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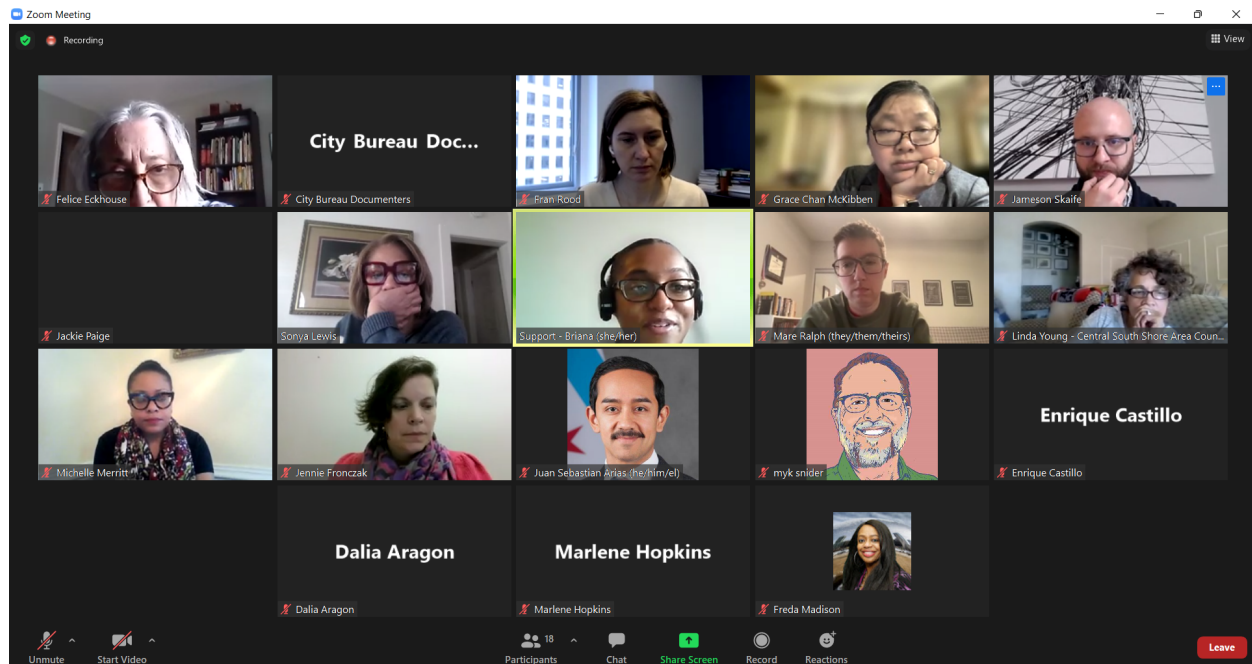
Housing + Neighborhoods Meeting #11

March 24, 2022, 10:00AM | 2 hours

Documented by: Ayesha Riaz

ATTENDEES

- | | | |
|--------------------------------------|------------------------|-------------------|
| • Fran Rood | • Juan Sebastian Arias | • Mare Ralph |
| • Jameson Skaife | • Paola Villegas | • Jackie Paige |
| • Briana Gipson | • Myk Snider | • Dalia Aragon |
| • Sonya Lewis | • Enrique Castillo | • Freda Madison |
| • Grace Chan McKibben | • Linda Young | • Marlene Hopkins |
| • Michelle Merritt (pillar co-chair) | • Felice Eckhouse | |
| | • Jennie Fronczak | |



MEETING GOAL

To revise language for Goals 1, 2, and 5, as well as objectives regarding Goal 5.

Goal 1: Develop uniform, inclusive, community engagement standards for addressing neighborhood issues. Ensure transparent decision-making and accountability to communities.

Goal 2: Recognize and support Chicago residents who are marginalized based on their race, age, immigration status, income, family size, gender identity, sexual orientation, disability, legal history, or other statuses to ensure they are not displaced from where they live.

Goal 5: attract and retain residents by strengthening neighborhood vibrancy and increasing density, especially on the South and West sides.

WHERE WE ARE



Step 1

We Are

Setting the Stage



Step 2

We Have and Need

Develop A Policy Toolkit



Step 3

We Will

Set Policy Framework

KEY TAKEAWAYS

1

The group revised and commented on language and ideas for goals and objectives. Goal 1 will be separated into a new pillar for We Will Chicago expected to be called 'Civic and Community Engagement'. Some objectives from Goal 5 were shifted into the pillars of Environment, Climate & Energy and Transportation & Infrastructure.

2

Neighborhood schools are an overlapping theme in Housing + Neighborhoods but also in Lifelong Learning pillars. The group discussed the idea of centralized schools and how some neighborhoods become undesirable due to lack of quality education.

3

41% of Chicago is zoned as single family housing. The group discussed flexibility in unit offerings and ownership options.

CONVERSATION HIGHLIGHTS

"One of the large problems is that we don't own our communities. All the ownership is someone who doesn't live there, who doesn't stay there ... and doesn't care as long as the money is coming in."

