Analysis of the First Quarter 2015 Housing Report

***Bouncing Back:* Five Year Housing Plan, 2014-2018**

Presented June 8, 2015

Introduction

Chicago Rehab Network is pleased to present our review of the Department of Planning and Development's first quarter of 2015 Housing Progress Report to the members of the Committee of Housing and Real Estate and Chicago City Council at large. We congratulate Alderman Joe Moore on assuming the chairmanship of this critical committee which oversees millions in city controlled resources and other assets. Today, we are reporting on the fifth five year affordable housing plan, "Bouncing Back". We look forward to working together with Chairman Moore and this committee through this next chapter to advance policies that strengthen Chicago communities.

Earlier this month at a subject matter hearing before members of the Illinois House, CRN released a new report, *Illinois Housing by the Numbers*, which outlines changes in housing and quality of life indicators in all 102 Illinois counties between 2000 and 2010. The report finds that housing insecurity has increased in the majority of counties for both renters (92 out of 102 counties) and owners (98 out of 102 counties). Households struggling with housing insecurity experience consequences in all dimensions of financial well-being, including paying for health care and prescriptions, meeting debt obligations, saving for retirement and purchasing healthy food. They are also more likely to move frequently, more vulnerable to homelessness, and less likely to make some consumer purchases that stimulate the local economy. We have attached the executive summary of this report for your information.

This research demonstrates that mounting housing insecurity is impacting families across Illinois—not just in Chicago. The need in our communities is growing, while the resources available for assistance from the federal level are shrinking. For this reason, CRN has worked throughout the spring to renew the Illinois Affordable Housing Tax Credit (IAHTC), also known as the Donation Tax Credit. The IAHTC encourages private investment in affordable housing by providing sponsors with a tax credit equal to 50% of the donation on their Illinois tax liabilities. Without action by the lawmakers in Springfield, this innovative and flexible source of financing will sunset in 2016. Since 2001, the program has created over 17000 units of housing and is an important gap filler in most of the City's affordable development including public housing communities.

CRN encourages all aldermen to contact their state representatives to let them know how important the renewal of the IAHTC is to Chicago. Even in these fiscally difficult times, we cannot balance the budget on the backs of the poor and the middle class. Growing research demonstrates the economic fragility of our families. For instance, the just-released Federal Reserve Board of Governor's annual survey of the economic wellbeing of U.S. households found that nearly half (47%) of respondents say they either could not cover an emergency expense costing $400, or would cover it by selling something or borrowing money.[1] Regardless of the precariousness of many families' position in the wake of the Great Recession, housing and utility cost continue to rise at a rate that far outpaces income growth. The National Low-Income Housing Coalition estimates that workers need to $21.02 per hour to afford the typical two bedroom apartment in Cook County, or—in the alternative—work 102 hours per week at minimum wage.[2]

City Council took an affirmative step in the right direction by raising the wage floor for Chicago workers. The key support to leverage this decision is to continue to fight for the resources to provide cost controlled housing to anyone who wants to live in and contribute to Chicago's future. We look forward to the leadership of this committee in advancing policies that help build a more sustainable and equitable Chicago.

Analysis of First Quarter 2015 Housing Activities

Since 1994, the Chicago Rehab Network has analyzed the City of Chicago Department of Planning and Development's quarterly housing reports, which are produced in accordance with the City's five year housing plans and follow the Housing and Community Jobs Ordinance. This report covers the first quarter of 2015.

Executive Summary

- In the first quarter of 2015, DPD reached 29% of planned spending on this year's housing goals, investing $73.7 million on affordable rental, home ownership and preservation goals.
- City support impacted 318 new construction or rehab affordable apartment units (including units produced through multifamily projects, the Neighborhood Stabilization Program and inclusionary zoning ordinances) in 2015-Q1. This is 25% of the annual goal.
- Of the net-new units committed in 2015-Q1, 43% were for families and 15% were for veterans.
- Of the net-new rental units, the majority (65%) were for households making 50-60%AMI, or between $38,000 and $45,600 per year for a family of four.
- There were three new projects greenlighted by DPD in the first quarter: one family, one veteran, and a minor emergency rehab.
- So far in 2015, five SRO Hotels have come up for sale and are subject to the SRO Preservation Ordinance through July or October of this year.
- The Illinois Supreme Court overturned the finding of a lower court to confirm the constitutionality of the recordation fee that form the basis of the Illinois Rental Housing Support Program, a major source of funding of the Chicago Low-Income Housing Trust Fund.

Affordable Rental Production Summary – The Department of Planning and Development is off to a good start in 2015, meeting 29% of its overall annual resource allocation goals through the end of the first quarter (table 1). Investment in affordable rental programs led the funding picture, while improvement and preservation initiatives lagged. This is a normal structural feature of the Department's yearly investments, as annual rental subsidies through the Chicago Low-Income Housing Trust Fund (CLIHTF) are counted as expended in Q1, while investments in the homeownership and repair

[1] Federal Reserve Board of Governors (2015) "Report on the Economic Well-Being of U.S. Households in 2014", available online at http://www.federalreserve.gov/econresdata/2014-report-economic-well-being-us-households-201505.pdf
[2] National Low-Income Housing Coalition (2015) "Out of Reach 2015", available online at http://nlihc.org/oor/illinois

programs continue throughout the year, with many ramping up in later quarters. Nonetheless, the Department is on track with homeownership programs through the first quarter, investing $7 million in 77 affordable units for purchase—22% of the annual resource allocation goal.

Table 1 – Affordable Housing Dollar Commitments Compared with Annual Goal, 2015-Q1

2015-Q1 Affordable Housing Investment Picture	Total Anticipated Funds by Year End	First Quarter Commitments	Percent of Goal Met
Rental	$206,436,492	$64,447,714	31%
Ownership	$33,048,328	$7,203,170	22%
Improvement and Preservation	$14,648,694	$2,015,463	14%
Total	***$254,133,514***	***$73,666,347***	***29.0%***

Source: CRN Analysis of DPD 2015 First Quarter Progress Report

The impact of recording CLIHTF investments in Q1 is even more easily seen in the City's progress toward annual unit commitments: 2,809 (84%) of the rental units funded in 2015-Q1 were CLIHTF subsidies. Accounting for these contracts drove much of DPD's achievement of multifamily goals (63%) through the end of Q1 (table 2).

Table 2 – Affordable Housing Unit Commitments Compared with Annual Goal, 2015-Q1

2015-Q1 Units Served	2015 "Bouncing Back" Projected Units	2015-Q1 Units	Percent of Goal Met
Multi-Family*	5,625	3,544	63%
Single-Family	473	77	16%
Improvement and Preservation	2,137	278	13%
Total	*8,235*	*3,899*	*47%*

** For Q1, the vast majority (89%) of these units are annual CLIHTF subsidies, which support approximately 3,000 households every year*

Source: CRN Analysis of DPD 2015 First Quarter Progress Report

The CLIHTF is an important, flexible source of public-private housing support for some of the most vulnerable families in our city. However, counting these units in the same way as new construction or rehabilitation projects receiving City support obscures the number and proportion of new projects moving forward. To get a clearer look at net-new affordable rental units funded by the City through non-profit and for-profit developers so far in 2015, CRN strips away CLIHTF subsides and two key preservation programs that do not directly add to the affordable housing stock in Chicago (table 3).

Table 3 – Net-New Affordable Housing Unit Commitments Compared with Annual Goal, 2015-Q1

2015-Q1 Affordable Apartment Production	Year to Date Units Committed (Actual)	0-15%	16-30%	31-50%	51-60%	60-80%	81-100%	101+%	Total Units Planned by Year End (Goal)
Total Subsidized Rental Units	3,544	1,620	1,199	65	625	-	-	35	5,625
Less CLIHTF Rental Subsidy Units	*2,809*	*1,620*	*1,189*	*-*	*-*	*-*	*-*	*-*	*3,000*
Less Heat Receivership Units	*312*				*312*		*-*	*-*	*600*
Less MF Troubled Building Initiative Units	*105*	*-*			*105*			*-*	*750*
Net New Rental Units**	318	-	10	65	208	-	-	35	1,275

** This figure represents multi-family affordable housing units created or preserved, and is adjusted to discount both annual rental subsidies (through the Chicago Low-Income Housing Trust Fund) and some other some other assistance, including the City's Heat Receivership and Troubled Building programs.

