



WOODLAWN AFFORDABLE HOUSING INITIATIVE

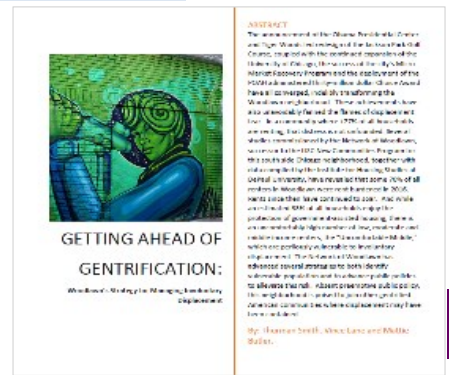
Review of existing community based planning and organizing efforts



2005



2015



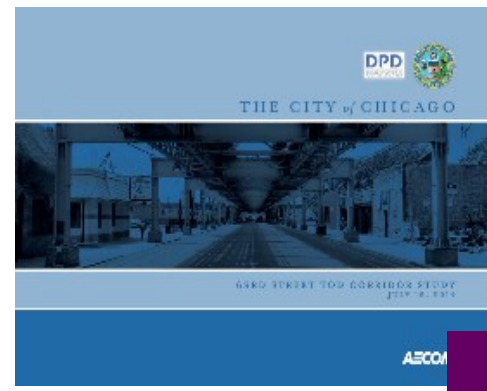
2018



2016



2018



2014



2017



2017



2019

Common Housing Themes Across Community Efforts



1 Support existing residents, address displacement



2 Expand housing choice, including affordable



3 Encourage reinvestment in existing housing



Summary of DOH’s **Community Engagement** on Housing in Woodlawn from Oct. 2019 – Jan. 2020

In January alone DOH has been part of meetings to provide information and listen to over **320 residents**.

DOH has spent **216 staff hours** in **32 meetings** on and in Woodlawn since July.

One DOH Managing Deputy Commissioner alone has dedicated at minimum **40% of her time** to Woodlawn since October.

	Date	Community Meeting
1	Oct. 29	Housing Working Group Meeting # 1
2	Nov. 5	Housing Working Group Meeting # 2
3	Nov. 12	Housing Working Group Meeting # 3
4	Nov. 19	Housing Working Group Meeting # 4
5	Dec. 5	Focus Group meeting - Institutional Stakeholders
6	Dec. 5	Focus Group- West Woodlawn Coalition
7	Dec. 12	Focus Group meeting - Homeowners
8	Dec. 13	Focus Group meeting - Renters
9	Dec. 17	Focus Group - STOP
10	Dec. 17	Housing Working Group Meeting # 5
11	Jan. 27	Woodlawn, South Shore Stakeholders’ meeting
12	Jan. 28	Hairston Ward Office
13	Jan. 28	CBA Coalition meeting – listened to session
14	Jan. 28	NOW Meeting
15	Jan. 30	Open House



Residents Shared their Fears and Hopes for Woodlawn

F e a r s



H o p e s



DATA ON EXISTING CONDITIONS

WOODLAWN – existing conditions

Population	23,268
Population density	16.8
Percent homeowner	21%
Percent renter	79%
Percent naturally occurring affordable	19%
Percent legally restricted affordable	28%

SOUTH SHORE

Population	48,374
Population density	25.5/acre
Percent homeowner	21.0%
Percent renter	79.0%
Percent naturally occurring affordable	41%
Percent legally restricted affordable	13%

EDGEWATER

Population	55,044
Percent homeowner	36.4%
Percent renter	63.6%
Percent naturally occurring affordable	16%
Percent legally restricted affordable	9%

HYDE PARK

Population	26,809
Population density	23.5/acre
Percent homeowner	36.3%
Percent renter	63.7%
Percent naturally occurring affordable	19%
Percent legally restricted affordable	2%

ROGERS PARK

Population	60,459
Percent homeowner	23.9%
Percent renter	76.1%
Percent naturally occurring affordable	20%
Percent legally restricted affordable	7%

WOODLAWN HOUSING POLICY GOALS

1. Help **protect existing residents** from displacement
2. Create **new rental and for-sale housing** opportunities that are affordable to at a range of incomes
3. Ensure that existing housing stock offers good **quality housing** for residents
4. Promote housing options to support **equitable and inclusive** income diversity in Woodlawn
5. Support **economic development** opportunities



Housing Ordinance for Woodlawn

The proposed ordinance includes **7 new programs** in addition to 5 existing programs tailored **for Woodlawn residents from poverty level through those earning just over the median household income** for the region.

