

Near West Side Neighborhoods

Housing Analysis and Opportunities

May 29, 2019



Project Purpose (Review)

- Undertake research on the area housing market to assist in establishing goals for affordability, density and design.
- Develop recommendations for using city-owned land for housing that address affordability, density and design.
- Create guidance documents for the community and the city to use in reviewing housing projects that require city-owned land and zoning changes.

Examples include:

- Goals for scattered city-owned lots
- Concept plans for clusters of city-owned land
- Design guidelines

How will we engage? (Review)

Step 1

- Gather data and share with community stakeholders

TODAY

Step 2

- Develop tools to support community decision-making and host an educational workshop with residents

Step 3

- Co-design a community process for coordinated development decisions

Today's Meeting (NEW)

- Report back on data requests made at the previous meeting
- Share additional maps to help guide conversation
- Provide more detailed information about housing programs
- **Small group discussion: cluster sites**

Previous Meeting (Review)

- Presented general data on existing housing units and affordability
 - Project materials can be found at:

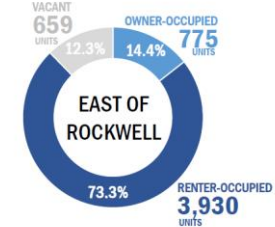
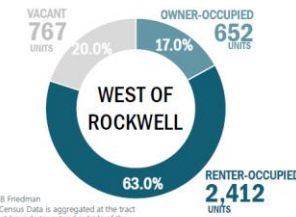
<https://www.chicago.gov/nearwesthousing>

- Reviewed existing housing programs

AREA HOUSING UNITS

A majority of housing units in the study area are renter occupied

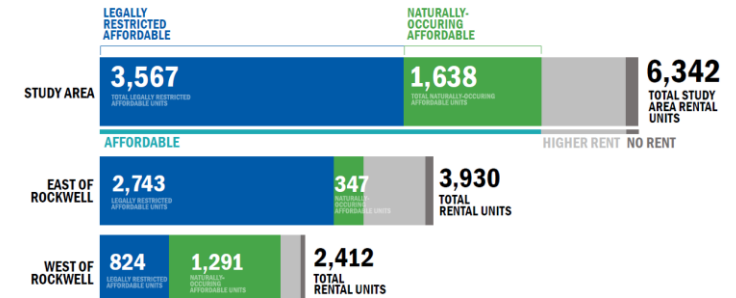
STUDY AREA	OWNER-OCCUPIED UNITS (15.5%)	RENTER-OCCUPIED UNITS (69.0%)	VACANT UNITS (15.5%)	TOTAL UNITS
	1,427	6,342	1,426	9,195



Source: US Census, SB Friedman
Please note that the Census Data is aggregated at the tract level. The Census tract boundaries extend outside of the study area.

AREA RENTAL MARKET: AFFORDABLE HOUSING

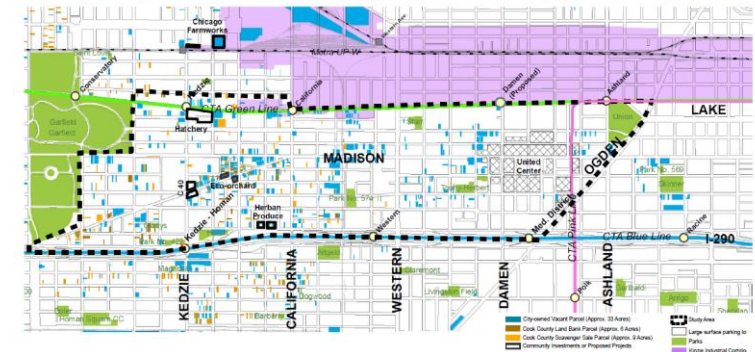
84% of Units are Affordable to Households Earning Less than 80% AMI



Source: City of Chicago, US Census, SB Friedman
Please note that the Census Data is aggregated at the tract level. The Census tract boundaries extend outside of the study area.

