



CRN'S YEAR IN REVIEW

ANNUAL REPORT • 2019

A NOTE FROM THE EXECUTIVE DIRECTOR

2019 has been an exciting and challenging year. From a historic mayoral election to a new Five Year Plan, these last 12 months saw important changes happening both at City Hall and throughout our 77 community areas. More than ever before, the issue of displacement has taken center stage in our public dialogue, as housing advocates, community developers, and policymakers alike recognize the danger posed to the fabric of our neighborhoods by both disinvestment and rising prices. Here at CRN, we have been guided by the mission of *development without displacement* for over 40 years. As we look to a new decade, we are optimistic about seeing this mission reflected on a larger scale: we have seen an increase not only in focus on equity-oriented housing policy, but also in resistance to the idea of housing as a commodity rather than a fundamental human right. We must continue to rise to the challenge of reversing the detrimental effects gentrification, disinvestment, and discrimination have had on our housing landscape if we are to build a more inclusive Chicago. This will require a strong coalition of advocates and community developers, and we look forward to continued collaboration and to forging new partnerships in the coming year.

The following pages provide a snapshot of what we accomplished at CRN in 2019. I want to extend my sincerest gratitude to all who played a role in our community, whether you brainstormed with us in membership meetings, learned new skills in the Community Development and Empowerment Series, or kept up-to-date on our work by reading our newsletters. We hope you will continue to join us on our mission in 2020.

Sincerely,



Kevin F. Jackson
Executive Director

Get in touch with us!

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CHICAGO REHAB NETWORK: WHO WE ARE

MISSION STATEMENT

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.



HISTORY

Since 1977, the Chicago Rehab Network has been committed to building a more affordable Chicago. Founded by a dozen community-based organizations with a shared vision for community-driven development, CRN was created as a forum to exchange information, to provide technical assistance to community developers, and to advocate for resources and policies to support affordable housing. Today, we are a coalition of 37 community development corporations and housing advocates working to rectify a history of racism and discrimination in real estate markets, guided by a mission of *development without displacement*. Our members build, rehabilitate, and advocate for safe, secure, and affordable housing throughout the city.



CAPACITY-BUILDING



BUILDING CAPACITY, STRENGTHENING COMMUNITIES

Since 1995, the Community Development and Empowerment Series has trained hundreds of community stakeholders from neighborhoods across Chicago. Offered annually, the training series is designed for staff and board members of community-based affordable housing development organizations, government employees, community bankers, small neighborhood developers, and elected officials and their staff. The Community Development and Empowerment Series seeks to place knowledge and decision-making in the hands of residents and the community-based organizations that represent them: we want community stakeholders to be empowered to not just advocate for the housing that they need, but to build and preserve it themselves.

The Community Development and Empowerment Series features 8 two-day workshops held throughout the year. Led by local community practitioner experts, students gain community connections and learn technical skills through classroom instruction, hands-on activities, and field visits to affordable housing developments and construction sites. The course list includes:

- Community Building
- Finance Skills for Real Estate
- Proforma Development
- Sources of Development Financing
- Single Family Housing Development
- Multifamily Housing Development
- Project and Construction Management
- Property and Asset Management



