

Resource Guide

Regional Preservation Summit



MARTIN LUTHER KING, JR.
PREPARATORY HIGH SCHOOL

JUNE 2006

WHAT YOU CAN DO

How to form a Tenant Association

- Step 1 Get others involved.** Talk to fellow tenants about the need to discuss common concerns, issues, or problems.
- Step 2** With a Core group of residents, select a date for the first meeting. Make calls, knock on doors, and/or pass out flyers.
This Core group can serve as the Steering Committee.
- Step 3** Under the Illinois Preservation Act, an Association (representing 51% of all tenants) can exercise the right to preserve your housing affordability if the owner intends to terminate the subsidy.
- Step 4** A key goal of the Tenant Association should be to have 51% of the tenants as members of the Association. This will comply with the requirements of the Act.

The Tenant Association Is A Vehicle To Preserve And Improve Your Home

Actions the Steering Committee must take:

- **CALL for support— local community organizations or the Chicago Rehab Network**
- **REQUEST assistance to navigate obstacles and bureaucracy**
- **KNOW your expiration date**
- **CONNECT with your local elected officials (aldermen, state rep, congressman)**
- **GET training—Call the Chicago Rehab Network**
- **MEET with your management company and the owner to discuss his/her intentions**

ILLINOIS LAW GIVES TENANTS OPTIONS

There are many buildings like your building on the Southside of Chicago. In fact, buildings like yours make up over 12,400 affordable rental apartments on the Southside.

If the owner of your building decides not to renew the contract with the federal government that places restrictions on the maximum amount of rent you have to pay, your building may become unaffordable to you.

The good news is that there is an Illinois law, the **Federally-Assisted Housing Preservation Act**, that gives tenants like you and your neighbors several **opportunities to intervene if an owner plans to terminate your affordable rents.**

The purpose of the Preservation Act is to provide tenants and public agencies with 12 months notice that an owner is intending to take an action that will result in terminating rent restrictions. The Act lays out a timeline for tenant associations to make an offer to purchase the property and keep it affordable.

The law also grants **Tenant Associations** the ability to **partner with non profit or private developers to purchase the building to keep it affordable.**

You and other local players have a privileged role in preserving this crucial chunk of affordable rental housing.

For more information, or to get involved, contact the Chicago Rehab Network at 312-663-3936.

GOVERNMENT RESOURCES

**Department of Housing and
Urban Development (HUD)**
PHONE: 312-353-5680
www.hud.gov

Illinois Housing Development Authority
PHONE: 312-836-5200
www.ihda.org

Chicago Department of Housing
PHONE: 312-744-5000
Or 311
www.cityofchicago.org/Housing

These are the federal, state, and city government agencies responsible for overseeing affordable housing development and preservation in Chicago.

TENANTS' RIGHT TO ORGANIZE

The tenants of a multifamily housing project have **the right to establish and operate a tenant organization** for the **purpose of addressing issues related to their living environment**, which includes the terms and conditions of their tenancy as well as activities related to housing and community development.

A tenant organization is legitimate if it has been established by the tenants of a multifamily housing project for the purpose described above, and **meets regularly, operates democratically, is representative of all residents in the development, and is completely independent of owners, management, and their representatives.**

Owners of multifamily housing projects, and their agents, must allow tenants and tenant organizers to conduct the following activities related to the establishment or operation of a tenant organization:

- (1) Distributing leaflets in lobby areas, at or under tenants' doors, or in common areas;
- (2) Initiating contact with tenants;
- (3) Conducting door-to-door surveys of tenants to ascertain interest in establishing a tenant organization and to offer information about tenant organizations;
- (4) Posting information on bulletin boards;
- (5) Assisting tenants to participate in tenant organization activities;
- (6) Convening regularly scheduled tenant organization meetings in a space **on site** and accessible to tenants, **in a manner that is fully independent of management representatives.** In order to preserve the independence of tenant organizations, **management representatives may not attend such meetings unless invited by the tenant organization** to specific meetings to discuss a specific issue or issues.

**From the Federal Register, Vol. 65, No. 110,
June 7, 2000/Rules and Regulations,
Part 245-Tenant Participation in Multifamily Housing Projects**

**SARGENT SHRIVER NATIONAL CENTER
ON POVERTY LAW**

50 East Washington Street, Suite 500
Chicago, IL 60602
PHONE: 312-263-3830
FAX: 312-263-3846
www.povertylaw.org

SERVICE AREA: National advocacy, emphasis on Illinois

MISSION: The Shriver Center’s housing attorneys advocate to preserve low-income housing and protect residents of public and subsidized housing throughout Illinois.

- Oversees the Chicago Housing Authority’s Plan for Transformation and advocates for public-housing residents.
- Negotiates and litigates to preserve HUD-subsidized housing.
- Defends and strengthen tenants’ rights.

For more information, or to get involved, contact the Sargent Shriver Center.

MANDEL LEGAL AID CLINIC

6020 S. University Avenue
Chicago, IL 60637
PHONE: 773-702-9611
FAX: 773-702-2063
www.law.uchicago.edu/mandel

SERVICE AREA: The city of Chicago

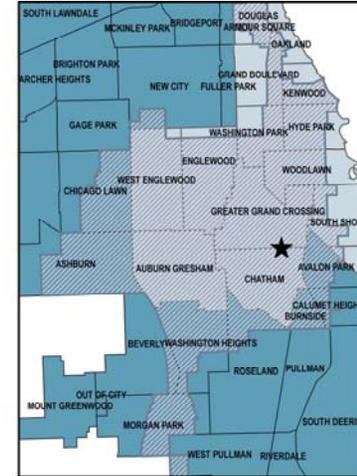
MISSION: The Mandel Legal Aid Clinic advocates for people typically denied access to justice and reforms legal education and the legal system to be more responsive to the interests of the poor.

- Provides free legal assistance to lower-income individuals.
- Assists community-based groups and bar associations in legal reform efforts.

