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## Legislative Updates

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### Federal Government

The overall 2011 HUD budget request is \$41.5 billion, a reduction of \$2 billion, but includes increases in tenant-base vouchers (\$19.5 B), the Homeless Assistance Grant (\$2.1 B) and maintaining Community Development Block Grants (\$4.4 B)

*Census & Poverty:* The administration plans to change the way the poverty rate is calculated for the 2010 Census. The current method, developed in 1964, omits the cost of housing.

#### *Legislation:*

- Section 8 Reform – The Section 8 Voucher Reform Act (SEVRA) is stalled in the House of Representatives.
- National Housing Trust Fund – The financial crisis of 2008 derailed plans to create a National Housing Trust Fund.
- Housing Tax Credits –H.R.4687, the Low Income Housing Tax Credit Exchange Expansion and Job Creation Act of 2010 would make permanent the low-income housing tax credit program created by last year's stimulus package and improve federal support for affordable housing projects. The bill is still in committee.

### State of Illinois

Governor Pat Quinn has proposed over \$2 billion in cuts, including \$1.3 billion in education cuts, a 78% reduction in homeless services and significant cuts in other social service programs. He is advocating for an increase in the state income tax (from 3% to 4%) as a way to limit the amount of cuts. Many housing

advocates are supporting HB174, a proposal to raise the individual and corporate income tax rate to 5% and 8%. (Responsible Budget Coalition, [www.abetterillinois.com](http://www.abetterillinois.com)).

*State Legislation:* Housing Action Illinois has identified a number of bills that passed the Illinois

General Assembly this session that will affect affordable housing in our state:

- Expansion of the property tax incentive for housing choice vouchers (HB2470) provides a property tax abatement to landlords who rent to housing choice (Sect 8) tenants in "opportunity areas" and can be used in Rockford and in some additional areas of Chicago.
- Protection for tenants in foreclosed rental property (HB3863) requires lenders to notify tenants that a property has been foreclosed and allows them 30 days to relocate if the building is being vacated due to foreclosure. The bill became law on July 31, 2009.
- The Energy Assistance Act (SB1629) gives an incentive to landlords to make their apartments more energy efficient.
- SB1894 requires that municipalities be notified when banks foreclose on property and allows them to preserve the property through land banks and to recoup costs through liens. They can take control of distressed condominium properties that are a danger to the community.



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## A Letter from the President

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Welcome to the first newsletter of the Coalition for Equitable Community Development. Our mission is to be the place where residents of Hyde Park and Kenwood discuss and act on the changes facing our neighborhoods. New owners are buying up buildings: what does that mean? The University is expanding: how will that affect us? Neighborhoods are gentrifying: will our long time residents be displaced? Hyde Park is changing—and we want to make sure that the changes benefit all of us.

What makes development equitable? We believe that equitable development is development that benefits the whole community, and not just a select few. We affirm that a healthy Hyde Park has room for everyone: rich and poor; young and elderly; singles and families; black, white and every color in between. Equitable development happens when everyone has a voice and a seat at the table. Too often, we react to changes that have already been decided. By the time the general public hears about a major development, the dye has been cast, and our ability to influence change is limited.

It does not have to be that way. By joining the Coalition, you can be a part of the research, planning, and input into the key decisions that will affect Hyde Park and Kenwood in the years to come. In the two short years since our founding, the Coalition has already won important concessions from one of Hyde Park's leading developers to preserve affordable housing in a major

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## Letter from the President

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a lead sponsor in last year's community planning process around the 53rd Street TIF development. And we convened several community forums on the impact of the proposed Olympics last year. By becoming a part of the Coalition, you join the discussion when it matters most, at the beginning.

If you want to be a part of this, please complete and return the attached form, To CECD, c/o HPKCC, 1525 East 53rd Street, Chicago, IL 60615. Please check out our website: [hpkcoalition.org](http://hpkcoalition.org), or give me a call at (773) 643-7495.

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### CECD Annual Meeting February 13, 2010 Augustana Lutheran Church

#### Highlights:

After an expenditure for a senior living market analysis, the treasury has approximately \$2000.

Steven Flowers, Marilee Goad, David Nekimken, and George Rumsey were elected to 3-year terms on the Executive Board.

Review of this year's activities (see page 3)

A panel discussed "creative affordable living" options, including Co-operative Living and the "Village" concept (pp. 2-3).

