



CITY OF CHICAGO

DEPARTMENT OF HOUSING

MEMORANDUM

To: The Honorable Jason Ervin
Chairman, Committee on the Budget and Government Operations

From: Lissette Castañeda
Commissioner
Department of Housing

CC: Kennedy Bartley
Chief External Affairs Officer
Mayor's Office

Date: November 20, 2024

Re: Request for Information from Annual Appropriation Committee Hearing

ID#: 21-01 – Bond Funding

The following information is provided in response to questions posed at our department's hearing on November 8, 2024, to discuss the proposed 2025 budget.

Alderman Lopez asked how the Department is utilizing Bond funding this year (2025) and last (2024), by ward.

The expected allocations and amounts are as follows. No allocations are finalized or fully committed until contracts are executed. Many expected allocations are to programs that function city-wide, with individual awards based on non-geographic criteria.

2024:

- Multifamily affordable housing development
 - \$9.6M, Care Manor Apartments, 28th ward
 - \$11M, Prairie District Apartments, 3rd ward
 - \$7.2M, SACRED Apartments, 10th ward
- Investments into program that operate city-wide
 - \$5M, Condo/Coop Preservation Program
 - \$4.3M, SRO Preservation Program
 - \$300k, Building Neighborhoods and Affordable Homes program
 - Up to \$3.5M for neighborhood preservation programs e.g. Rebuild, Troubled Buildings Initiative, Heat Receiver program

2025:

- Multifamily affordable housing development
 - Amount TBD, Casa Yucatan, 25th ward
 - Amount TBD, Visionary Ventures Development, 33rd ward
 - Amount TBD, Humboldt Park United Methodist Church Redevelopment, 1st ward
 - Other projects to be announced
- Investments into programs that operate City-wide
 - Up to \$30M, Green Social Housing program
 - Up to \$10.5M, CHI Mortgage down payment assistance program
 - Up to \$2.5M, Building Neighborhoods and Affordable Homes
 - Up to \$5M, SRO Preservation Program
 - Up to \$8.5M, Home Repair Program and Emergency Heat Program
 - Up to \$13.5M for neighborhood preservation programs e.g. Rebuild, Condo/Coop Preservation program, Troubled Buildings Initiative, Heat Receiver program

As always, please let me know if you have any further questions.



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Re: Request for Information from Annual Appropriation Committee Hearing

ID#: 21-02 – Delegate Agencies

The following information is provided in response to questions posed at our department's hearing on November 8, 2024, to discuss the proposed 2025 budget.

Alderman Lopez asked for a list of our Delegate Agencies including funding amount, scope of work, by Community Area and Ward.

In the Corporate Fund, only \$1.56M out of \$6.88M in 0135 Delegate Agencies account represent true Delegate Agencies for Technical Assistance Citywide and Historic Chicago Bungalow Association (TACIT/HCBA). \$5M is going towards Chicago Low Income Housing Trust Fund (CLIHTF) and \$320K is going towards Iman Organization for Green Re-entry Program.

For the full list of DOH Delegate Agencies across all funds, please see attached document titled "21-02 Delegate Agencies - Lopez Exhibit".

As always, please let me know if you have any further questions.



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Date: November 20, 2024

Re: Request for Information from Annual Appropriation Committee Hearing

ID#: 21-03 – Cook County Land Bank (CCLB) Coordination

The following information is provided in response to questions posed at our department's hearing on November 8, 2024, to discuss the proposed 2025 budget.

Alderman Lopez asked how the Department coordinates with the CCLB related to housing preservation.

The Housing Preservation Bureau is working collaboratively with the CCLB to develop land banking agreements to support our rehabilitation efforts through the Rebuild Program.

DOH defers to DPD who holds monthly coordination meetings with the CCLB for any additional information that can be shared.

As always, please let me know if you have any further questions.



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Date: November 20, 2024

Re: Request for Information from Annual Appropriation Committee Hearing

ID#: 21-04 – Program Cuts

The following information is provided in response to questions posed at our department's hearing on November 8, 2024, to discuss the proposed 2025 budget.

Alderman Vasquez asked for a list of program cuts DOH proposed in the 2025 budget recommendation.

The Department of Housing's overall 2025 budget is decreasing by \$27.1M from 2024. These reductions are primarily in the Affordable Housing Opportunity Fund (AHOF) and in federal HOME and Emergency Rental Assistance Program (ERAP) grant funds.

AHOF revenue is anticipated to decline by approximately \$9.5M. This will primarily impact funding for the Chicago Low-Income Housing Trust Fund (CLIHTF). The City's annual contribution to CLIHTF will decline from \$9.1M in 2024 to \$729K in 2025.

ERAP was a one-time grant from the U.S Treasury Department to provide emergency rental assistance and \$6.9M in carryover will be available in 2025. DOH secured an additional \$750K in CDBG funding to continue the Right to Counsel Program beyond the September 2025 grant end date.

CDBG and HOME grant funds for the multi-family affordable housing program are declining due to DOH's continued spending of prior year grant allocations for housing projects that are being completed in 2024.

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Date: November 20, 2024

Re: Request for Information from Annual Appropriation Committee Hearing

ID#: 21-05 – Programs/Resources

The following information is provided in response to questions posed at our department's hearing on November 8, 2024, to discuss the proposed 2025 budget.

Alderman Taylor asked for a list of programs and resources that the Department uses to help residents preserve their homes, prevent evictions and loss of property.

The Chicago Neighborhood Recovery Program (CNRP), led by the Department of Housing (DOH), is an innovative initiative aimed at revitalizing Chicago's distressed neighborhoods. CNRP reduces financial barriers to homeownership, builds community vibrancy, and educates new property owners and developers on investing in vacant properties within designated neighborhoods.