The proposed ordinance includes a target commitment of \$4.5 M in City resources leveraged with an expected \$7 to \$10 M from banks and lending partners for a commitment goal ranging from **\$11.5 to \$14.5 M** for affordable housing for Woodlawn.

New Programs	Who Benefits?	Financial Goal / Key Asset	Affordability levels
1. Tenant Right of First Refusal: Gives renters the right of first refusal if a landlord seeks to sell his/her building	Tenants		All tenants regardless of income
2. Renew Woodlawn: For-sale program consisting of the renovation of existing 1-2 unit homes	Homeowners	\$.5 M	Low to Moderate income households 60 – 120% AMI
3. Preservation of Existing Affordable Rental (PEAR): Helps existing apartment building owners refinance to retain tenants and affordable rents	Renters	\$1.5 M	Low income households 80% AMI or below
4. Long-Term Homeowner Repair Grant Program: grants for home repairs	Longtime homeowners	\$ 1 M	Low to Moderate income households 120% AMI or below
5. Residential Acquisition and Rehabilitation Revolving Loan Fund: Help create new housing units by rehabilitating vacant buildings	Homeowners and Renters	\$1.5 M City + \$7 – 10 M from banks and lending institutions	Very low to moderate income households 80 – 120 % AMI
6. Disposition of residentially zoned vacant city land for affordable housing: Sets affordability requirements for residential City-owned vacant land	All	208 city-owned residentially zoned parcels	Very low to moderate income households Homeownership: up to 120% AMI Rental: w city subsidy = 30% – 80% AMI No city subsidy = up to 80% AMI
7. Enhanced local hiring requirements: Requires enhanced local hiring for residential developments that receive city land	All		All residents regardless of income
Clause to commit DOH to monitor legally restricted housing to proactively address changes to subsidized housing + reconvene the Woodlawn Housing Working Group every 6 months, and to work with DePaul IHS to update data annually on changing land values in Woodlawn, South Shore and Washington Park.	Tenants		\$0 - very low income households

This is in addition to five existing programs that support affordable housing in Woodlawn

- ✓ **City Lots for Working Families**
- ✓ **Building Neighborhoods and Affordable Homes**
- ✓ **Chicago Low-Income Housing Trust Fund**
- ✓ **Chicago Community Land Trust**



ADDITIONAL
INFORMATION FOR
REFERENCE

EXISTING HOUSEHOLD INCOMES IN WOODLAWN

Income Range	Count	Percent	City of Chicago
Less than \$25,000	4,609	50%	27%
\$25,000 – \$49,999	1,968	21%	21%
\$50,000 – \$74,999	1,010	11%	16%
\$75,000 – \$99,999	718	8%	11%
\$100,000 – \$149,000	611	6%	12%
\$150,000 and over	331	4%	13%
Total Households	9,247		

