



CHICAGO DEPARTMENT OF
PLANNING & DEVELOPMENT

Rahm Emanuel, Mayor
David Reifman, Commissioner

Woodlawn Community Development

Housing and Vacant Land Development in Woodlawn



Woodlawn Neighborhood Context

Some Basic Data

Population. Woodlawn has a population of approximately 23,700 residents. 11% (2,600) of residents are age 65 or older.

Household Incomes. Median household income in Woodlawn is \$22,184. Over 70% of Woodlawn residents have annual household incomes below \$50,000. Population growth since 2010 has been among *low-income* and *high-income* households, but little growth in moderate-income households.

Homeownership. Only 15% of households in Woodlawn reside in owner-occupied, single-family homes, and only 23% of properties are homeowner properties.

Renters. About 2/3 of the low-income households (approx. 3,140) in Woodlawn live in income-restricted housing.

Vacant Land. There are approximately 145 residentially zoned, City-owned vacant parcels in Woodlawn, or about 35% of the vacant land in Woodlawn.

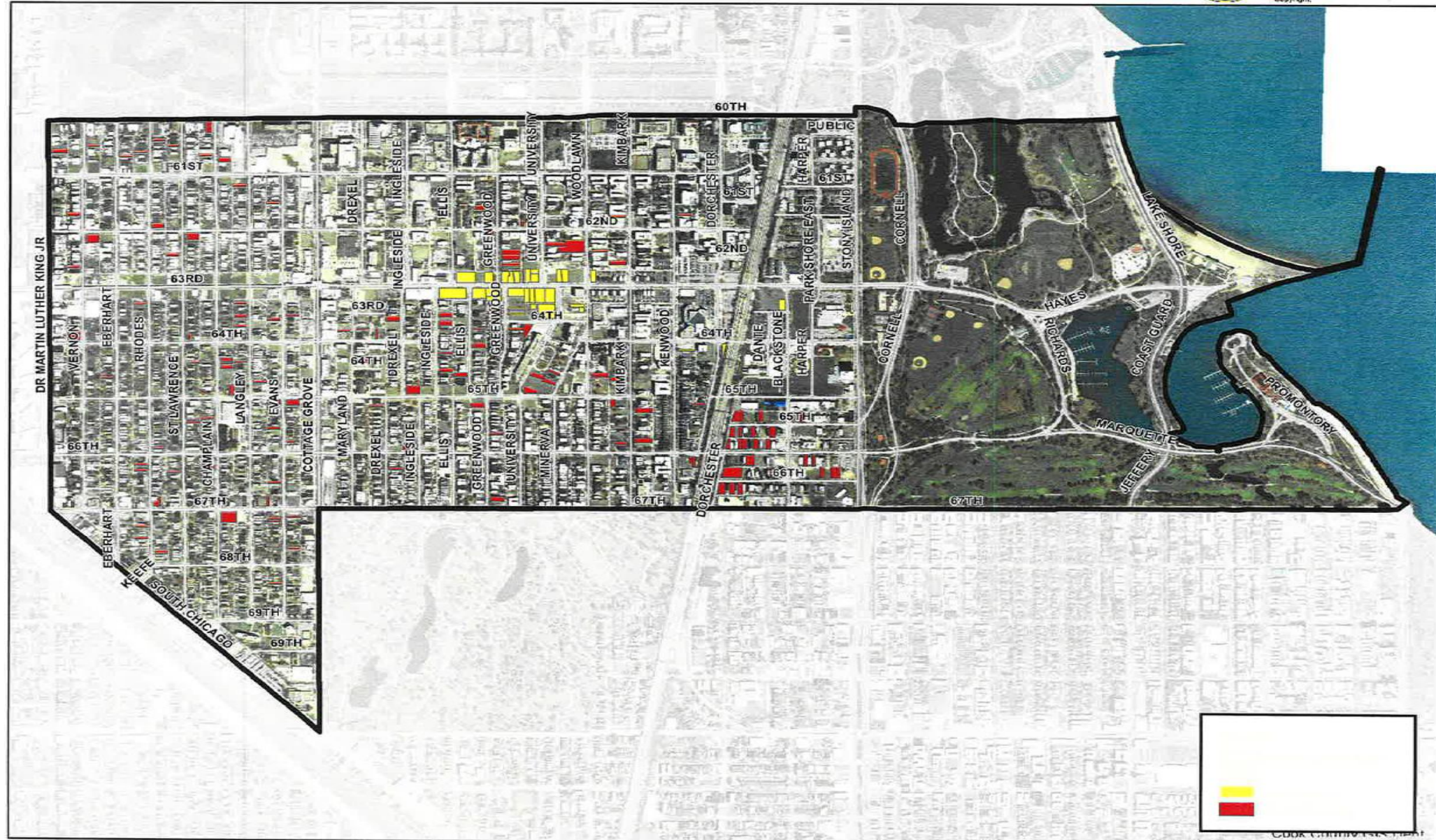
Vacant Buildings. Woodlawn has approximately 12,000 housing units. Approximately 22.5% of housing units (2,700) are vacant.

