



# NetworkNews

## March 2017: News and Updates from the Chicago Rehab Network

In this issue: | [ARO Funding at an All Time High](#) | [Neighborhood Opportunity Grant Applications are Open](#) | [Support the "Common Sense Housing Investment Act"](#) | [CDC Releases Interactive Neighborhood Health Map](#) | [Emergency Housing Assistance Funds Available](#) | [MTO Tenants Rights Hotline Training](#) | [NYC Considers New AMI Calculation](#) | [Comment on Proposed ARO Updates](#) | [Wilson Hotel For Sale](#) |

## City Reports on Housing Progress: 2016 Q4, ARO funding at all time high.

**Attend a public hearing on Wednesday, March 8 at 9:30 a.m. (previously 10:30 a.m.) in City Hall room 201-A to discuss DPD's 2016 Q4 report and its implications for housing in Chicago.**

This Wednesday the City's Committee on Housing and Real Estate will hold a quarterly hearing to discuss the Department of Planning and Development's 2016 fourth quarter progress report on the current Five-Year Housing Plan. The report covers affordable housing production and resource commitment throughout the past year, and details the impacts of policy changes such as 2015's ARO amendment.

CRN encourages you to read [our analysis of DPD's report](#), and join us at this public hearing to learn about the current status of affordable housing initiatives in Chicago and the State of Illinois as a whole.

# 2014-2018 Chicago Five-Year Housing Plan

Strengthening Neighborhoods — Increasing Affordability.



2016 Fourth Quarter  
Progress Report  
October - December

City of Chicago  
Rahm Emanuel, Mayor



## Neighborhood Opportunity Grant Applications are Open



With approximately \$4 million up for grabs, Mayor Emanuel's Neighborhood Opportunity Fund is intended to bring a great deal of assistance to commercial and cultural projects in Chicago's South, Southwest, and West Sides.

Funded by downtown development, Neighborhood Opportunity Grants are now available for a wide range of neighborhood improvement projects, with first round applications closing on 4/21. To learn more about the program and its requirements, visit the fund's [website](http://cityofchicago.org/cnn), or attend one of the following meetings:

Wednesday, March 8th from 1:00 p.m. - 2:00 p.m.  
The Salvation Army Harbor Light Corps Community Center  
825 N. Christiana Avenue, Chicago, IL 60651

Monday, March 13th from 9:00 a.m. - 10:00 a.m.  
First Merit Bank  
1715 W 47th Street, Chicago, IL 60609

Thursday, March 23rd from 9:00 a.m. - 10:00 a.m.  
Sheldon Heights Church of Christ  
11325 S Halsted Street, Chicago, IL 60628

## Join NLIHC in supporting the "Common Sense Housing Investment Act"

From the National Low Income Housing Center website:

Rental housing affordability is an increasing challenge in every state and congressional district. Through tax reform legislation, Congress can make the tax code fairer for more families, reduce income inequality and racial inequity, and end homelessness and housing poverty once and for all. [Tell your U.S. representative](#) to support a common sense solution to homelessness and housing poverty.

The "[Common Sense Housing Investment Act of 2017](#)" (H.R. 948) introduced by Representative Keith Ellison (D-MN) on February 7 calls for modest reforms to the mortgage interest deduction, a \$70 billion tax write-off largely benefiting America's highest-income households, that would provide new tax relief to millions of lower income homeowners and would reinvest more than \$241 billion in savings over 10 years into affordable housing for people with the greatest needs.

The bill would boost funding for the Housing Trust Fund, the Low Income Housing Tax Credit, public housing, and rental assistance solutions without adding any costs to the federal government.

The reforms are simple. First, the bill reduces the amount of a mortgage eligible for a tax break from \$1 million to \$500,000. This change would impact fewer than 6% of mortgage holders nationwide, and even those who hold large mortgages would continue to receive tax relief on the first \$500,000 of their mortgage. Second, the bill converts the mortgage interest deduction into a tax credit, allowing 15 million more low and moderate income homeowners who currently do not currently benefit from the mortgage interest deduction to get a much-needed tax break.