Linda Young | Volunteer

"My organization works in the Chinatown/Bridgeport area, and there is no high school and there has been a fight for the past 20 years. But this is an educational goal that is related to the desirability of the neighborhood."

Grace Chan McKibben | Coalition for a Better Chinese American Community, Community Partner

"To me, it makes sense that an elementary school student should probably go to school in his or her community, but as we start getting older children ... I would like children to be exposed to different people in different communities, so I don't think a high school should necessarily be in every community. ... Maybe have some centralized schools."

Linda Young | Volunteer

"All of our neighborhoods should be communities of choice, and access to quality high schools should be standard across all communities. If a student or a family is choosing to access a school outside of their neighborhoods, they have that choice. Right now, what we're dealing with is that some of our communities are not communities of choice because of a lack of access to quality education options within the neighborhood."

Michelle Merritt | Housing + Neighborhoods, Pillar Co-Chair

NOTES

- Sonya Lewis of Rudd Resources will be taking over Brianna's role as of the next meeting.

Goal 1, 2, & 5 Updates and Pillar Metrics

- Updates (with planned integration of [HREIA](#) standards)
 - Communications team will be converting all gathered information showing underlying data and metrics for policies into surveys for the general public. The advisory committee and the consulting team will bring all pillars together.
 - A new pillar to be called Civic and Community Engagement will be created from Goal 1. This idea was brought up in other pillar meetings.
 - Grace Chan McKibben asks this in regard to the new pillar: Because of inclusivity, the language has to be simple, and will continue to push for language accessibility.
 - Michelle Merrit asks if they are focused on the process of community engagement and what's been identified as a policy in the guidelines.
 - Fran Rood explains that each of those elements (accountability, transparency) can be made into their own goals within pillars.
 - Juan Sebastian Arias mentions that there are other methods to measure community engagement that are meant to capture things that don't fit within a single pillar.

Pillar Metrics

Goal 1: Develop uniform, inclusive, community engagement standards for addressing neighborhood issues. Ensure transparent decision-making and accountability to communities.

- The feeling of community belonging varies widely by community area:
 - 51% - White
 - 46% - Black
 - 40% - Asian
 - Hispanic/Latino - 42%
 - Citywide - 46%
- Participatory Budgeting (Data from 2010 - 2016)
 - Community selected projects have included underpass murals, street lighting improvements, bike lanes, pedestrian improvements

Goal 2: Recognize and support Chicago residents who are marginalized based on their race, age, immigration status, income, family size, gender identity, sexual orientation, disability, legal history, or other statuses to ensure they are not displaced from where they live.

- Chicago's Racial Homeownership Gap (2018 Urban Institute and 2017 Racial Wealth Divide Initiative)
 - Homeownership rates by race/ethnicity: 54% White / 44% Asian / 43% Hispanic, Latino / 35% Black
- New Mortgage Activity is highest in higher-income neighborhoods
 - Significant disparities in the rate of foreclosures across the city, concentrated on the South and West sides of the city
- Evictions exacerbate poverty, household instability and well-being. Tracked by lawyers committee for better housing.

Goal 5: Strengthen neighborhood vibrancy and sustainability while recognizing existing disparities across community areas. The new Goal 5 is the revised version of: attract and retain residents by strengthening neighborhood vibrancy and increasing density, especially on the South and West Sides.

- 3 objectives have been shifted to the pillars of Environment, Climate & Energy and Transportation & Infrastructure.
- Address environmental impacts of old industry and high cost of soil remediation.
- Losing population, increasing density, and focusing growth and density around commercial corridors and anchors.
- Mare Ralph suggests naming the goal around Black people (ex: Black Exodus of Chicago).
 - Linda Young remarks that Black people already have implicit understanding that the city refers to them when they mention the South and West sides.
 - Fran Rood says it could be considered.
- Enrique Castillo asks for an asset map.
- Myk Snider mentions supporting small local homeowners as well as developers.
 - Seems like the scale is focused towards multi-unit properties. However, 6-flats should also be included because Chicago has a lot of mid-sized buildings.
- Linda Young explains, "One of the large problems is that we don't own our communities. All the ownership is someone who doesn't live there, who doesn't stay there ... and doesn't care as long as the money is coming in."
- Grace Chan McKibben thinks it makes sense to have a clearer objective with longer descriptions for main ideas to be more detailed.
- 41% of Chicago's land area is zoned exclusively for single-family residential.
 - Map provided by 2017 City of Chicago Zoning Data
- Grace Chan McKibben also questions the process and discussion of integrating other pillar overlaps such as high schools. "My organization works in the Chinatown/Bridgeport area, and there is no high school and there has been a fight for the past 20 years. But this is an educational goal that is related to the desirability of the neighborhood."
- Linda Young references utilizing educational institutions to track and share data with the City. "Chicago has several world class universities, and should leverage them."
 - Young wants to reevaluate schools, "To me, it makes sense that an elementary school student should probably go to school in his or her community, but as we start getting older, children, to me, I would like children to be exposed to different people in different communities, so I don't think a high school should necessarily be in every community. ... Maybe have some centralized schools."
 - Michelle Merritt likes the concept of specialization, integration of trade schools programs and a half-day structure with school in the morning and trades in the afternoon.
- Juan Sebastian Arias agrees that they should be looking at various data sources, modernizing and ensuring it's up to date.
- Michelle Merritt discusses how all neighborhoods should be communities of choice, and have access to quality high schools. She says the reason for Black population decline is not directly related to gentrification and states other major events such as the demolition of public housing and 50+ school closures.