CNRP targets 11 specific areas, where community partner organizations work to stabilize neighborhoods by reinvesting in vacant properties and supporting current homeowners. The City offers \$15,000 in down payment assistance to eligible buyers in CNRP areas and provides forgivable loans for essential repairs to existing owner-occupants. Through collaboration with community organizations, financial partners, task forces, and stakeholders, CNRP empowers residents to access resources that enhance their quality of life.

Organizations that we partner with:

- Neighborhood Housing Services
- Chicago Bungalow Association
- Elevate Energy

Targeted Communities:

- Auburn Gresham
 - The Greater Auburn Gresham Development Corporation
- Austin
 - Austin Coming Together
- Chatham
 - Community Investment Corporation
 - Neighborhood Housing Services of Chicago
- Chicago Lawn
 - Southwest Organizing Project
 - Neighborhood Housing Services of Chicago
- Englewood
 - Resident Association of Greater Englewood (R.A.G.E.)
- Hermosa
 - Logan Square Neighborhood Association
- New City (Back of the Yards)
 - The Resurrection Project
- South Shore
 - The Neighborhood Network Alliance
- West Garfield Park
 - Garfield Park Community Council
- West Humboldt Park
 - Neighborhood Housing Services of Chicago
 - West Humboldt Park Family & Development Council
- West Pullman
- Far South Community Development Corporation

Please see link to the Department's Homeownership Bureau for additional resources.

www.chicago.gov/city/en/depts/doh/provdrs/homeowners/svcs/housing-counseling-centers.html

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To: The Honorable Jason Ervin
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From: Lissette Castañeda
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Chief External Affairs Officer
Mayor's Office

Date: December 11, 2024

Re: Request for Information from Annual Appropriation Committee Hearing

ID#: 21-06 – Housing Assistance

The following information is provided in response to questions posed at our department's hearing on November 8, 2024, to discuss the proposed 2025 budget.

Alderman Taylor asked how the Department provided housing assistance to residents over the past year.

The Department administered the following:

- **Right To Counsel (RTC) Program:** RTC provides extended legal support for renters facing eviction who wish to challenge the order, have an affirmative defense in court, or negotiate with their landlord with the support of legal representation. Eligible tenants are under 80% of Area Median Income (AMI). Tenants are provided brief consultations through Cook County's Early Resolution Program prior to an eviction hearing; if the brief consultation is insufficient to resolve the eviction case, tenants may request extended representation via RTC.

- **Housing Counseling Centers: Housing Counseling Centers (HCC) Delegate Agency (DA)** are a HUD-Approved Housing Counseling Agencies employing HUD-Certified Housing Counselors to deliver full-cycle one-on-one housing counseling and education.
 - HCC's provides services under one or more of the following options:
 - Pre-Purchase Counseling and Education
 - Financial Management
 - Post-Purchase (non-delinquency) Counseling and Education
 - Tenancy
 - Foreclosure Counseling and Education
 - Condo Purchase

- **Technical Assistance Community (TACOM) Delegate Agency (DA)** are community-based organizations providing housing-related information, problem-solving, community events, workshops, and housing fairs to assist low-and moderate-income homeowners, renters, landlords, and unhoused individuals. DA's are expected to be a subject matter expert in one or more housing-related topics including, but not limited to:
 - Supportive Housing Services and Advocacy for Marginalized People
 - User-centered Design and Data Strategy Technical Assistance
 - Legal Evictions or foreclosure defense services
 - Tenants' Rights and Responsibilities
 - Landlord Rights and Responsibilities
 - Tenant and Landlord Matters
 - Estate Planning
 - Troubled Building Initiatives (TBI) Supportive Services

- **Home Repair Program (HRP)**
 Provides grants to income-eligible homeowners earning up to 50 percent of (AMI) who may be eligible to participate in the program for improvements to their roof or porch. The amount of financial assistance is based on household need and available funding. A site inspection will determine the scope of work required and the repair cost. Households See chart below for income qualifications.

- **Emergency Heating Repair Program (EHRP)** provides service grants to assist income-eligible, owner-occupants of 1-to-4-unit properties with emergency heating system replacements or repairs during the winter season.
 The program is open from Nov. 1, 2024, until April 1, 2025. Applications are accepted on a first-come, first-served basis, and funding is limited.

- **SRO Preservation Fund:**

In Partnership with Community Investment Corporation (CIC) DOH created an investment and refinance program to assist existing SRO buildings which house some of the city's most vulnerable population. This tool helps support the financial viability of the property by reducing debt and operation costs which in turns help maintain low-cost, affordable housing options for the City's at-risk residents.

- **Heartland Housing Portfolio:**

In 2023/2024 DOH moved swiftly to preserve over 1,000 units of affordable housing for vulnerable populations spread across 14 properties (12 with City investment), as a result of the closing of Heartland Housing. Due to the financial difficulties and the significant-loss of affordable housing that would result if insurance lapsed, in May 2023 the City filed a receiver complaint and emergency motion in court, and a general receiver was appointed to control the affairs of all properties in Chicago. Since that time new affordable housing owners have taken ownership of four properties. An additional five properties are slated to be transferred by the end of Q4 2024; the final two properties will be transferred by Q3 2025.

- **Preservation of affordable units via the QAP/LIHTC:**

As part of the 2023 QAP DOH announced 5 developments that are considered rehab projects and will preserve more than 500 units of affordable housing under the QAP's preservation tract. As part of its funding round DOH encourages the preservation of existing buildings and disincentivizes displacement to ensure existing affordable housing will continue to serve current tenants.

- **Chicago Neighborhood Recovery Program (CNRP):**

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