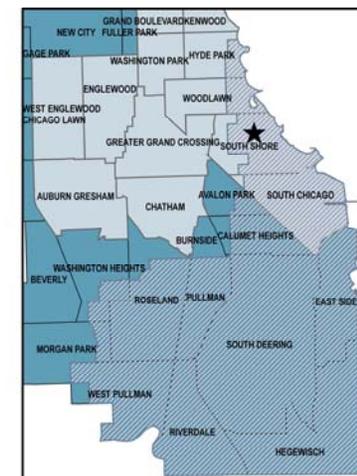
For more information, or to get involved, contact the Mandel Clinic.

**ELECTED OFFICIALS,
National**

Congressman Bobby L. Rush
1st Congressional District
Chicago Office: 773-224-6500
Washington Office: 202-225-4372



Congressman Jesse Jackson Jr.
2nd Congressional District
Chicago Office: 773-241-6500
Washington Office: 202-225-0773



LEGAL HELP

LAWYER'S COMMITTEE FOR BETTER HOUSING (LCBH)

220 S. State Street
Chicago, IL 60604
PHONE: 312-347-7600
FAX: 312-347-7604
www.lcbh.org

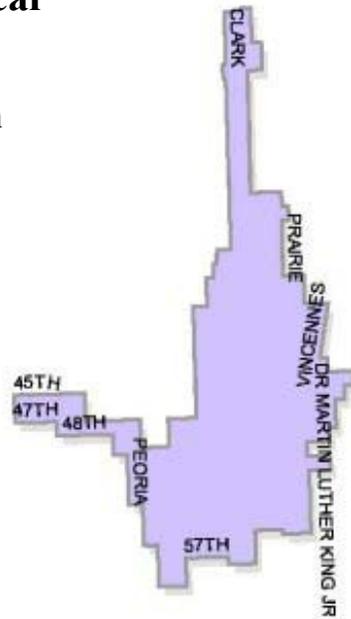
SERVICE AREA: The Chicago Metropolitan region.

MISSION: For over 20 years, LCBH has been the premier public interest law firm specializing in housing law and policy in Chicago. LCBH provides free legal services to low-income tenants in a way that impacts the affordable housing crisis to the greatest extent possible, serving nearly 3,000 tenants from all over Chicago each year on issues relating to their housing.

- Eviction prevention
- Legal assistance to tenants in buildings with unsafe or deteriorating conditions
- Home sharing

ELECTED OFFICIALS, Local

Alderman Dorothy Tillman
3rd Ward
Local Office: 773-373-3228
City Hall Office: 312-744-8734



Alderman Toni Preckwinkle
4th Ward
Local Office: 773-536-8103
City Hall Office: 312-744-2690



For more information, or to get involved, contact the Lawyer's Committee.

METROPOLITAN TENANTS' ORGANIZATION

1180 N. Milwaukee Avenue

Chicago, IL, 60622

PHONE: 773-292-4980 (Administrative)

773-292-4988 (Tenants' Rights Hot-line)

FAX: 773-292-0333

www.tenants-rights.org

SERVICE AREA: Serves the city of Chicago.

MISSION: Metropolitan Tenants Organization (MTO) is a coalition of community organizations and individuals dedicated to organizing, educating, and empowering tenants to have a voice in the decisions that affect the affordability and availability of decent and safe housing. MTO works on projects that support the self-help efforts of tenants to exercise their rights.

- Tenants rights Hotline
- Tenant Organizing
- Affordable housing advocacy campaigns



ELECTED OFFICIALS, Local (cont'd.)

Alderman Leslie Hairston

5th Ward

Local Office: 773-324-5555

City Hall Office: 312-744-6832

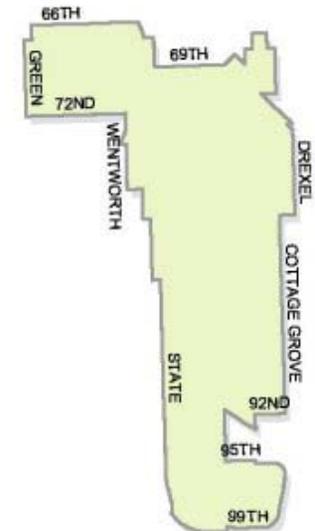


Alderman Freddrenna Lyle

6th Ward

Local Office: 773-846-7006

City Hall Office: 312-744-6868

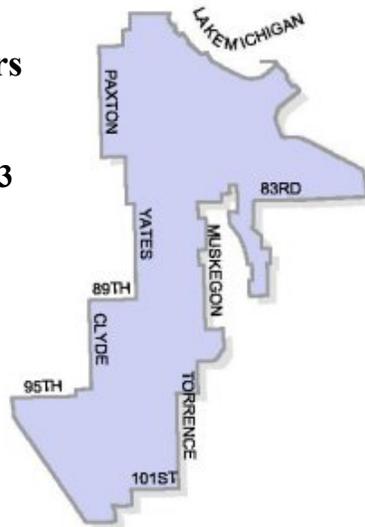


For more information, or to get involved, contact MTO.

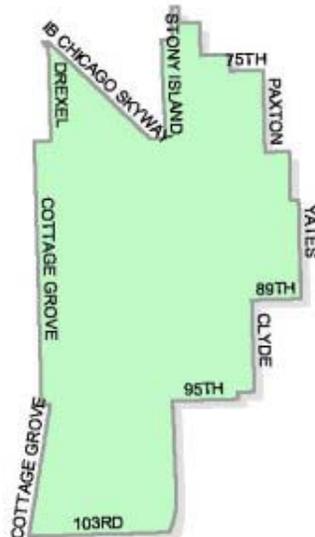
OTHER RESOURCES

ELECTED OFFICIALS, Local (cont'd.)