Source: CRN Analysis of DPD 2015 First Quarter Progress Report

In order to calculate how many units receiving City funds this quarter expand the net availability of income-limited apartments, the Rehab Network starts with the City's projected number of rental units planned to receive subsidy this year (5,625), as well as the City's report of units completed in the various income brackets so far to date (3,544). We then subtract the units covered by those housing programs that are not constructing or rehabilitating rental housing, including rental subsidies under the CLIHTF (-2,809). Next, we compare year-to-date units actually funded (318) with the number of new construction or rehab units the City plans to fund in 2014 (1,275). Looking at the production numbers in this stripped-down way lets us understand how many affordable rental units are actually being added in Chicago throughout the year.

From this stripped down analysis, we see that the City has provided resources for 318 net-new affordable rental units so far in 2015 (table 4). This is right on track for the first quarter: 25% of projected net-new units for 2015. This quarter, these units come from three main sources: on-site rental units covenanted through the Affordable Requirements Ordinance, Neighborhood Stabilization Program rental units, and three new projects receiving multifamily loans or tax credits directly from the Department of Planning and Development.

Table 4 – Description of Net-New Affordable Housing Unit Commitments, 2015-Q1

Quarter	Project / Source of Units	# Units
Q1	ARO Rental Units Covenanted	24
Q1	Multifamily Neighborhood Stabilization Rental Units	67
Q1	65th Infantry Regiment Veteran's Housing	49
Q1	Park Place Family Apartments	78
Q1	Hilliard Homes Window Replacement	100
	Total Net-New Affordable Rentals	**318**

Source: CRN Analysis of DPD 2015 First Quarter Progress Report

Among the 318 net-new rental units that were funded this quarter, the majority were for families (43%) with incomes below 60% AMI—$45,600 per year for a family of four. CRN commends DPD for continuing to invest in family housing in 2015.

Approved Rental Developments - *City Council approved financing for three affordable rental project this quarter:*

65TH INFANTRY REGIMENT VETERANS HOUSING

This new construction project by CRN member Hispanic Housing will add 48 affordable units for veterans and their families in the 26th Ward near Humboldt Park. 65th Infantry Regiment Veteran's Housing will operate through the HUD-Veteran's Affairs Supportive Housing (HUD-VASH) program, which combines Housing Choice Voucher (HCV) rental assistance for homeless veterans with case management and clinical services through the Department of Veteran's Affairs. In coordination with the Jesse Brown VA Medical Center, neighboring Norwegian American Hospital (the donor of the land for the project) will provide supportive services for tenants. This four story elevator building will include environmentally friendly features, such as low VOC paint and energy efficient systems and appliances, as well as onsite amenities, including fitness and community space. To support this project, the City has provided a $1.5 million 0% loan and 9% LIHTCs generating over $11.6 million in equity.

Income targets:

- 10 one-, two- or three-bedroom units at or below 30% AMI
- 38 one-, two- or three-bedroom units at or below 60% AMI

Total development cost: $14.9 million   Cost per unit: $305,645

PARK PLACE FAMILY APARTMENTS

Brinshore Development is building 78 affordable family units in a combination of 14 walk up buildings near Archer and Pulaski in the 14th Ward. The project is the first phase of a multi-phase development that will ultimately include affordable senior apartments, for-sale townhomes, a community center, and a park on the 14.2-acre site. Bank of America provided a $1 million grant to support Park Place Family

Apartments. City support for this project includes a $6.5 million 0% loan, $875,000 in Illinois Affordable Housing Tax Credit (Donation Tax Credit) equity, and 9% LIHTCs generating over $16.8 million in equity.

Income targets:

- 32 one-, two- or three-bedroom units at or below 50% AMI
- 46 one-, two- or three-bedroom units at or below 60% AMI

Total development cost: $25.9 million Cost per unit: $332,358

HILLIARD HOMES WINDOW REPLACEMENT

Hilliard Homes, landmark low-income housing designed by Marina City-architect Bertrand Goldberg, will have windows replaced in 100 units. Although the 654-unit development was completely rehabilitated in the early 2000s according to established historic preservation standards, many elliptical windows on lower four levels of the iconic towers have deteriorated considerably and must be replaced. It is relevant to note that this former public housing site was "redeveloped" without demolition and without bringing in higher income residents. The City is providing a $561,373 0% loan to facilitate this rehab.

Total development cost: $1 million Cost per unit: $10,276

Policy Updates

ILLINOIS SUPREME COURT UNANIMOUSLY UPHELD THE CONSTITUTIONALITY OF THE ILLINOIS RENTAL HOUSING SUPPORT PROGRAM – In a unanimous opinion filed May 21, 2015, the Illinois Supreme Court overturned the ruling of a lower court that found the $10 real estate recordation fee that funds the state's Rental Housing Support Program (RHSP) unconstitutional (*Marks v. Vanderventer*, 2015 IL 116226). Created in 2005 to address pressing need statewide for housing affordable to extremely low-income individuals, approximately 43% of the annual RHSP allocation goes by formula to the Chicago Low-Income Housing Trust Fund (CLIHTF)[3]. Along with resources delivered through the Affordable Housing Opportunity Fund, the RHSP is critical to the continued operation of the CLIHTF, which provides rental subsidies to approximately 3,000 extremely low-income Chicago households every year.

Writing for the court, Justice Anne Burke recognized the foundational role of affordable housing in communities, noting that

> *By helping provide affordable housing to low-income Illinois families throughout the State, the statute provides needed housing security to Illinois residents. In addition, by providing financial stability to vulnerable residents, lowing tenant turnover by subsidizing rents, and providing a more stable income*

[3] Center for Community Change (2015) "Chicago Low-Income Housing Trust Fund Celebrates 25 Years" http://housingtrustfundproject.org/chicago-low-income-housing-trust-fund-celebrates-25th-anniversary/

stream to landlords, the statute decreases the number of vacant and abandoned buildings and increases opportunities for building owners to maintain their property. This improves property values. [4]

The Court went on to find that the real estate surcharge achieves the "legitimate goals" of providing affordable housing and improving property values, which are, in the opinion of the Court, "legitimate government interests."

The Rehab Network applauds the Chicago Coalition for the Homeless and the Illinois Supreme Court for defending this critical source of housing security for our most vulnerable neighbors.

SINGLE ROOM OCCUPANCY (SRO) PRESERVATION ORDINANCE ACTIVITY – One new property has triggered the Notice of Intent to Sell or Transfer Property under the Single Room Occupancy Preservation Ordinance (Chicago Municipal Code Title 5 / Chapter 5-15) since DPD's last quarterly hearing. It joins four more SRO hotels already in the preservation period[5]:

Notification: April 17, 2015 End of SRO Preservation Period: October 14, 2015

Mark Twain Hotel at 101-13 W. Division in the 27th Ward

Contact: Laura Eisenberg | 702-860-5777

Notification: January 16, 2015 End of SRO Preservation Period: July 15, 2015

2001-03 N. California in the 1st Ward

Contact: Sperry Van Ness / Chicago Commercial | 312-756-7332

Notification: January 28, 2015 End of SRO Preservation Period: July 27, 2015

Marshall Hotel at 1232 N. LaSalle in the 2nd Ward
Carling Hotel at 1512 N. LaSalle in the 27th Ward
Darlington Hotel at 4700 N. Racine in the 43rd Ward

Contact: Lawrence Dolins | 312-664-3080

The City's leadership is needed to convene a conversation around and generate solutions to utilize the the preservation period to divert SRO units from condo conversion. Identifying impediments and generating strategies to overcome them will help increase the capacity to act withinthe 180 day waiting period and requirement for "good faith negotiations" in the ordinance. Without these gap-filling

[4] *Marks v. Vanderventer*, 2015 IL 116226, ¶27, available online at http://www.illinoiscourts.gov/Opinions/SupremeCourt/2015/116226.pdf

[5] 180 days (6 moths) after DPD communicated the notice of intent to sell under the SRO Preservation Ordinance.

measures, the SRO preservation periods will pass unused and the city will continue to hemorrhage SRO units at a time when the demand for affordable housing is at a record high.

ONGOING REPORTING ON THE AFFORDABLE REQUIREMENTS ORDINANCE AND AFFORDABLE HOUSING OPPORTUNITY FUND – CRN applauds DPD for responding to criticisms presented in previous quarterly reports regarding accurate reporting of revenues and units delivered by the Affordable Requirements Ordinance (ARO) and Density Bonus. New in 2015-Q1, DPD is no longer counting in-lieu fees collected as affordable housing resources committed, adjusting their practices to instead count these monies as committed when loans are made from the Affordable Housing Opportunity Fund. Along with the "projects in pipeline" reporting introduced in 2014-Q4, this reporting refinement shows real DPD responsiveness to community concerns over government transparency and accountability.