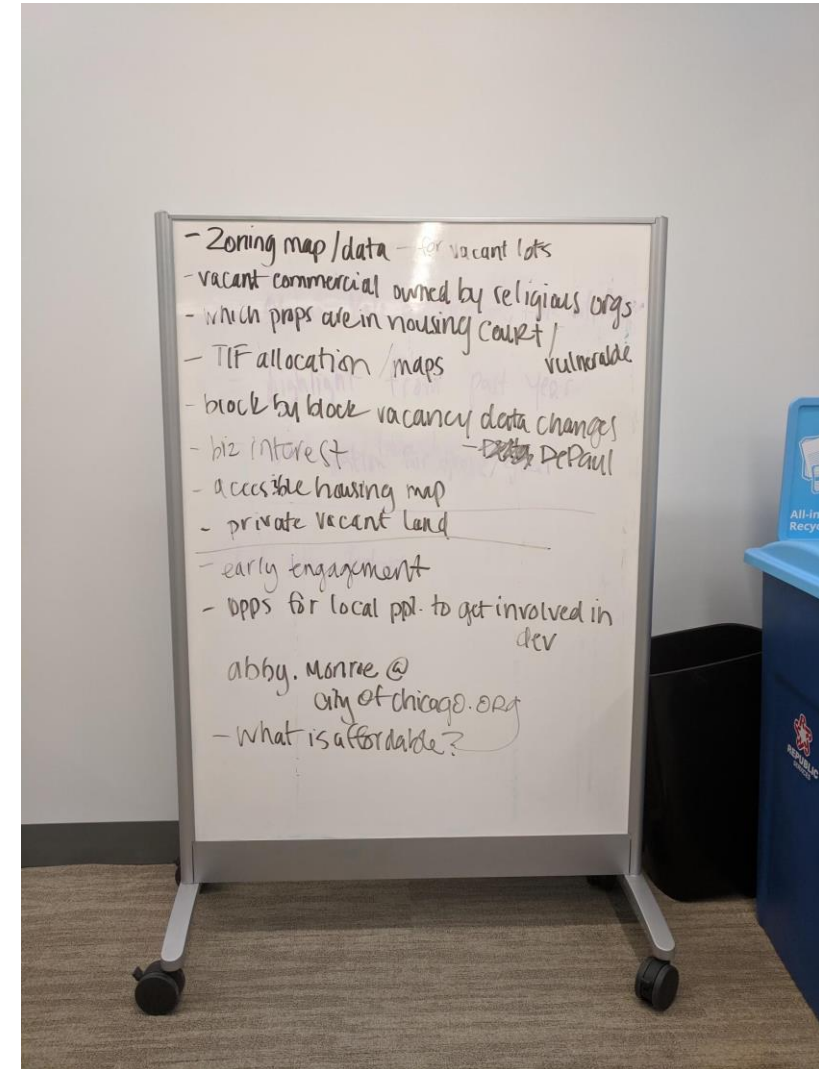
AREA VACANT PROPERTIES IN PUBLIC AND PRIVATE CONTROL

Significant vacant land highlights challenges but also present an opportunity to build the neighborhood



Data Requests (Review)

- Vacant lots
 - Residential zoning
 - Non-residential zoning
 - Privately-owned + City-owned
- MMRP areas
- ARO areas
- TIF districts
 - Example projects
 - TIF information
- Affordability
 - What is affordable?
 - Rental
 - For sale
- Other requests (not available): properties owned by religious organizations, properties in housing court, ADA-accessible units, and opportunities for local developers