Alderman William Beavers
7th Ward
Local Office: 773-731-1515
City Hall Office: 312-744-6833



Alderman Todd Stroger
8th Ward
Local Office: 773-874-3300
City Hall Office: 312-744-3075



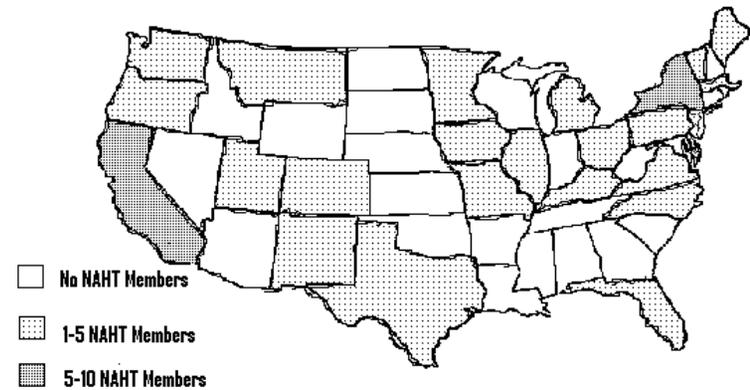
NATIONAL ALLIANCE OF HUD TENANTS (NAHT)

42 Seaverns Avenue
Boston, Massachusetts 02130
PHONE: 617-267-9564
FAX: 617-522-4857
www.saveourhomes.org

SERVICE AREA: The entire United States.

MISSION: Established in 1991, the mission of the National Alliance of HUD Tenants is to preserve and improve affordable housing, protect tenants' rights, develop tenant empowerment, promote resident control and ownership, improve the quality of life in HUD-assisted housing and make HUD accountable to its constituents, HUD tenants.

- Provides organizing, training, and technical assistance to a national network of voting member tenant organizations
- Advocates on a national and federal level for the 2.1 million lower-income families who live in privately-owned, HUD-assisted multifamily housing.



For more information, or to get involved, contact NAHT.

CHICAGO REHAB NETWORK (CRN)

53 West Jackson Blvd., Suite 739

Chicago, IL 60604

PHONE: 312-663-3936

FAX: 312-663-3562

www.chicagorehab.org

SERVICE AREA: Serves the entire state of Illinois, with emphasis on the Chicago Metropolitan region.

MISSION: For 25 years, the Chicago Rehab Network (CRN) has worked to further the development and preservation of safe affordable housing in Chicago, and throughout the state of Illinois. CRN builds capacity of community developers through training and technical assistance, conducts research to measure needs and clarify challenges to affordable housing development, and advocates for sound housing policy on the city, state and federal level.

- Maintains in-house database that tracks all federally-assisted housing projects in the state of Illinois
- Provides technical assistance to tenants associations, tenant organizers, and community organizations
- Advocates on a city, county, state, and federal level for affordable housing



For more information, or to get involved, contact the Chicago Rehab Network.

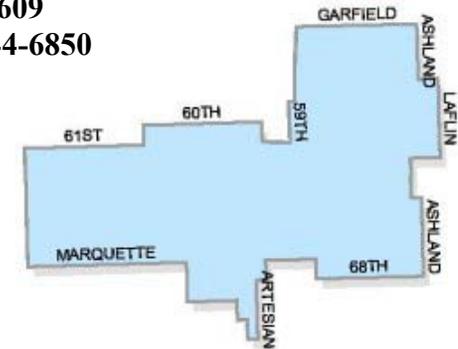
ELECTED OFFICIALS, Local (cont'd.)

Alderman Ted Thomas

15th Ward

Local Office: 773-778-9609

City Hall Office: 312-744-6850

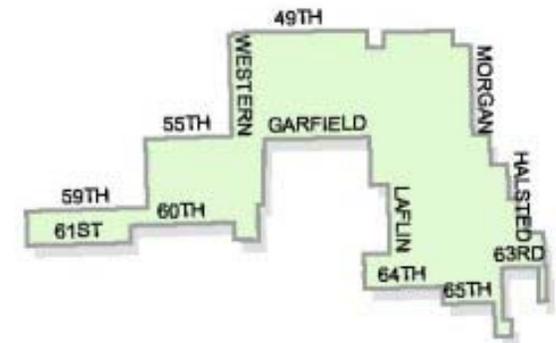


Alderman Shirley Coleman

16th Ward

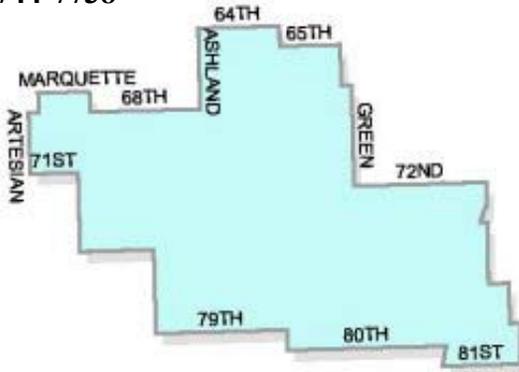
Local Office: 773-918-1670

City Hall Office: 312-744-3069

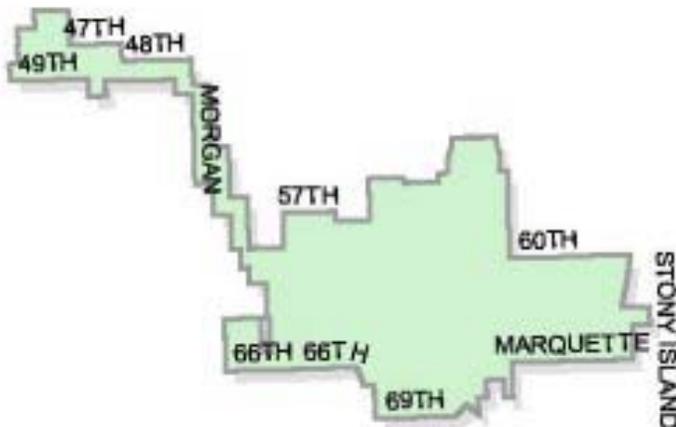


ELECTED OFFICIALS, Local (cont'd.)