We are confident that this trend will continue as DPD gathers stakeholder input on the implementation of the ARO Zone map specified in the revised ordinance passed in April. The 2015 ARO replaces the currently existing in-lieu fee structure ($100,000 for each unit not built) with a tiered fee structure based on existing zoning or local measures of income. The ordinance itself does not define the criteria for the zones, but instead provides for the Department to define a custom map with stakeholder input. This month, DPD announced a framework for the zones and released three versions of their zone map for public comment.

The three zones / fee tiers include:

> **DOWNTOWN** – For properties currently in the downtown zoning category, a $175,000 to $225,000 per unit opt-out fee.
> **HIGHER-INCOME** – For properties located in communities where more than half of households make more than 60% AMI ($31,920 for one person, $45,600 for a family of four) and less than a quarter of households are living in poverty, a $125,000 per unit opt-out fee.
> **LOWER-INCOME –** For properties located in communities where more than half of households make less than 60% AMI ($31,920 for one person, $45,600 for a family of four) and more than a quarter of households are living in poverty, a $50,000 per unit opt-out fee.

These zones relate not only to the tiered opt-out fees, but also dictate a number of additional rights and responsibilities for the developer, including the ability to build some units offsite and to contract with the CHA (table 5).

Table 5 – Developers Rights and Responsibilities by Zone, 2015 ARO

Options to meet the ARO	Low-Moderate Income Areas: Rental and For-Sale	Higher Income Areas: Rental and For-Sale	Downtown: Rental	Downtown: For-Sale
Construct required units on-site and pay no in-lieu fee	X	X	X	X
Place at least 1/4 of the required 10% affordable units (20% if the City provides financial assistance) on-site and pay a fee-in-lieu per any remaining units	X $50,000 in-lieu fee	X $125,000 in-lieu fee	X $175,000* in-lieu fee *$140,000 through April 15, 2016	
ARO Transit-Served Location bonus	X	X	X	X
Lease or Sell Units to the CHA or other authorized agency and receive a $25,000 In-Lieu Fee Reduction		X	X	X
Off-Site Option: within two miles and in a higher income area		X	X	
Off-Site Option: anywhere				X
No on-site units – with $225,000* in-lieu premium *$160,000 through April 15, 2016				X

Source: DPD Announcement: "Public Comments for ARO Map and Rules/Regulations Open Through June 26"

In all three zone maps provided by the Department for comment (Appendix B), these same criteria are used. However, differences in the map persist based on how the information is aggregated. Map 1 compares incomes and poverty rates by census tract, while map 2 and map 3 use households and physical area, respectively, to normalize the information presented in map 1. In this case, normalization is a statistical approach intended to make community areas of unequal size and population comparable.

DPD is collecting public comments on their proposed zone maps through June 26, 2015.[6] The Rehab Network is preparing formal comments that address the details of the proposal. In the interim, however, it may be helpful to think about two issues arising out of the zone designation: time and gentrification pressures. Once adopted, this map will define the fee zones for the purposes of the ARO for a five year period.

[6] *Comments about the maps and the rules and regulations should be submitted to ARO@cityofchicago.org or delivered or mailed to ARO Public Comment, 121 N. LaSalle St., 10th Floor, Chicago IL 60602. All comments must be received by 4 p.m. Friday, June 26, 2015.*

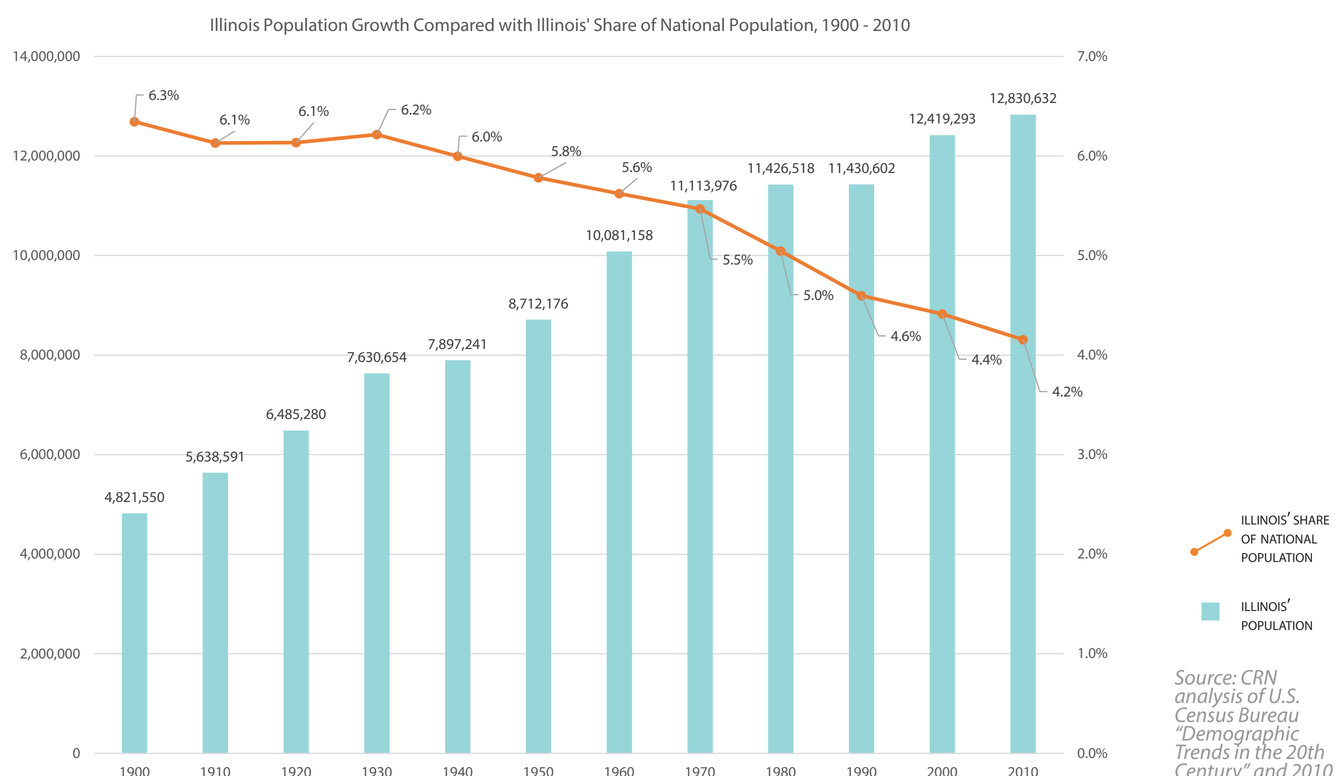
Dear Illinois Legislators,

In communities across Illinois—from Champaign to Alton, Chicago to Cairo—the dire need for housing that is affordable is shaping the geography of opportunity. When families are not secure in their housing, communities suffer: children don't do as well in school, family members experience health setbacks, local businesses lose out on consumer spending, and governments are deprived of tax revenue. To reverse these liabilities and extend the reach of prosperity in Illinois, we must make the provision of affordable apartments and homes for purchase a policy and resource allocation priority.

To help you understand the magnitude of this issue, the Chicago Rehab Network has prepared Affordable Housing Fact Sheets for all 102 counties in Illinois. This research is part of the third edition of our Affordable Housing Fact Book, an ongoing effort to provide baseline information about communities across Illinois to inform legislators, advocates, and other stakeholders about housing needs and to bring affordable housing to the forefront of public discourse.

While the roots of the Affordable Housing Fact Book are in Chicago, we expanded the second edition of the Fact Book statewide in 2003, and are pleased to do so again with the third edition today. This edition of the Fact Book adds even more demographic and quality of life indicators in an effort to propel a conversation grounded in fact about serious existing and growing needs in our communities.

As I'm sure you know, the situation on the ground today in Illinois is stark. Although Illinois grew moderately from 2000 to 2010, we continued to lose our share of the national population—part of a troubling long-term trend. While much of this population shift is a consequence of larger economic changes in the Midwest and the nation, some still should be attributed to issues of opportunity and quality of life, which have everything to do with community affordability and stability.