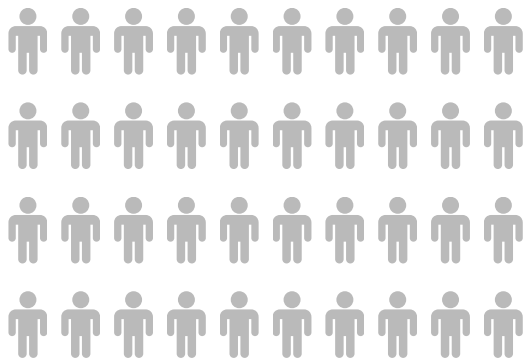


COMMUNITY DEVELOPMENT & EMPOWERMENT SERIES BY THE NUMBERS: 2019

8 

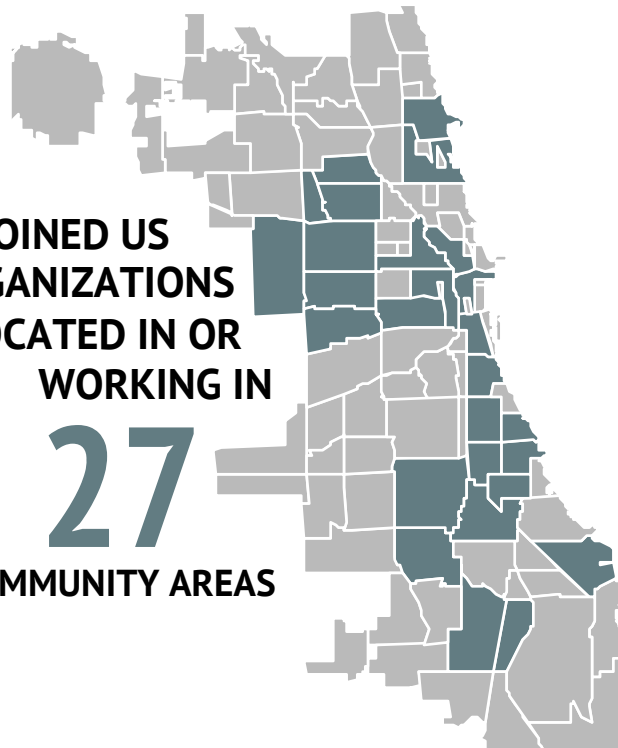
**TWO-DAY
WORKSHOPS
HELD**

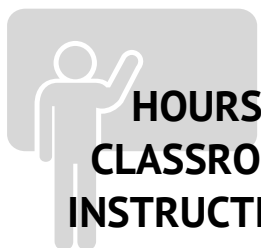
40 STUDENTS
TRAINED



**STUDENTS JOINED US
FROM ORGANIZATIONS
LOCATED IN OR
WORKING IN**

27
COMMUNITY AREAS



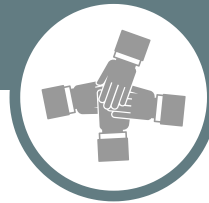
 **HOURS OF
CLASSROOM
INSTRUCTION:**

112

26 
ORGANIZATIONS
REPRESENTED

COMMUNITY INVESTMENT THROUGH COOPERATIVE OWNERSHIP

Despite an inventory in the Chicago metro area of 18,000 cooperatives and 464,000 condominiums, there has not been an independent place to offer the technical assistance, training, and policy development necessary to support the sustainability of this market niche. That changed this year: CRN and our partners at the Chicago Community Loan Fund launched the Center for Shared Ownership to fill a void in this arena by supporting low- to moderate-income households that live in shared-ownership housing—specifically shared-equity cooperatives, condominiums, and affordable townhomes.

