

Affordable Housing Special Assessment Program- Incentives to Develop and Preserve Affordable Housing

Description:

Community Investment Corporation CEO Stacie Young and Director of Multifamily Development John McDonnell will demonstrate how assessment incentives like the Affordable Housing Special Assessment Program (AHSAP) aid the preservation and development of affordable housing units. The panel will discuss how the AHSAP was collaboratively developed by the Cook County Assessor's Office, state legislators, and advocates from the affordable housing community. The panel will address the challenges the Cook County Assessor's Office experienced in implementing a new incentive from scratch, and the subsequent successful implementation of the AHSAP incentive. Finally, the panel will address the importance of working collaboratively with affordable housing advocates, housing lenders, and housing providers to coordinate an effective communication strategy to promote such programs.

Bios:

John McDonnell

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Director of Multifamily Development

Cook County Assessor's Office

John McDonnell is the Director of Multifamily Development for the Cook County Assessor's Office. John manages the Assessor's Affordable Housing initiatives and leads outreach with multifamily providers and developers. Prior to his current role, John served as an Analyst in the Cook County Assessor's Policy Department and began his career in Commercial Valuations. With nearly 20 years of service in the Office, John has a breadth of public policy and assessment expertise. John is a graduate of DePaul University, serves on the Policy Committee for the Urban Land Institute (ULI Chicago), and is on the Leadership Board for the Preservation Compact. Although he is a proud, life-long resident of Chicago's Northside, John's baseball allegiances are skewed to the South Side, and he is a devout Chicago White Sox fan.

Emily Bloom-Carlin

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Senior Program Officer

The Preservation Compact, Community Investment Corporation

Emily Bloom-Carlin is a Senior Program Officer at [The Preservation Compact](#), a policy collaborative housed at [Community Investment Corporation](#). The Compact brings together government, nonprofit and for-profit developers, advocates, lenders, civic groups, and other affordable housing stakeholders to create and preserve affordable housing. A substantial focus of Emily's work at the Compact is developing policies, tools, and incentives for preserving Chicago's existing stock of

unsubsidized rental properties as affordable. Prior to joining the Compact in 2017, Emily worked on the Housing Justice team at the Shriver Center for Poverty Law and at the Metropolitan Boston Housing Partnership.

Jerome F. Marconi

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Senior Legal Counsel

Cook County Assessor's Office

Jerry has been a practicing attorney for over 38 years. Prior to operating his own law firm for 25 years, Jerry was a prosecutor in the Cook County State's Attorney's Office, a Commissioner on the Cook County Sheriff's Merit Board and a supervising attorney at the Chicago Board of Education. When in private practice, Jerry handled a diverse caseload focusing on employment law, criminal defense, personal injury and disability pension litigation for police officers and firefighters. Jerry litigated extensively in state and federal courts and has appeared before various state and federal administrative agencies and municipal pension boards.

Jerry is currently a Senior Legal Counsel at the Cook County Assessor's Office. Jerry supervises the Incentives Unit which administers various commercial, industrial and residential incentives. Jerry joined the Cook County Assessor's Office just after the Illinois legislature passed the Affordable Housing Omnibus Bill which provides a reduction in the assessed value for affordable housing construction and rehabilitation. Jerry has been involved in the rollout of the new affordable housing special assessment program and creating procedures for the administration of the program.