



MISSION

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.

Housing Stability for All Chicagoans – Property Tax Policy

Whereas obstacles before us include loss of population, over-reliance on market forces, application of systemic racist practices against people of color, historic blight and ongoing gentrification, our vigilant leadership is required for a vibrant City with sustainable and prosperous communities. National and local research confirms the role that housing plays in reaching positive health, education, and employment outcomes. Combined with the significant economic benefits that result from community-based models of rehab and construction as well as strengthening life outcomes, preserving and expanding the affordable housing supply will benefit the City.

1. Support and Preserve Affordable Rental Housing Owned by NonProfits

Preserve the existing federally assisted rental stock. Property taxes are the second largest operating expense for thousands of units owned by nonprofit organizations and sponsors. Buildings owned by nonprofit community development corporations provide stability for renters and neighbors. Nonprofit development and ownership of land creates long-term sustainability and these owners should be given every priority as they are providing a public service.

Work with CRN, the Gov. Office, and Dept. of Revenue to establish clarifying language in the charitable use statutes to create an exemption for low income housing owned by 501 (c) 3s and LLCs with nonprofit sponsors. Multiple states, counties, and cities have implemented such clarifying legislation over the last decade.



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2. Single Family Housing Innovation to Address Racial Equity Gaps

- a. Promote and monitor application of appraisal methods to counteract inherent bias in communities of color.
- b. Evaluate and amend the Long Term Homeowner Exemption program and expand its utilization and outreach strategy. This should include coordination with the City of Chicago and its defunded Chicago Homeownership Assistance Program.
- c. Establish tax accommodations for income restricted and use restricted properties with mutual housing models including land trusts, cooperatives, and limited equity ownership structures.
- d. Promote existing and new exemptions for long term residents by working with nonprofits who can catalyze expanded outreach and service efforts. Community based organizations are the first to see emergent patterns of housing stress.

3. Create Anti-Displacement Policies

Displacement results from gentrification but also from blight and abandonment and property tax policy can slow market forces that are destabilizing to households and communities.

- a. Monitor and mitigate high risk conditions including property tax increases, predatory lending, and preparedness for real estate downturns which have disparate impacts on communities of color.
- b. Create protective property tax zones in areas experiencing significant investments to protect existing residents; such zones can be targeted with grants and soft loan programs.
- c. Affirmatively educate residents (via CBOS) in areas of speculation and predatory real estate practices to deter against panic selling and assist owners with improvements and taxes.