The NLIHC-led United for Homes campaign - including more than 2,300 national, state, and local organizations and elected officials in all 435 congressional districts - strongly endorses H.R. 948.

More information on the "Common Sense Housing Investment Act" is at: <http://bit.ly/2mNMJva>

### How You Can Take Action

1. Ask your representative to cosponsor H.R. 948 to help end homelessness and

housing poverty in comprehensive tax reform.

Call Congress Today!

1. Endorse the United for Homes campaign that calls for reforms that mirror Mr. Ellison's bill! A list of UFH endorsers is available at: <http://bit.ly/2mNYmCr>

Join The Campaign!

1. Ask your colleagues, friends, and family to call their representatives and join the United for Homes campaign!

Read NLIHC's press release on the national affordable housing gap [here](#).

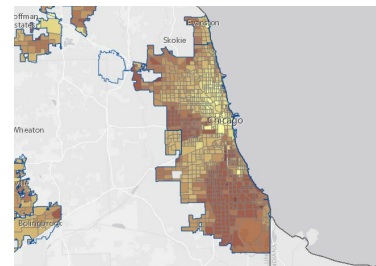


**NATIONAL LOW INCOME  
HOUSING COALITION**

## CDC Releases New Interactive Neighborhood-Level Health Data Map

As a product of the 500 Cities project in collaboration with the Robert Wood Johnson Foundation and the CDC Foundation, the Centers for Disease Control recently released a new interactive mapping tool for neighborhood-level health data in the 500 largest U.S. cities.

Drawing from 2013 and 2014 data gathered by CDC's Behavioral Risk Factor Surveillance System (BRFSS), the tool charts 27 chronic health conditions, behaviors, risk factors, and preventive service use throughout the country. While health outcomes are frequently monitored at the city and county levels, this new interactive map and its corresponding downloadable data offer the ability to analyze neighborhood health trends and create more localized interventions. You can find the interactive map [here](#).



## Funds Available for Chicagoans with Emergency Housing Needs

**All Chicago has ample funding to assist renters and homeowners in temporary crisis.** If one of your clients needs emergency housing assistance, consider providing them with the information below, excerpted from an announcement by Gail Schecter, the Director of Innovation and Impact at All Chicago.

### State Homeless Prevention Program

The State Homeless Prevention Program provides assistance for rent/mortgages, security deposits, and utilities, as well as approved case management and supportive services for

Chicago residents who are experiencing homeless or are in imminent danger of eviction or foreclosure. The households must document a temporary economic crisis beyond household control, by giving evidence of at least one of the following conditions:

- loss of employment
- medical disability or emergency
- loss or delay of some form of public benefit
- natural disaster
- substantial change in household composition
- victimization by criminal activity
- illegal action by a landlord
- displacement by a government or private action, or some other condition that constitutes a hardship comparable to the conditions described above.

The household must also be able to demonstrate an ability to meet prospective rental/utility obligations or mortgage payments after assistance has been granted based on current or anticipated income. Payments for Homeless Prevention services must be made to a landlord, utility company or other vendor that provides housing or other services on behalf of an applicant.

Individuals and families seeking assistance should call "311" and ask for "short-term help" to be assessed and referred to funds.

### **Rental Assistance Program Resource**

The Department of Family and Support Services (DFSS) Emergency Rental Assistance Program (RAP) provides financial assistance to Chicago residents who are in danger of eviction. The program is designed to stabilize individuals and families in their existing rental unit. Assistance may include payment of up to six months of rent arrears or rent. Application requirements include documentation of a crisis or emergency (such as a temporary loss of income statement from an employer or a court order to evacuate), proof of income, identification, and housing documentation.

Chicago residents can apply for this assistance at any of the [six DFSS Community Service Centers](#). Potential applicants should call the centers to schedule appointments and to learn more about the program.



