



City of Chicago



R2020-582

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 7/22/2020

Sponsor(s): La Spata (1)
Rodriguez (22)
Cardona, Jr. (31)
Rodriguez Sanchez (33)
Ramirez-Rosa (35)
Martin (47)

Type: Resolution

Title: Call for Department of Housing to establish online homeownership opportunity for preservation and education database for owners of 2 to 4 unit buildings

Committee(s) Assignment: Committee on Housing and Real Estate

Resolution
CREATING THE HOMEOWNERSHIP OPPORTUNITY for PRESERVATION and
EDUCATION INITIATIVE FOR OWNERS OF 2-4 UNIT BUILDINGS

WHEREAS, two-to-four unit buildings represented 35.7% of the Cook County's rental stock in 2007 (<https://www.housingstudies.org/releases/state-rental-2019/>);

WHEREAS, only 29.5% of that same housing stock was two-to-four unit buildings by 2017 (<https://www.housingstudies.org/releases/state-rental-2019/>);

WHEREAS, since 2012, there has been a loss of 29,212 rental units in two-to-four buildings, representing a 9.8% decline (<https://www.housingstudies.org/releases/state-rental-2019/>);

WHEREAS, a 2012 report from the Institute for Housing Studies at DePaul University observed that two-to-four unit buildings account for approximately 33% of rental stock in Cook County and over 38% of rental stock in the City of Chicago (<https://www.housingstudies.org/releases/two-four-unit-buildings-cook-countys-rental-market/>);

WHEREAS, as of 2012, over 53% of multi unit rental units in Cook County's low to moderate income communities were in two to four unit buildings (previous citation);

WHEREAS, prices for 1 to 4 unit buildings in the vulnerable portions of the western half of The 606 have increased by nearly 344% since 2012 (<https://www.housingstudies.org/releases/Displacement-Pressure-in-Context-606/>);

WHEREAS, the average home in 2012 sold for 30% less than the city average, the average 1 to 4 unit building sold for *double* the average Chicago home in 2018 (previous citation);

WHEREAS, the City of Chicago should consolidate and make available to Chicago residents all public and private programs and opportunities for owners of 2-4 unit flats;

WHEREAS, these types of properties traditionally have been owned by owner-occupants who live in one unit while renting the remaining units for supplemental income or by small property investors who own and manage a small number of buildings (<https://www.housingstudies.org/releases/two-four-unit-buildings-cook-countys-rental-market/>);

WHEREAS, the past foreclosures crisis have significantly impacted the 2-4 unit building stock in Cook County, particularly in lower-income communities, and, in the current market, potential buyers of distressed 2-4 unit properties face unique challenges around

accessing financing which can make it difficult to return these properties to productive use (<https://www.housingstudies.org/releases/two-four-unit-buildings-cook-countys-rental-market/>);

WHEREAS, the Depaul University Institute for Housing Studies has identified that in high- or moderate-cost areas with rising prices, strategies to support the preservation of the naturally occurring affordable housing stock, such as 2-4 unit properties, are key to preserving neighborhood diversity and mitigating displacement (<https://www.housingstudies.org/releases/two-four-unit-buildings-cook-countys-rental-market/>);

WHEREAS, it would be beneficial to have a comprehensive online database of existing programs, resources and information specifically tailored to assist owners of 2-4 unit buildings that is accessible through a website and/or available in-person as appropriate on a pilot basis; and

NOW, THEREFORE, BE IT RESOLVED, that the City Council does hereby request that the Department of Housing develop a comprehensive database of existing programs that assist owners of 2-4 unit buildings through a web portal and/or in-person education and instruction on a pilot basis as deemed appropriate in partnership with the following organizations:

1. Spanish Coalition for Housing
2. National Association of Hispanic Real Estate Professionals
3. Chicago Association of Realtors
4. Chicago Bungalow Association
5. Neighborhood Housing Solutions
6. Latin United Community Housing Association
7. DePaul Institute for Housing Studies

BE IT FURTHER RESOLVED, that the Initiative shall provide quarterly progress reports to the City Council Committee on Housing and Real Estate.

Effective Date. This resolution shall take effect immediately upon adoption.



Daniel La Spata
Alderman, 1st Ward

This Resolution is co-sponsored by the following Aldermen:

Lead Co-Sponsor: Michael Rodriguez (22)

Felix Cardona, Jr. (31)

Rossana Rodriguez Sanchez (33)

Carlos Ramirez-Rosa (35)

Matthew Martin (47)

The following legislation is being introduced by Daniel La Spata, with Michael Rodriguez as lead co-sponsor, as a resolution regarding the establishment of the Homeownership Opportunity for Preservation and Education Initiative.

Daniel La Spata

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Alderman Ward 1

Alderman Ward 12

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Alderman Ward 2

Alderman Ward 13

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Alderman Ward 3

Alderman Ward 14

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Alderman Ward 4

Alderman Ward 15

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Alderman Ward 5

Alderman Ward 16

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Alderman Ward 6

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Alderman Ward 7

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Alderman Ward 8

Alderman Ward 19

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Alderman Ward 20

Alderman Ward 9

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Alderman Ward 21

Alderman Ward 10

Michael Rodriguez

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Alderman Ward 22

Alderman Ward 11

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The following legislation is being introduced by Daniel La Spata, with Michael Rodriguez as lead co-sponsor, as a resolution regarding the establishment of the Homeownership Opportunity for Preservation and Education Initiative.

Alderman Ward 23

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Alderman Ward 24

Alderman Ward 25

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Alderman Ward 29

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Alderman Ward 30

Felix Cardona, Jr.

Alderman Ward 31

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Alderman Ward 32

Rossana Rodriguez Sanchez

Alderman Ward 33

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Alderman Ward 34

Carlos Ramirez-Rosa

Alderman Ward 35

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Alderman Ward 44

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Alderman Ward 45

The following legislation is being introduced by Daniel La Spata, with Michael Rodriguez as lead co-sponsor, as a resolution regarding the establishment of the Homeownership Opportunity for Preservation and Education Initiative.

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Alderman Ward 46

Matthew Martin

Alderman Ward 47

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Alderman Ward 48

Alderman Ward 49

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Alderman Ward 50

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Clerk Valencia

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Mayor Lightfoot