Alderman LaTasha Thomas
17th Ward
Local Office: 773-723-0908
City Hall Office: 312-744-7738



Alderman Arenda Troutman
20th Ward
Local Office: 773-324-5224
City Hall Office: 312-744-6840



13. WOODLAWN EAST COMMUNITY AND NEIGHBORS (WECAN)

6450 S. Stony Island Ave.

Chicago, IL 60637

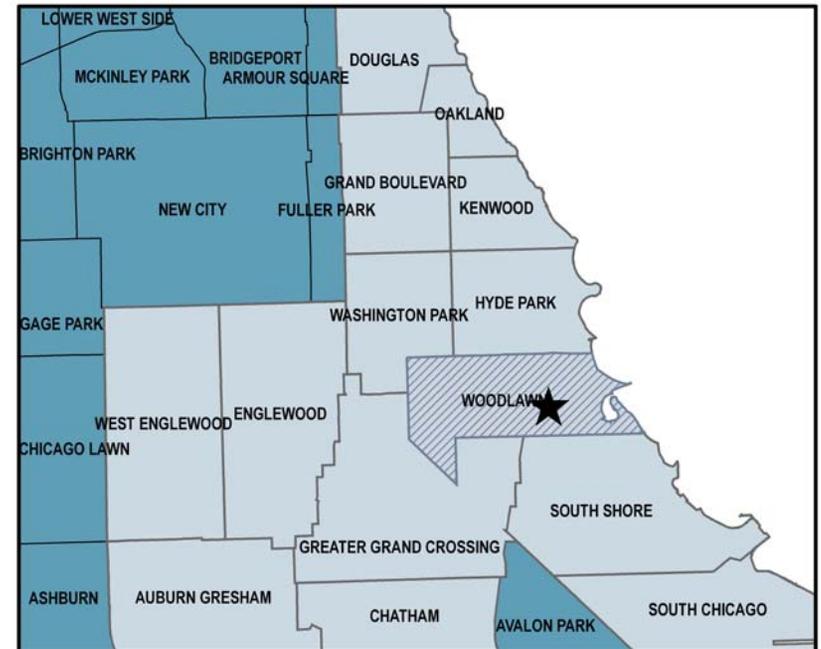
PHONE: 773-288-3000

FAX: 773-288-3081

SERVICE AREA: Serves the Woodlawn Community.

MISSION: Woodlawn East Community and Neighbors addresses the changing needs and issues of Woodlawn and the surrounding communities by enriching and enhancing the lives of the residents.

- Supportive housing & affordable apartments
- LIHEAP (Energy/Utilities Assistance Program)
- Housing Resource Center, Rental Referrals, Housing Counseling



For more information, or to get involved, contact WECAN.

SUMMIT ORGANIZERS

12. WOODLAWN DEVELOPMENT

ASSOCIATES (WDA)

1312 E. 62nd Street, Basement

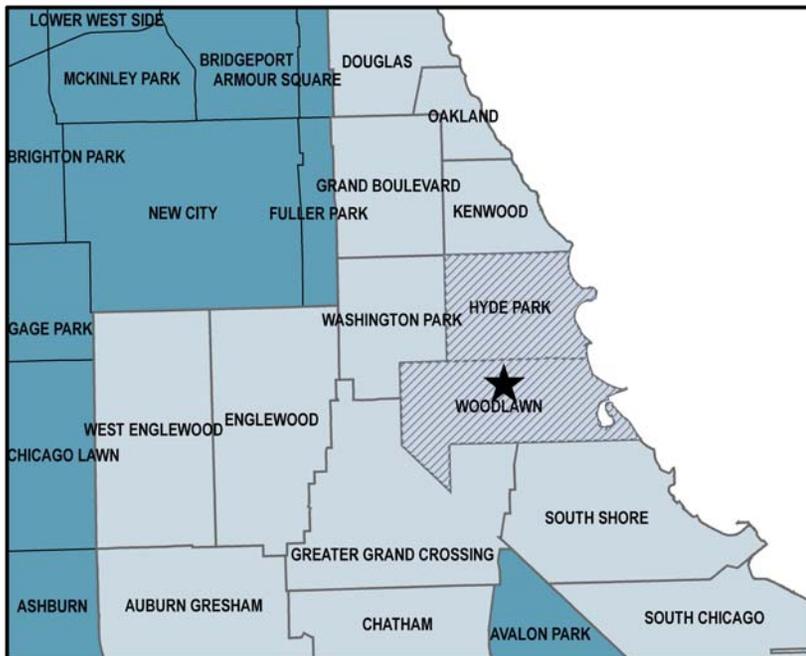
Chicago, IL 60637

PHONE: 773-667-8456

SERVICE AREA: Primarily serves the Woodlawn Community.

MISSION: Woodlawn Development Associates is a community organization seeking to build community from the inside out by mobilizing the capacities of citizens of diverse backgrounds to reinvent their community and cultivate neighborhood life. WDA is working to develop housing projects that are economically viable and socially nurturing, that address environmental concerns at the neighborhood level, and that are physically safe and attractive for adults and children.

- Before and after school programs
- Co-Housing community
- Currently planning for a common house and additional affordable rental units.



For more information, or to get involved, contact WDA.

1. CLARETIAN ASSOCIATES

9108 S. Brandon

Chicago, IL 60617

PHONE: 773-734-9181

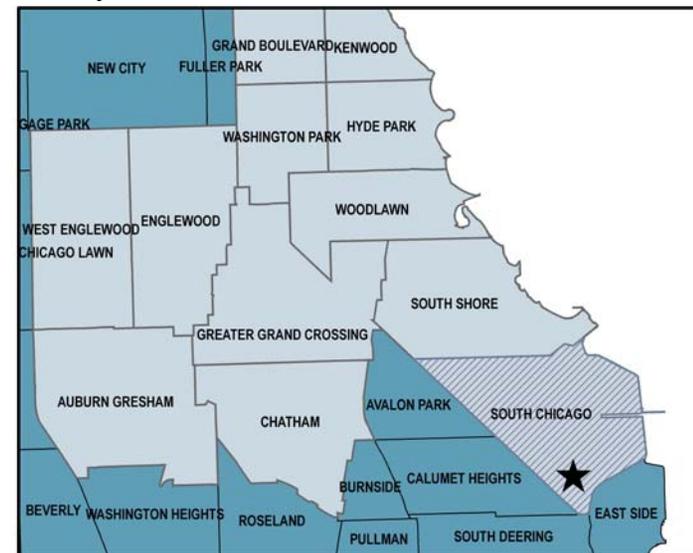
FAX: 773-734-9221

www.claretianassociates.org

SERVICE AREA: Primarily the South Chicago region, but offers services to the entire community bounded by the 60617 zip code.

