



City of Chicago
Richard M. Daley, Mayor

Department of Housing
John G. Markowski
Commissioner

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FEB 14 REC'D

January 31, 2000

To: The Honorable Ray Suarez, Chairman
City Council Committee on Housing and Real Estate

From: Jack Markowski *JM*
Commissioner

Re: Fourth Quarter 1999 Report

Attached is a year-end report of the Department of Housing's activities in 1999. You will see that in our first year of operation under our new five year affordable housing plan, we made significant progress on all of the plan's priorities and strategic outcomes. In addition, I am pleased to report that in 1999 DOH utilized more than \$285 million toward more than 10,800 units of housing. This level of resource utilization far exceeds DOH activity in any previous year, and unit production significantly exceeds the level projected in the five year plan. Significant fourth quarter accomplishments include:

- Utilization of \$15 million in multi-family loans, \$8.6 million in Tax Increment Financing assistance, and \$25 million in tax exempt multi-family mortgage revenue bonds (which also generate additional tax credit equity) to build, rehab, and preserve more than 800 units of affordable housing, of which 492 have project based Section 8 and ~~37~~ ³⁰ are replacement units for Cabrini Green.
- Commitment of the final \$1 million of City funds and \$2.2 million in federal funds for rental assistance through the Chicago Low Income Housing Trust Fund, which now provides rental assistance to more than 2,100 very low income households.
- Through the SRO Fire Safety Program, commitment of more than \$1.1 million to help 30 SRO buildings with more than 2,200 units meet fire code requirements.
- Creation and implementation of a pilot TIF Neighborhood Improvement Program, under which \$2 million in TIF funding is available to improve buildings owned by long time residents and landlords in the Woodlawn and Bronzeville TIF districts.



- Utilization of more than \$1.1 million to repair the homes of more than 300 senior and disabled residents under the Home Repairs for Accessible and Independent Living (H-RAIL) program.
- Announcement and issuance of an RFP for the Chicago HomeStart program, under which city owned land and \$100 million in bonds will be used to build 600 new single family homes throughout the city.
- Release of "For Rent: Housing Options in the Chicago Region" by the Metropolitan Planning Council. Funded in part by DOH, this study provided a detailed analysis of the supply of and demand for rental housing throughout the Chicago area.
- Raising the final \$5 million of the department's \$30 million Resource Challenge for 1999.

We are very proud of our 1999 accomplishments. We believe that they represent a great start on our new five year plan. I look forward to discussing the contents of this report with the Housing Committee.

HOUSING OPPORTUNITIES INTO THE NEW CENTURY

FY99 YEAR-END REPORT ON PROGRESS TOWARD STRATEGIC OUTCOMES

OUTCOME I: EXPANDING HOUSING AFFORDABILITY IN SUPPORT OF HEALTHY COMMUNITIES

A. Sustainable Homeownership

Stretching Market-Based Opportunities for Households up to 100% of Median Income

- New Homes for Chicago and City Lots for City Living had their most successful year. Funding and City land were committed for more than 425 homes for families earning up to 120% of Area Median Income. The Department provided purchase price assistance to 73 of these households under 90% of median income.
- In order to further expand options for affordable homeownership, DOH provided funding for the first two projects, which will provide 30 owner-occupied units, under the New Homes Condo Rehab Program.
- In order to further increase the construction on new, single family homes in Chicago, DOH announced Chicago HomeStart in December. Under this initiative, \$100 million in financing will be available for the construction of approximately 600 new, single family homes on City-owned land throughout Chicago. DOH issued an RFP to select development teams to design, construct, market and sell the homes.
- Fueled by an extensive marketing campaign in English, Spanish and Polish, the Department of Housing utilized almost \$90 million in tax exempt bonds to finance City Mortgage and Tax Smart. Together, these programs assisted 981 new homebuyers, over 85% of whom had household incomes under 100% of median income.
- The Police Homebuyer program provided \$170,000 in grants to 34 Chicago Police Officers for downpayment and closing cost assistance, making 1999 the most productive year since the program's creation in 1995.
- In partnership with Neighborhood Housing Services (NHS), DOH continued to offer foreclosure prevention loans to homeowners who have fallen behind in mortgage payments due to a life crisis, such as a serious illness or lay-off. In 1999, 43 homeowners, all under 80% of median income, were able to stay in their homes with the assistance of more than \$235,000 in emergency loans.
- The Department launched a pilot refinance/rehab program for long-time homeowners in Pilsen and Auburn-Gresham. Funded by Allstate Insurance through a \$5 million bond purchase at a below market interest rate, this program is available to households earning up to 100% of Area Median Income.

