



CIC RESOURCES TO STRENGTHEN YOUR COMMUNITY

CIC and its affiliate Community Initiatives Inc. (CII) have an array of resources to improve conditions in your community, from taking direct actions on distressed and troubled properties to providing financing and technical assistance for building owners.

1. TROUBLED BUILDINGS STRATEGIES: For multifamily buildings that are in bad condition, CIC can work with local communities to add the buildings to the *Multifamily Troubled Buildings Initiative (TBI)*. Buildings in TBI may go to Housing Court, which could order repairs for serious code violations. Sometimes this process also leads to a building getting transferred to a more responsible owner. TBI can also address failed and fraudulent condominium conversions.

- TBI has helped preserve 580 buildings with 12,000 rental units. *Call Jonah Hess, 312-870-9954.*

2. HELPING LANDLORDS OPERATE BETTER PROPERTIES: Most rental properties are owned by private landlords. They need information and resources to know how to operate buildings that are good for their tenants and their communities. CIC can offer its Property Management Training Program to strengthen building owners in your community.

- CIC has trained over 18,000 landlords since 1998. *Call Jessica Sivals, 312-870-9914.*

3. FINANCING TOOLS: CIC has a variety of financial resources for building owners.

- Multifamily Acquisition/Rehab: CIC provides financing to help owners buy, refinance, and/or rehab multifamily buildings.
 - CIC has financed \$1.3 billion to rehab 59,000 units since 1984.
- Energy Savers: Elevate Energy and CIC jointly administer the Energy Savers program to conserve energy and reduce utility costs in buildings. *All multifamily building owners can receive a free energy assessment.* CIC can finance retrofit measures the owner chooses.
 - CIC has provided \$24 million in loans and grants to retrofit 10,200 units.
- Redeveloping 1-4 Unit Properties: CIC provides financing for groups of 1-4 unit buildings to encourage responsible investors to redevelop small, distressed buildings.
 - CIC has financed \$19 million for buildings with 325 units through this program.

Call Jack Crane for any of the above financing programs, 312-870-9925.

4. ACQUIRING AND TRANSFERRING DISTRESSED PROPERTIES: CII acquires distressed real estate, mortgages, and other liens in order to transfer properties to new owners to rehab, provide stable management, and preserve affordable housing.

- CIC has acquired and preserved 550 buildings with 5,000 units. *Call Andre Collins for 1-4 unit properties, 312-870-9943 and Laura Armgardt for multifamily properties, 312-870-9941.*

5. GOVERNMENT COORDINATION AND POLICY INITIATIVES: The Preservation Compact works with a range of stakeholders to preserve affordable rental housing.

- Publicly financed buildings: For assisted buildings at risk of being lost due to deterioration or contract opt-out, the Compact can work with you on preservation strategies.
- Policy Development: With its partners, the Compact has been active on a number of policy fronts, including the SRO ordinance, expanding energy financing, and providing building code relief. New efforts target strong markets and property tax relief. *Call Stacie Young, 312-870-9955.*