MISSION: Claretian Associates is an organization that builds community within the culturally diverse neighborhood of South Chicago by working with community leaders, residents, and organizations to provide affordable housing and related services for low- and moderate-income people, while building resident-based leadership.

- New Homes for South Chicago, Single-Family and Two-Flat Homeownership Program
- Multi-family and Senior Affordable Rental Apartments.
- Housing Resource Center: Rental referrals, financial literacy.



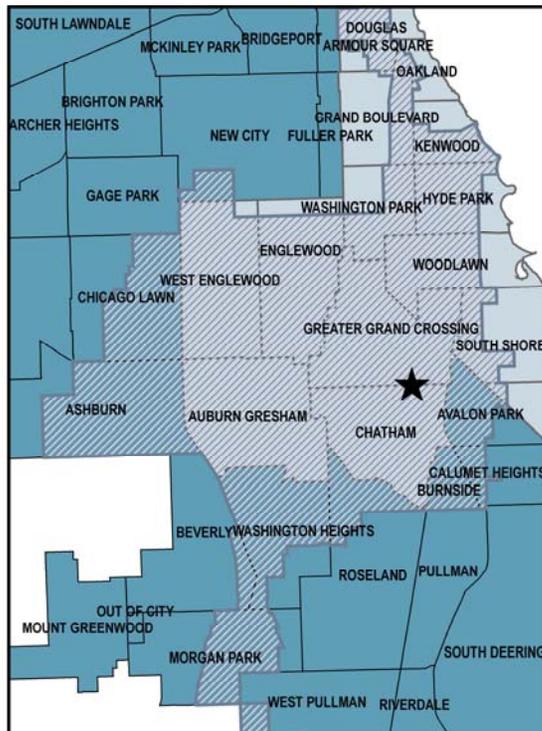
For more information, or to get involved, contact Claretian Associates.

2. FIRST CONGRESSIONAL DISTRICT HOUSING TASK FORCE

700 East 79th Street
 Chicago, IL 60619
 PHONE: 773-224-6500
 FAX: 773-224-9624

SERVICE AREA: Serves the First Congressional District of Illinois.

MISSION: The Housing Committee and Housing Task Force facilitate a comprehensive development plan and long-term planning to address housing issues in the 1st Congressional District. It addresses both policy issues and program objectives to the Congressman and to the constituents of the 1st Congressional District.



For more information, or to get involved, contact the First Congressional District.

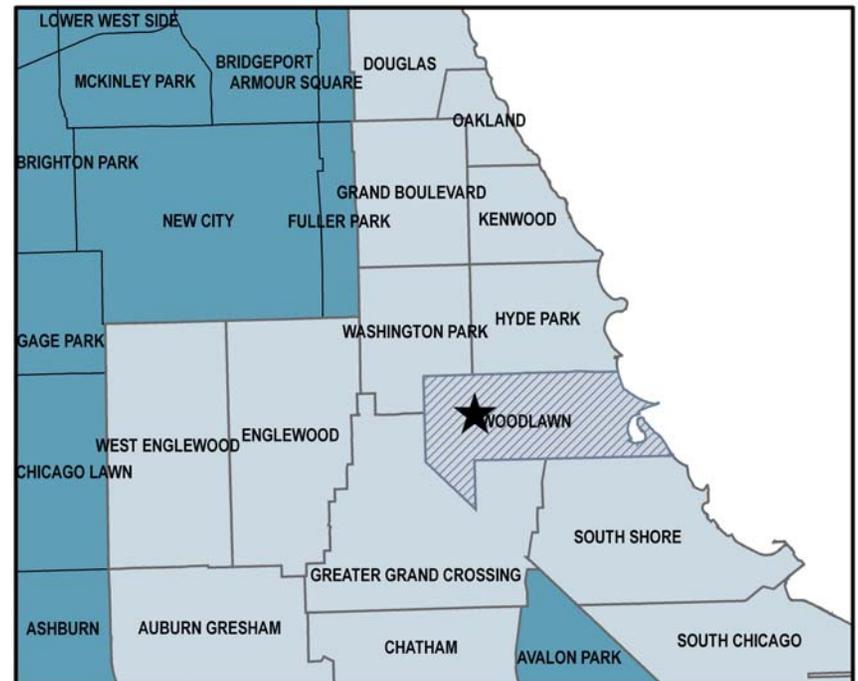
11. THE STUDENT/TENANT ORGANIZING PROJECT (STOP)

813 E. 63rd Street
 Chicago, IL 60637
 PHONE: 773-753-9674

SERVICE AREA: Primarily serves the Woodlawn Community.

MISSION: The Student Tenant Organizing Project is an organization that identifies and builds leadership around issues of community concern in Woodlawn. STOP is currently organizing to stop the displacement of working families in Woodlawn, preserve and improve the subsidized housing stock, and educate HUD tenants about the option of Co-operative ownership of their buildings.

- Educates on Tenants' Rights
- Assists tenants in forming Tenant Associations
- Tenant organizing and leadership development



For more information, or to get involved, contact STOP.