OUTCOME I: EXPANDING HOUSING AFFORDABILITY IN SUPPORT OF HEALTHY COMMUNITIES

A. Sustainable Homeownership (cont.)

Stretching Market-Based Opportunities for Households up to 100% of Median Income (cont.)

- In 1999, DOH performed emergency roof, porch and heating repairs to help preserve 815 units of low-income, owner-occupied housing under the Emergency Housing Assistance Program (EHAP).
- Under the Facade Improvement Program, DOH partnered with block clubs, community groups and aldermanic offices to complete 290 units of exterior preservation work on one- to four-unit buildings owned by households under 100% of median income.
- DOH's Single Family TIF-Neighborhood Improvement Program allocated \$1,500,000 in Bronzeville and Woodlawn for owner-occupied, single family home improvements. Over 150 households applied for these grants, most of which will be funded by DOH in 2000.

Removing Non-Financial Barriers to Homeownership

- Over 2,700 households received pre-purchase or mortgage delinquency counseling from DOH's Homeownership Housing Counseling Centers. These centers are: the Chicago Roseland Coalition for Community Control; Chicago Urban League Development Corporation; Latin United Community Housing Association (LUCHA); the Logan Square Neighborhood Association; Neighborhood Housing Services of Chicago; the Northwest Austin Council; Rogers Park Community Council; and Spanish Coalition for Housing. All of these centers are professionally staffed, certified by HUD and participate in the Homeowner Education Collaborative, a national effort to standardize homebuyer programs led locally by Fannie Mae's Chicago Partnership Office.
- Grants totaling \$160,000 to the Leadership Council for Metropolitan Open Communities and Latinos United enabled these organizations to provide fair housing training to over 851 realtors, landlords and lenders and 166 community-based organizations, as well as 398 individual home seekers.
- DOH co-sponsored 20 homeownership opportunity workshops and participated in another 150 homeownership events throughout the City of Chicago. In addition, DOH and Fannie Mae jointly sponsored a homeownership booth at the Mayor's Neighborhood Assembly in October 1999.

OUTCOME I: EXPANDING HOUSING AFFORDABILITY IN SUPPORT OF HEALTHY COMMUNITIES

B. Sustainable and Affordable Rental Housing

Developing Affordable Rental Housing for Larger Families, Particularly under 50% of Median Income

- DOH committed funding to 24 multi-family projects containing a total of 2,004 units of housing. These commitments included funding for 374 units of three- or more bedrooms, virtually all of which are affordable to households under 50% of median income. Many of these units were affordable to households under 30% of median income with assistance provided by the Affordable Rents for Chicago program or Section 8. (See below.)
- DOH announced 12 major multi-family developments that will receive tax credits and other financing during 1999 - 2000. These include seven family developments that will provide 250 units with three- or more bedrooms, virtually all affordable to households under 50% of median income.

Developing Viable Strategies for Preservation of HUD-Financed, Tax Credit and Section 8 Properties

- Acting as HUD's agent under the Mark-to-Market Program, DOH was assigned the task of restructuring nine Section 8 properties by HUD's Office of Multifamily Housing Assistance and Restructuring (OMHAR). To date, OMHAR has approved five restructure plans submitted by DOH. Three restructure transactions have closed. The three completed restructures, which contain 492 units, also received DOH financial assistance in the form of tax-exempt bond financing and bond-generated tax credits.
- The Department assisted in the preservation of three other project-based Section 8 properties containing another 647 units, by providing tax-exempt bond financing and tax credits in conjunction with other support, including secondary loans and tax increment financing.

