



## Leadership for Chicago Neighborhoods: Five Questions for Candidates

*As the historic municipal elections draw near, Chicago Rehab Network has compiled a set of questions for all candidates which address several concerns impacting the current state of Chicago's communities and encompass the most critical policy issues in community development and affordable housing today.*

### **Supporting Delegate Agencies and Non-profit Community-Based Organizations**

1. Delegate agencies and non-profit community-based organizations are fundamental conduits to providing crucial services to neighborhoods, such as Human Services, Planning and Development, Housing, Cultural Affairs, Health, and Workforce Development. **How would your administration continue to support and strengthen the partnership with delegate agencies to ensure that their invaluable role in community & economic development is sustained?**

### **Resource Targeting and the Chicago Median Income**

2. Stable communities have sustainable housing that is affordable. Affordable housing for local residents is vital in fostering the economic success of individuals, families, communities, and our region. However, in Chicago, housing programs are calibrated up to \$75,400 that is calculated based on incomes in suburban areas, which are much higher than the real City median income of \$45,000. **Do you support targeting resources according to the real City median income? How will your administration create affordability for residents of Chicago and target affordable housing programs based on the local community incomes?**

### **Foreclosures**

3. Foreclosures continue to devastate Chicago communities despite many government interventions that have been put in place. In the last two years, the City has been averaging about 2,000 newly filed foreclosures per month. Resources from the American Recovery and Reinvestment Act, or the Stimulus Bill, have created intervention programs like the Neighborhood Stabilization Program (NSP) with the intent to impact and mitigate the blighting effects of foreclosures, yet little impact has been made. Communities need solutions that are grounded in the realities of the current market and strategies that minimize displacement of long time residents. **Will your administration prioritize foreclosures and how will you spearhead or ramp up the effort to address foreclosures and stabilize neighborhoods?**

## CHA Plan for Transformation

4. The Chicago Housing Authority's Plan for Transformation (the Plan) has been a lengthy and costly endeavor for Chicago in many ways. Half of critical City of Chicago's housing resources have been diverted to the implementation of the Plan in the last decade. While the intent of the Plan for Transformation is to create mixed-income communities, there is concern that the Plan has resulted in the displacement of thousands of individuals and families to other parts of the City which were not prepared to welcome them. Furthermore, the numerous delays, vacancies, and low demand for for-sale units undermine the efficiency and efficacy of the Plan as a redevelopment model. **Will your administration oversee the Plan for Transformation in light of these concerns and how will you ensure that a public accounting and review of the Plan occurs?**

## Tax Increment Financing

5. A recent analysis by the Chicago Reporter found that, "Despite the billion-dollar investment, leveraged in part by TIF the Loop lost 12,296 jobs during the better part of the past decade...the bulk of those losses came from people living in predominately African-American communities. **How will your administration fix the Tax Increment Financing system so that 1) There is accountability and transparency, 2) Assure TIF is being used for its intended purpose: to provide economic development in blighted communities? 3) Living wage jobs are created for the residents of Chicago, and especially in communities with high unemployment rates?**