City Investments. The City has invested over *\$340 million* in Woodlawn since 2011, improving infrastructure, schools, and public spaces, and also creating 346 units of affordable housing *in addition to* the 572 Choice Neighborhood units developed by POAH (of which only 85 are unrestricted, market rate units), including 34 new homeowners through the Renew Woodlawn initiatives in West Woodlawn.

Vacant, Residentially-Zoned, City-owned Land in Woodlawn



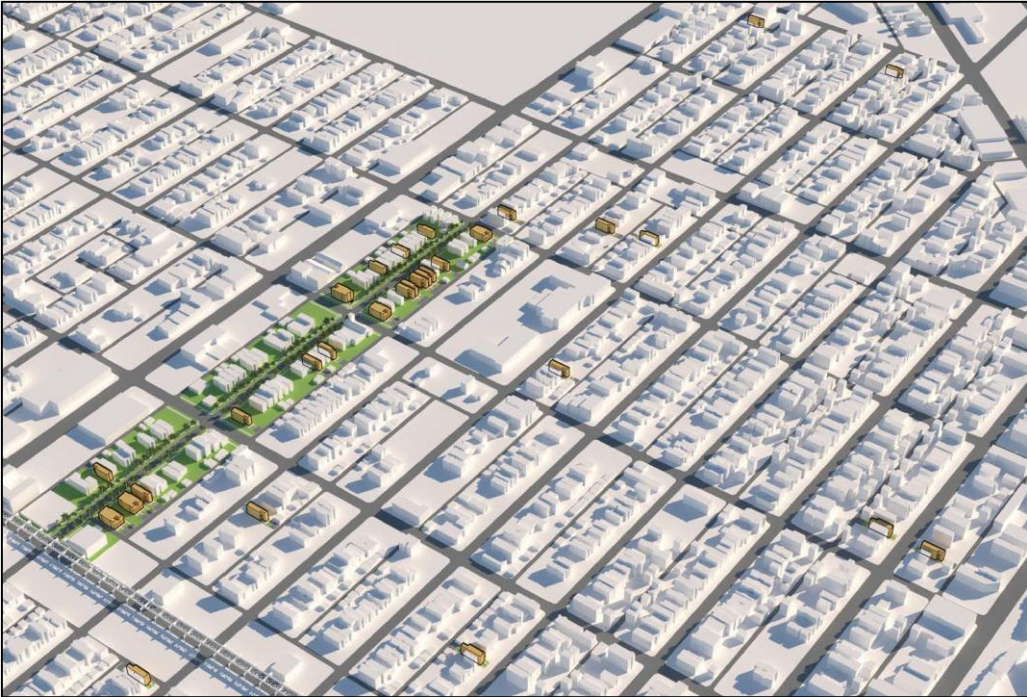
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COOR CONTINUES NEXT