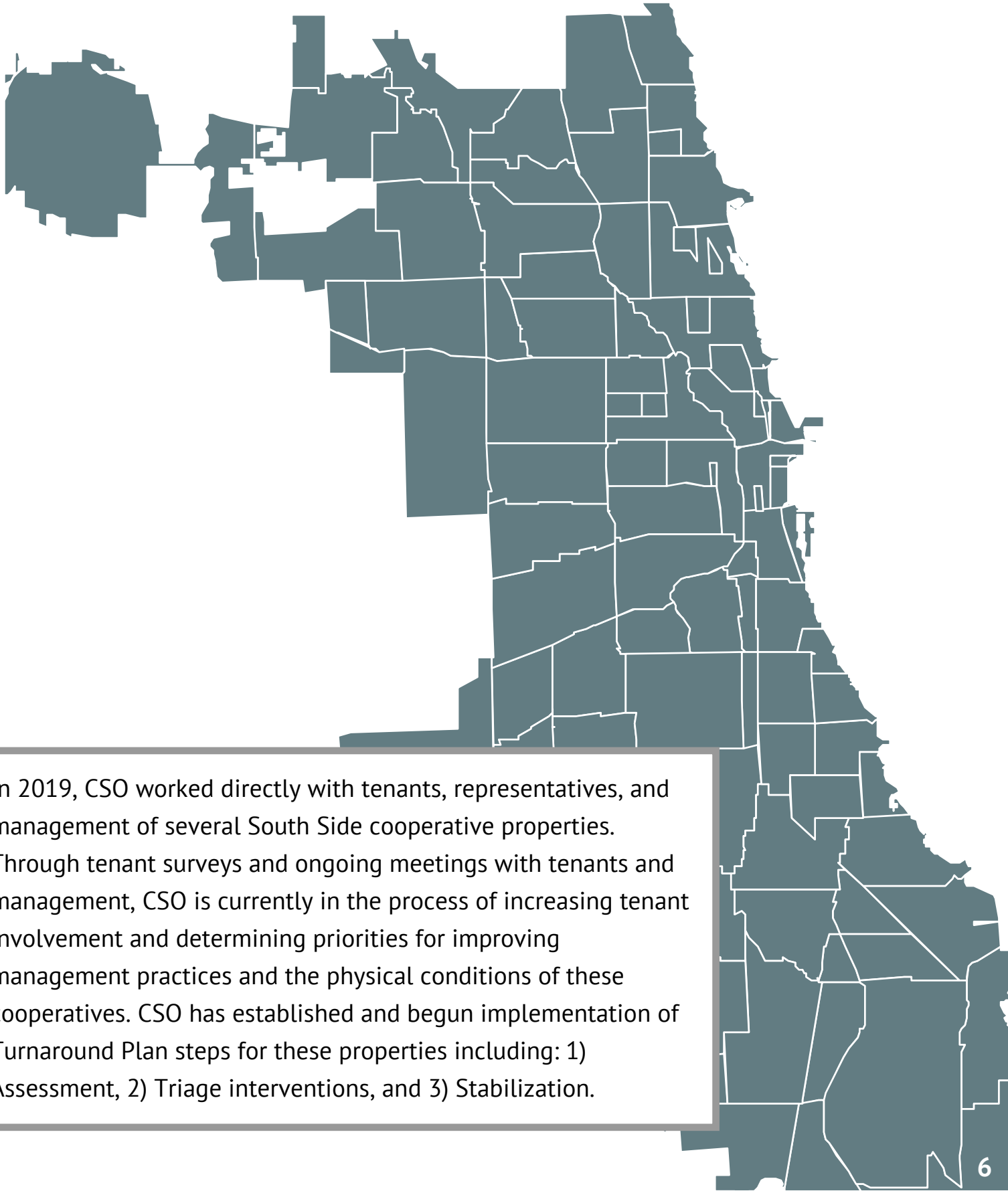


THE CENTER FOR SHARED OWNERSHIP:

1. **Builds awareness** of general public and decision makers on the benefits and strategic viability of shared equity models, principles, and opportunities
2. **Educates and supports** existing shared equity housing owners to achieve successful collective and democratic ownership structures
3. **Provides a central place** for the ideation and formation of new shared equity communities as a viable and economical form of homeownership
4. **Connects** experienced professionals with citizens, sponsor organizations, and/or shareholders who are looking to move forward related advocacy and shared equity real estate projects



THE CENTER FOR SHARED OWNERSHIP



In 2019, CSO worked directly with tenants, representatives, and management of several South Side cooperative properties. Through tenant surveys and ongoing meetings with tenants and management, CSO is currently in the process of increasing tenant involvement and determining priorities for improving management practices and the physical conditions of these cooperatives. CSO has established and begun implementation of Turnaround Plan steps for these properties including: 1) Assessment, 2) Triage interventions, and 3) Stabilization.

POLICY ANALYSIS & ADVOCACY



AFFORDABILITY-ORIENTED RESEARCH & ANALYSIS

In the early 1990s, CRN rallied 270 organizations to join in the Chicago Affordable Housing and Community Jobs Campaign. The successful campaign not only brought increased funding for affordable housing, but also propelled the City's commitment to setting concrete housing production goals. Today, the Department of Housing continues to produce quarterly reports updating residents on City-assisted housing funding and production progress, and CRN continues to produce responses to these reports with analysis and policy recommendations. CRN also distributes ongoing, as-needed research and analysis covering regional and national housing issues, from City budget reviews to an Affordable Housing Fact Book that explores housing and demographic trends around the region. Below are a few of the highlights.

QUARTERLY REPORTS

2018 Fourth Quarter & 2019 First Quarter: 2019 saw the reintroduction of the Department of Housing, as well as a combined presentation to City Council by DOH on both the 4th quarter of 2018 and the 1st quarter of 2019. CRN's report highlighted our hopes for the City's new Five Year Housing Plan and called for increased Corporate Funds.

[READ THE REPORT »](#)

2019 Second Quarter: CRN's response to the 2nd quarter report of 2019 highlighted the effect of City leadership changes on housing and commended changes to the way the City counted new units.

[READ THE REPORT »](#)

OTHER REPORTS

2020 Budget Comments: In response to the proposed 2020 budget, CRN again called for increased funding and broke down projected allocations for housing and development.

[READ THE REPORT »](#)

Property Tax Platform: Building on our Five Strategies Toward Housing Stability for all Chicagoans platform, this document provides equitable property tax strategy.