MTO Tenants Rights Hotline Training

# Volunteer

**On MTO's Tenants Rights Hotline!**

## Hotline Volunteer Training

March 18th, 2017

Training from 10:00am – 4:00pm



**No Experience Necessary. Anyone can learn!  
Be a part of helping thousands of Chicago renters.**

**Join the Metropolitan Tenants Organization Hotline Team.**

---

**You Can Help Make  
Housing a Human Right!**



**For More information contact Sylvia at 773-292-4980 x 229**

## New York City Considers New AMI Calculation

Intended to combat gentrification in New York City, a new measure proposed by two New York State Senators seeks to narrow the definition of Area Median Income (AMI). Currently based on HUD regional designations, AMI is critical in determining housing affordability and shaping policy, but can often be calculated in ignorance to neighborhood differences in income and housing price. The proposed legislation would instead require AMI to be determined for every NYC zip code, ideally presenting a more realistic view of affordability on a local level. You can learn more [here](#).

Public Comment Now Being Accepted for

# Proposed ARO Rule Updates

A recent email from DPD Managing Deputy Commissioner Anthony Simpkins outlined proposed changes to the Affordable Requirements Ordinance, an excerpted summary of which can be found below:

- Clarify phase-out of the Affordable Housing Density Bonus and phase-in of Neighborhoods Opportunity Fund Ordinance;
- Confirm that lots sold through the Large Lots Program will trigger the ARO (if residential housing projects with 10+ units are developed on those lots);
- Clarify that CHA Units must be located on-site to get an in-lieu fee reduction, and that CHA ARO units trigger the federal Davis Bacon requirements for new construction/rehab projects with 9 or more units;
- Set standards for off-site units, including:
  - Clarifying that developers must both 1) spend at least as much as the in-lieu fee they would have owed; and 2) create a unit that meets the department's minimum requirements for each required unit;
  - Allowing off-site units to be placed in City-funded projects - as long as units meet other requirements and developers contribute enough to the project to cover the full cost of the unit (even if investment exceeds in-lieu fee);
  - [Design Guidelines for Residential Units](#), establishing minimum construction standards;
  - Establishing the minimum design standards for off-site units, including:
    - Must be new or gut rehabbed within past 3 years, and within the past 1 year in Low-Moderate Income Areas;
    - Condominium units must be located in buildings with at least 10 total units;
    - Proposed off-site units must be vacant at the time of submittal (unless existing tenants are income qualified and will continue to lease the units);
    - Prohibits basement or below-grade units
- Clarify that the square footage of ARO on-site units must be within 15% of that of comparable market-rate units within the development.

The full ARO can be viewed [here](#) (with proposed changes shown in green), and public comment can be directed to [aro@cityofchicago.org](mailto:aro@cityofchicago.org) by March 31.

## Wilson Men's Hotel Revised Expiration Date



In accordance with Chicago's Single Room Occupancy Preservation Ordinance, the City has announced that it received the intent to sell notice for the Wilson Men's Hotel on 11/30/16, with the mandatory 180 day notification period ending on 5/27/17.

Interested parties can contact Jay Bomberg at 847-875-4764, or [jaybromberg@yahoo.com](mailto:jaybromberg@yahoo.com) for more information.

Thank You to CRN's Recent Supporters

Thanks to recent investments from our generous supporters, CRN is able to continue necessary programming that encourages development without displacement.



## About the Chicago Rehab Network

For over 35 years, CRN has worked to train, coordinate and empower community-based organizations engaged in developing affordable housing across Chicago and the region. CRN's robust advocacy efforts also have resulted in numerous affordable housing policies and resources, including the Affordable Requirements Ordinance, the Tax Reactivation Program, State of Illinois Housing Trust Fund, various property tax reforms, and the Illinois Affordable Housing Tax Credit. In addition to advocacy and training, CRN provides industry-wide thought leadership through regular policy updates, best practice case studies, and demographic and economic analysis related to housing needs and markets.

[www.chicagorehab.org](http://www.chicagorehab.org)

*For 35 years, the Chicago Rehab Network has played a leadership role in bringing affordable housing to Chicago's most disinvested communities. Support our work building strong neighborhoods, strengthening capacity, and creating powerful leaders.*

[Donate](#)