Source: CRN analysis of U.S. Census Bureau "Demographic Trends in the 20th Century" and 2010 Decennial Census

This Fact Book explores changes in Illinois counties from 2000 to 2010, delving into some comparative analysis to show the depth and breadth of the challenges in front of us today. Major findings include:

- In a state where today the income of the top 1% is thirty times that of the bottom 99% (#8 in the nation for income inequality)[1], 76 out of 102 Illinois counties lost median household income between 2000 and 2010. This means that there has been a substantial increase in Illinoisans living on less.
- Despite stagnant or declining incomes for many families and individuals, median rents and mortgages rose for the vast majority of Illinoisans. In 92 out of 102 counties, median rent increased. Statewide, median rent grew over $200 per month. Median mortgages grew even more, increasing in 100 out of 102 Illinois counties. Statewide, the median mortgage increased by over $500 per month.
- Flat incomes combined with rising housing costs have contributed to a dramatic increase in housing insecurity for both owners and renters across Illinois. When housing costs are greater than 30% of available income, those families are said to be "cost burdened" or experiencing "housing insecurity". Households struggling with housing insecurity experience consequences in all dimensions of financial wellbeing, including paying for health care and prescriptions, meeting debt obligations, saving for retirement, and purchasing healthy food. They are also more likely to move frequently, more vulnerable to homelessness, and less likely to make some consumer purchases that stimulate the local economy. From 2000 to 2010, housing insecurity increased in the majority of counties for both renters (92 out of 102 counties) and owners (98 out of 102 counties).
- Steep increases in housing insecurity across the board have brought statewide rates to record levels: 1 out of 2 renters and 1 out of 3 owners in Illinois cannot afford their housing.

Now is the time to act. Housing that is affordable is the foundation for educational and employment success, community stability and regional competitiveness. With your leadership, we can advance housing policies that help build a more sustainable, prosperous, and equitable Illinois.

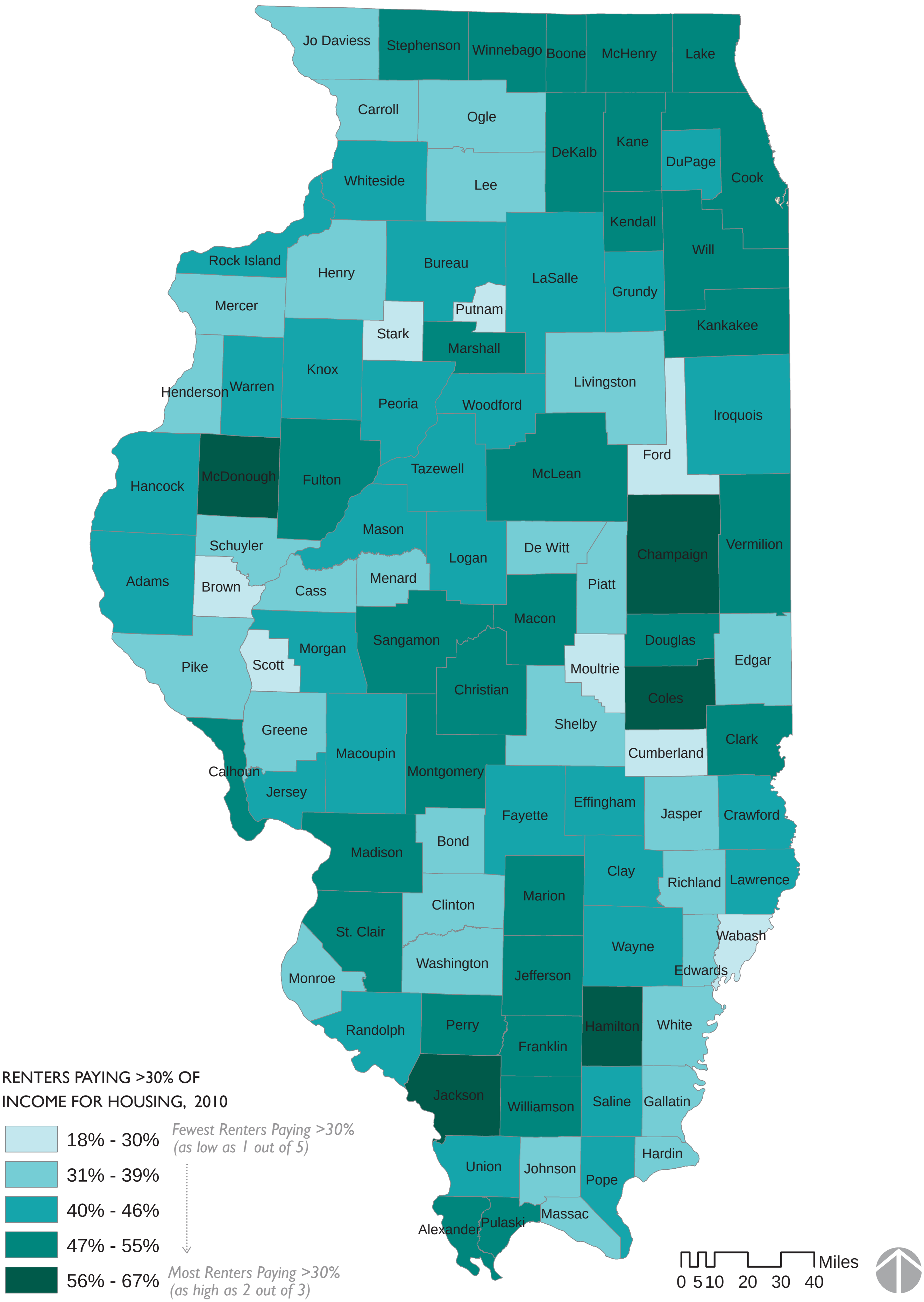
Sincerely,

Kevin F. Jackson

Kevin F. Jackson
Executive Director

1. *Estelle Sommeiller and Mark Price (2015) "The Increasingly Unequal States of America: Income Inequality by State, 1917 to 2012". Available online at http://www.epi.org/multimedia/unequal-states-interactive/#/Illinois*

Housing Insecure Renters by County, 2010



HOUSING INSECURE RENTERS IN ILLINOIS (2010): 50.0%

From 2000 to 2010, the share of renters experiencing housing insecurity increased in 9 out of 10 counties (table 3). The result of these increases is that fully half of all renters in Illinois are paying more than they can afford for housing. However, the geographic distribution of this housing insecurity defies some conventional beliefs. Rather than clustering around the Chicago Metropolitan region or other urban areas, the counties with the highest share of renters paying more than 30% of their income for housing are distributed across Illinois. In fact, the highest rates of renter housing insecurity are in McDonough, Jackson and Coles counties, where nearly 2 out of 3 renters pay more than they can afford for housing.

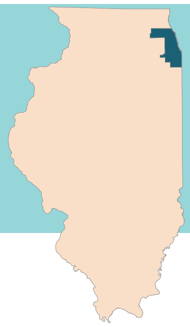
This problem is widespread: only Scott County has less than 1 out of 4 renters experiencing housing insecurity, but 19 out of 102 counties have more than 1 out of 2 renters paying more than they can afford for housing.

TABLE 4. TOP 20 ILLINOIS COUNTIES WITH GREATEST SHARE OF COST BURDENED RENTERS, 2010

ILLINOIS COUNTY	COST BURDENED RENTERS, 2010
McDonough	66.6%
Jackson	64.4%
Coles	62.3%
Hamilton	62.3%
Champaign	58.0%
DeKalb	55.3%
Boone	54.5%
Stephenson	54.0%
McHenry	53.0%
Kane	52.8%
Cook	52.3%
Douglas	52.2%
Madison	52.0%
Kankakee	51.9%
Winnebago	51.9%
Will	50.5%
Alexander	50.3%
St. Clair	50.1%
Vermilion	50.1%
Fulton	49.9%

Source: CRN Affordable Housing Fact Book

find the whole report online at chicagorehab.org/policy/research.htm



Cook County

HOUSING FACT SHEET

Chicago Rehab Network

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	5,376,741	5,194,675	-3.4%
Percent Immigrant (Foreign Born)	19.8%	20.9%	5.7%
Total Households	1,974,181	1,936,481	-1.9%
Total Family Households	1,269,592	1,203,421	-5.5%
Total Non-Family Households	704,589	733,060	4.0%
Percent of Families In Poverty	10.6%	11.9%	12.3%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	3,025,760	2,877,212	-4.9%
Black or African American	1,405,361	1,287,767	-8.4%
Asian	260,170	322,672	24.0%
Multi-Racial	136,223	131,770	-3.3%
Other	549,227	575,254	4.7%
Latino (of Any Race)	1,071,740	1,244,762	16.1%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	$58,151	$53,942	-7.2%
Households Earning < $25,000	407,202	458,462	12.6%
As a Percent of All Households	20.6%	23.7%	14.8%
Unemployment Rate	4.8%	6.6%	37.5%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than $25,000	407,202	458,462	12.6%
$25,000-$49,999	540,708	443,011	-18.1%
$50,000-$74,999	423,691	349,011	-17.6%
$75,000 or More	602,807	685,997	13.8%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	2,096,121	2,180,359	4.0%
Total Occupied Housing Units	1,974,181	1,966,356	-.4%
Owner-Occupied	1,142,677	1,143,857	0.1%
Renter-Occupied	831,504	822,499	-1.1%

