



North Side Housing

Monday October 3, 2022

North Side recruitment for supportive and subsidized housing programs and organizations



Introductions

- **Dave Thomas**
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 - Chicago Rents Project Manager, All Chicago



Goals

1. Provide an overview of subsidized and supportive housing programs
2. Establish a coordinated planning process for engaging landlords on the North Side for increased access to Opportunity Areas for tenants.
3. Spread the word about city-funded programs with landlords in each of your respective wards



North Side Housing Initiative Background

Challenge: Low-income tenants have less access to amenity-rich and transit accessible housing options on the north and northwest side of the city.

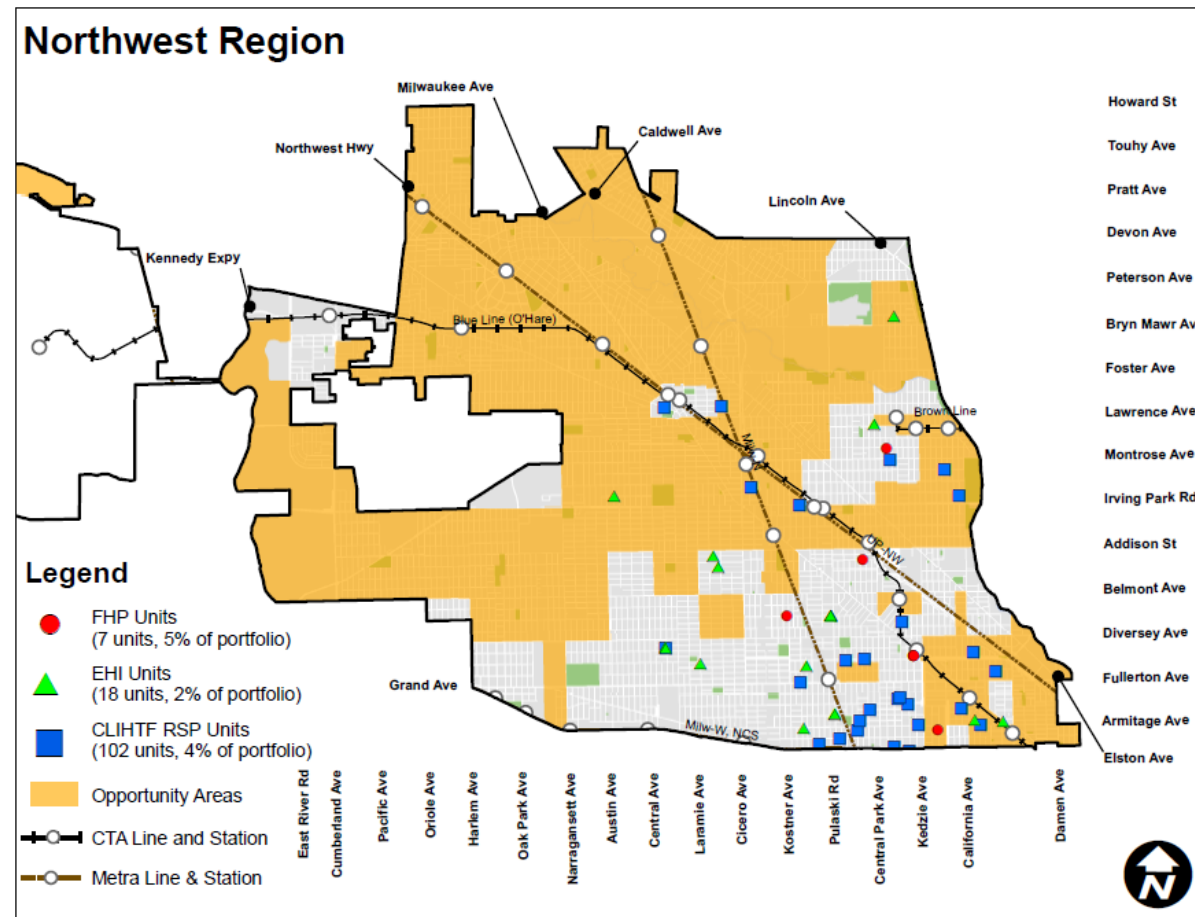
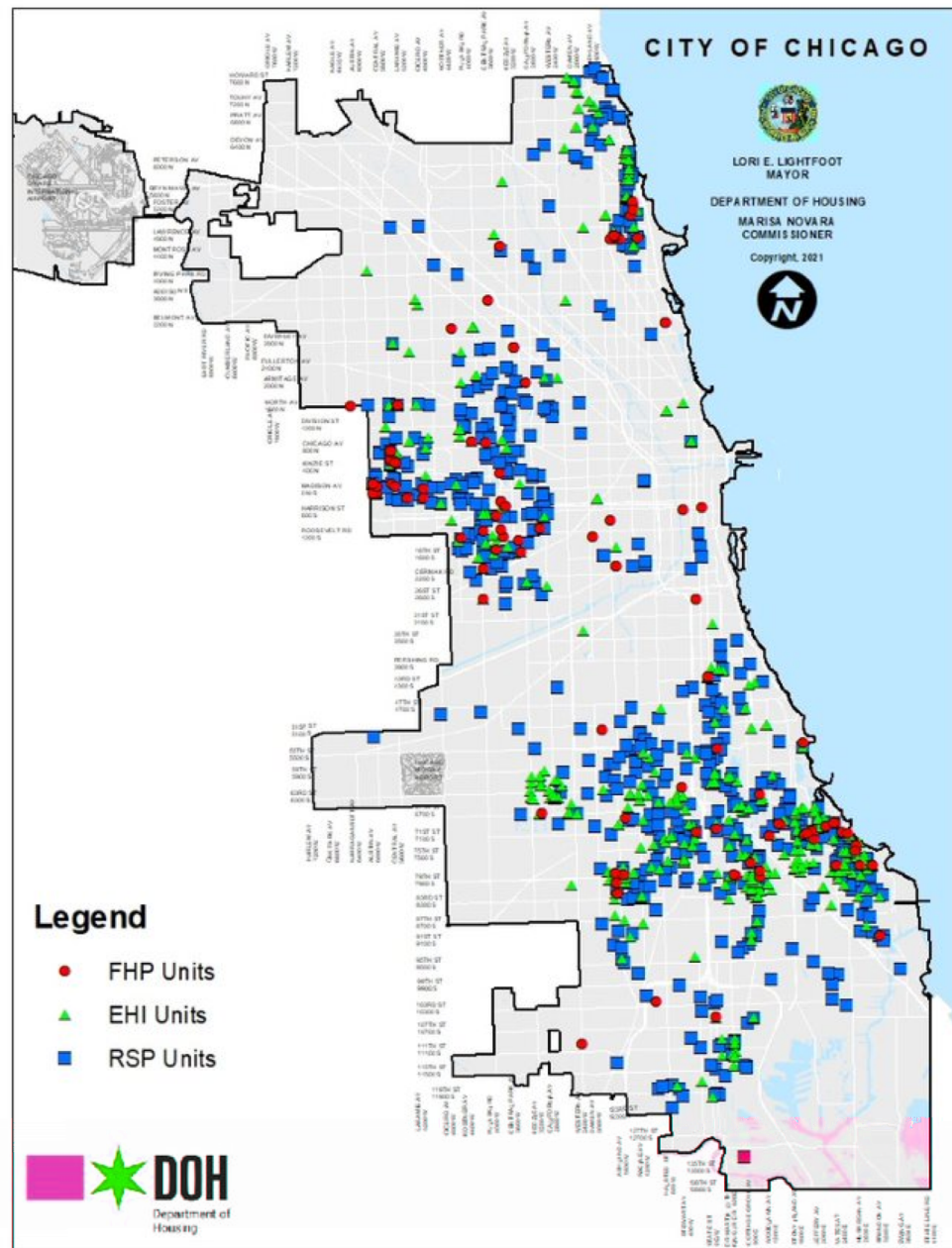
Response: DOH, Flexible Housing Pool, Chicago Rents, and Chicago Low-Income Housing Trust Fund are launching an outreach strategy to expand rental subsidy portfolios in these communities.

