



Chicago Department of Housing

Basics of Affordability



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Mission and Vision

Mission

The mission of Chicago's Department of Housing is to expand access and choice for residents and protect their right to quality homes that are affordable, safe, and healthy.

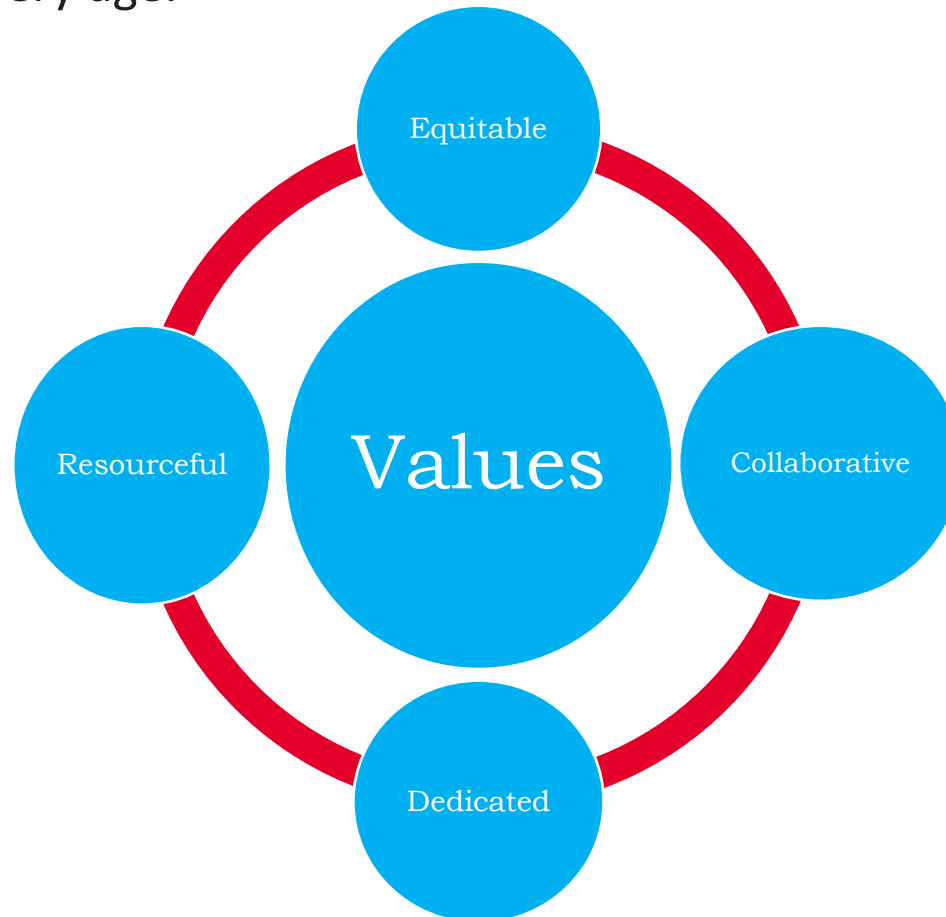
We will accomplish our mission by ensuring . . .

Vision

The equitable distribution of resources across all 77 communities so that every Chicagoan can choose and remain in quality housing that is affordable, safe, and healthy.

DOH Values

The work of the Chicago Department of Housing is to develop and promote quality, affordable, safe, and healthy homes across all 77 communities, putting Chicagoans proximate to resources they need to thrive at every age.



DOH Community Engagement Leadership



Marisa Novara
Department of Housing
Commissioner



Natasha Hamilton
Managing Deputy
Commissioner





MEET THE CERESI TEAM



Aaron Johnson
Project Manager & Internship
Program Coordinator



Ugo Ukasoanya
Equity Officer



Edwin Ortiz Reyes
Equity Officer



Sherry Rontos
Coordinator of Special Projects
& Constituent Services



Esther Gutierrez
Program Director, Community
Engagement & Delegate Agencies



Whitey Houston
Project Coordinator



Zuri Soughat
Project Coordinator



Lynn Stewart
Program Auditor III

COMMITMENT TO EQUITY



1. Support community healing

Catalyze city-wide momentum for healing that promotes building empathy, understanding of shared mutuality, and strengthens civic relationships



2. Build restorative tools and partnerships

Establish and advance new models of engagement and practice that aim to reduce and eliminate harm and co-create solutions with those most impacted by the problems