10. THE RENAISSANCE COLLABORATIVE

3757 S. Wabash

Chicago, IL 60653

PHONE: 773-924-9270

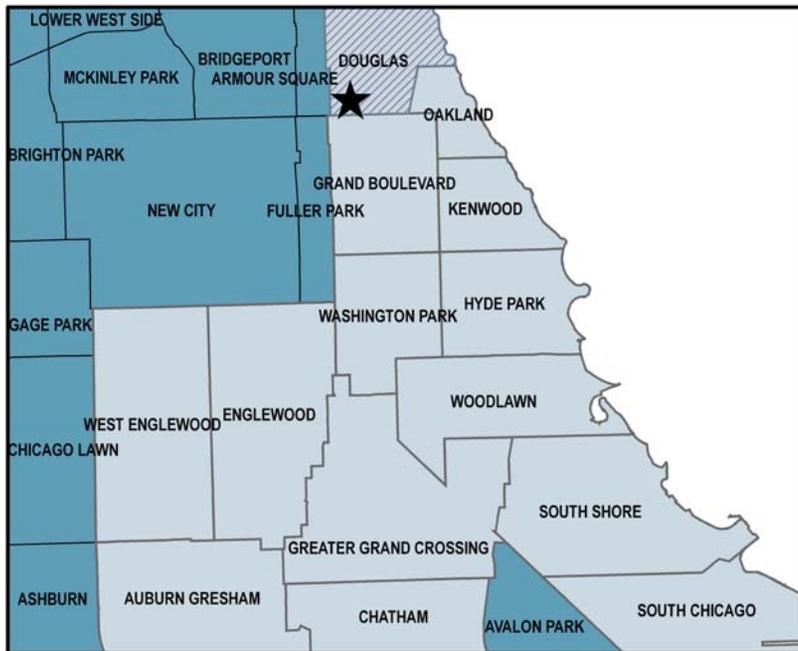
FAX: 773-924-9271

www.renaissance-collaborative.org

SERVICE AREA: Serves the Bronzeville area.

MISSION: The Renaissance Collaborative addresses the housing needs of low- and moderate- income residents of Chicago's near- and mid-south side. TRC builds collaborations that build communities.

- Supportive housing
- Housing for grandfamilies



For more information, or to get involved, contact The Renaissance Collaborative

3. GENESIS HOUSING DEVELOPMENT CORPORATION

607 E. Oakwood Blvd.

Chicago, IL 60653

PHONE: 773-924-0432

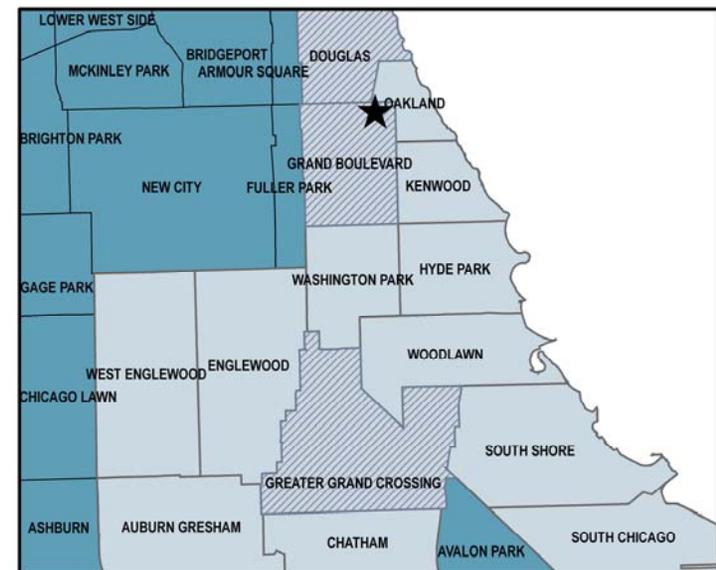
FAX: 773-924-5072

www.geneshdc.org

SERVICE AREA: Primarily serves the Bronzeville, Greater Grand Crossing, and Grand Boulevard communities.

MISSION: Genesis Housing Development Corporation is a not-for-profit developer that is involved in building sustainable communities. It was founded in 1997 by four historic African-American churches (Holy Angels Catholic Church, St. Elizabeth Catholic Church, Blackwell Methodist, and St. James United Methodist) to address the issues of affordable housing and the ability of low- and moderate-income people to own their own homes.

- 1st Time Home-Buyer Counseling
- Rental referrals & financial literacy
- Home repair assistance for Seniors



For more information, or to get involved, contact Genesis.

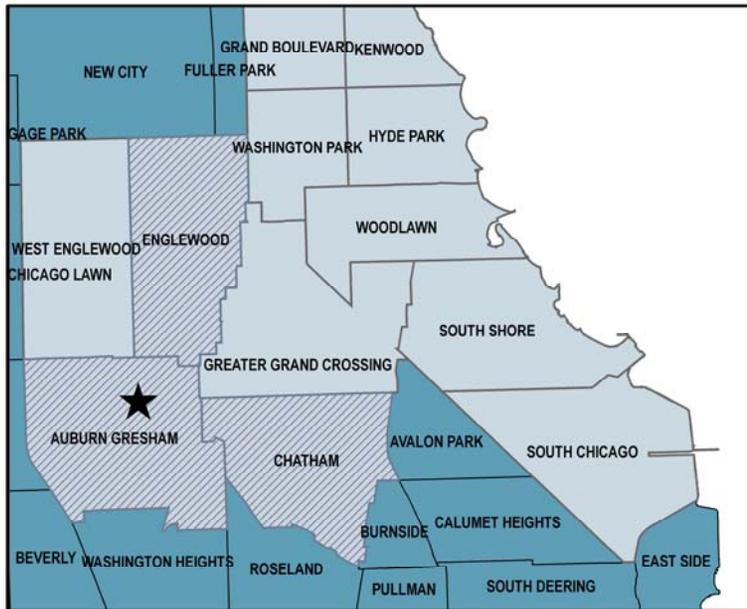
4. GREATER AUBURN GRESHAM DEVELOPMENT CORPORATION (GAGDC)

New Communities Program Lead Agency
 1159 W. 79th Street
 Chicago, IL 60620
 PHONE: 773-483-3696
 FAX: 773-483-3692

SERVICE AREA: Serves the Auburn Gresham, Englewood, and West Chatham community areas. The GADC service area is bounded by 67th to the north, 87th to the south, the Dan Ryan Expressway to the east, and Damen Avenue to the west.