Supporting Housing Needs for Households under 30% of Median Income

- Among the multifamily funding commitments in 1999, the Affordable Rents for Chicago program provided seven loans, totaling more than \$1.4 million. This funding will make 53 units affordable to households under 30% of median income for the full-term of their first mortgage financing. In addition, the project-based Section 8 mentioned above, preserved 924 units affordable to the lowest income households.

OUTCOME I: EXPANDING HOUSING AFFORDABILITY IN SUPPORT OF HEALTHY COMMUNITIES

B. Sustainable and Affordable Rental Housing (cont.)

Supporting Housing Needs for Households under 30% of Median Income (cont.)

- As provided in the new Five Year Affordable Housing Plan, the City of Chicago contributed an additional \$2 million to the Chicago Low Income Housing Trust Fund (CLIHTF). Under the Rental Subsidy Program, the Trust Fund utilized this new funding to support a total of 459 additional units affordable to households under 30% of median income. The Trust Fund targeted previously underserved populations and for the first time, worked with landlords who offer one-to-four unit buildings, properties typically with three or more bedrooms. In total, the Trust Fund provided more than \$6.5 million of rental assistance for more than 2,000 households under 30% of median income.
- The Rental Emergency Assistance Loan (REAL) Program, a new initiative developed by the Trust Fund and Harris Bank, provided almost \$10,000 to five very low-income tenants to enable them to stay current with their rent.
- Sponsored by the Illinois Department of Human Services, the Chicago Housing Authority (CHA) and CLIHTF, the New Home/New Start Program utilized \$435,000 to provide transitional rent assistance for 61 very low-income families moving off of welfare and moving from public housing to the private market.

Acting as a Partner in the Redevelopment of Public Housing

In May 1999, control of the Chicago Housing Authority was returned to the City of Chicago after being under federal receivership for four years.

- DOH was instrumental in negotiating a Memorandum of Understanding (MOU) between the U.S. Department of Housing and Urban Development (HUD), the Chicago Housing Authority (CHA), and the City of Chicago to advance the transition of the CHA back to local control. The MOU allows flexibility of public housing laws and regulations in return for accountability to specific performance standards and goals.
- In 1999, DOH participated in several working groups to plan the redevelopment of CHA sites:
 - The Lawndale Complex Task Force was assembled in December of 1999 to develop a redevelopment plan for the Lawndale Complex. DOH is a member of the task force and will work with the CHA, the Habitat Company, and community representatives to redevelop mixed-income housing on the site, which will include up to 125 previous residents of the Lawndale Complex.
 - DOH is participating on the Robert Taylor Homes Working Group, which was reconvened by CHA in December 1999 to develop a plan to build approximately 230 off-site CHA replacement housing units for Robert Taylor Homes.

OUTCOME I: EXPANDING HOUSING AFFORDABILITY IN SUPPORT OF HEALTHY COMMUNITIES

B. Sustainable and Affordable Rental Housing (cont.)

Acting as a Partner in the Redevelopment of Public Housing (cont.)

