

ORGANIZING FOR NEIGHBORHOOD REVITALIZATION & AFFORDABLE HOUSING IN DISINVESTED AND GENTRIFYING COMMUNITIES

Metro IAF affiliates, in the last 30 years, have: 1) Developed 6,500+ Nehemiah homeownership units for first-time homebuyers in New York City, **NY**, Baltimore, **MD**, Philadelphia, **PA**, Chicago, **IL**, and Metro Washington, **DC** with a foreclosure rate of less than 1% ; 2) Won more than \$4.5 billion to finance affordable housing, permanent supportive housing and neighborhood revitalization in urban and suburban communities in **DC, IL, MA, MD, NC, NJ, NY, PA, VA**, and **WI**; 3) Organized with Tenants to upgrade and preserve more than 26,000 low-income apartments for low-income renters plagued by slum landlords and/or threatened by upscale development in **DC, IL, MD, NC, NJ, NY**, and **VA**; 4) Held banks (JP Morgan, Bank of America, GE, Deutsche Bank, Wells Fargo, etc.) accountable for the predatory loan and foreclosure crisis and won reinvestment agreements, totaling \$400 million to rebuild blighted Milwaukee, **WI**, Northern **VA**, Chicago, **IL**, Baltimore, **MD** and Jersey City, **NJ**.

Currently, **Metro IAF** is organizing for neighborhood revitalization and affordable housing in Milwaukee, **WI**, Chicago, **IL**, Cleveland, **OH**, Jersey City, **NJ**, Metro **NY**, Metro Durham/Raleigh, **NC**, Boston, **MA** and Northern **VA**.



2019 HOUSING AT A GLANCE

Secured more than \$730 million for 5,160 affordable housing apartments with projects in **DC, IL, MD, NC, NJ**, and **NY**; \$300 million for over 3,350 affordable homes with projects in **IL, MA & NJ**; and \$76 million for over 1,000 units fixed due to landlord accountability in **MD, NJ & NY** serving people and families with mental and/or developmental disabilities, as well as low-income seniors, individuals and families. Celebrated 20% affordable housing mandate for Under Armour's new corporate campus development on Baltimore, **MD**'s waterfront, creating thousands of affordable units.

Restored \$424 million to New York City's budget for affordable senior housing to be built on excess NYC Housing Authority land. Held NYC Housing Authority accountable to fix mold & leaks in thousands of apartments and won a commitment of at least \$75 million for ventilation repairs. Relentless organizing over a decade won a \$20.1 million renovation of one of **DC**'s largest abandoned apartment complexes, restoring 220 affordable housing units. Dedicated 99 new affordable housing units at Emory Beacon of Light in **DC**, culminating 10 years of work. Won \$68 million more for Housing Initiative Fund in Montgomery County, **MD**, bringing the total investment to over \$725 million since inception. Expanded **VA** Affordable Housing Fund to \$11 million. Won over \$1 million in investments by developer in Anne Arundel County, **MD** to make structural repairs, eradicate rodents and fix other housing code violations. Secured win of Fair Housing Law in Anne Arundel County, **MD** that removed discrimination based on forms of payment and won establishment of Human Relations Committee that has authority to subpoena landlords who violate the Fair Housing Law. Delivered win to homebuyers in Boston, **MA** with \$3.8 million in assistance towards a combination of lower interest rates and enhanced down-payment assistance.

connect . act . win

24 Organizations in: CT, DC, IL, MA, MD, NC, NJ, OH, NY, VA, WI
Affiliated with the Industrial Areas Foundation

2019 HIGHLIGHTS



Metro IAF IL Reclaiming Communities with \$215 million in housing for Chicago & throughout Illinois

United Power for Action and Justice, Lake County United, DuPage United, and the Fox River Valley Initiative fought hard for inclusion of substantial money for affordable housing and for specific allocation of funds for “Reclaiming Communities” in two Chicago neighborhoods: Southwest Chicago and Lawndale. In a three month period, leaders held nineteen relational actions with key state legislative leaders and the Governor’s staff resulting in a win on all three fronts: \$12 million for Reclaiming Southwest Chicago to move from 35 to 135 renovated homes, \$3 million to initiate the Reclaiming Lawndale Initiative - starting with two

key vacant corner buildings that will provide 50 affordable homes and an initiative to restore traditional grey-stone homes throughout the community and \$200 million for the creation of affordable housing throughout the state. These dollars can be used to end homelessness, to provide housing for families, seniors, or individuals with physical or mental disabilities, or to reclaim more communities.