Housing Development Project Proposals

Requesting City land



- Roof and Porch Repair Program
- Small Accessible Repairs for Seniors (SARFS)
 - \$56,268.00 spent in Woodlawn, 2011 - 2017
- Homebuyer Assistance Program (HBA)
- Neighborhood Lending Program (NLP)
 - \$806,519.00 provided in Woodlawn, 2011 - 2017
- Housing Counseling Centers
- Emergency Heating Repair Program
 - \$42,590.00 spent in Woodlawn, 2011 – 2017
- The Chicago Community Land Trust (CCLT)
 - Homes are kept affordable through subsequent resale for 30 years with a deed restriction
 - Property taxes reduced for homeowners .
 - **Impact:** 98 units, education of 1,085 potential homebuyers since 2007

DPD Programs: New Homeownership Resources

- **City Lots for Working Families**

- New program that provides vacant, City-owned, residential lots for \$1 (plus the City's transaction costs) if affordable housing is constructed on those lots

- **Building Neighborhoods and Affordable Homes**

- Provides subsidies to purchasers of newly constructed homes built under the City Lots for Working Families (CL4WF) developer program in the specified Target Areas
- Household income must be at or below 140% AMI with a 10-year occupancy requirement

- **Renew Woodlawn**

- Renew Woodlawn program has acquired **45 vacant properties** and created **34 new affordable homeowners** in West Woodlawn

DPD Programs: Supporting Affordable Rental Options

- ***Affordable Requirements Ordinance (ARO) Pilot Initiatives***

Testing programs using the existing ARO framework to address neighborhoods experiencing rapid development and demographic changes, the ARO pilots deploy a number of experimental and best practices aimed at helping to guide and promote growth, ensure income diversity and affordability, and provide resources for existing community residents.

- **Near North / Near West** increases the ARO unit requirement to **20%** and no in-lieu fee payment is allowed, in order to promote new affordable units for current residents;
- **Milwaukee Corridor** increases ARO unit requirement to **15%** for off-site units, and no in lieu fee will be allowed, in order to create affordable units for current residents and new workforce housing.

- ***Preserving Existing Affordable Rentals (PEAR).***

- The newly created program allows the City to refinance existing, private debt incurred to acquire and rehab existing rental housing, in order to keep the housing affordable.