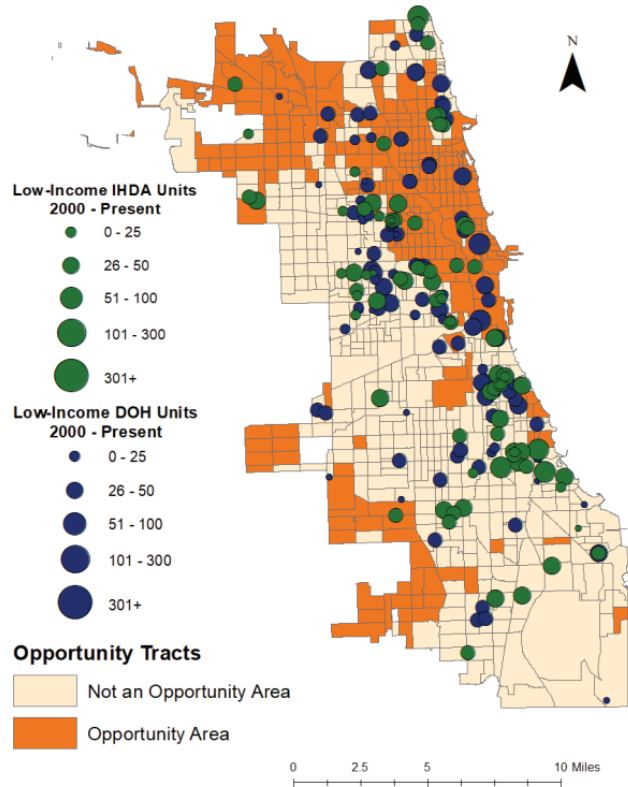
3. Own institutional transformation

Drive organizational change efforts toward advancing racial equity in City policies, practices, and programs at a systems-level



WHAT DRIVES OUR WORK?

Figure 4. LIHTC units Allocated 2000-2020 by Designation as an "Opportunity Area" per 2019 QAP Definition



Racial Equity Impact Assessment (REIA)

Four Levels of Racism

There are four levels of racism.¹⁶ The matrix to the right provides a sense of how each type of racism is derived. On the left side of the matrix are singular and interaction-based type racisms, and at the top are individual and structural types. At the intersection of singular and individual racism exists internalized racism which describes what individuals may believe or the stereotypes to which they subscribe. When interaction-based and individual types are combined, interpersonal racism results in bigotry between individuals. Singular intersected with structural racism results in institutional racism, which is bias within an organization, agency, school. Crossing interaction-based racism with structural produces systemic racism or collective across institutions, history, and geographies.



For the purposes of the DOH workshops, institutional and systemic racism were the primary focus. These two racism types are embedded in laws and policies that are upheld passively and/or intentionally. An REIA can be both a proactive and or reactive strategy addressing harm flowing from laws and policies.

ENGAGEMENT WORKSHOPS

DOH conducted a series of six virtual workshops between September and October of 2020. Over 130 residents, developers, housing advocates, funders, and policy makers registered for the workshops. Due to COVID-19, engagement was restricted to online.

Video presentations were developed to assist participants become familiar with racial equity concepts¹⁷ and the QAP¹⁸ prior to attending the workshops. During the workshops, the online platform Miro was used to provide visual notetaking throughout the process. Participants were led through a series of questions to walk through the current QAP and its awarding process through an equity lens, assess the benefits and the burdens, and brainstorm alternative strategies. The REIA workshops held were industry specific instead of the mix groups that REIAs usually present. This decision considered the power differences that exist between residents and landlords and developers and funders. The small group size and established peer relationships allowed us to focus on prioritizing process and facilitating trust building within each group. In the future with additional time for process and trust building, we would bring these groups together to build cross-group empathy. A workshop was also held with the ten DOH LIHTC program administrators to understand their racial equity concerns as administrators.



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RACIAL EQUITY IMPACT ASSESSMENT OUTCOME

- Ensure Black, Indigenous, people of color (BIPOC) developer/service providers benefit from LIHTC
- Prioritize investments in data infrastructure and reporting
- Prioritize access to affordable housing opportunities for communities of color
- Ensure residents have choices about where they can live affordably
- Increase the inclusion, power, and self-determination that LIHTC residents have
- Improve outcomes and wealth building opportunities for residents
- Ensure residents with disabilities and diverse language needs can find and live in LIHTC units



What is affordable housing?