CHICAGO MAYOR COMMITS TO WORK WITH UPAJ TO BUILD 2,000 AFFORDABLE HOMES

United Power for Action and Justice won a commitment at an action of 1,251 leaders from Chicago Mayor Lightfoot to work with UPAJ toward building 1,000 affordable Nehemiah homeownership units on the south side and 1,000 homes on the west side of the city. Affordable housing is part of UPAJ’s strategy to end gun violence, a proven approach that was pioneered by Metro IAF’s **Nehemiah Housing** campaign. Mayor Lightfoot also pledged to work with UPAJ on creating safer guns, gun locks and gun dealers as well as ending incarceration of people with mental illness.



\$424 Million Restored to NYC Budget for Affordable Senior Housing

Metro IAF NY held Mayor de Blasio’s feet to the fire to end delays of his 2018 historic commitment to invest millions in new low-income senior housing on excess land controlled by the NYC Housing Authority (NYCHA). The unprecedented affordable housing investment also promised a special tax incentive for developers who would build 100% affordable units for seniors. Through persistent action, Metro IAF NY won restoration of \$424 million to the city budget for affordable senior housing. Metro

IAF’s first phase plan calls for building up to 4,000 apartments for seniors on available lots within NYC Housing Authority’s 320 developments as well as repairing neglected NYCHA apartment units which will create affordable housing for young families and improve living conditions for current NYCHA tenants.

\$72 Million for Affordable Housing in MD & MA

Action In Montgomery (AIM) won a record contribution from Montgomery County Council—\$68 million—to the Housing Initiative Fund, bringing the total investment in the fund to over \$725 million since AIM first won dedicated funding 15 years ago. Additionally, AIM is moving forward on 200 new units of senior affordable housing in Montgomery County, MD. Greater Boston Interfaith Organization (GBIO) delivered a win to homebuyers in Boston, MA with \$3.8 million in assistance towards a combination of lower interest rates and enhanced down-payment assistance.





Tenant Organizing & Owner Accountability

Metro IAF NYC won Federal court oversight power to hold NYC Housing Authority accountable to fix mold & leaks in housing and won a commitment of at least \$75 million for ventilation repairs. **Anne Arundel Connecting Together (ACT)** won over \$1 million in investments by an out of state apartment owner in Anne Arundel County, MD to make structural repairs, eradicate rodents and fix other housing code violations. Secured win of Fair Housing Law in Anne Arundel County, MD that removed discrimination based on forms of payment and won establishment of an Human Relations Committee that has authority to subpoena landlords who violate the Fair Housing Law. **People Acting Together in Howard (PATH)** pushed for 1,000 low-income families in Howard County, MD to no longer pay taxes for county services they don't receive, saving them hundreds of dollars annually.



82 units of Affordable Housing Moving Forward for Durham CAN

Five years in the making, **Durham Congregations, Associations and Neighborhoods (Durham CAN)** leaders, local investors, and elected officials broke ground on the Willard Street Apartments. A mixed-use development near the main bus station in Durham, NC, this development is 39 one- and 43 two-bedroom apartments, ranging between 674 and 1,047 square feet. Monthly rents will start at \$310 and go as high as \$840, with three-quarters of the units set aside for households earning less than 60% of AMI and the remaining reserved for those making less than 30% of AMI. Ten percent of the apartments will be built at ADA standards and the Durham Housing Authority has committed 21 project-based vouchers to very low-income residents.



BUILDing Power Through Organized People and Organized Money in Baltimore



ReBUILD Johnston Square, Baltimoreans United In Leadership Development (BUILD), ReBUILD Metro and partners broke ground on a 60 unit, \$16.5 million affordable apartment building in Baltimore, MD that has been three years in the making. Six years ago, Ms. Regina Hammond, President of **ReBUILD Johnston Square**, began organizing to build a team to improve this east Baltimore neighborhood with a small grant to create green space which led to a \$1.3 million renovation of a neighborhood park and a comprehensive community reinvestment plan to construct and renovate hundreds of homes. In 2020, two new affordable

apartment buildings are being planned and construction will begin on the first of 50 newly renovated homes.