Community Context and Housing Data: Round 2

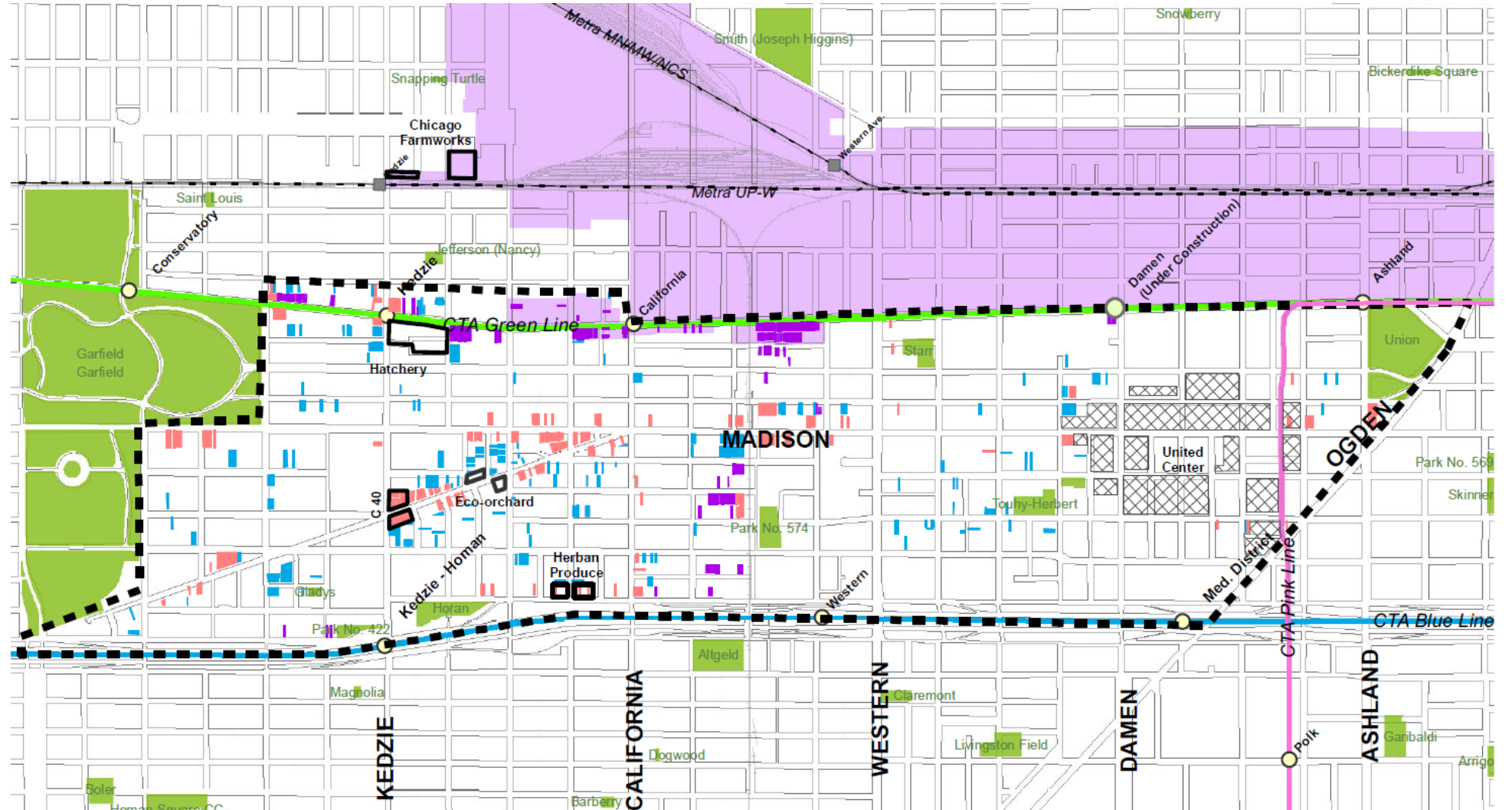
East Garfield Park Housing Analysis

Vacant Land

- City-owned Vacant Lots by Zoning Type

Zoning	Acres
Business and Commercial	13
Manufacturing	6
Residential and Planned Development	15