- Properties that are made available to lower-income families at less than market value.
 - Through public financing for private developers
 - Through tax credits/financing such as the Low-Income Housing Tax Credit (LIHTC) or Tax Increment Financing (TIF)
- Allows developers and property managers to set aside units to rent for below market prices to low-income families
 - Publicly funded affordable housing units must be occupied by households that earn 60% or less of AMI
 - Households that earn 50% of local AMI may qualify for a housing subsidy to keep their housing costs at or below 30% (such as a housing choice voucher or Section 8)

★ What is affordable housing? Cont.

- **Affordable housing is not Public Housing**
 - Public housing is housing that is owned and/or managed by the government for the purpose of providing housing strictly to low-income families.
- Public housing comes under the purview of the Department of Housing and Urban Development and is usually administered by local housing authorities
 - Chicago Housing Authority or CHA
- Private affordable housing developments usually set aside a number of units for low-income households in a larger mixed-income development
 - This number can range from 10% to 100% based on funding source and requirements

★ What is Affordable Housing? Cont.

- The US Dept. of Housing and Urban Development (HUD) defines affordable housing as housing that doesn't cost more than 30% of the household's monthly income.
- A person or family qualifies as low income if they earn 80% or less of the Area Median Income (AMI) for their area.

Area median income (AMI): the middle range of income for people living in an area.

- Set by the US Department of Housing and Urban Development and adjusted every year.

Housing cost burdened* = a household that spends more than 30% of their monthly income on housing related expenses

Severely housing cost burdened* = a household that spends more than 50% of their total monthly income on housing related expenses

***official HUD definitions for cost burden limits**

Chicago Area Median Income

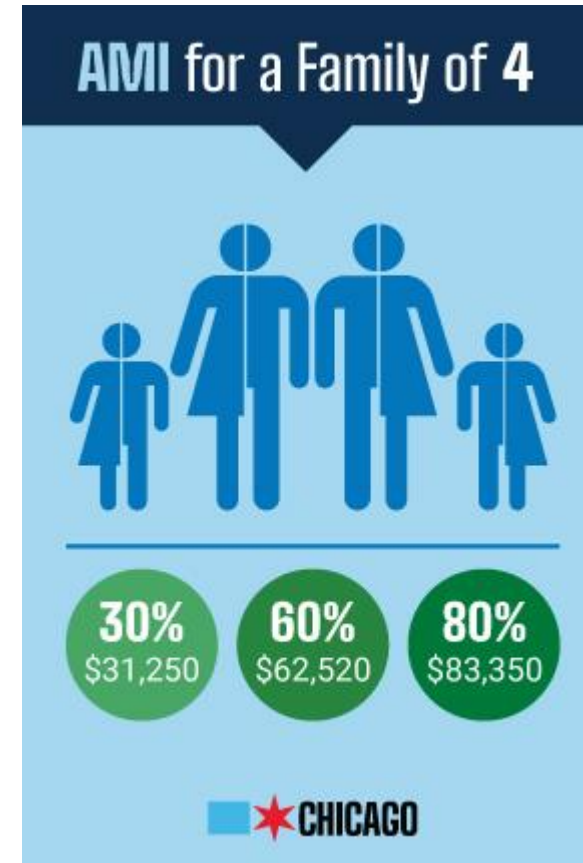
Household Size	Area Median Income Limits 2022 (Effective April 18, 2022)							
	30%	40%	50%	60%	80%	100%	120%	140%
1	\$21,900	\$29,200	\$36,500	\$43,800	\$58,350	\$73,000	\$87,600	\$102,200
2	\$25,000	\$33,360	\$41,700	\$50,040	\$66,700	\$83,400	\$100,080	\$116,760
3	\$28,150	\$37,520	\$46,900	\$56,280	\$75,050	\$93,800	\$112,560	\$131,320
4	\$31,250	\$41,680	\$52,100	\$62,520	\$83,350	\$104,200	\$125,040	\$145,880
5	\$33,750	\$45,040	\$56,300	\$67,560	\$90,050	\$112,600	\$135,120	\$157,640
6	\$36,250	\$48,360	\$60,450	\$72,540	\$96,700	\$120,900	\$145,080	\$169,260
7	\$38,750	\$51,720	\$64,650	\$77,580	\$103,400	\$129,300	\$155,160	\$181,020
8	\$41,250	\$55,040	\$68,800	\$82,560	\$110,050	\$137,600	\$165,120	\$192,640

Income limits are for the Chicago-Naperville-Joliet, IL HUD Metro FMR Area.

