



September 22, 2020 | News & Updates from the Chicago Rehab Network

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## UPDATES FROM CRN

### The Empowerment Series Continues in October with Finance Skills for Real Estate

The Community Development and Empowerment Series is off to an exciting start after our first two Community Building sessions. We will continue next month with four Finance Skills for Real Estate sessions, beginning October 1. Taught by [Maurice Williams](#), Vice President of Economic Development at the [Chicago Community Loan Fund](#), Finance Skills for Real Estate will discuss how 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 HP-12c, and how to use spreadsheets to create development proformas.

[RESERVE YOUR SPOT NOW](#)

### Committee on Housing and Real Estate Quarterly Reports Presentation

Tomorrow, September 23 at 10am, the Committee on Housing and Real Estate will review the Department of Housing's reports [analyzing affordable housing production and funding in the fourth quarter of 2019](#) as well as [the first quarter of 2020](#). **CRN will present testimony and provide our analysis of the reports, which you can read [here](#).** Highlights from the quarterly 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](#). Find the agenda [here](#).

### Join Us in Welcoming CRN's New VISTA



We are excited to have Russell Star-Lack on board as CRN's new Research and Capacity-Building AmeriCorps VISTA for the 2020-2021 term! Russell graduated from Carleton College with a degree in History and is deeply committed to housing justice, and before coming to the CRN, he worked as a VISTA for Neighborworks Home Partners in St. Paul, MN. He also a big music fan and is excited to explore Chicago post-COVID.

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## RESOURCES & UPCOMING EVENTS

### Housing Matters Conference

Housing Action Illinois is partnering with the National Alliance of Community Economic Development Associations (NACEDA) to present their annual Housing Matters! Conference as part of the [Strengthening Resilient Communities forum](#) October 13-15. In addition to robust Illinois programming, Housing Action is hosting five plenary sessions with top national speakers—such as a keynote address by Dr. Ibram X. Kendi, author of *How to Be an Antiracist*. In addition to joining the Illinois sessions on October 13-15, you can participate in other virtual state community development conferences taking place October 13-23. [Learn more and register.](#)

### Sweet Home Uptown

Voice of the People in Uptown invites you to share in its celebration of 50+ years of service in Uptown at its virtual blues fundraiser October 8th 6:00 pm. RSVP for free or donate at <https://bit.ly/SweetHomeUptown>. Learn more about [three distinguished honorees](#) for the event who have made a big, positive impact on affordable housing in Uptown and the City of Chicago.



### LIHTC Preliminary Project Assessment and Application Deadlines

IHDA has released deadlines and information about its 4% and 9% LIHTC program. In order to be eligible to apply for 2021 9% LIHTC, a Sponsor must have submitted a request for a Preliminary Project Assessment (PPA) approval by October 2, 2020. IHDA will notify Sponsors of the PPA results on November 20, 2020. The application deadline for 2021 9% LIHTC is January 22, 2021. Applications received after January 22, 2021 will not be eligible for 2021 9% LIHTC.

IHDA will accept PPAs for 4% LIHTC on a rolling basis through December 31, 2020. IHDA will endeavor to notify Sponsors within 45 days of the Authority's receipt of the request for 4% PPA approval. Any 4% applications with an approved PPA may be submitted on a quarterly basis, beginning in 2021. You can find more information about the programs and deadlines on [IHDA's website](#).

### Virtual Benefit for The Renaissance Collaborative



The Renaissance Collaborative, Inc. (TRC) is taking their Annual Benefit and Awards Ceremony virtual this year in the interest of keeping residents and guests safe during this health crisis. Purchase your tickets today to join TRC for an awards ceremony, new topic discussion groups, and a performance by Chaka Khan! The event will be held October 1 from 6:00 to 8:00pm. [Find out more and buy your ticket.](#)

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## IN THE NEWS

### Inclusionary Housing Task Force

Earlier this month, the Department of Housing published its [Inclusionary Housing Task Force Staff Report](#) as part of the City's "commitment to ensure every neighborhood is affordable and accessible to all residents." The report focuses on a



future rewrite of the Affordable Requirements Ordinance (ARO) which mandates that affordable housing be included in new market-rate residential buildings of more than 10 units and receive a zoning change or City financial support. While the ARO is just one of the City's housing production tools and does not support as many units of affordable housing as larger programs like the Low Income Housing Tax Credit or Low Income Housing Trust Fund, the ARO is unique in its inclusionary mission to create affordable housing in neighborhoods where policy and market forces have not done so. The Inclusionary Housing Task Force report summarizes months of discussion on how the City can better accomplish this mission.

### **Grassroots in North Lawndale**

In response to a recent [Chicago Tribune article](#) discussing the health crisis and disinvestment in North Lawndale, Lawndale Christian Development Corporation Executive Director Richard Townsell points to projects like the North Lawndale Community Coordinating Council as an example of "positives coming from the neighborhood's grassroots." Read his letter [here](#).

### **Racial Equity Impact Analysis**

This year, Chicago's Department of Housing embarked on the first-ever racial equity impact assessment (REIA) of the Qualified Allocation Plan (QAP), the process through which developers receive LIHTC funding for building low-income rental housing. The REIA will help refine the process and outcomes to prioritize racial equity. In partnership with Chicago United for Equity and Enterprise Community Partners, DOH expects to complete the analysis by December 2020.

Advocates are invited to participate in the REIA on Thursday, September 24, from 10:00 a.m. to 12pm. [RSVP here](#). Additional sessions are planned for [funders and developers](#) as well as [residents of LIHTC buildings](#).

### **Illinois Housing Blueprint**

From IHDA: "The Housing Blueprint is a statewide planning endeavor that will develop a vision for the future of housing in Illinois, and lay out a plan for achieving it. The Blueprint is coordinated by the Illinois Housing Development Authority (IHDA), however it is a product of the collective participation and collaboration of a wide and diverse group of agencies, organizations, and residents from across the state.



Together, these groups have committed to sharing their perspectives, knowledge, and expertise to link to and leverage existing efforts already underway. The Blueprint also strives to engage and raise the voices of all Illinoisans to understand the realities, needs, and hopes for housing within communities both now and in the future. Repeated on an annual basis, the Housing Blueprint provides an opportunity to reflect on our state's past impacts and achievements, assess opportunities for growth and change, and continually engage residents to be more inclusive of and relevant to the many communities throughout our state. We invite all individuals to take part in the Blueprint's process." Learn more about the Housing Blueprint and take a community survey [here](#).

### **High Demand for \$300 Million State Housing Aid Fund**

In August, IHDA announced that \$300 million of the funding received by Illinois from the federal CARES Act would be used to assist renters and homeowners falling behind on rental and mortgage payments. The \$150 million fund for renters helped with about 30,000 payments, while the \$150 million fund for homeowners helped with about 10,000 mortgage payments. However, the need was much greater, with 60,000 applications submitted for rental assistance and 20,000 submitted for mortgage assistance. [Read more at Crain's](#).

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### **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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