MISSION: The Greater Auburn Gresham Development Corporation fosters and promotes the revitalization of the Greater Auburn Gresham Community.

- Home repair assistance for Seniors
- Free tax clinic
- Financial empowerment classes



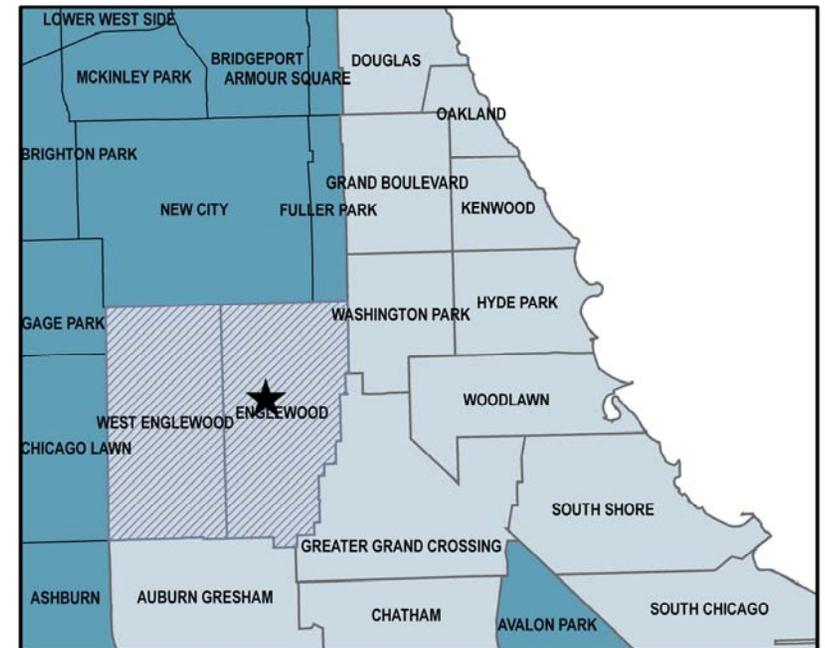
9. TEAMWORK ENGLEWOOD

New Communities Program Lead Agency
 815 W. 63rd Street
 Chicago, IL 60621
 PHONE: 773-602-4508
 FAX: 773-874-7653
www.teamworkenglewood.org

SERVICE AREA: Serves the Englewood and West Englewood Communities.

MISSION: Teamwork Englewood serves as a vehicle for bringing together residents, organizations, churches and businesses in the community. The organization aids and encourages positive development by engaging in joint ventures, direct investment, and advocacy on behalf of the community.

- Business and economic development
- Youth employment
- Developing community resource networks



For more information, or to get involved, contact Teamwork Englewood.

For more information, or to get involved, contact GAGDC.

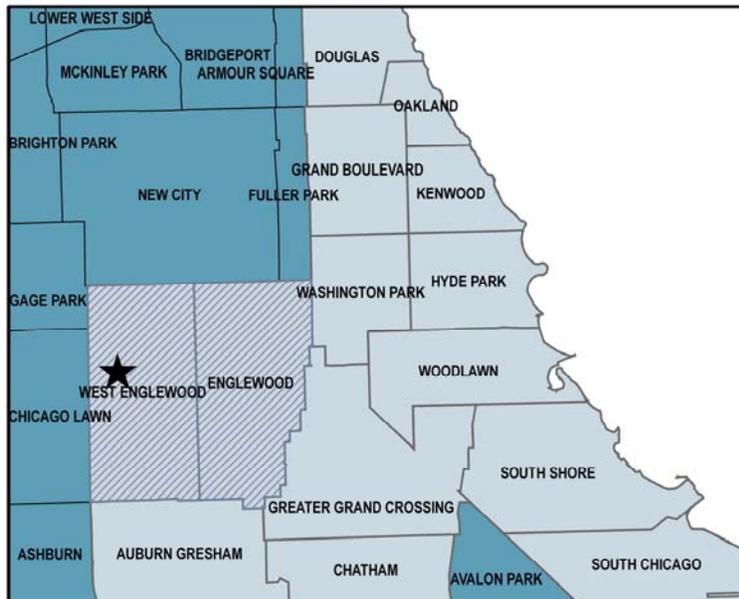
8. REBIRTH OF ENGLEWOOD COMMUNITY DEVELOPMENT CORP.

1912 W. 63rd Street
Chicago, IL 60636
PHONE: 773-778-2371
FAX: 773-778-2410
www.roecdc.net

SERVICE AREA: Serves the Englewood and West Englewood Communities.

MISSION: Rebirth of Englewood provides community and economic development for the Englewood and West Englewood Communities through programs related to jobs and job training, housing development, business and economic development, social service and crime reduction, and arts and cultural development.

- With Ownership Wealth & Junction Grove affordable home-ownership programs
- Job training and job placement
- Technical assistance and capitalization for small businesses



For more information, or to get involved, contact Rebirth of Englewood.