**Next Executive Meeting will be in September. Contact Pat Wilcoxon at 773-643-7495 for information.**

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### CECD Officers and Executive Board

President: Pat Wilcoxon  
1<sup>st</sup> Vice-President: Linda Thisted  
2<sup>nd</sup> Vice-President: George Rumsey  
Secretary: Gary Ossewaarde

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## It Takes a Hyde Park Village

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**A "Village" is a member-run 501(c)(3) organization that has as its purpose providing the services, amenities, and social network necessary to enable its members to stay in their own homes for as long as they want, in return for a yearly fee.**

It usually, but not always, has a paid executive director, an office, and a phone to call for all requests. The fees are decided by each Village but seem to run in the neighborhood of \$400/\$600 for a single person and \$700/+ for a family per year. Some Villages are able to find funding to offer reduced fee memberships for people who cannot afford the yearly dues. Volunteering is also encouraged. Many of the rides and such are provided by volunteers, which keeps the overhead down.

While there are as many programs as there are Villages some services seem to be pretty universal: rides to grocery stores, doctors' appointments, some kind of affiliation with a hospital and home care organizations are almost always offered. Most Villages have lists of services that have been recommended by the members and checked by the Village. There are also social activities and volunteer opportunities.

What is most surprising about the Village concept is its universal appeal. There are plenty of people who say "I don't need it yet" but very few who do not think it is a good idea and who would not join "When they need to."

The first Village began in Boston

about 9 years ago and was seen as a new way to help people stay in their own homes. There have since been over 50 Villages opened and another 100 are in the works. There is active sharing and bartering among the Villages to the benefit of all.

The Chicago area is well represented in the Village movement with 2 running Villages. Lincoln Park for zip code 60614 and North Shore which covers Evanston and Wilmette. There are also 3 Villages in the making. Lakeview and Streeterville on the north side and the beginning of a Hyde Park Village. We have just started to organize, having held 4 public meetings which have been well attended. We have an active founding committee working on setting up all the various parts necessary to open for business. At this time we have no physical boundaries and no age limits.

Older Women's League (OWL) Illinois has agreed to be the Villages' fiscal agent, since assisting older women (and men) to stay in their homes is a priority.

While the public meetings have stopped for the summer, there will still be committee meetings and discussions of the Village concept. We also are glad to come and talk to any interested groups and would welcome anyone interested in joining or getting more information.

For further information or to join, please contact: Susan Alitto ([salitto@dacc.uchicago.edu](mailto:salitto@dacc.uchicago.edu)) or Allison Hartman ([hartman-law@usa.net](mailto:hartman-law@usa.net)).

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### Board Members:

Stephen Flowers  
Mark Granfors  
Marilee Goad  
Allison Hartman

Rahsaan Morris  
John Murphy  
David Nekimken  
Karen Robinson

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*Other Options:*

## Housing Co-operatives

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I live in Qumbya housing co-op in Hyde Park. It has three houses. Bowers, in which I live, is on University. Concord on Blackstone. Haymarket on Ridgewood. Each house creates its own community, with a board overseeing the overall co-op. Qumbya is a model of renting one's own room, rather renting/owning one's apartment or house. What are the main features that make our co-op affordable, desirable and enticing? There are four.

**Shared resources.** It is not only about low room rental rates, with a range for small to larger rooms. We share the costs of utilities and food, and money is saved by the members doing much of the work in the houses ourselves. Those who own cars share them with the rest of the house members. We share kitchen appliances and tools and computers. And when one of our members needs emotional support, the rest of us come to her/his aid. We are here to celebrate members' joys. The sharing is not only financial/material, it is about community, an extended family. A diverse group of unrelated adults, of varied backgrounds creating a sustainable, evolving community, like a large extended family.

**Shared space.** It should already be clear that we share the space in the house. We are not each paying for own bathroom, kitchen, dining room, living room, workroom, laundry room, food storage, yard, etc. We don't each need our own set of dishes, glasses, silverware, kitchen utensils and cookware, cleaning supplies. I think you get the idea. More than that we share the common spaces of the house socially. We are always meeting each other in the hallways, in the dining room and kitchen, in the living room, on the front porch. Conversations, and both planned and spontaneous social events occur.

**Shared time.** We spend some of our time as co-op members doing assigned chores to maintain and improve the quality of life in the house and community, from cleaning to bookkeeping to food buying to recruiting new members. We take turns cooking dinner for each. We participate in weekly meetings to discuss house issues and make collective decisions about our community.

**Democratic process.** Every house member has an equal say in how the house is run, maintained, or improved. Mutual trust and cooperation, individual and collective accountability, open lines of communication are the bulwarks of sustaining the community. We have control of our organization, our living space and make decisions toward current and future affordability. We all have a sense of ownership empowering each of us, the members, to practice sustainability in our daily lives.