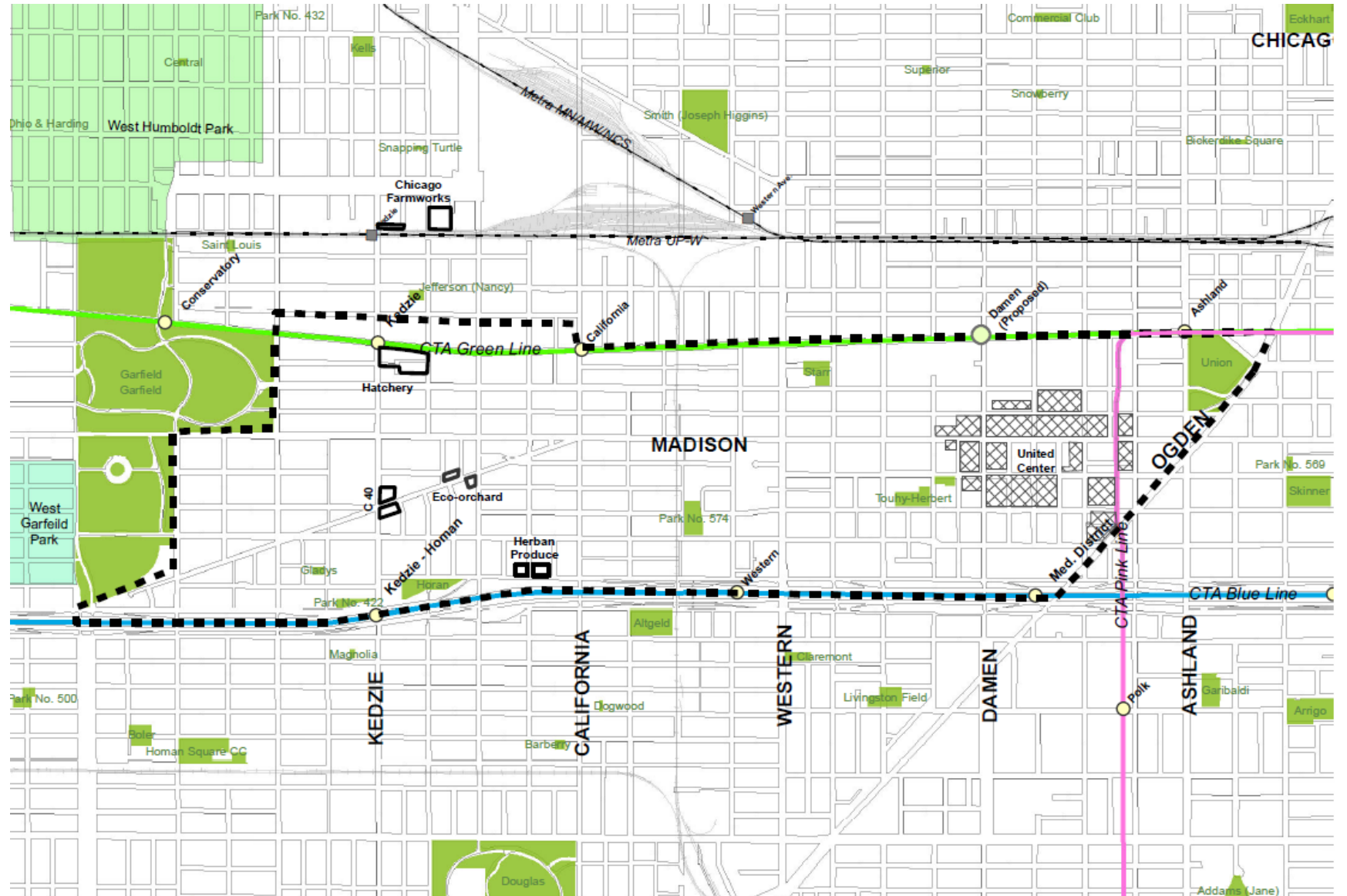
- City-owned Vacant Parcel - R Zoning
- City-owned Vacant Parcel - B, C or PD Zoning
- City-owned Vacant Parcel - M, PMD & T Zoning
- Study Area
- Large surface parking lot
- Parks
- Kinzie Industrial Corridor