RENTAL HOUSING COSTS*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	$821	$900	9.7%
Renters Paying Less Than $750/mo	420,963	218,721	-48.0%
Renters Paying $750 to $999/mo	246,172	243,742	-1.0%
Renters Paying $1000 to $1,499/mo	99,733	197,040	97.6%
Renters Paying $1,500 or More/mo	44,503	85,302	91.7%
Paying Over 30% of Income in Rent	39.3%	52.3%	33.3%

OWNER HOUSING COSTS*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	$1,677	$1,911	13.98%
Owners Paying Less Than $ 1,000/mo	109,712	67,039	-38.9%
Owners Paying $1,000 to $1,499/mo	205,227	174,751	-14.8%
Owners Paying $1,500 to $1999/mo	139,837	213,941	53.0%
Owners Paying $2,000 or More/mo	118,689	381,831	221.7%
Paying Over 30% of Income for Mortgage	30.7%	47.1%	53.1%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL

	RENTERS		OWNERS	
INCOME LEVEL	2000	2010	2000	2010
Less than $19,999	-	90.6%	73.4%	87.5%
$20,000-$49,999	-	60.2%	42.7%	62.5%
$50,000-$74,999	-	13.3%	21.3%	48.1%
$75,000 or More	-	3.5%	5.3%	17.1%

UNITS BY BUILDING TYPE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	940,147	985,997	4.9%
Units in Buildings with 2-4 Units	459,444	472,507	2.8%
Units in Buildings with 5-9 Units	192,497	207,658	7.9%
Units in Buildings with 10-19 Units	123,663	111,998	-9.4%
Units in Buildings with 20 or More Units	364,597	378,533	3.8%
Units in Mobile Homes, RVs, Boats, etc.	15,773	16,740	6.1%

HOUSING CHOICE VOUCHERS*	2010	2013
Authorized Housing Choice Vouchers	63,629	64,815
Total Voucher Payments to Owners	$445,935,827	$435,531,502

*The Chicago Rehab Network is grateful to the Chicago Community Trust for its support of this research. Data come primarily from Nathalie P. Voorhees Center (UIC) analysis of 2000 and 2010 Censuses. Housing Choice Voucher data come from the Center on Budget and Policy Priorities. If no HCVs are listed, the county has no specific allocation, but may access a limited number of vouchers available statewide through DCEO. * Indicates that values have been adjusted for inflation to 2010 constant dollars. For more information, contact CRN at Elizabeth@chicagorehab.org or 312.663.3936.*

Illinois Affordable Housing Tax Credit Fact Sheet

Chicago Rehab Network Legacy 35

***SB083**, the **Illinois Affordable Housing Tax Credit** – IAHTC (a.k.a. Donation Tax Credit) encourages private investment to qualified non-profit affordable housing development sponsors with tax credit equal to 50% of the donation on their Illinois tax liabilities.*

The IAHTC is a critical source of financing for affordable housing developments across Illinois. Created as a bi-partisan initiative in 2001, the IAHTC must be renewed every five years by the Illinois legislature. **We must ACT NOW to ensure the IAHTC continues stimulate public-private investment in the Illinois economy.**

Since its passage in 2001, the Illinois Affordable Housing Tax Credit has:

- Motivated the donation of $360 million in assets like land, buildings, and long-term leases from private sources to affordable housing development in Illinois.
- Provided key financing for property-tax paying developments representing over $3.3 billion in invested in 51 of 59 Illinois State Senate Districts.
- Preserved or created over 17,000 homes stabilizing seniors, families, veterans and people with disabilities in communities across Illinois.
- Supported more than 25,000 jobs with over $1 billion in wages and business income. *(see reverse for more details)*

current language

(35 ILCS 5/214)

Sec. 214. Tax credit for affordable housing donations.
(a) Beginning with taxable years ending on or after December 31, 2001 and until the taxable year ending on December 31, 2016, a taxpayer who makes a donation under Section 7.28 of the Illinois Housing Development Act is entitled to a credit against the tax imposed by subsections (a) and (b) of Section 201 in an amount equal to 50% of the value of the donation.

SB083 language

(35 ILCS 5/214)

Sec. 214. Tax credit for affordable housing donations.
(a) Beginning with taxable years ending on or after December 31, 2001 and until the taxable year ending on December 31, 2021, a taxpayer who makes a donation under Section 7.28 of the Illinois Housing Development Act is entitled to a credit against the tax imposed by subsections (a) and (b) of Section 201 in an amount equal to 50% of the value of the donation.

Economic Impacts of Illinois Affordable Housing Tax Credit-Funded Developments

Following a method developed by the National Association of Homebuilders, CRN estimates that affordable housing developed since 2002 through the Illinois Affordable Housing Tax Credit has supported 26,537 jobs, delivered over $1 billion in wages and generated over $217 million in state and local taxes and fees.

IAHTC OUTCOMES

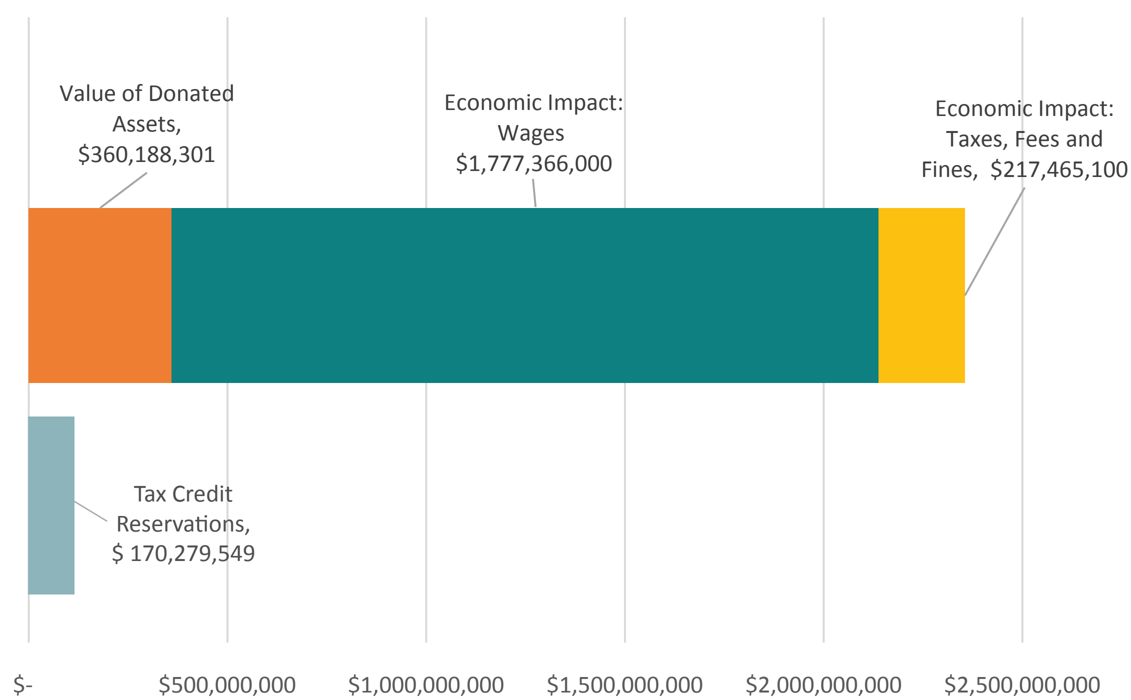
Total Units	Total Development Cost	Total Donations	Total Tax Credits*
17,740	$ 3,319,409,446	$ 360,188,301	$ 170,279,549

Through 2014, the IAHTC has provided key financing for the creation or preservation of more than 17,000 homes representing over $3.3 billion invested in Illinois communities. It also inspired the donation of $360 million in assets through public-pivate partnerships.

