparent so as to lower the burden on taxpayers who may already be encumbered by elevated property taxes. According to Orr, as quoted in the [2016 TIF Report](#), "TIFs can be an effective economic tool if used responsibly, but TIF generated revenue flies under the radar of many taxpayers who don't realize they're paying additional taxes without the same oversight as traditional property taxes. While local government has been strapped due to federal cutbacks and the

governor's lack of fiscal leadership in Illinois, the absence of accountability with TIFs is troubling." To read the full report and learn more about TIFs in general, visit the County Clerk's [website](#).

## Reserve Your Spot for CNT's 2017 Sustain-a-City Celebration!



JOIN US AT THE

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# SUSTAIN-A-CITY CELEBRATION

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TO BENEFIT THE CENTER FOR NEIGHBORHOOD TECHNOLOGY

PRESENTED BY  Microsoft



September 28, 2017 | 6:00 - 9:00 p.m | studio xfinity 901 W. Weed Street, Chicago

Click the image to purchase tickets and learn more.

## Chatham Rehabs Help Stabilize Home Market

As reported by Dennis Rodkin in Crain's Chicago Business, 49 of the 199 houses sold in Chatham over the past calendar year have been rehabs, with the median price of homes sold increasing from \$85,000 to \$120,000 in the same period of time. Like other South and West Side neighborhoods, Chatham was devastated by the 2008 Housing Crisis and home prices have been slow to recover. However, more so than the communities that surround it, the neighborhood has benefitted from the increasing sale of rehabilitated properties rather than those impacted by foreclosure. To read anecdotes of success and check out the entire article, click [here](#).

## LUCHA's Tierra Linda Pre-Application Event



# TIERRA LINDA APARTMENTS

## PRE-APPLICATION EVENT!

LUCHA will be accepting **Pre-Applications** for LUCHA's newest affordable housing development, Tierra Linda! Staff and volunteers will be on hand to assist with the application process.

*\*In-Person Applicants Only\**

**Event Dates:** Thursday, September 21st from 3-7 pm and  
Saturday, September 23rd from 10 am-2 pm

**Event Location:** Humboldt Park Residence  
1152 N Christiana Ave, Chicago, IL 60651



Landon Bone Baker Architects

*Tierra Linda is 45 units of energy efficient and healthy housing in 12 scattered sites located around the 606 trail in Logan Square and Humboldt Park.*

- Leasing will begin early 2018 and continue during the year as each building is ready
- All new construction
- Off-street parking
- 1, 2 and 3 bedroom apartments
- Bicycle Storage
- Washer and dryer ready
- Internet & Cable TV ready
- Close to public transportation, shopping areas, parks, and schools
- Rents \$614 to \$1055
- Income restrictions apply

### APPLICANTS MUST:

- Be at least 18 years old
- Pass a criminal background and credit check
- Good housing history (rental/ownership) including house keeping

*\*Pets are not permitted\**

*\*Section 8 vouchers accepted\**

*\*Apartments are non-smoking\**



Questions? Visit [www.lucha.org](http://www.lucha.org) or call us at (773) 276-5338 ext. 221

Get Your Tickets for TRC's Annual Benefit!





*The Renaissance Collaborative, Inc.  
commemorates*

**25** Years Of Love  
Our Silver Anniversary

*Rooted In Helping  
Under Served Populations...*

*Thursday, September 28, 2017*

*5:00 pm- 9:00 pm*

*Historic Former Wabash Y  
3763 S. Wabash Avenue  
Chicago, IL 60653*

**Purchase your tickets today!**

**Call 773 924-9270 Ask for Karen**

**TRC**

**2017 Honorees**

**The Cornerstone Award**

*Honorable Eugene Jones  
Chicago Housing Authority*

**The Bridge Builder Award**

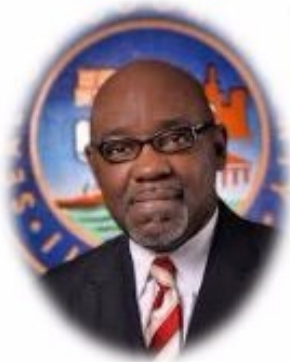
*State of Illinois  
Senator Mattie Hunter*

**The Joan Wood Award**

*Posthumously  
Cook County Commissioner  
Honorable Robert Steele*

*Accepting on behalf  
Retired*

*Cook County Commissioner  
Honorable Bobbie L. Steele*



Click the image to purchase tickets and learn more.

# Challenges to Fair and Equitable Housing in Westchester County, NY

According to a recent article from ProPublica, housing segregation is rampant in Westchester County, New York, with recent law changes codifying a history of discrimination and exclusion. Largely composed of single family homes, the county has long pushed legally-mandated affordable multi-family developments to the outskirts of towns and villages, effectively preventing many people of color from fully participating in their own communities and preventing low- to moderate-income households from finding affordable accommodations in Westchester. While the article asserts that weak enforcement of fair housing regulations has allowed these inequalities to persist, last month HUD accepted the county's "analysis of impediments," which for the first time in recent history excluded all mentions of impediments facing minority populations- effectively ignoring blatant housing segregation altogether. To read the article and learn more about housing segregation, visit ProPublica's [website](#).



## 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.

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

*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.*

**Donate**