Effective until superseded.

Income limits for 30%, 50% and 80% as published by HUD.

★ Chicago Area Median Income



★ Example of Affordability

Unit Type	No. of Units	Average Sq Feet	30% AMI	50% AMI	60 % AMI	Market Rate
1 bed, 1 bath	21	670	\$392	\$716	\$879	\$1250
2 beds, 1 bath	27	995	\$470	\$860	\$1055	\$1395
3 beds, 2 bath	8	1190	\$544	\$993	\$1218	\$1550
Total	56					

HOUSING AFFORDABILITY PROFILE

PERFIL DE ASEQUIBILIDAD DE LA VIVIENDA

	INCOME INGRESO	INDIVIDUAL STUDIO INDIVIDUAL	FAMILY OF 2 FAMILIA DE 2 1 BR 1 DORM.	FAMILY OF 3 FAMILIA DE 3 2 BR 2 DORM.	FAMILY OF 4 FAMILIA DE 4 3 BR 3 DORM.
 PART-TIME EMPLOYEE EMPLEADO DE TIEMPO PARCIAL	\$28,000	40% AMI \$730 rent renta	30% AMI \$625 rent renta	30% AMI \$704 rent renta	30% AMI \$781 rent renta
 RESTAURANT COOK COCINERO DE RESTAURANTE	\$46,000	60% AMI \$1,095 rent renta	50% AMI \$1,043 rent renta	50% AMI \$1,173 rent renta	40% AMI \$1,042 rent renta
 TEACHER MAESTRO	\$75,000	100% AMI Market Rate Housing Vivienda a Precio de Mercado	80-100% AMI Market Rate Housing Vivienda a Precio de Mercado	80% AMI \$1,872 rent renta	60% AMI \$1,563 rent renta
 NURSE ENFERMERO	\$93,000	100% AMI Market Rate Housing Vivienda a Precio de Mercado	100% AMI Market Rate Housing Vivienda a Precio de Mercado	100% AMI Market Rate Housing Vivienda a Precio de Mercado	80-100% AMI Market Rate Housing Vivienda a Precio de Mercado
 BANK MANAGER GERENTE DE BANCO	\$100,000	100% AMI Market Rate Housing Vivienda a Precio de Mercado	100% AMI Market Rate Housing Vivienda a Precio de Mercado	100% AMI Market Rate Housing Vivienda a Precio de Mercado	80-100% AMI Market Rate Housing Vivienda a Precio de Mercado

Undocumented residents can be any one of these profiles and are eligible for housing subsidy in Chicago.
 Los residentes indocumentados pueden ser cualquiera de estos perfiles y son elegibles para subsidio de vivienda en Chicago.

Programs and Services

Homebuyers and Homeowners Assistance

Program	Website
Neighborhood Lending Program	Chicago.gov/nlp
The Chicago Low-Income Housing Trust Fund (CLIHTF)*	Clihtf.org
Troubled Building Initiative*	Chicago.gov/troubledbuildings
City Lots for Working Families	Chicago.gov/cl4wf
Building Neighborhoods and Affordable Homes (BNAH)	Chicago.gov/bnah
Chicago Housing Trust*	Chicagohousingtrust.org
Housing Counseling Centers (HCC)*	Chicago.gov/housingcounseling

Programs marked with an * are open to all Chicago residents regardless of immigration status

Programs and Services

Home Improvement and Repair

Program	Website
Small Accessible Repairs for Seniors (SARFS)*	Chicago.gov/sarfs
Chicago Bungalow Association (CBA)*	Chicagobungalow.org
Emergency Heating Repair Program (EHRP)*	Chicago.gov/housing
Additional Dwelling Unit Pilot Program (ADU)	Chicago.gov/adu
Home Repair Program (HRP)*	Chicago.gov/hrp

Programs marked with an * are open to all Chicago residents regardless of immigration status

