

Preservation Platform

GOAL: Permanent preservation of expiring project base Section 8 buildings through long-term renewal of the project-based Section 8 contracts.

STRATEGY	PROPOSAL
NOTICE REQUIREMENTS	In the event of project-based subsidy termination, owner will be subject to expanded notice requirements including longer notice period, increased range of recipients and additional information in notice. <i>(State or City)</i>
OBTAINING SITE CONTROL	Right of first refusal to public housing agencies and non-profits when owner or HUD takes action that would terminate project-base subsidy. <i>(State or City)</i>
STATE TAX CREDIT	Passage of Illinois Affordable Housing Tax Credit (SB 1135) that would generate \$26 million for affordable housing. A similar tax credit in Missouri has been used to preserve 550 Section 8 units. <i>(State)</i>
OBTAINING SITE CONTROL	Provide owners who sell to a non-profit with capital gains exit tax relief as an incentive for preservation. <i>(Federal)</i>
PRE-DEVELOPMENT AND BRIDGE FINANCING	Creation of a capital fund for short-term acquisition loans and to aggregate deals until bonds can be issued. <i>(Private with public subsidy)</i>

CITY SET-ASIDE	Create privately owned Section 8 preservation set-aside for City of Chicago Department of Housing Low Income Housing Tax Credits and private activity volume cap. <i>(City)</i>
FEDERAL RESOURCES	Increased federal funding for preservation through the creation of an Affordable Housing Trust Fund or Preservation Matching Grants (HR 425). <i>(Federal)</i>
REDUCE OPERATING COSTS	Property tax abatement for all Section 8 buildings that make long term affordability commitment. <i>(State or County or City)</i>
ENHANCED VOUCHER	Allow enhanced vouchers to be used in all properties in the same and surrounding zip codes as the original property. <i>(Federal)</i>
RELOCATION ASSISTANCE	Owners who opt-out must pay a relocation fee for reasonable security deposit and moving costs. <i>(State or City)</i>
COORDINATE TENANT VOUCHERS AND PROJECT-BASED SECTION 8	Align inspection standards and ensure voucher inspections do not result in displacement of project base tenants. <i>(HUD)</i>
TIMELY INFORMATION	Monthly reporting on property status: opt-outs, enforcement, prepayment, contract renewals. <i>(HUD)</i>