Strategies include:

- Landlord-centered engagement and education campaign;
- Aldermanic and community organization engagement;
- Sharing of portfolios and introductions across organizations.
- Educating landlords on available funding for rent payments

Importance of this Work

- For housing programs, housing units are primarily plentiful in under-resourced communities
- This makes it difficult for vulnerable Chicagoans trying to stabilize in a new home to access supports & resources they need
- We have an obligation to promote fair housing across the city
- Ensure “mom and pop” landlords get steady, reliable rent payments that will enable them to sustain themselves in the city of Chicago





Rental Subsidy and Supportive Housing Programs/Organizations

The Chicago Low Income Housing Trust Fund (CLIHTF)

- CLIHTF provides approx. \$18,000,000 per year in subsidy allocations
- CLIHTF supports approx. 700 properties and approx. 2,800 households (~8,000 individuals)

Flexible Housing Pool (FHP)

- Over 500 households have been housed since 2019
- 98% of households are still housed at the 12-month mark

All Chicago – Chicago Rents

- Since June of 2020, Chicago Rents has housed over 1,600 participants



Chicago Rents Overview

What Is Chicago Rents?

A program at **All Chicago** that *recruits and supports landlords* in the work of connecting Chicagoans with apartments through programs like:

- **Expedited Housing Initiative (EHI)**, a systematic response to Covid-19 crisis dedicated to helping people access housing quicker, with rental assistance and case management support
- **Emergency Housing Vouchers (EHV)**, a collaboration with Chicago Housing Authority to connect households with vouchers similar to Housing Choice Voucher
- **Chicago Low-Income Housing Trust Fund (CLIHTF)**, a long-term subsidy program with a tenant portion

What does Chicago Rents offer to Property Partners?

Dedicated support for landlords

- Each landlord is assigned a Landlord Engagement Coordinator whose role is to connect you to assistance when needs arise

Single point-of-contact for listing vacancies

- No need to call many different programs when you have a vacancy – Chicago Rents will connect your unit to a tenant

Access to tenants with support systems

- Tenants through Chicago Rents have support of a case manager as they navigate the process of moving into housing

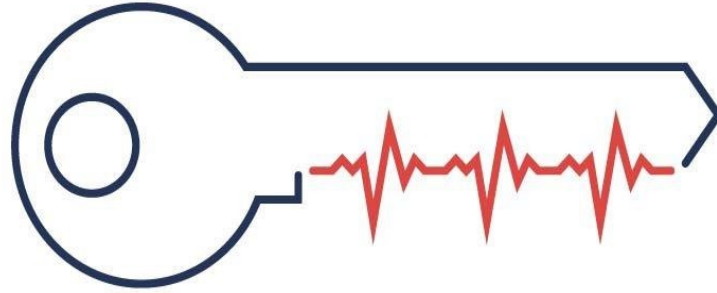
Landlord Risk Mitigation Fund

- Property partners may access funds to mitigate monetary losses

Financial Incentives

- We offer financial incentives for lease-ups for both EHI and EHV programs

Chicago & Cook County



FLEXIBLE HOUSING POOL

GOALS:

- Promote long-term housing and health stability for tenants
- Support tenants' acclimatization into their chosen community
- Reduce costs to public systems

**FHP is a program of the Center
for Housing & Health**

Flexible Housing Pool

Multi-sector investment (\$12 million annually and growing):

- City/County Funding
- Hospital and Healthcare Plan Funds
- Private Foundations
- Anticipated funding from new sectors

Program Partnership (Center for Housing & Health - coordination agency):

- 10 Housing & Social Service CBOs provide housing & tenancy supports
- Over 150 Landlords (with over 450 units) provide safe and affordable housing options
- Network of community partnerships and resources

Flexible Housing Pool

Improved Collection:

- On-time monthly rental payments from the Center
- Security deposits, credit and background check fees, application fees

High Occupancy & Low Turnover

- Reduced unit turnover cost and lower vacancy loss
- Targeting long-term tenancy and housing stability

Ease of Management

- Single point of contact for all tenant issues
- 24-hour emergency number for landlords
- Center for Housing & Health aims to maintain excellent neighborhood relations

Flexible Housing Pool

Additional Benefits to Landlords include:

- Long-term rental subsidy
- Long-term tenancy supports (case management) and other resources/services
- Unit Holding Fees
- Master leasing or tenant leasing options
- Landlord Mitigation Fund
- Services:
 - Mediation/Conflict Resolution
 - Eviction Prevention

Chicago Low-Income Housing Trust Fund Overview



Rental Subsidy Program

Annual Agreements with Property Owners

Quarterly Payments / \$21M Annually

600+ individual Properties / Agreements

3000 Units Assisted

38% of units assist
Homeless & Special Needs households

Trust Fund / Property Owner Relationship

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- The Trust Fund subsidy belongs to the Property Owner and not the Tenant. The lease agreement is between the Property Owner and the tenant. The Trust Fund is **not** a party to the lease agreement.
 - The property must pass an annual inspection.
 - Household size must be compatible with the unit size.
 - Landlord must pay heat.
 - Subsidy payments are made in advance on a quarterly basis.
 - All tenants must income qualify
 - Does not require proof of citizenship from landlords or tenants



Benefits of working with supportive and subsidized housing programs

- Landlord financial incentives
- Decreased need and costs for marketing and advertising units
- Dedicated case management to support tenant's long-term success
- Access to Landlord Mitigation Fund to cover unexpected costs
- Tenants targeted for long term tenancy



Our Asks

Join our work in engaging landlords with housing units on the North Side by:

- **Recruiting** complete the Intake Form to receive additional resources and onboarding support
- **Publicly sharing** our social media pages and resources with other landlords or associations in your network
- **Connecting** us with tenants in your network who are eligible for rental assistance
- **Inviting** us to community housing events and sharing our resources

What can you commit to?

Q & A

Thank You

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