

<b>State: CHICAGO (QAP 2011)</b>	City of Chicago, Department of Housing and Economic Development
<b>Measure</b>	<b>Evidence</b>
<b>HOUSING LOCATION: Site and Neighborhood Standards</b>	
A1. <b>Mandatory restrictions</b> prohibiting increases in racial and economic (or low-income) concentration	<p>≈ [Stage 1 application requirement] Application must include a strategy to minimize displacement of residents, if applicable (p. 5).</p> <p>≈ Preference will be given to projects that include minimal displacement of current tenants (p. 8).</p>
A2. <b>Scoring</b> that discourages racial and economic concentration.	No.
A3. <b>Mandatory requirements</b> for development in high-opportunity areas	No.
A4a. <b>Scoring</b> that encourages development in high-income areas.	No.
A4b. <b>Scoring</b> that encourages development in high opportunity areas.	<p>≈ [Stage 1 application requirement] Application must include a map of the surrounding area showing redevelopment activity and public and commercial uses which would serve the project (p. 5).</p> <p>≈ Preference given to projects that strategically develop new housing in close proximity to open green space and other public amenities (p. 9).</p>
A5. <b>Scoring</b> or <b>requirements</b> that preference siting near high-quality schools.	No.
A6. <b>Scoring</b> that discourages development in distressed neighborhoods. <sup>1</sup>	<p>≈ (-) [potential negative] Preference given to development which is geographically strategic by targeting resources that complement other affordable housing, <b>located in a neighborhood in need of redevelopment</b>, or enhances other community redevelopment efforts by the Department or the City (p. 9).</p>
A7. <b>Scoring</b> or <b>requirements</b> that preference siting near mass transit.	<p>≈ Preference will be given to projects that are located along established public transit lines (p. 8).</p>
A8. <b>Focus</b> on and operationalization of a neighborhood revitalization plan.	<p>≈ [Stage 1 application requirement] Application must include a description of the project's conformance with local community redevelopment efforts, and relationship to investments by others, including the City; use of existing housing as part of a community revitalization plan; impact on the community; and a map of the surrounding area showing redevelopment activity and public and commercial uses which would serve the project (p. 5).</p> <p>≈ Preference given to development which is geographically</p>

<sup>1</sup> Evidence of the inverse: preference for development in distressed neighborhoods (by overemphasizing QCT/DDA preference, preference for existing subsidized housing in distressed neighborhoods, preferences for low-income matched financing, etc.) should also be noted.

	strategic by targeting resources that complement other affordable housing, located in a neighborhood in need of redevelopment, or enhances other community redevelopment efforts by the Department or the City (p. 9).
B1. Local participation in site selection is limited to statutory minimum. <sup>2</sup>	⚡ (-)[Stage 1 application requirement] Application must include evidence of community input and support for the project (p. 5).
<b>HOUSING ACCESS: Affirmative Marketing, Priority Groups</b>	
C1. Mandatory requirements ensuring affirmative marketing.	No.
C2. Scoring that incentivizes affirmative marketing.	No.
C3. Scoring that incentives language access and marketing to non-English speakers.	No.
D1. Scoring that promotes Section 8 voucher access in high-opportunity areas.	⚡ A project that includes participation with the Chicago Housing Authority (CHA) for current CHA residents will be rated more favorably (p. 7).  ⚡ Cooperation with the CHA or other organizations that assist in placing individuals on public housing waiting lists will be given a preference in consideration (p. 7).
D2. Requirements for monitoring Section 8 voucher access <i>in high-opportunity areas</i> .	No.
F1. Incentives for larger family units.	No.
F2. Incentives targeting families/families with children	⚡ Preference will be given to low density housing for families (p. 8).
G1. Scoring that promotes units for lowest-income households ( <i>outside high-poverty areas</i> ).	No.
<b>REPORTING REQUIREMENTS</b>	
H1. Racial/demographic reporting requirements.	No.

## OVERALL ASSESSMENT

TOTAL POINTS POSSIBLE: QAP is not based on an explicit points scoring system.

### Notes:

QAP does not indicate specific point values, but rather indicates that “The projects that best meet the selection criteria and preferences defined in the QAP (Section III.E) will be invited to proceed to stage two of the application process” (p. 4). As such, preferences have been scores as moderate/weak provision instead of as just a preference as with other QAPs.

## OTHER CATEGORIES

O1. Scoring that promotes	No.
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<sup>2</sup> Evidence of the inverse: preferences or requirements for local participation should also be noted.

units for persons with disabilities.	
O2. Scoring that promotes units for special needs populations.	No.
O3. Scoring to promote home ownership.	⚡ As part of its selection criteria, the Department shall consider whether projects are intended for eventual tenant ownership (p. 8).
O4. Provisions affirmatively furthering fair housing laws.	⚡ The Owners are advised that compliance with the general public use requirement for Tax Credit projects requires compliance with the Fair Housing Act. An Owner's failure to comply with the Fair Housing Act will constitute non-compliance with the general public use requirement and the Department will report such non-compliance via an IRS Form 8823 (p. 14).