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General Data Requests

- MMRP

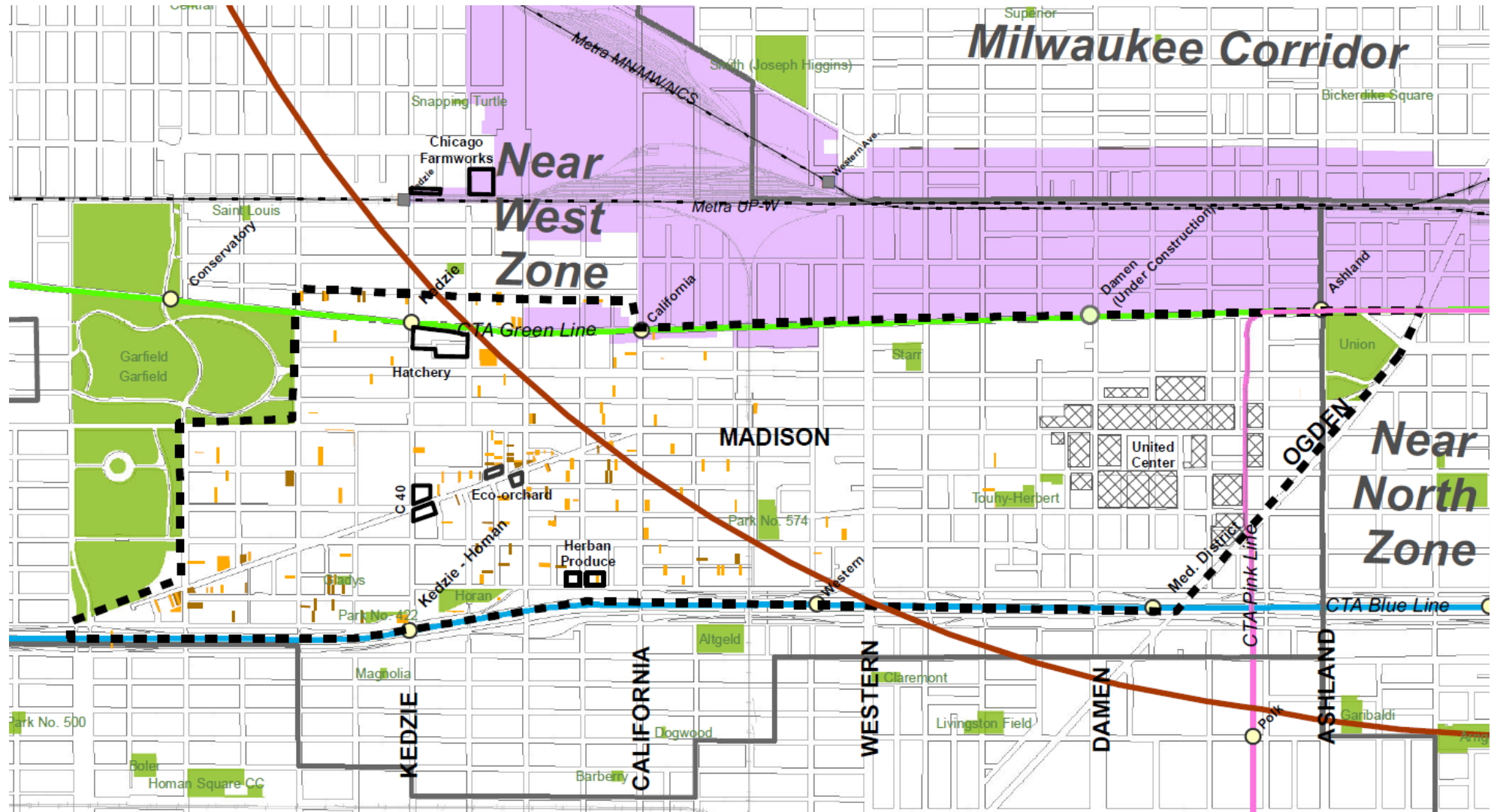


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ARO Zones

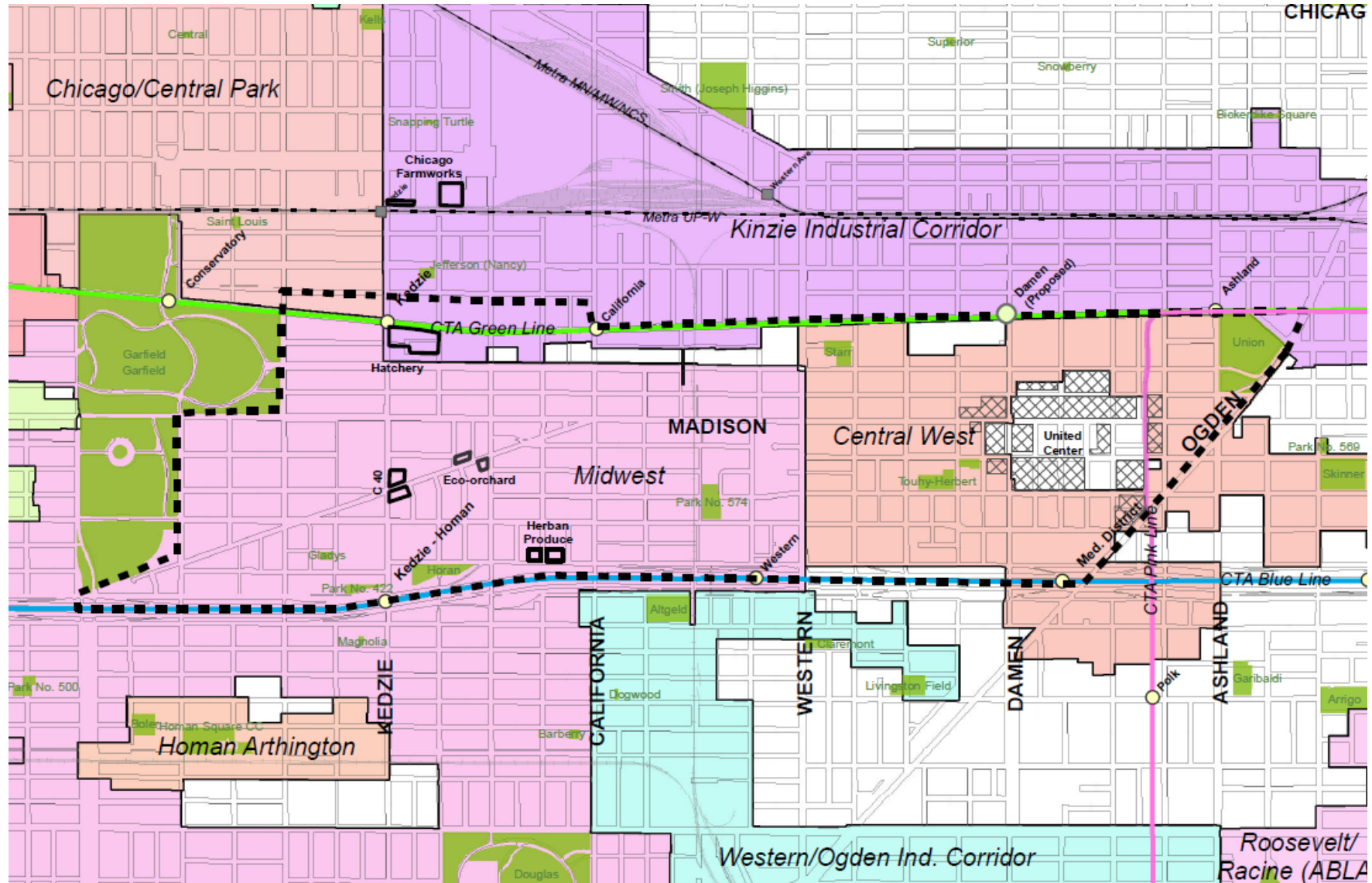
- 3-mile buffer from Lincoln Yards Development
- ARO Pilot Zones

- Cook County Land Bank Parcel
- Cook County Scavenger Sale Parcel
- Community Investments or Proposed Projects
- Study Area
- Large surface parking lot
- Parks
- Kinzie Industrial Corridor