Breakout Group 2 for Objectives 4-6 of Goal 5

Objective 4: Support and build capacity of small and local developers and housing owners/operators.

Objective 5: Enhance public spaces, schools, parks, services and public infrastructure in underserved communities.

Objective 6: Optimize the city's regulatory framework to support increased development.

- Small scale investment clubs combine resources to purchase vacant properties and form LLCs and other units.
 - Jackie Paige is interested in small-scale investment funds in which communities can purchase vacant/blighted land that has the potential for homeownership.
 - Linda Young mentions its similar to the Habitat for Humanity model.
- Reconsider the definition of 'local' to mean geographical limit. There could also be a potential threshold related to income or entity size and restrictions on large, corporate, or out-of-town ownership of properties from afar. Local ownership is preferred.
 - Myk Snider asks about using apps that allow you to make small investments towards ownership and using housing as capital investment.
 - Linda Young clarifies her boundaries: "I still struggle with ownership from afar in communities, especially of color. If everything is from afar, there's no skin in the game to care about the viability of a community ... maybe a limit on how much of the community can be owned by someone outside."
 - Outside of the community means, "they don't live there, or they don't have a business there, or they don't have some type of engagement other than providing housing, but there is no money being returned to the community."
 - Jackie Paige asks to review federal guidelines for low to mid income ranges.
 - Linda Young mentions that having clear definitions for local and small developers would help.
- Linda Young says there should be more dedicated community gathering spaces, like field houses and meeting spaces. She also mentions most libraries and community centers close around 5 p.m. "What do you do if you have an event that runs from 4 until 7 in the afternoon?"
- Jackie Paige is in support of more transparency around community space guidelines and scheduled times. She also mentions several loopholes for community space at 43rd St.
- Grace Chan McKibben explains that large scale TIF developers are attractive because they have previous experience, but they have no relation to the neighborhood.
 - Myk Synder mentions the existing difficulties in development and the 30,000-40,000 unit shortfall. "Things that add more restriction to building more units are ultimately great in principle but end up stymying the end result."
 - In relation to there only being 38 ADU permits in the city after a year: "Looking for places that can really scale, I think we need to be a bit more agnostic and widen the ability to get development done."
- Grace Chan McKibben shares concerns of more flexibility and increasing housing types aside from single family zoning (which is also more expensive per unit).
 - She shares an example of Minneapolis getting rid of single family zoning as a result of their planning process. As it relates to Chicago, there has been a lot to consider including aldermanic prerogative and development difficulties.
 - Sophia King, Alder of 4th ward, resolved a parking issue from predatory towing companies who would stake out parking lots to boot cars.

Breakout Group 1 for Objectives 1-3 of Goal 5

Objective 1: Focus future growth and density in and around key commercial corridors and anchors.

Objective 2: Prioritize development near transit hubs

Objective 3: Prioritize redevelopment of vacant land and buildings

- Missing: specific language around equitable development.

- Updates based on city feedback.

Policy Refinement of Goals 1 and 2, through Mentimeter

- The group voted on policy phrasing and objectives for Goals 1 and 2. Feedback was integrated into policy language from city and previous pillar meetings.
- Dalia Aragon suggests the change of Latino to Latinx.
- Grace Chan McKibben wonders about the exclusion of Asian-American community in the language.
 - Will be amended to include.
- Michelle Merrit comments on late timelines for programs and grants. "...By the time information gets to residents, it's too late."

Regarding Objective 1.2 - Create standard community-defined engagement processes for all neighborhoods.

- Hire dedicated staff from all city departments to support community engagement.
- Dalia Aragon says people will not feel ownership for the growth of their city if they are not able to have some input on decisions or budgeting.

RESOURCES

MEET BONITA HARRISON, A SOUTH SIDER BENT ON MAKING AFFORDABLE HOUSING A REALITY

[Bonita Harrison's goal is to own 200 units of two-flats, four-flats, and single-family homes.](#)

HREIA – HEALTH AND RACIAL EQUITY IMPACT ASSESSMENT

[In providing support to We Will Chicago, Metropolitan Planning Council has been working with the Chicago Department of Public Health and Illinois Public Health Institute on integrating health and racial equity impact assessment \(HREIA\) into the plan's recommendations.](#)

NEXT STEPS

- The next scheduled meeting is for April 28th 2022.
- The city will consolidate all reviews into edited policies that will be sent out in a public survey and policy draft.