- DOH also convened or was a panel member for a number of Request for Proposal (RFP) processes to select a Development Manager or Master Developer to redevelop specific CHA developments.
 - DOH sponsored an RFP for the ABLA Homes redevelopment. The Telesis Corporation was selected as the Development Manager for this approximately \$431,000,000 project to redevelop ABLA Homes as a mixed-income 2,900 unit development.
 - DOH sponsored an RFP for the Madden Park/Ida B. Wells (MPW) redevelopment project. McCormack Baron and Associates was selected as the Master Developer for this mixed-income development. McCormack Baron and Associates will work with DOH, CHA, the Habitat Company, HUD, and community representatives to develop the overall redevelopment plan.
 - The Department of Planning and Development (DPD) and the Habitat Company issued RFPs for Lakefront and Drexel for mixed-income development, including 150 units of CHA Replacement housing. DOH is on the evaluation panel to select a developer and will be involved in planning the financing and construction of the developments.
- The Department has been a leader in financing for redevelopment of public housing.
 - North Town Village is a development in which DOH has worked with DPD, the CHA, HUD, the Habitat Company, and attorneys for Gautreaux to redevelop a site at Halsted Street and North Avenue. For Phase 1, DOH committed \$185,000 in Low-Income Housing Tax Credits and \$7.9 million in HOME funds to construct 116 rental units, including 39 CHA replacement units. The City also committed \$8.6 million in TIF funds and 7 acres of land to the development, which in total will create a mixed-income community of 261 units, including 79 CHA replacement units.
 - At CHA's Archer Courts, DOH approved \$5.5 million in Tax-Exempt Bond financing and \$2.5 million in CDBG funds to rehabilitate and preserve 147 units of project-based Section 8 housing in the Armour Square area.

*Ken
Will you look
at that
\$199k cost/unit etc.?*

OUTCOME I: EXPANDING HOUSING AFFORDABILITY IN SUPPORT OF HEALTHY COMMUNITIES

B. Sustainable and Affordable Rental Housing (cont.)

Including Tenant Education in Rental Housing Strategies

- DOH launched "Chicago Rents Right," an unprecedented partnership between the City, the Chicagoland Apartment Association, Metropolitan Tenants Organization, and other key rental housing groups, property managers and building owners. This initiative is educating tenants and landlords about their rights and responsibilities, and creating greater public awareness of the importance of rental housing to neighborhood stability. A newly established Rents Right hotline received 4,000 calls from September through December 1999.
- HUD gave a National Best Practices Award to Chicago's Tenant Education Hotline, which is operated by the Metropolitan Tenants Organization (MTO) and funded primarily by DOH. This hotline responds to over 12,000 inquiries a year.

OUTCOME II: ASSURING HOUSING AND SUPPORTIVE SERVICES FOR THE NEEDIEST

A. Very Low Income Families and Individuals

Supporting Development of Single Room Occupancy (SRO) and Other Supportive Housing Programs

In January 1999, Mayor Daley announced a new \$50 million SRO Initiative. The key elements of the initiative are:

- A commitment of the City and the Illinois Housing Development Authority (IHDA) to jointly fund the development of four new SROs. In 1999, work began on the first of these, Holland Home, an 82-unit rehabilitation in Roseland. Following an RFP issued by DOH, IHDA, and the Corporation for Supportive Housing, three other SRO developments were identified:
 1. Century Place Development Corporation (CPDC), a 70- to 110-unit supportive housing development, in which 75% of the units will be targeted to housing homeless individuals.
 2. Chicago Christian Industrial League, a 150-unit supportive SRO in the South Loop.
 3. Interfaith Housing Development Corporation/St. Leonard's House, a 70-unit supportive housing development for single, female ex-offenders.

Funding and development of these SROs will take place in 2000-2001.

OUTCOME II: ASSURING HOUSING AND SUPPORTIVE SERVICES FOR THE NEEDIEST

A. Very Low Income Families and Individuals (cont.)

Supporting Development of Single Room Occupancy (SRO) and Other Supportive Housing Programs (cont.)

- The SRO Refi-Rehab Program, which provides low-interest rehabilitation and financing funds and a link to social services for private SRO owners. This program was initially funded by \$10 million for refinancing and \$1 million for rehabilitation from the Community Investment Corporation, and a matching \$1 million for rehab from DOH.
- A continuation of the SRO Fire Safety Program, which in 1999 provided more than \$1.1 million to assist 30 SRO properties with 2,239 units meet the City's 1994 Fire Safety Code.