East Garfield Park Housing Analysis

General Data Requests – TIF Districts



East Garfield Park Housing Analysis

General Data Requests – TIF Projects

TIF Portal

<https://webapps1.cityofchicago.org/ChicagoTif/>

The screenshot displays the City of Chicago's TIF Portal. The header includes the City of Chicago logo and the text "The City of Chicago's Official Site". The main content area is titled "TIF Portal" and contains a descriptive paragraph about the portal's purpose: "The City of Chicago Tax Increment Financing (TIF) Portal provides Chicagoans with a map-based view of TIF districts and projects. Tan areas show TIF district boundaries. Red circles identify redevelopment projects and yellow squares pinpoint infrastructure projects. Clicking on a district or a project generates a pop-up window which provides basic information about the district or project plus, where applicable, links to more detailed documentation. The City continues to refine the data on the portal and how the site functions." Below this text are links for more information and terms of use. A search interface is provided with checkboxes for "TIF Layer", "Ward Layer", and "Project Layer", all of which are checked. Search options include "Search By TIF District", "Search By Project", "Search By Ward", and "Search By Address", each with a corresponding dropdown menu or input field. There are "Locate Address" and "Clear Search Results" buttons. The map itself shows a detailed view of Chicago with tan-colored TIF district boundaries, red circles representing redevelopment projects, and yellow squares representing infrastructure projects. Key locations like Elmwood Park, Woodlawn Cemetery, Berwyn, and Ogden Ave are labeled. The map is set against a light blue background representing Lake Michigan. The bottom of the page includes a status bar with the text "Waiting for tasks.arcgisonline.com..." and the Esri logo with the text "POWERED BY esri".

East Garfield Park Housing Analysis

General Data Requests –TIF Uses and Examples

- Infrastructure
- Developments
- Special Programs
 - Neighborhood Improvement Program (NIP)



CTA Damen Green Line Station



The Hatchery

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General Data Requests – Affordability for Home Purchase

2019 HUD Income Limits

Issued April 24, 2019

Household Size	Low Income Limit (80% Area Median Income)	90% Area Median Income	95% Area Median Income	100% Area Median Income	115% Area Median Income	120% Area Median Income	140% Area Median Income	150% Area Median Income
1 person	\$49,950	\$56,160	\$59,280	\$62,400	\$71,760	\$74,880	\$87,360	\$93,600
2 persons	\$57,050	\$64,170	\$67,735	\$71,300	\$81,995	\$85,560	\$99,820	\$106,950
3 persons	\$64,200	\$72,180	\$76,190	\$80,200	\$92,230	\$96,240	\$112,280	\$120,300
4 persons	\$71,300	\$80,190	\$84,645	\$89,100	\$102,465	\$106,920	\$124,740	\$133,650
5 persons	\$77,050	\$86,670	\$91,485	\$96,300	\$110,745	\$115,560	\$134,820	\$144,450
6 persons	\$82,750	\$93,060	\$98,230	\$103,400	\$118,910	\$124,080	\$144,760	\$155,100
7 persons	\$88,450	\$99,450	\$104,975	\$110,500	\$127,075	\$132,600	\$154,700	\$165,750
8 persons	\$94,150	\$105,930	\$111,815	\$117,700	\$135,355	\$141,240	\$164,780	\$176,550
9 persons	\$99,850	\$112,320	\$118,560	\$124,800	\$143,520	\$149,760	\$174,720	\$187,200
10 persons	\$105,550	\$118,710	\$125,305	\$131,900	\$151,685	\$158,280	\$184,660	\$197,850

Affordability Requirement

33% of the gross household annual income

80% AMI – HH 3 \$64,200

(\$5,350 monthly)

Price	\$180,000
5% down	\$9,000
Principal & Int.	\$897
tax, ins, PMI, etc.	<u>\$874</u>
Total monthly	\$1,771

100% AMI – HH 3 \$80,200

(\$6,683 monthly)

Price	\$250,000
5% down	\$12,500
Principal & Int.	\$1,246
tax, ins, PMI, etc.	<u>\$ 895</u>
Total monthly	\$2,141

120% AMI – HH 3 \$96,240

(\$8,020 monthly)

Price	\$280,000
5% down	\$14,000
Principal & Interest	\$1,396
tax, ins, PMI, etc.	<u>\$1,135</u>
Total monthly	\$ 2,530

East Garfield Park Housing Analysis

General Data Requests – Affordability for Single Family repair programs & ARO Rental

2019 HUD Income Limits

Issued April 24, 2019

Household Size	Very Low Income Limit (50% Area Median Income)	ARO Rental units 60% Area Median Income	65% Area Median Income	Low Income Limit (80% Area Median Income)
1 person	\$31,200	\$37,440	\$40,560	\$49,950
2 persons	\$35,650	\$42,780	\$46,345	\$57,050
3 persons	\$40,100	\$48,120	\$52,130	\$64,200
4 persons	\$44,550	\$53,460	\$57,915	\$71,300
5 persons	\$48,150	\$57,780	\$62,595	\$77,050
6 persons	\$51,700	\$62,040	\$67,210	\$82,750
7 persons	\$55,250	\$66,300	\$71,825	\$88,450
8 persons	\$58,850	\$70,620	\$76,505	\$94,150
9 persons	\$62,400	\$74,880	\$81,120	\$99,850
10 persons	\$65,950	\$79,140	\$85,735	\$105,550

HOME BUYERS ASSISTANCE PROGRAMS

Programs are limited to funding availability and applicants must meet ALL eligibility requirements.