5. INTERFAITH OPEN COMMUNITIES

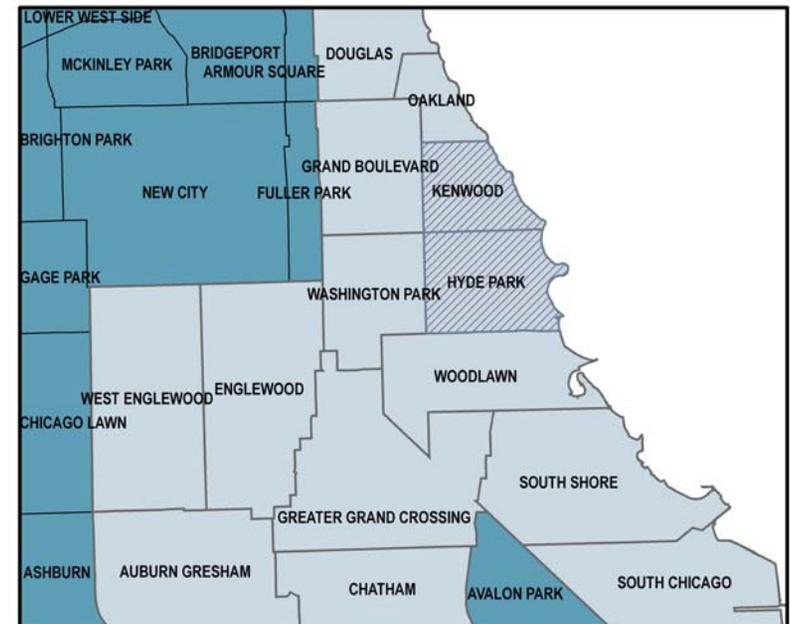
Hyde Park-Kenwood Cluster

200 N. Michigan, Suite 502
Chicago, IL 60621
PHONE: 773-643-7495
FAX: 773-643-6656
<http://www.iocillinois.org>

SERVICE AREA: Serves the Hyde Park and Kenwood Communities.

MISSION: Interfaith Open Communities works with people of all faiths to promote affordable housing and welcoming communities throughout the Chicago metropolitan area. In addition, it studies and supports political action to ameliorate the effects of gentrification and the destruction of public housing.

- Advocates for Affordable Housing
- Home-Sharing



For more information, or to get involved, contact Interfaith Open Communities.

6. KENWOOD OAKLAND COMMUNITY ORGANIZATION (KOCO)

1238 E. 46th Street
Chicago, IL 60653

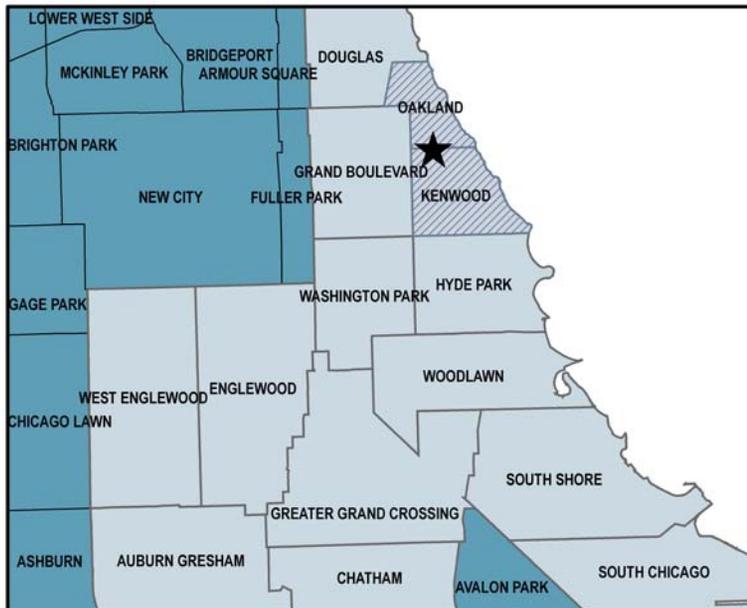
PHONE: 773-548-7500

FAX: 773-548-9264

SERVICE AREA: Serves the Kenwood and Oakland Communities.

MISSION: The Kenwood Oakland Community Organization (KOCO) facilitates the engagement of neighborhood families in impacting the decision-making processes that affect the quality of life in North Kenwood, Oakland, and its adjacent communities. KOCO organizes around the issues of quality education, affordable housing, youth employment, and quality health care delivery systems.

- Community organizing and community empowerment
- Social service referrals
- Emergency food pantry



For more information, or to get involved, contact KOCO.

7. QUAD COMMUNITIES DEVELOPMENT CORPORATION

New Communities Program Lead Agency
4659 S. Cottage Grove Ave., 2nd Floor
Chicago, IL 60653

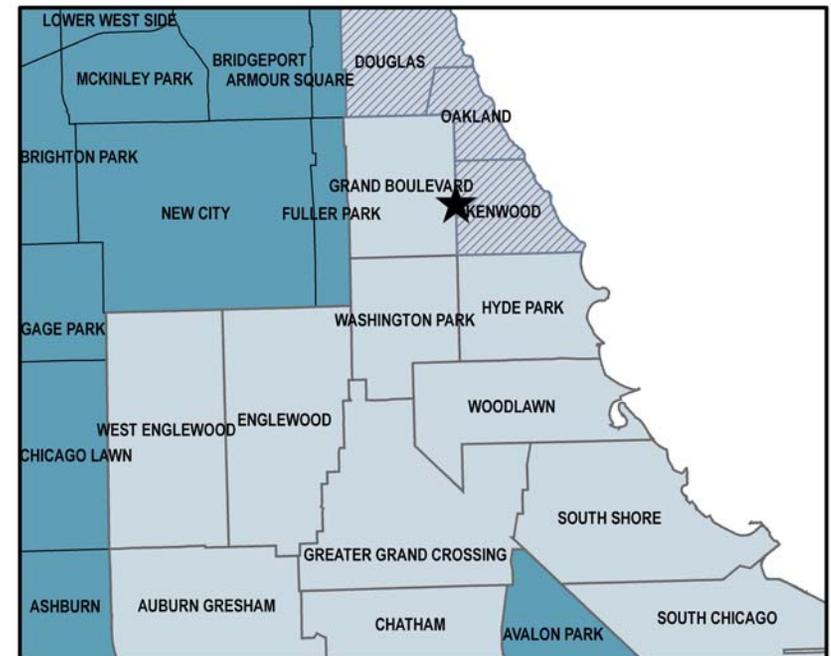
PHONE: 773-268-7232

FAX: 773-536-7296

www.qcdc.org

SERVICE AREA: Serves the neighborhoods of Douglas, Grand Boulevard, North Kenwood, and Oakland.

MISSION: The Quad Communities Development Corporation convenes residents, organizations, businesses, and institutions within the Quad Communities to plan, guide, support, and monitor human infrastructure and community development activities that will create a sustainable, healthy, mixed-income neighborhood.



For more information, or to get involved, contact Quad Communities