- ***Troubled Buildings Initiative (TBI)***

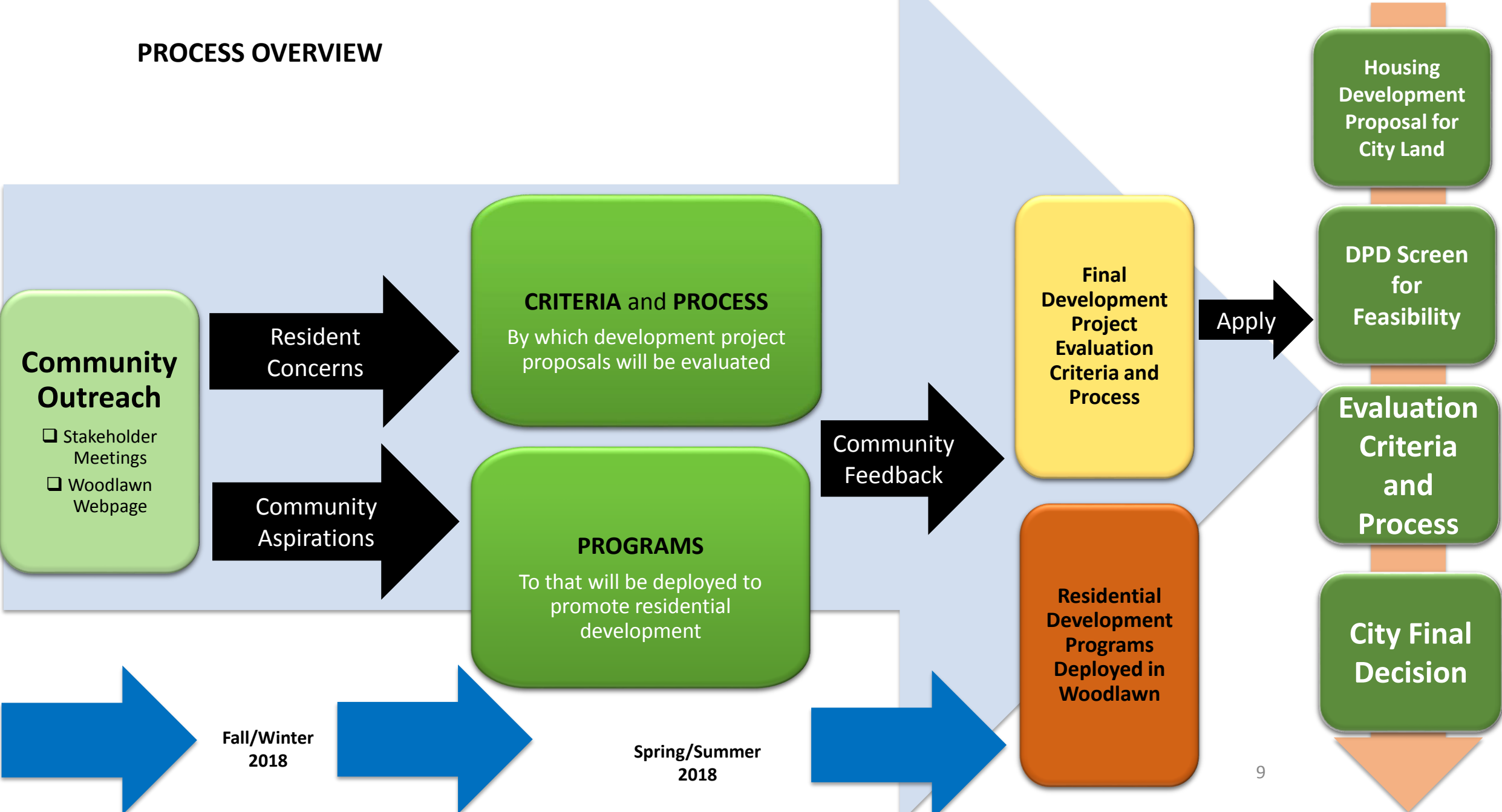
- Targets Troubled buildings – whether vacant or occupied – that damage neighborhoods, depress property values and harbor crime, put tenants and neighbors at risk, and left unchecked, trigger a cycle of neighborhood disinvestment and deterioration.
- **\$788,388** invested in Woodlawn, 2011 - 2017

Guiding Principles

- Long-term residents of Woodlawn should have the ability to stay in Woodlawn and benefit from future development and improvements, if they choose.
- Future development in Woodlawn should promote a diverse, mixed-income community.
- Existing homeowners should be supported and new homeownership opportunities should be promoted as part of Woodlawn's future development.
- Residents of Woodlawn should have the opportunity to benefit from investment in their neighborhood through jobs, equity and other methods of wealth building participation in community development.
- City-owned land is a key resource to ensure continued affordability and income diversity in Woodlawn.

Developing a Plan for Housing and Vacant Land Development in Woodlawn

PROCESS OVERVIEW



Housing and Vacant Land Development in Woodlawn

Community Feedback We have Heard So-Far

- **Protect current Woodlawn Residents from Displacement**
- **Increase Homeownership in Woodlawn**
- **Provide assistance/incentives for homebuyers**
- **Create opportunities for middle-class / workforce housing**
- **Protect the affordability of existing affordable housing in Woodlawn**
- **Relieve the rising property tax burden on property owners in Woodlawn**

Housing and Vacant Land Development in Woodlawn

Community Feedback We have Heard So-Far

- **Provide resources to address the redevelopment of vacant properties**
- **Developments that include local hiring should get priority**
 - **Residential development should create local business opportunities**
 - **local/Black contractors and developers**
 - **opportunities for local residents to propose projects/obtain land**
 - **funding mechanisms that local developers can access**
- **Create local Economic Opportunity**
- **Close the divide between East and West Woodlawn**
- **New Residential Development should adhere to basic design standards**
- **Community involvement in the evaluation of Residential Development Proposals**