BUILD and its jobs movement, **Turnaround Tuesday**, celebrated another groundbreaking ceremony for the official start of construction of Under Armour's Port Covington project, a 235-acre, \$5.5 billion redevelopment project in South Baltimore. As part of the City of Baltimore's approval of the development in 2016, **BUILD** organized and won a \$135 million community benefits agreement featuring a 30% local hiring mandate and a 20% affordable housing mandate which will create thousands of affordable apartments and homes, as well as millions of dollars towards education, workforce development, youth jobs and empowerment, and environmental restoration.



2019 HIGHLIGHTS (continued)



VA CANDIDATE ACCOUNTABILITY ACTIONS WIN AFFORDABLE HOUSING COMMITMENTS

In 2019, **Virginians Organized for Interfaith Community Engagement (VOICE)** in Northern Virginia held three separate accountability actions with state, county, and municipal electoral candidates with a total turnout of 1,700 **VOICE** leaders, winning significant million-dollar commitments to increase investments in affordable housing in Fairfax Co, Arlington Co and Alexandria City as well as at the state level. In Fairfax County, the newly elected County Board of Supervisors' Chair committed to expand the county's housing fund to \$60 million annually over the next 4 years and to \$120 million annually over the next 10 years. He also pledged to protect the 1,000 unit Audubon Mobile Home Park from upscale redevelopment. Alexandria Mayor and Arlington County Board Chair committed to use millions of dollars of additional revenue brought by the Amazon HQ2 for affordable housing, education, and equity initiatives in Arlington County and Alexandria City. Due to **VOICE's** continued organizing, Arlington County's Affordable Housing Fund grew from \$11 million per year in 2017 to \$16 million per year in 2019. Finally, state senate and house of delegates candidates committed to support an increase in Virginia's housing trust fund, resulting in an \$11 million allocation in the 2020-21 state budget.

Fox River Valley Initiative Wins \$19M to build Affordable Housing for Families and People with Mental or Developmental Disabilities

Leaders from the **Fox River Valley Initiative** organized for over a year and built power within the Elgin, IL community by going door-to-door and having conversations with over 200 residents, meeting with the city council members and finally delivering 200 people to the Planning & Zoning Meeting to push the project through to the council. The Elgin council unanimously voted for the \$19M dollar Affordable Housing Project, which will build 48 units of affordable housing for families (2/3 bdms) with 10 studio units for people with a mental or developmental disability and an on-site case manager in a suburban county outside Chicago. Overall this project will create permanent supportive affordable housing for 100 men, women, children and people with disabilities.



WIN Organizes \$20.1M to Renovate 220 Units of Affordable Housing

Washington Interfaith Network (WIN) leaders organized around Parkway Overlook in DC's Ward 8 for years. The 266-unit building was closed down by HUD in 2008 due to its crumbling conditions, and was one of DC's largest abandoned apartment complexes. **The Parkway Overlook Tenant Association** and three WIN member congregations - **Brighter Day UMC, National UMC, and New Life Ministries**—vigorously organized to get Parkway Overlook renovated and reopened with 220 affordable units in April 2019.

WIN & Emory UMC Celebrate Grand Opening of 99 Affordable Housing Units

For over 10 years, **WIN** member **Emory UMC** and **Emory Beacon of Light**, in partnership with **WIN**, worked to build 99 units of affordable housing on church land. **WIN** supported the effort throughout the process, including getting the zoning through the Historic Review Board after the site was declared too historic to alter. The \$17.2 million project broke ground in 2016, and in March 2019, **WIN** and **Emory UMC** celebrated the grand opening!



WHO WE ARE

Metro Industrial Areas Foundation (Metro IAF) is affiliated with the Industrial Areas Foundation (IAF), the first and largest network of multi-faith, broad-based citizen organizations, which has eight decades of experience winning tough battles on housing, health care, education, living wages, immigration rights, and other issues in the US and abroad. Metro IAF's 24 affiliates are in the East, Midwest, and Southeast United States (CT, DC, IL, MA, MD, NC, NJ, NY, OH, VA, WI).