Developing Partnership Programs to Assist Individuals to Transition to Permanent Housing

- Utilizing a 1998 award from HUD, the Chicago Low Income Housing Trust Fund (CLIHTF) allocated almost \$2.3 million to community-based organizations to provide three years of rental assistance to 80 units under the Supportive Housing Program.
- On behalf of CLIHTF, DOH submitted an application and received preliminary approval for \$2.4 million to fund an additional 100 units of supportive housing on a scattered site basis.
- In addition, DOH received preliminary HUD approval for almost \$1.3 million to continue funding for supportive services in 12 developments that had previously received capital financing from DOH.

OUTCOME III: AFFORDABLE HOUSING IMPROVEMENT AND ENHANCEMENT

A. Preserving Housing Stock

Deploying Resources Focused on Small Entrepreneurial Developers

- The Department distributed and began receiving applications for "Preserving Communities Together," a new program which incorporates and expands on the acquisition tools formerly available under the Chicago Abandoned Property Program (CAPP). The City will assist qualified applicants in acquiring vacant and abandoned 1-6 unit properties. Successful applicants may also qualify for 0% interest loans up to \$35,000 per unit under a \$1.2 million Preservation Financing Fund. Buildings up to 4 units, acquired from the City or HUD, are eligible for financing.

OUTCOME III: AFFORDABLE HOUSING IMPROVEMENT AND ENHANCEMENT

A. Preserving Housing Stock (cont.)

Deploying Resources Focused on Small Entrepreneurial Developers (cont.)

- The non-profit Community Investment Corporation (CIC) is the foremost lender to entrepreneurial owners of multi-family buildings in Chicago. In 1999, DOH developed several programs which work through CIC to reach this important segment of the housing market.
 1. As mentioned above, the SRO Refi-Rehab Program provides SRO operators an opportunity to obtain long-term market rate financing through a CIC allocation of \$11,000,000 for refinancing and rehabilitation, to replace private short-term, high-rate loans. The City made \$1,000,000 available through General Obligation Bonds to provide matching rehabilitation funds.
 2. The EZ Multi-Family Preservation Program will allow for DOH to partner with CIC to assist owners of multi-family housing make needed improvements to their properties in the Empowerment Zone (EZ). \$1,437,500 in EZ Funds and \$8,400,000 in CIC loan funds are available for this program, making the total \$9,837,500, which is projected to improve buildings with 300 units.
 3. Under the multi-family portion of the TIF-Neighborhood Improvement Program (TIF-NIP), CIC was provided access to \$500,000 to be used as matching funds for exterior improvements to multi-family buildings in the Woodlawn and Bronzeville TIF districts.
 4. Utilizing City contributions for SRO Refi-Rehab and TIF-NIP as the required match, CIC obtained an additional \$2 million grant from the Community Development Financial Institutions Fund. These funds will be used to further expand DOH's and CIC's building preservation activities.
- Under the EZ Small Multi-Family Building Preservation Program, DOH obtained \$2,000,000 in Empowerment Zone funds to assist in the rehabilitation of approximately 50 units in small multi-family buildings in the Empowerment Zone. The first \$1 million was allocated to The Resurrection Project, which will acquire and rehab buildings in Pilsen and Little Village.
- DOH made a renewed \$2 million commitment to the Joint Lenders Program, under which much of the underwriting for individually owned multi-family buildings is delegated to several financial institutions active in neighborhood lending. Under the renewal, DOH modified program parameters to expand building eligibility and increase available financial assistance to individual buildings in order to increase the impact of this program.

OUTCOME III: AFFORDABLE HOUSING IMPROVEMENT AND ENHANCEMENT

A. Preserving Housing Stock (cont.)

Capacity Building for Community-Based Developers

- Through a grant to act as one of DOH's Citywide Resource Centers, the Community Investment Corporation (CIC) offers comprehensive property management training courses for neighborhood landlords. In 1999, 358 landlords participated in CIC's property management training courses.
- Under the EZ Multi-Family Rehabilitation Program, CIC will conduct six training seminars per year, for the next three years for owners and managers of multi-family buildings in the Empowerment Zone.
- In 1999, DOH awarded \$36,000 in Capacity Building Grants to 12 non-profit housing development organizations.
- DOH provided \$750,000 in operating support for 17 community housing development organizations.