GRAND TOTAL ECONOMIC IMPACT

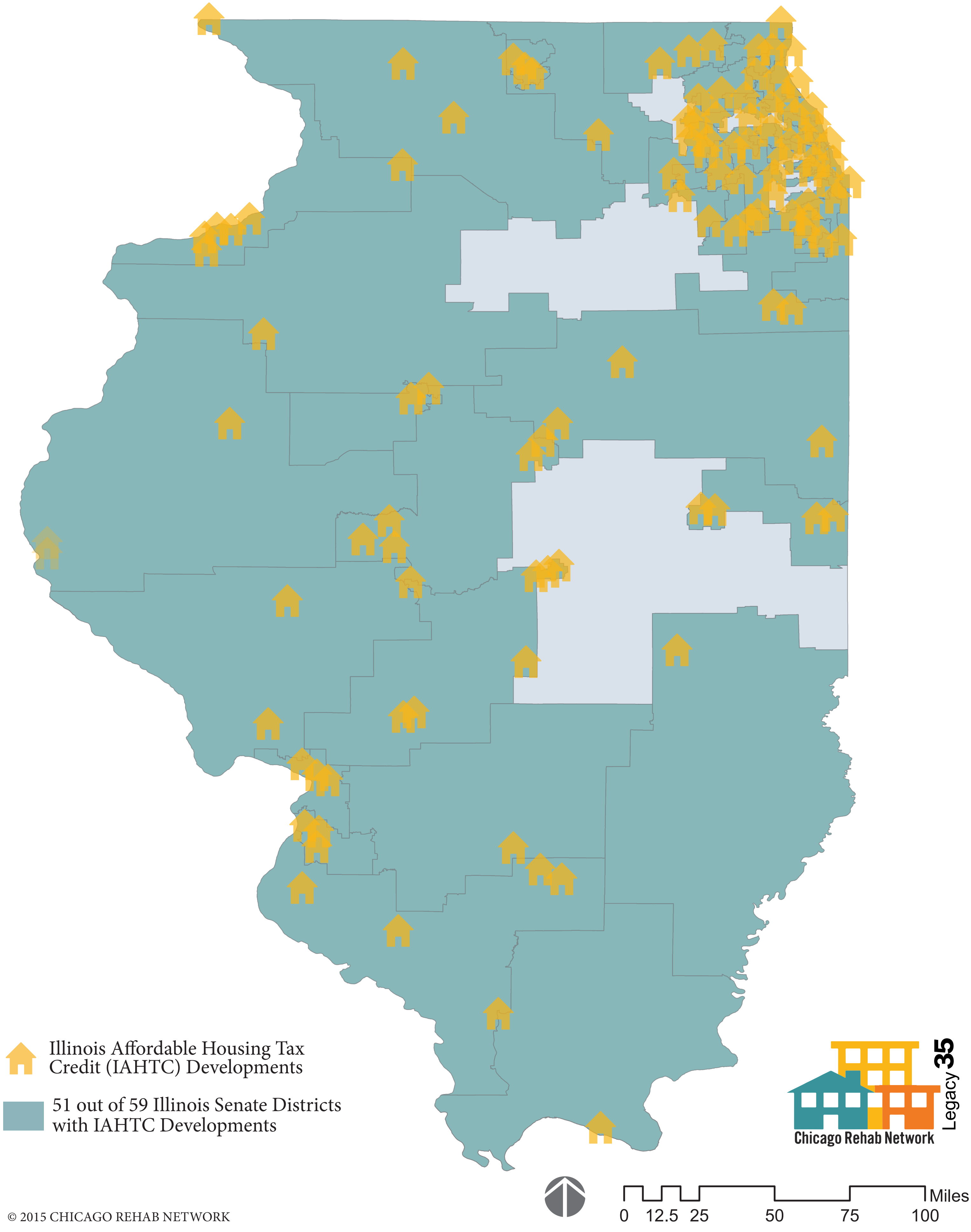
Total Wages and Business Owners' Income	Total Local & State Taxes, Fees & Fines	Total Jobs
$1,777,366,000	$217,465,100	26,537

ILLINOIS AFFORDABLE HOUSING TAX CREDIT ECONOMIC IMPACT, 2002-2014



*Source: National Association of Home Builders (2010) "The Local Economic Impact of Typical Housing Tax Credit Developments." This model uses national averages produced by the NAHB Housing Policy Department. * Some data missing.*

Illinois Affordable Housing Tax Credit Properties, 2002 to 2014



Illinois Affordable Housing Tax Credit Units by Illinois State Senate District, 2002 to 2014

Illinois State Senator	Illinois State Senate District	Total IAHTC Units
Antonio Muñoz	1	118
William Delgado	2	358
Mattie Hunter	3	1,769
Kimberly A. Lightford	4	147
Patricia Van Pelt	5	2,112
John J. Cullerton	6	757
Heather A. Steans	7	861
Ira I. Silverstein	8	168
Natalie A. Manley	9	400
John G. Mulroe	10	25
Martin A. Sandoval	11	0
Steven M. Landek	12	0
Kwame Raoul	13	2,632
Emil Jones, III	14	691
Napoleon Harris, III	15	99
Jacqueline Y. Collins	16	473
Donne E. Trotter	17	0
Bill Cunningham	18	167
Michael E. Hastings	19	137
Iris Y. Martinez	20	189
Michael Connelly	21	108
Michael Noland	22	737
Thomas Cullerton	23	275
Chris Nybo	24	512
Jim Oberweis	25	151
Dan Duffy	26	51
Matt Murphy	27	211
Dan Kotowski	28	0
Julie A. Morrison	29	21
Terry Link	30	281
Melinda Bush	31	184
Pamela J. Althoff	32	129
Karen McConnaughay	33	0
Steve Stadelman	34	17
Dave Syverson	35	12
Neil Anderson	36	664
Darin M. LaHood	37	123
Sue Rezin	38	0
Don Harmon	39	219
Toi W. Hutchinson	40	260
Christine Radogno	41	0
Linda Holmes	42	128
Pat McGuire	43	243
William E. Brady	44	68
Tim Bivins	45	295
David Koehler	46	87
John M. Sullivan	47	77
Andy Manar	48	305
Jennifer Bertino-Tarrant	49	51
Wm. Sam McCann	50	302
Chapin Rose	51	0
Scott M. Bennett	52	197
Jason A. Barickman	53	186
Kyle McCarter	54	32
Dale A. Righter	55	81
William R. Haine	56	185
James F. Clayborne, Jr.	57	215
David S. Luechtefeld	58	229
Gary Forby	59	88

Chicago Rehab Network Legacy 35

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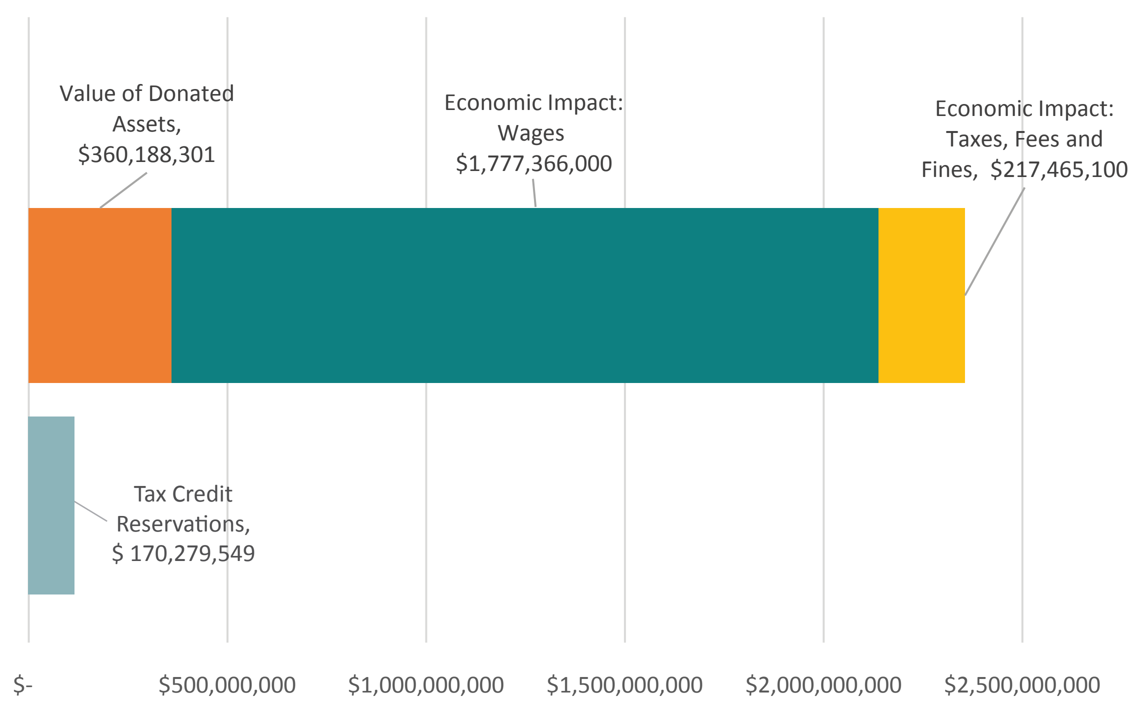