Median household income:
Woodlawn = \$25,122 **City = \$52,497**

OPC Community Benefits Agreement Ordinance		
Item Summary	CBA WIN	DOH/DOL Response
ARO Pilot		DOH has launched an Inclusionary Housing Task Force with results due mid-2020. DOH may eliminate all existing ARO pilots, so would not make sense to create a pilot in Q1 that we undo in Q3. We plan to have a response as to how the ARO treats gentrifying census tracts citywide.
Locally Controlled Community Land Trust	✓	Existing. Chicago Owners Land Trust already exists, or residents can create a different Trust at any time.
City-owned Land - For Sale: All sales 100% affordable, w exemption for City Lots for Working Families which allows 75% affordable, 25% market-rate	✓	Yes. Based on feedback from the working group and in alignment with CL4WF, our city-owned residential land sales proposal is 75/25. We appear to be in agreement, although recently the request was made for 100% affordable.
City-Owned Land - Rental Units: Development without city subsidy requires 70% affordable at 30-50% AMI		Not feasible. The market rents in Woodlawn are not high enough to support this proposal. The numbers we ran show a \$220k operating deficit. This would mean no private residential development on city-owned land for the foreseeable future.
Large Bedrooms		Not feasible. Each project serves different populations and demand changes over time. We can - and have already started to - push developers to do more 2- and 3-bedroom units but DOH is not comfortable with quotas on something that should be flexible.
Land Trust - option to satisfy affordability requirements by placing units in Land Trust	✓	Existing. The Land Trust already holds for-sale ARO units, and owners can opt into the Trust at any time.
Community Engagement: Public meeting requirements for developments and the Mayor's Office forms a displacement task force.	✓	DOH is proposing to reconvene the Woodlawn Housing Working Group every 6 months, and to work with DePaul IHS to update data annually on changing land values in Woodlawn, South Shore and Washington Park.
Community Trust Fund	✓	Need not be in a City ordinance.
Commercial Linkage Fee		Not feasible. DOL had major concerns with this.
Community Opportunity to Purchase	✓	Yes. The City agrees and has proposed a Woodlawn Right of First Refusal pilot.
Property Tax Exemption		This requires state-level action, which DOH is amenable to working on together. Note: the United Center has not enacted a property tax freeze for surrounding residents and paid for it itself. In fact, the United Center <u>received</u> a property tax break.

Area Median Income Reference Charts



No. of people in household	Annual income for 30% AMI	Affordable Rent	Annual income for 50% AMI	Affordable Rent	Annual income for 60% AMI	Aff. rent / mortgage	Annual income for 80% AMI	Aff. rent / mortgage	Annual income for 100% AMI	Aff. rent / mortgage	Annual income for 120% AMI	Aff. rent / mortgage
1	\$ 18,700	\$ 470	\$ 31,200	\$ 780	\$ 37,400	\$ 940	\$ 49,900	\$ 1,250	\$ 62,400	\$ 1,560	\$ 74,900	\$ 1,870
2	\$ 21,400	\$ 540	\$ 35,700	\$ 890	\$ 42,800	\$ 1,070	\$ 57,000	\$ 1,430	\$ 71,300	\$ 1,780	\$ 85,600	\$ 2,140
3	\$ 24,100	\$ 600	\$ 40,100	\$ 1,000	\$ 48,100	\$ 1,200	\$ 64,200	\$ 1,610	\$ 80,200	\$ 2,010	\$ 96,200	\$ 2,410
4	\$ 26,700	\$ 670	\$ 44,600	\$ 1,120	\$ 53,500	\$ 1,340	\$ 71,300	\$ 1,780	\$ 89,100	\$ 2,230	\$ 106,900	\$ 2,670

- Average household size in Woodlawn: 2.5
- Median household Income: \$25,122

Development Scenarios



Total Number of Units	Number of units at 30% AMI very low income	Monthly Rent	Number of units at 50% AMI very low income	Monthly Rent	Number of units at 80% AMI low income	Monthly Rent	Number of units at Market Rate	Monthly Rent	Debt Ratio	Subsidy needed	Total subsidy needed over 30 yrs.
100 units	15 units	\$ 543	15 units	\$ 942	0		70	\$ 1,945	.97	More than \$38,000 per year	\$11.4 M

Total Number of Units	Number of units at 30% AMI very low income	Monthly Rent	Number of units at 50% AMI very low income	Monthly Rent	Number of units at 80% AMI low income	Monthly Rent	Number of units at Market Rate	Monthly Rent	Debt Ratio	Subsidy needed	Total subsidy needed over 30 yrs.
100 units	5 units	\$ 543	5 units	\$ 942	10 units	\$1,545	80	\$ 2,000	1.2	0	0