



September 29, 2020

**Committee on Housing and Real Estate  
2020 Second Quarter Progress Report**

Good morning Chairman Osterman, Committee members, Department of Housing and the public – Seems like it was but only a week ago, that we were discussing the 4<sup>th</sup> Quarter 2019 and First QTR 2020. And here we are reviewing the 2<sup>nd</sup> Quarter 2020; now that's a pretty impressive effort. We are happy to see the production of the Department's second quarter report and its thorough overview of a very impactful period both in terms of policy and production. While it's a point in time report it, it is a snapshot of the fundamental role affordable housing has in our communities. The multifamily rehab and new construction represent the promise of community driven development, the range of what is required for inclusive communities and the capacity of the Community Development Corporations (CDCs):

1. Casa Veracruz Apartments; *The Resurrection Project*  
155 units (studio to 4 bedroom) in 15 apartment buildings - A very impressive preservation project
2. Emmett Street Apartments; *Bickerdike Redevelopment Corporation*  
100 family units of new construction in gentrifying Logan Square
3. South Chicago YMCA Senior Housing; *POAH and Claretians Associates*  
101 senior/disabled units and a wellness center in the former South Chicago YMCA
4. Heartland Phoenix House (as previously reported); *Heartland Housing*  
32 units of supportive housing facility

We do not have our analysis and charts today. We would point out related issues in the affordable landscape. Each of the developments noted in this report are very interested and would benefit significantly with property tax relief – we look forward to our collaboration on this front.

We would also note the single family developments have many challenges – another common denominator is with the appraisal gaps and the lack of financing available to bring about equitable investments in the south and west side.

Additionally, we look to foster greater attention to alternative housing options such as cooperative housing. To that end we have been collaborating with a broad base of local and city wide entities to strengthen the opportunity found in shared housing.

On the Policy and Legislative Affairs overview CRN acknowledges the ERAMP program and the innovative approach to strengthen the safety net to stabilize affordable housing developments across the city. We would be interested in having more detail about the program and related learning about its impact. Again, we underscore the source of this important program is derived from AHOF.

The Eviction Protection Ordinance was timely and should be evaluated for its impact; and so too, the COVID 19 Housing Assistance Grants. As we remarked last week, now is the time to have our government housing budgets grow to be able to meet the rising demand across the city.

