



MISSION

The Chicago Rehab Network is a multi-cultural, multi-racial coalition of community-based organizations which revitalize neighborhoods primarily through the development and rehabilitation of housing for low-income community residents. CRN and its members are dedicated to empowering communities without displacement and to building a strong affordable and accessible housing development movement in Chicago, throughout Illinois, and across the nation. CRN strives to meet the needs and promote the common goals of its members which foster socially and economically viable communities.

5 Strategies towards Housing Stability for All Chicagoans

Whereas obstacles before us include loss of population, over-reliance on market forces, application of systemic racist practices against people of color, historic blight and ongoing gentrification, our vigilant leadership is required for a vibrant City with sustainable and prosperous communities. National and local research confirms the role that housing plays in reaching positive health, education, and employment outcomes. Combined with the significant economic benefits that result from community-based models of rehab and construction as well as strengthening life outcomes, expanding the affordable housing supply will benefit the City.

We have to do better and together we can. Many goals from the previous Chicago 5-year plans were met, though each was pegged to a limited pool of resources. This next Plan occurs during increasing income inequality and its consequential turbulence for the City, neighborhoods, and our neighbors. This Plan must address this instability by expanding what works and facing some big challenges. Certainly more money and greater leadership are required. **The capacity exists to eliminate the 120,000 unit shortfall in affordable housing, and the City's leadership should target that number.**

1. Anti-Displacement Policies

Displacement results from gentrification but also from blight and abandonment.

- a. Monitor and mitigate high risk conditions including property tax increases, predatory lending, and preparedness for real estate downturns which have disparate impacts on communities of color.
- b. Create protective property tax zones in areas experiencing significant investments to protect existing residents; such zones may include offering grants and soft loan programs. Reauthorization of the Chicago Homeowner Assistance Program and Class 9 will immediately serve to halt displacement in many communities.
- c. Restrict condo conversion of multiunit buildings except in situations which will result in long term affordability.
- d. Affirmatively educate residents (via CBOS) in areas of speculation and predatory real estate practices to deter against panic selling and assist owners with improvements and taxes.
- e. Fund intentional affordability via land trusts and limited equity models and co-ops which control the cost of land and taxes as is the case for thousands of market-rate coops along the lakefront.



MISSION

The Chicago Rehab Network is a multi-cultural, multi-racial coalition of community-based organizations which revitalize neighborhoods primarily through the development and rehabilitation of housing for low-income community residents. CRN and its members are dedicated to empowering communities without displacement and to building a strong affordable and accessible housing development movement in Chicago, throughout Illinois, and across the nation. CRN strives to meet the needs and promote the common goals of its members which foster socially and economically viable communities.

- f. Buildings owned by nonprofit community development corporations provide stability for renters and neighbors. Nonprofit development and ownership of land creates long-term sustainability and these owners should be given every priority.

2. Support and Expand Rental Housing that is Affordable

- a. Identification of new resources must be a priority to meet the demand and to improve the housing supply. City Corporate dollars, Section 108 funds, and a city real estate transaction tax can provide innovative funding streams which will create savings from improvements in health and education outcomes.
- b. Preserve the existing federally assisted rental stock. Initiate policies and preservation transactions for all LIHTC expirations to ensure preservation of these rental homes.
- c. Limit use of public resources to households earning under 60% AMI.
- d. Expand city requirements in market development to create more accessible housing.
- e. Leadership must offer a vision beyond the ARO to ensure that affordability is a consideration in all large developments. Goose Island, Community 78, and other possible Amazon sites, must have our low income, senior, disabled, and working poor neighbors included.

3. Allocate new Corporate Funds to Serve 3x more households via the CLIHTF

Housing is urgently needed for homeless, fixed income residents and working poor households. Expanding households served will create stability, grow the base of local owners participating in the program, and provide rental subsidy to existing quality affordable housing. City-funded supportive services will be needed to facilitate the stability of many of these households and coalitions will be needed to recruit an expanded base of owners.

4. Single Family Housing Innovation to Address Racial Equity Gaps

- a. Create and fund an Appraisal Gap Financing Program to allow existing and potential homeowners to improve homes in areas of systemic disinvestment and redlining.
- b. Fund and encourage rental of single family housing units including long term rentals and lease to purchase products which are successful in Peoria and Ohio.
- c. Move renters into homeownership as feasible, (as appropriate and determined by nonprofit), including Cooperative properties, opening up affordable rental housing waiting lists.



MISSION

The Chicago Rehab Network is a multi-cultural, multi-racial coalition of community-based organizations which revitalize neighborhoods primarily through the development and rehabilitation of housing for low-income community residents. CRN and its members are dedicated to empowering communities without displacement and to building a strong affordable and accessible housing development movement in Chicago, throughout Illinois, and across the nation. CRN strives to meet the needs and promote the common goals of its members which foster socially and economically viable communities.

- d. Increase support of CHDOs and CDBG grantees for expanded outreach and service efforts. CBOs are the first to see emergent patterns of housing stress.

5. Impact Analysis Note on Land-Related Legislation

City Council committees should review development impacts before approval of land and development related legislation. This is not meant to encourage NIMBYism nor to allow wealthier areas to block affordable housing. Rather it is to set new public oversight and accountability standards which will consider the immediate and longer term results of big private development and public investment projects.

The purpose is to consider intended and unintended consequences of public and private investments; to reduce negative impacts; and to catalyze positive outcomes that protect people on fixed or low income, that fosters economic/racial opportunity and that prevents cultural displacement.

- a. Who is affected by the public and/or private investment on site and in surrounding area.
- b. Assess desired results and outcomes as well as possible unintended outcomes, particularly on low income people and people of color.
- c. Community engagement plan to include those most impacted.
- d. Existing residential and commercial rents, values, and property taxes in relation to proposed land use.
- e. Existing population demographics including income and housing cost burdens.
- f. Applicability of affordability requirements via zoning, TIF, ARO.
- g. Occupancy plan based on target market and evidence of demand to avoid overbuilding.
- h. Viable specific steps to avoid residential, commercial, or industrial displacement.