Co-operative housing is a viable option for creative affordable living in Hyde Park and the surrounding area. Qumbya is a 501(c)3 non-profit entity, with a mandate for affordable housing. We have an open membership policy.

Apartment buildings, condos, townhouses are built and then are rented or owned. Creating a co-op requires a community of individuals first, and then finding a structure. Both can be done at the same time. The individuals buying into the concept are crucial. With homes for sale, an existing co-op or a new one could relatively easily find an affordable building. Identifying the community is the other important ingredient. Co-ops should be in our future.

For further information, contact David Nekimken, [dnekimken@gmail.com](mailto:dnekimken@gmail.com).

## CECD

### 2009 Year in Review

#### Task Force on Assisted and Independent Living Facility

In early 2009, the board voted to form a task force to focus on developing affordable assisted and independent living facility in the area. Members of the Older Women's League were invited to join. The task force and board met on numerous occasions with an architect with extensive experience building or creating through conversion nursing and of care facilities, as well as with developers of such project.

The board commissioned a market study from Valerie S. Kretchmer Associates, Inc. to determine the need for an affordable assisted living and subacute care facility within two miles of Hyde Park. The report shows demand would be for 30-55 independent living and up to 75 assisted living units. The task force continues meeting with developers and planners on this subject.

#### Affordable Housing Advocacy

The AHA Committee has teamed with SOUL to work on affordable housing issues, including the future of Grove Parc.

At the recommendation of AHA, the CECD board endorsed the Gold Line feasibility study, approved by RTA in a South Lakefront Corridor Study. The Gold Line was placed by Rep. Davis in the list of eligible Federal projects, and State Rep. Ken Burns' office was working on a \$300,000 feasibility study grant under CDOT.

AHA also participated in a lobby day in Springfield that included a meeting with Barbara Flynn Currie.

#### Shoreland and Del Prado Redevelopment

Representatives of CECD attended public meetings on the redevelopment of the Shoreland and Del Prado. No affordable component will be included in these projects.

The board also met with Eli Ungar and Peter Cassel of Antheus Capital, MAC Properties, and Silliman Group, to discuss the current status of the Solstice project and the affordable units in the north building; state of the rental market—quite strong so far,

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## Year in Review

(continued from page 3)

redesign to the needs of vulnerable and other populations and that many have chosen to stay with MAC despite remodeling.

### 53rd/Harper Court

Members of CECD continue to play a vocal role in the redevelopment decisions for Harper Court. The housing component may include a 25-story condo building and two rental apartments, along with a 200-room hotel, an office building, and retail.

Concern has been expressed about affordable office space for the community. There was no information about what retail might be in some sense affordable.

### Research

The Research Committee distributed a draft proposal to be submitted to CMAP. Further development was discussed, specifically stating how research will advance CECD objectives such as informing the community, being able to project changes in trends and needs, furthering a vision through time, and advocacy if it shows, for example, that people are being priced out of the community.

### Meeting with Realtors

The board set up an initial breakfast meeting with property management agents. The purpose was to have a get-to-know-you meeting between CECD and realtors and management companies.

### CECD Strategic Review

## Coalition for Equitable Community Development

c/o HPKCC1525 East 53rd, Suite 907

Chicago, IL 60615

## Membership Form

### Membership Level:

Family..... \$35

Individual..... \$15

Senior/Student..... \$10

Organization..... \$100

Supporter..... \$250

Other .... \$ \_\_\_\_\_

### My principal concern is:

Affordable Rental Housing

Condo and Coops

Senior's Housing

Planning and Zoning Issues

Efforts to maintain diversity

Other \_\_\_\_\_

### I want to be involved by volunteering to:

Researching affordable housing in Hyde Park-Kenwood

Serving on a committee or board

Being an advocate

Helping with fundraising

Other \_\_\_\_\_

YES, I want to be a member. Enclosed is my membership contribution of \$ \_\_\_\_\_

*Please make checks payable to CECD.*

Your Name \_\_\_\_\_

Address \_\_\_\_\_

Phone (day) \_\_\_\_\_ (evening) \_\_\_\_\_

E-mail \_\_\_\_\_

CECD is a non-profit organization. Please make your check payable to CECD and mail with this application to:

**Coalition for Equitable Community Development**

**c/o HPKCC1525 East 53rd, Suite 907**

**Chicago, IL 60615**

Ken Oliver, facilitator, conducted a "Strategic Review" of board objectives. He concluded that most of the board and participating CECD members thought the organization is on the

right track and knows what is needed, including expanded conversations and recruitment. Most felt we should continue to concentrate our efforts in Hyde Park-Kenwood.