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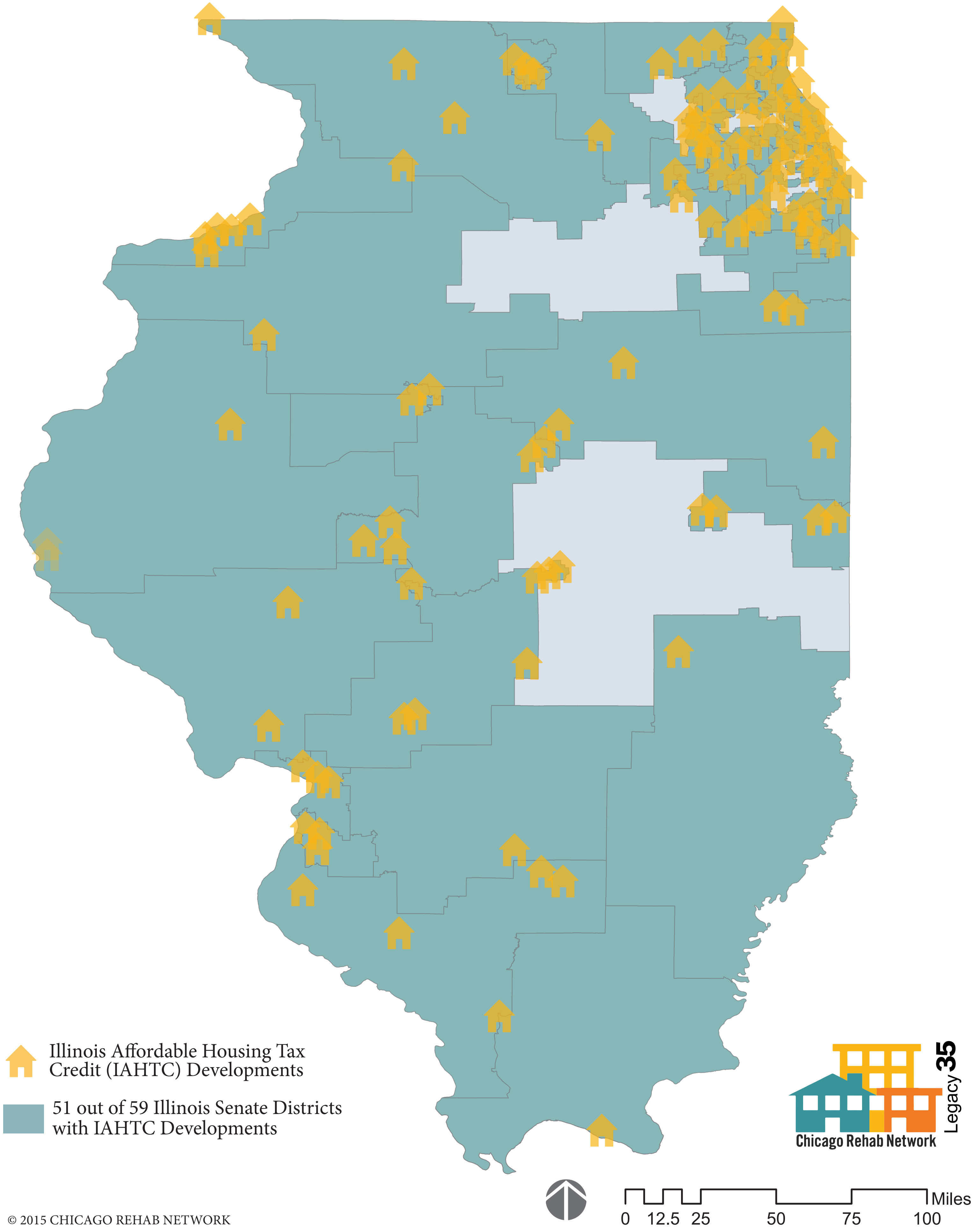

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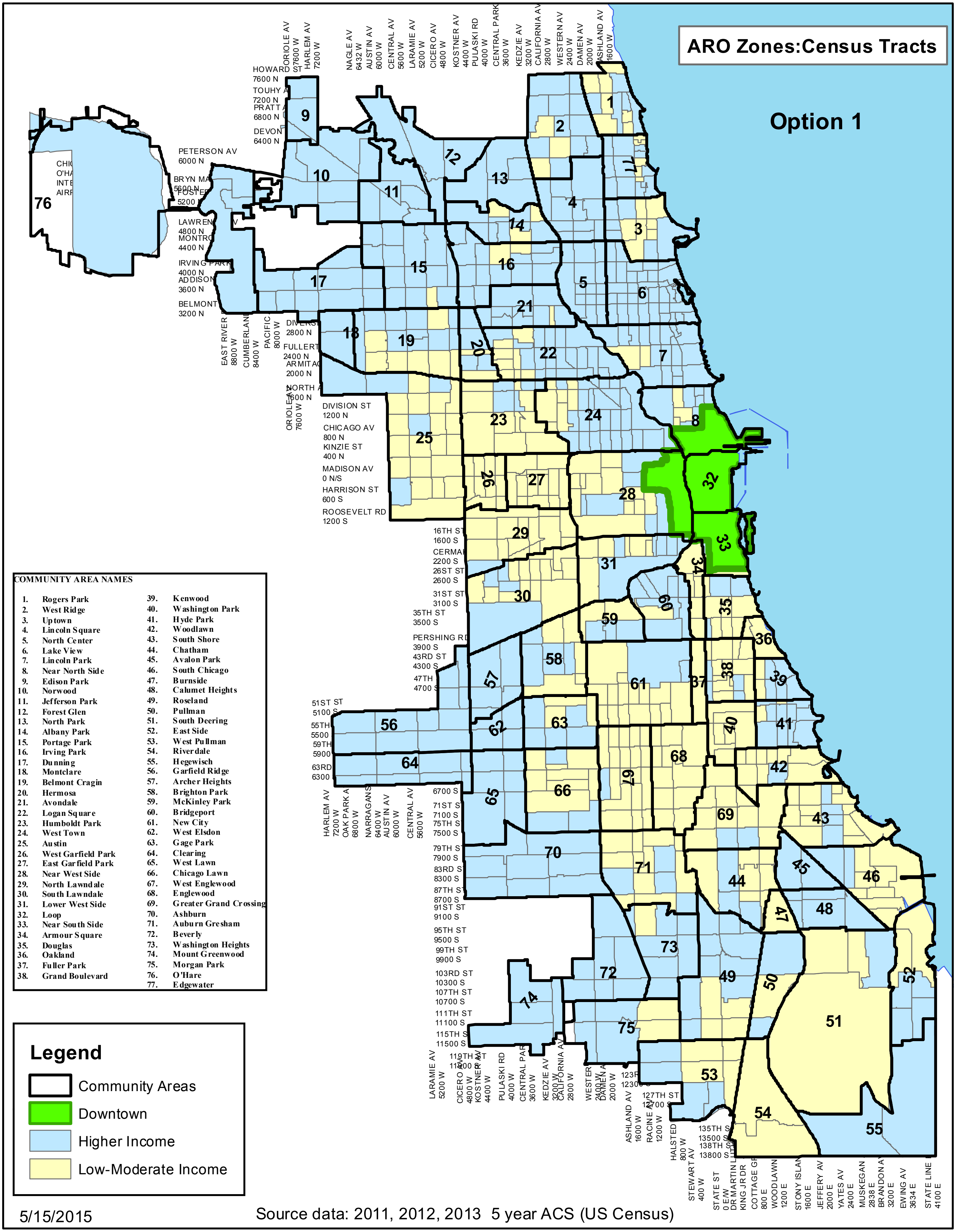
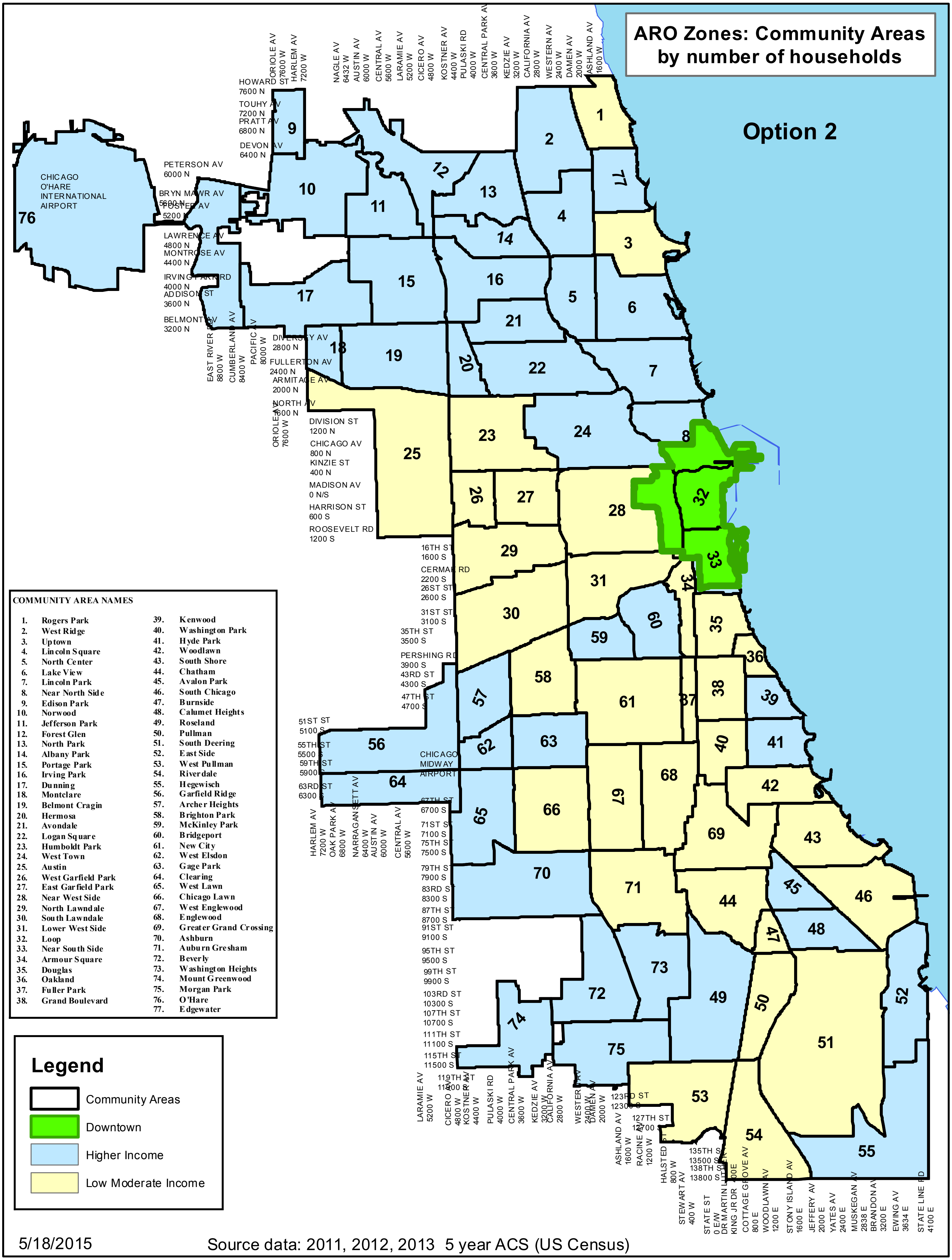