- ✓ **Pre-Purchase Housing Counseling**

13 HUD-Certified counseling agencies

- ✓ **Neighborhood Lending Program (NLP)**

Administered by: NHS of Chicago

Purchase and Purchase/Rehab Loans

Citywide program – no PMI – Competitive interest rates, Housing Quality Standard Inspections (HQS) and T.A. for rehab

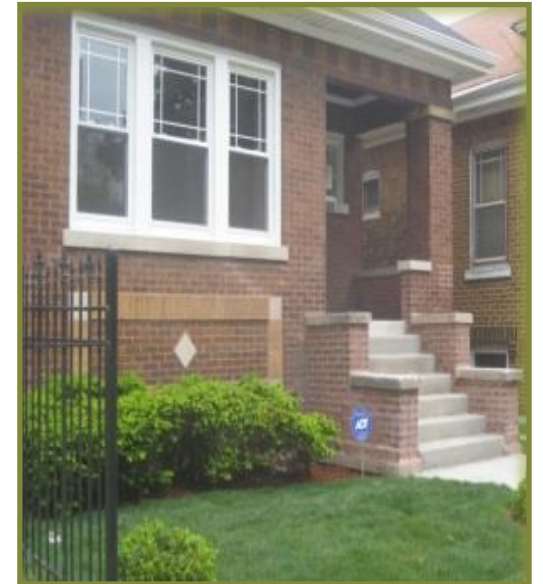
Purchase Price Assistance - Forgivable Grants (80% AMI income limits)

- ✓ **Home Buyer Assistance Program**

City wide - limited to participating lenders – FHA/Conventional lending

- ✓ **TaxSmart - MCC Series 2019**

Citywide – limited to participating lender - Target and non-target area requirements 25% MCC



HOMEOWNERS ASSISTANCE PROGRAMS

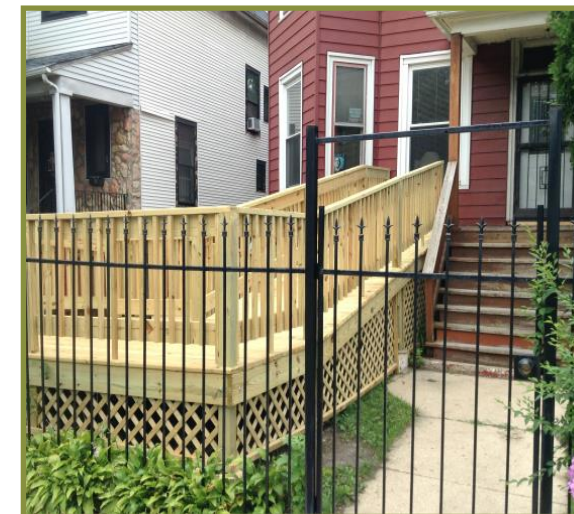
Programs are limited to funding availability and applicants must meet ALL eligibility requirements

- ✓ Foreclosure Prevention and Post-Purchase Housing Counseling
- ✓ Chicago Bungalow Association (80%AMI)
- ✓ Emergency Heating Repair Program (80%AMI)
- ✓ Neighborhood Lending Program (NLP) – Home Improvement loans and grants (80% AMI)
- ✓ Roof and Porch Repair Program (80% AMI)
- ✓ Small Accessible Repairs for Senior's (SARFS) 80%AMI
- ✓ TIF/Neighborhood Improvement Program 100% AMI – full grant & 140% AMI matching grant

27th Ward Central West – 80.49% of district
Chicago / Central Park – 60.26% of district
Midwest – 10.69%
Division / Homan – 10.69%



Porch replacement



Ramp



What Does the Chicago Community Land Trust Do?

- The CCLT maintains a portfolio of newly-developed homes and condos, and existing homes whose owners 'Opt-In' to the CCLT.
- The CCLT monitors homes/units in developments that are built under the ARO; ensures that those homes are sold to income-eligible buyers at an affordable price; and manages the resale of CCLT homes to other income-eligible buyers at affordable prices.
- The CCLT's agreement with the County Assessor ensures property taxes are based on the affordable price, not the market value.
- The CCLT provides workshops and other post-purchase education and training for owners with homes in the CCLT.
- The CCLT offers existing homeowners the opportunity to 'Opt-In' to the CCLT and the benefits of home repair grants and reduced property taxes.
- The CCLT can purchase existing homes and sell them at affordable prices to income-eligible buyers with the 30-year Deed Restriction attached to the property.



How does the Chicago Community Land Trust keep homes affordable?

When a home is sold and placed into the CCLT, the home buyer signs an Affordable Housing Agreement & Covenant (Deed Restriction) which **runs for 30 years**.

The Affordable Housing Agreement & Covenant requires certain things:

1. The buyers of a CCLT home cannot own other residential property when they purchase a CCLT home;
2. The buyers of a CCLT home must be 'income-eligible' – typically this means that the buyers' household income has to be equal to or less than the median income for that household size;
3. The buyers of a CCLT home agree that the home will be the principal residence of the buyers for as long as they own the home;



How does the Chicago Community Land Trust keep homes affordable?

