



Affordable Housing Development and Preservation and Services to Persons Experiencing or at Risk of Homelessness

Identify opportunities for expansion of affordable housing development - Dept. of Housing (DOH)

RESPONSIVE PROGRAM OR SERVICE	PROGRESS SINCE 2022 Budget	OUTCOMES/SUCCESSSES SINCE 2019
<p>Increase affordable housing stock citywide: Initiate up to 11 proposed affordable housing projects selected by DOH to receive Low Income Housing Tax Credit (LIHTC), creating over 1,000 affordable units across the city.</p>	<ul style="list-style-type: none"> • Closed two transactions for developments this year, with plans to close and initiate construction on 10 or more developments for over 1,300 units. 	<ul style="list-style-type: none"> • 2021 closed 11 deals for 863 units. • 2020 closed 12 deals for 962 units. • 2019 closed 6 deals for 517 units.
<p>Planning new affordable housing in most impacted neighborhoods: Create mixed-use, multi-family housing developments in neighborhoods hardest-hit by COVID-19 through expanded investment and incentives programs.</p>	<ul style="list-style-type: none"> • Plans in place to close and initiate construction on five mixed use developments 200 units or more in total. 	<ul style="list-style-type: none"> • Federal LIHTC investments were approved in Dec 2021, naming over \$1bil of new affordable developments to be built.
<p>Retain affordable housing: Provide forgivable loans and grants to qualified homeowners for rehab and repair services that will help them safely remain in their homes.</p>	<ul style="list-style-type: none"> • Using Chicago Recovery Plan (CRP), expanded Small Accessible Repairs for Seniors (SARFS) and Home Repair Program funding to help with the backlog from COVID. • SARFS assists seniors with accessibility and safety repairs and Home Repair Program provides roofs and porches to income eligible applicants. 	<ul style="list-style-type: none"> • COVID paused many repair programs from owner occupants and seniors. Residents did not want staff in their homes. Most of our home improvement and repair programs continued to operate at reduced levels during 2021. • In 2021 the Department of Housing projected commitments of more than \$19 million to assist over 2,400 households repair, modify or improve their homes.



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<p>Support homeownership for most impacted neighborhoods: Provide forgivable loans and grants to homebuyers in neighborhoods most acutely affected by the COVID-19 pandemic to expand homeownership.</p>	<ul style="list-style-type: none">• Invested in REBUILD and RECLAIMING CHICAGO programs with CRP to help developers acquire and rehab Single Family (SF) homes or build new SF homes for homeownership.	<ul style="list-style-type: none">• Neighborhood Lending Program and Micro Market Recovery Program (MMRP) program grants and loans are available to assist income eligible homeowners.• Activity under our homeownership programs bounced back to exceed pre-pandemic levels in 2021.• For 2021, DOH committed \$24.4 million to support 569 units. These numbers represent 142% of the 2020 homeownership unit goal and 145% of the homeownership resource allocation goal.
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Expand services to persons experiencing or at risk of homelessness - Dept. of Housing, Dept. Family Support Services (DFSS), Chicago Department of Public Health (CDPH)

RESPONSIVE PROGRAM OR SERVICE	PROGRESS SINCE 2022 Budget	OUTCOMES/SUCSESSES SINCE 2019
<p>Launch a shelter diversion pilot, which strives to end the experience of homelessness as quickly as possible through strengths-based conversations, creative problem solving, and conflict resolution to empower people to find an immediate alternative to shelter and return to more stable housing.</p>	<ul style="list-style-type: none"> Expanded support is being provided for the ten diversion specialists within the homeless shelter system covering over 800 beds for all populations: youth, families, men, and women for conflict resolution and mediation services to support clients to stabilize their housing. The University of Chicago Inclusive Economy Lab team is proposing to partner with DFSS by conducting an exploratory analysis to better understand the implementation of diversion and the individuals participating in the diversion screening and referral process. 1,500 households will be assessed for shelter diversion. 	<ul style="list-style-type: none"> Diversion pilot is new to our system, funded by CARES funding. Since January 2022, 741 people have completed the diversion screening of which 271 people had a diversion conversation. 61 people were diverted (22.5%), and 16 people are currently working with a Diversion Specialists to see if diversion is possible. Of the households diverted, 0 have returned to shelter by their 30-day check-in, 2 returned to shelter by their 60-day check-in, and 3 returned to shelter by their 90-day check-in.
<p>Utilize former hotel and lodging buildings for use as permanent supportive housing.</p>	<ul style="list-style-type: none"> Site visits to several hotel and motel buildings for sale with partner agencies. DFSS has developed criteria to assess facilities for potential use as a shelter to serve people experiencing homelessness. Identified a select few for a 2022 acquisition. 	<p>New program in 2022.</p>
<p>Create new units for permanent supportive housing across newly rehabilitated housing buildings.</p>	<ul style="list-style-type: none"> Awarded resources to Lighthouse (76 units), the Covent (30 units), Conservatory Apartments (43 units), Englewood Family Housing (13 units), Sarah's on Lakeside (28 units). 	<ul style="list-style-type: none"> 2021 financed Lawson House with 409 units. 2020 financed Hope Manor Village with VOA, 38 units. 2019 financed Sarah's on Sheridan for Sarah's Circle, 38 units.



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<p>Ensure those at-risk of homelessness, including those at risk of domestic violence, can access rehousing services and wraparound services en route to permanent housing solutions.</p>	<ul style="list-style-type: none"> • Funding awarded to Program Administrator, All Chicago, for continued operations of an expanded rapid rehousing portfolio, and hiring in process for DFSS Project Manager to oversee program implementation. • DFSS and All Chicago developed the framework for prioritizing clients and connecting to RRH services, including which households currently enrolled in rapid rehousing with CARES Act funding are eligible for continued support with \$20M in CRP funding. • New households to be served with ARP funding beginning in fall 2022. 	<ul style="list-style-type: none"> • Through DFSS's \$35M investment of CARES Act funding into rapid rehousing, over 1,700 households have exited from shelter or the street into their own rental unit since June 2020.
<p>Repair and make critical renovations to Chicago's homeless shelters, including conversion into non-congregate housing.</p>	<ul style="list-style-type: none"> • Hiring in process for DFSS Project Manager to oversee Shelter Infrastructure Initiative. • DFSS and DOH developed a proposed allocation plan for \$71M in HOME-ARP funding, including \$20M for non-congregate shelter capital projects, and hosted three Community Feedback Meetings to gather input on the proposal. • Written feedback due June 24. DFSS and DOH will bring a revised proposal to Public Hearing scheduled for July 19. 	<ul style="list-style-type: none"> • Preliminary visioning and discussion with shelter partners about infrastructure projects, including a Mayoral Fellow project interviewing 10 shelter providers to assess their capital improvement needs. • Several congregate shelters have taken initial steps in preparation for available capital funding, identifying new site locations, working with architects to develop plans, and preparing capital campaigns.