

## City has decent first quarter in midst of rental housing crunch

### Yet, advocates raise questions about city owned land donated for market rate development at the expense of CHA or affordable development.

The city approved 983 units in its first quarter, more units than it approved in all of 2000, according to Chicago Rehab Network's analysis of the City Department of Housing's first quarter report.

713 units created or preserved in the first quarter were for the Chicago Housing Authority. Of the remaining 270 units, most were targeted to families earning 16% to 50% of the Area Median Income.

Income Distribution of 1<sup>st</sup> Quarter 2001 DOH Units

|                | 0-15%        | 16-30%     | 31-50%       | 51-60%       | 61-80%       | MARKET RATE | TOTAL |
|----------------|--------------|------------|--------------|--------------|--------------|-------------|-------|
| <i>Non-CHA</i> |              | 53         | 201          | 16           |              |             | 270   |
| <i>CHA</i>     | 323          |            |              | 260          | 101          | 29          | 713   |
| <i>TOTAL</i>   | 323<br>(33%) | 53<br>(5%) | 201<br>(20%) | 276<br>(28%) | 101<br>(10%) | 29<br>(3%)  | 983   |

"Not a bad start for the year," says Kevin Jackson, executive director, Chicago Rehab Network. "We have to remember, though, the overall numbers are higher because the city is reporting on CHA units. It's the non-CHA production numbers we have to watch if we hope to see relief with respect to the rental housing crunch."

Other findings:

- **City owned land should go to affordable, or CHA development. Chicago Rehab Network will ask that the City Council Committee on Housing and Real Estate ensure all transfers of city owned land have affordable housing requirements and that the city analyze land needed for CHA development before further activity under the Homestart program.**
- Income mix in CHA housing leaves big gap in incomes needed to rent CHA and non-CHA units.
- Soft costs for CHA developments are substantially higher than for traditional affordable housing projects in the first quarter.
- Chicago Rehab Network will ask the Committee on Housing and Real Estate to support county property tax reform—class 3 and class 9—to promote the development and preservation of rental housing. CRN will also ask the city to take steps to include affordable housing in all new residential development.

Chicago Rehab Network will release these and other findings at today's hearing of the City Council Committee on Housing and Real Estate at 10:00 a.m., City Hall, Council Room 201A.

For the full report go to [www.chicagorehab.org](http://www.chicagorehab.org), or call Chrissie Richards at 312//663-3936.

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