[READ THE REPORT »](#)

ARO Comments: CRN presented commentary on changes to the ARO during a City Council meeting in December.

[READ THE REPORT »](#)



KEEPING CHICAGO ACCOUNTABLE

For four decades, CRN has been committed to bringing the voices of community development to the forefront of public dialogue. Each quarter, CRN presents our analysis of the City's quarterly report to the Committee on Housing and Real Estate, in addition to testifying on policies affecting community development and Chicago neighborhoods. In 2019, CRN testified at City Hall on issues including the City budget, the Development for All Ordinance, and more.

ADVOCACY SNAPSHOT

In each each quarterly report, the Department of Housing (formerly the Department of Planning and Development) provides a count of new rental units developed or rehabbed. This count also includes those units receiving Chicago Low-Income Housing Trust Fund (CLIHTF), Multifamily Troubled Building Initiative, and Heat Receivership subsidies, which receive funding but are not in fact newly-developed or rehabbed units contributing to the growth of the city's affordable rental stock. A hallmark of CRN's analysis has been to break these numbers down further to provide a count of "net-new" units, or only those units that are actually newly-built or rehabbed with City funding and are not simply receiving City subsidies. In their Second Quarter 2019 report, DOH announced that they would no longer count CLIHTF-subsidized units in their total count of new units. While CLIHTF funding is vital, we are encouraged to see a more accurate count of new units that will bring increased awareness to the severity of the affordable unit shortage.



	Net-New Rental Units	Share of Total Units Produced Per Income Bracket
<i>Income of tenants served</i>	0-15% AMI	-
	16-30% AMI	3%
	31-50% AMI	11%
	51-60% AMI	40%
	61-80% AMI	-
	81-100% AMI	9%
	101+% AMI	37%
YTD Net-New Units Committed	285	100%
Total Net-New Units Projected by Year End	1,722	

MORE HIGHLIGHTS FROM 2019

COMMUNITY DEVELOPMENT & EMPOWERMENT SERIES GRADUATION

On March 20th, CRN and members of our community gathered to celebrate graduates of our Community Development and Empowerment Series. Keynote speaker and Empowerment Series alumni Representative Jesús "Chuy" García (D-IL 4th) spoke about the opportunities and challenges graduates will face moving forward in the housing field. CRN presented diplomas to 19 graduates at the event, which was hosted by BMO Harris.



CRN Executive Director Kevin Jackson, Chuy García, Illinois Housing Council Director Allison Milld Clements, CRN Board President Joy Aruguete



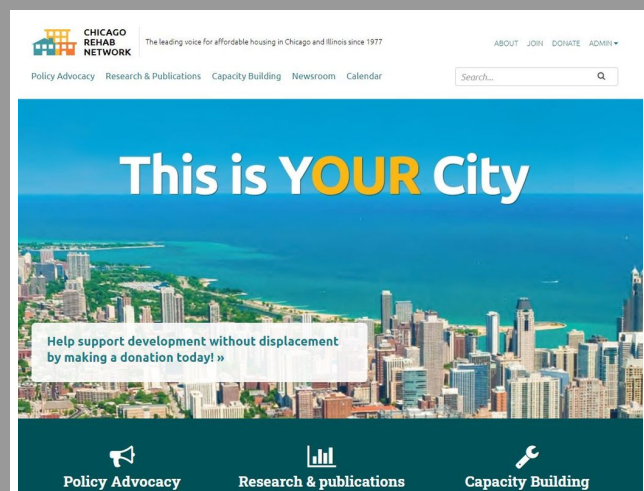
ON THE TABLE

On May 22nd, CRN joined with our members and partners to create a memo to the mayor as part of the Chicago Community Trust's *On the Table* Initiative. The dynamic conversation focused on redefining what "affordability" means to include *all* Chicagoans, and explored innovative solutions like land banks, land trusts, and shared-equity cooperative housing.

NEW WEBSITE LAUNCH

In February, CRN launched a revamped version of our website. The modernized update makes the site easier to navigate and features an archive of our newsletters and reports, upcoming events, CRN's history, and more.

**VISIT THE NEW
CHICAGOREHAB.ORG »**



CRN thanks our financial partners whose support makes our work possible:



THE CHICAGO COMMUNITY TRUST
AND AFFILIATES



Cuore e Mani

The Elizabeth Morse Charitable Trust



Harris Family
Foundation



LANDON BONE BAKER ARCHITECTS

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DEVELOPMENT AUTHORITY



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CRN Members & Friends