ARO Zones:Census Tracts
Option 1
COMMUNITY AREA NAMES
1. Rogers Park
2. West Ridge
3. Uptown
4. Lincoln Square
5. North Center
6. Lake View
7. Lincoln Park
8. Near North Side
9. Edison Park
10. Norwood
11. Jefferson Park
12. Forest Glen
13. North Park
14. Albany Park
15. Portage Park
16. Irving Park
17. Dunning
18. Montclare
19. Belmont Cragin
20. Hermosa
21. Avondale
22. Logan Square
23. Humboldt Park
24. West Town
25. Austin
26. West Garfield Park
27. East Garfield Park
28. Near West Side
29. North Lawndale
30. South Lawndale
31. Lower West Side
32. Loop
33. Near South Side
34. Armour Square
35. Douglas
36. Oakland
37. Fuller Park
38. Grand Boulevard
39. Kenwood
40. Washington Park
41. Hyde Park
42. Woodlawn
43. South Shore
44. Chatham
45. Avalon Park
46. South Chicago
47. Burnside
48. Calumet Heights
49. Roseland
50. Pullman
51. South Deering
52. East Side
53. West Pullman
54. Riverdale
55. Hegewisch
56. Garfield Ridge
57. Archer Heights
58. Brighton Park
59. McKinley Park
60. Bridgeport
61. New City
62. West Elsdon
63. Gage Park
64. Clearing
65. West Lawn
66. Chicago Lawn
67. West Englewood
68. Englewood
69. Greater Grand Crossing
70. Ashburn
71. Auburn Gresham
72. Beverly
73. Washington Heights
74. Mount Greenwood
75. Morgan Park
76. O'Hare
77. Edgewater
Legend
Community Areas
Downtown
Higher Income
Low-Moderate Income
5/15/2015
Source data: 2011, 2012, 2013 5 year ACS (US Census)



ARO Zones: Community Areas
by number of households
Option 2
CHICAGO O'HARE INTERNATIONAL AIRPORT
CHICAGO MIDWAY AIRPORT
COMMUNITY AREA NAMES
1. Rogers Park
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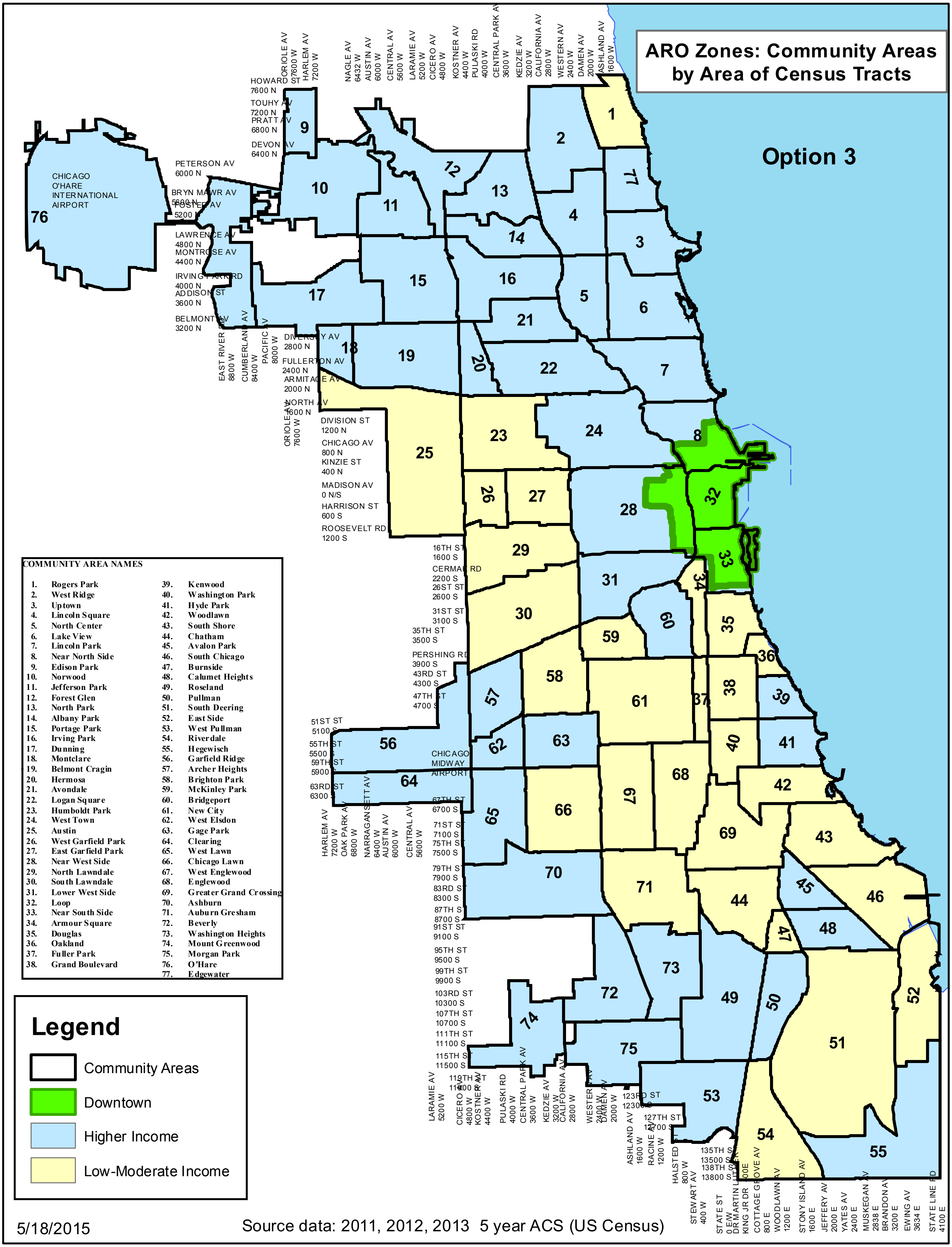
ARO Zones: Community Areas by Area of Census Tracts
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