Preserving Housing Previously Funded by DOH

- The Property Stabilization Fund is in its second year with renewed commitments from all of the founding members. In 1999, \$1.2 million was available, \$600,000 from the City and \$600,000 from the other members and funders. Two funding requests for \$170,000 were approved, helping to ensure the preservation of 47 housing units.

Rachel?

OUTCOME IV: LINKING HOUSING AND JOB OPPORTUNITIES

A. Jobs and Housing

Creating Partnerships to Provide Employment Programs to Residents of DOH Funded Developments

The Department identified and invited experts from the employment and training community to work with developers to identify the employment and workforce development needs of the people living in properties supported by DOH. This group will compose a committee of the Chicago Forum on Housing Solutions. They are charged with recommending models for linking the City's investments in housing with workforce development programs, so that tenants of DOH investments can achieve and maintain stable employment.

OUTCOME IV: LINKING HOUSING AND JOB OPPORTUNITIES

A. Jobs and Housing (cont.)

Supporting Welfare-to-Work Goals through DOH Projects

DOH announced major developments that will advance the goals of self-sufficiency and work, by providing training and jobs.

1. Englewood Initiative

DOH, in coordination with other departments, undertook the Englewood Initiative which is centered on the \$256 million reconstruction of Kennedy-King College and the Englewood Mall. Mayor Daley has pledged that job creation will be a hallmark of the initiative. DOH's commitment to create 417 units of affordable multi-family, senior and homeownership opportunities will be coordinated with job and business development opportunities for Englewood residents under the combined efforts of the Mayor's Office of Workforce Development, the Department of Planning and Development (DPD), City Colleges of Chicago and DOH.

2. North Town Village (Halsted North Area)

As part of the development of 261 units of mixed-income housing near Cabrini-Green, the Holsten Development Corporation, in conjunction with the Al Carter Youth Foundation, CHA's Local Advisory Council (LAC), the HOPE VI Program, the Care Center and DOH, set forth a plan that creates 80 full-time jobs in the Halsted North area. 14 of these are construction-related and 66 are permanent jobs offered by local businesses.

• The Metrolinks Collaborative, of which DOH is a part, was awarded \$6.2 million for 1,025 Housing Choice Vouchers to assist people moving from welfare-to-work throughout the Chicago area.

OUTCOME V: BUILDING PUBLIC AND PRIVATE CAPACITY TO SUSTAIN LONG-TERM STRATEGY

A. Capacity and Decision-Making

Raising New Resources for Affordable Housing

- In 1999, the Department raised a total of \$29,718,156 in new resources for affordable housing.
- The Department applied for and received approval for Empowerment Zone funds for 6 projects and programs, including Multi-Family Building and Single Family Preservation Programs, assisted-living for seniors, affordable homeownership, a small building rehabilitation program in the Pilsen/Little Village area, and Prairie Park Limited Development, where units are being made available for relocatees from Robert Taylor Homes. These initiatives account for \$10,737,500 toward the Resource Challenge.
- The Department also obtained new resources for affordable housing for New Start/New Home (\$450,000), Chicago Homeownership Assistance Program (\$600,000), Supportive Housing (\$2.2 million), Allstate Refi-Rehab Program (\$5 million), TIF-NIP (\$2 million), Energy Efficient Housing (\$1.3 million), Metrolinks (\$6.2 million and \$18,600), and Chicago Forum on Housing Solutions (\$100,000).
- DOH and the Chicago Rehab Network worked together to create the Public-Private Finance Initiative. This initiative was launched and has been designed to create new financing tools for the development and preservation of affordable housing. *So pleased*