Programs and Services

Renters Assistance Programs

Program Name	Website/Contact Info
Affordable Rental Housing Resource List*	Chicago.gov/afrentresourcelist
Chicago Low Income Housing Trust Fund*	Clihtf.org
DOH Renter's Rights Hotline*	312-742-RENT (312-742-7368)
MTO Tenant's Rights Hotline*	773-292-4988

Programs marked with an * are open to all Chicago residents regardless of immigration status



Programs and Services

Additional Resources

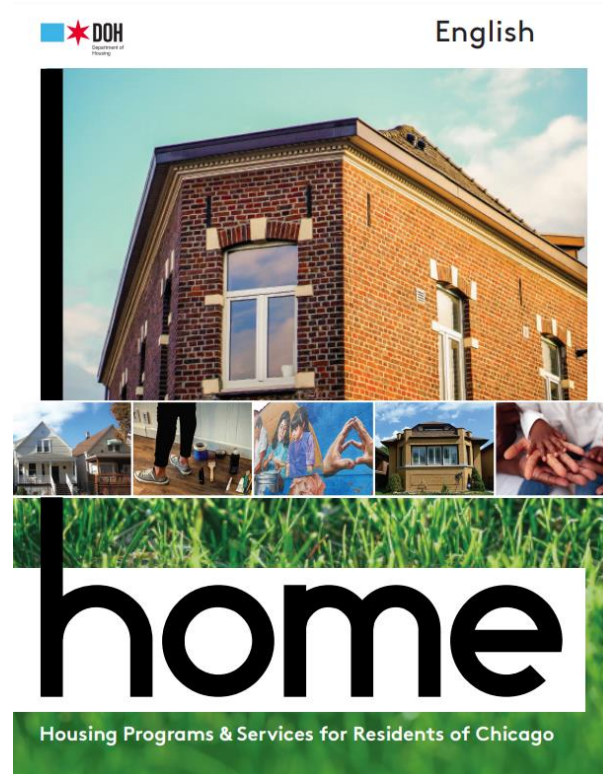
Name	Contact/Website
Property Owner's Protections from Speculative and Predatory Tactics Ordinance*	Call 311 to file a complaint
Residential Landlord and Tenant Ordinance*	Chicago.gov/rhto
Fair Notice Ordinance*	Chicago.gov/fairnotice
Department of Family and Support Services (DFSS)*	Chicago.gov/fss
DFSS Rental Assistance Program (RAP)*	Chicago.gov/fss/RAP

Programs marked with an * are open to all Chicago residents regardless of immigration status

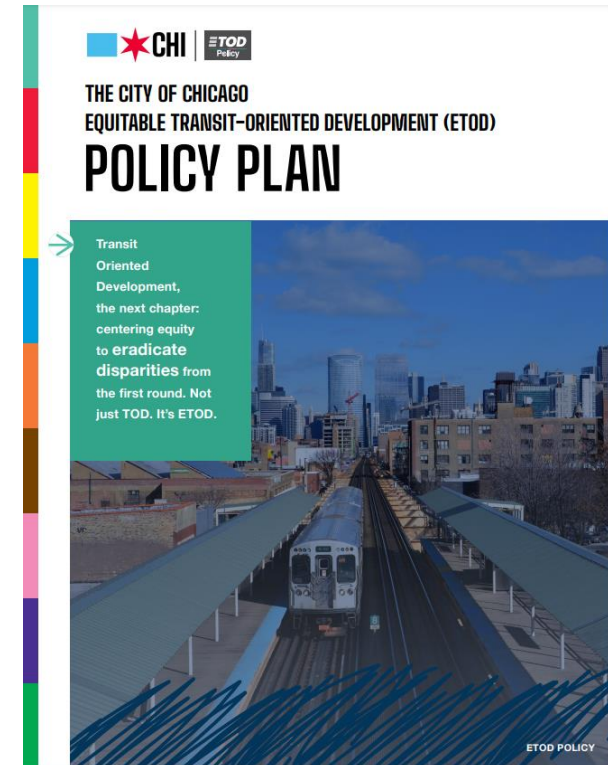
★ RESOURCES



https://www.chicago.gov/content/dam/city/depts/doh/qap/qap_2021/draft_reia_qap.pdf



https://www.chicago.gov/content/dam/city/depts/doh/general/Housing_Programs_and_Services_Booklet.pdf



https://www.chicago.gov/content/dam/city/sites/etod/Pdfs/ETOD-Policy-Plan_Full_9-14-20.pdf

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