Focusing Intra-City Collaborations in Support of Affordable Housing

- The *Department of Environment (DOE)* and DOH launched a collaboration on energy efficient housing in Chicago's neighborhoods. *DOE* committed \$2 million from the ComEd Energy fund to support three new initiatives for 1999 - 2000:
 1. Single Family Energy Efficiency Program
 2. Energy Efficient New Home for Chicago Program
 3. Multi-Family Energy Efficiency Program:
- DOH architectural staff formalized a monthly Roundtable with the *Department of Buildings* during which DOH architectural staff and *DOB* coordinate and review activities, assist developers in permit procurement, and advise developers jointly, in an effort to reduce predevelopment time and costs and to increase developers' knowledge of the permit process.
- Along with the *Department of Planning and Development*, DOH introduced the TIF-Neighborhood Improvement Program (TIF-NIP), which will provide \$2 million for exterior improvements to buildings in the Bronzeville and Woodlawn communities.
- DOH and the *Department of Environment* collaborated on a seminar about environmental clearances which was attended by internal and external parties.

OUTCOME V: BUILDING PUBLIC AND PRIVATE CAPACITY TO SUSTAIN LONG-TERM STRATEGY

A. Capacity and Decision-Making (cont.)

Developing Capacity for Data-Gathering and Analysis

- A Research, Planning and Development unit was added to the Department's Program Development and Operations Division. This new unit conducts research and policy analysis, develops resources and convenes external stakeholders on housing policy issues.
- The Department gave the Metropolitan Planning Council a \$75,000 grant to help fund the Regional Rental Market Analysis. This analysis was released in November and answers questions about the supply of and the demand for affordable rental units in the six-county area. The study was conducted by the University of Illinois at Chicago.
- An updated database of SROs was developed, including vacant SROs available for redevelopment.

Erika promoted?

Strengthening Non-profit Capacity

- As mentioned above, the Department awarded a total of \$750,000 in operating assistance grants of \$30,000 - \$50,000 each to 17 community housing development organizations.
- Also as mentioned above, DOH awarded Capacity Building Grants totaling \$36,004. 27 grants were distributed to 12 nonprofit, housing development corporations.
- In 1999, DOH granted \$1.2 million to 34 agencies under its Housing Resource Centers program. Six of the Department's Housing Resource Centers served as convenors of information and capacity building seminars for other delegate agencies in their regions.

Catalyzing Housing Stakeholders for Favorable Policy Change

- DOH, along with Catholic Charities, the Jewish Council for the Elderly, Providence Management and Development, Lutheran Social Services of Illinois, the Illinois Housing Development Authority, Reps. Schakowsky and Davis, worked to identify the source of the funding gap for Section 202 and 811 projects. Through Reps. Schakowsky and Davis, and representatives at HUD, DOH brought attention to the impact of a 1996 policy change. HUD has since reversed its position on the funding gap issue and will now review requests for necessary funding for projects in the pipeline.
- The Department of Housing convened its Five-Year Plan Advisory group in September 1999 to solicit input on its upcoming Chicago Forum on Housing Solutions. This initiative focuses on areas of the Five-Year Plan that necessitate collaboration with the Department's partners.

OUTCOME V: BUILDING PUBLIC AND PRIVATE CAPACITY TO SUSTAIN LONG-TERM STRATEGY

A. Capacity and Decision-Making (cont.)

Catalyzing Housing Stakeholders for Favorable Policy Change (cont.)

- In response to the alarming increase in predatory subprime lending and foreclosures in Chicago, the Department of Housing collaborated with community groups, legal aid attorneys, lenders and other government agencies to develop a city-state-federal legislative agenda on these critical issues.
- As mentioned above, the Department and the Chicago Rehab Network convened the Public-Private Finance Initiative to identify sources and mobilize support for additional resources for affordable housing.
- The Department strongly supported the following efforts as part of the City's Federal Agenda:
 - the increase in the per-capita amount for the Low Income Housing Tax Credit, which would add \$1.4 million in tax credits to the Department's annual allocation pool; and
 - the increase in the ceiling of the private activity bond volume cap for single family mortgage revenue bonds and tax exempt bonds for multi-family developments.