- The buyers agree that when the time comes to sell the house, it will be sold to another 'income-eligible' buyer;
- The buyers agree that the resale price will be calculated according to a formula in the Affordable Housing Agreement & Covenant;
- Future buyers of the home take on the obligations, responsibilities and property tax benefits of the Affordable Housing Agreement & Covenant when they purchase the home, until the full 30 years has expired;
- Through an agreement with the County Assessor, homes in the CCLT portfolio are assessed at the affordable value – not the market value – and this reduces the property taxes.



What is the CCLT 'OPT-IN'?

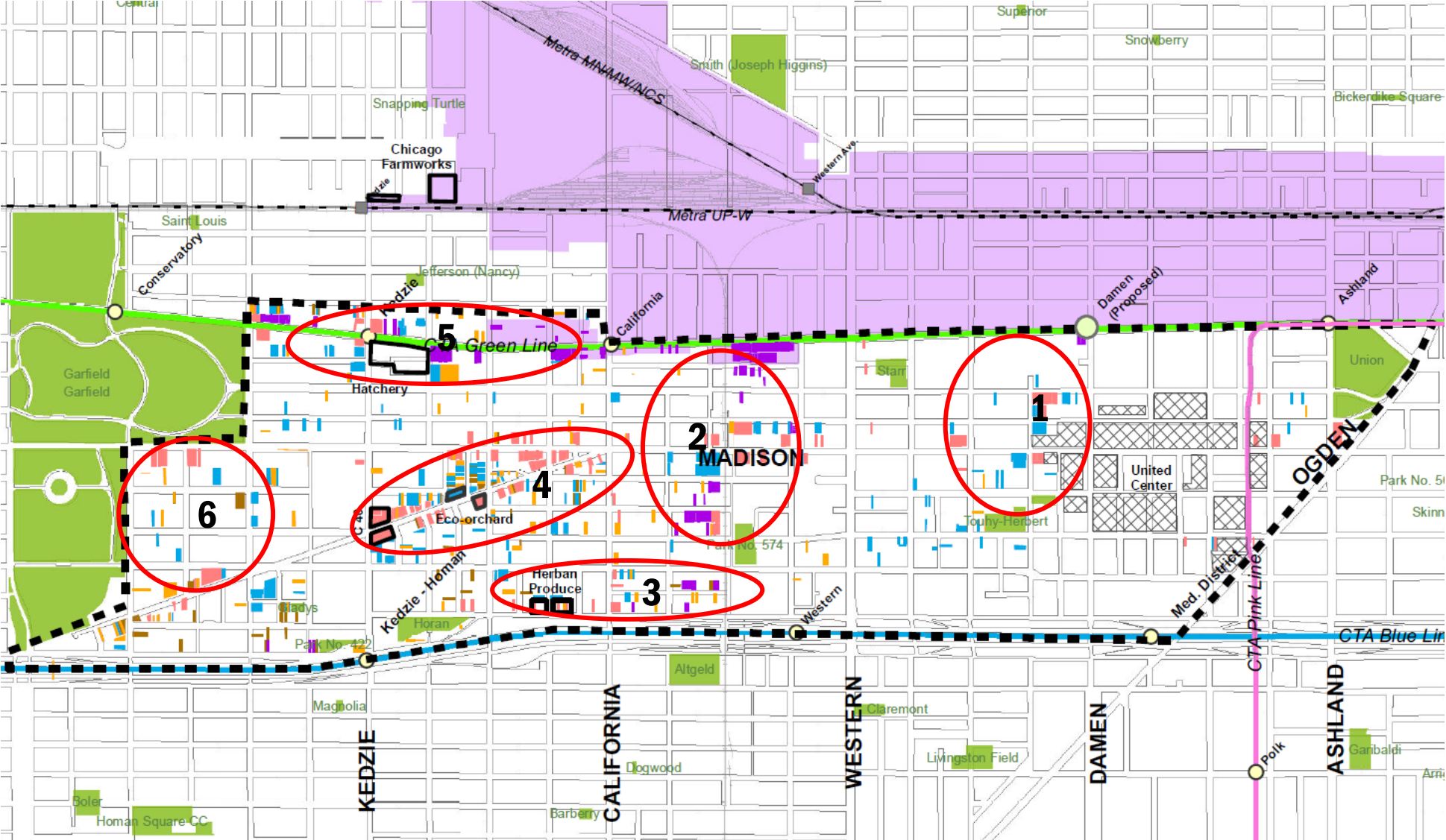
- 'Opt-In' is for single-family homes, 2-flats, townhomes or condos.
- Owners 'Opting-in' will benefit from reduced property taxes based on an affordable home value.
- Owners sign an 'Affordable Housing Agreement & Covenant' to keep the home affordable over the next 30 years.
- 'Opting-In' to the CCLT is one tool toward addressing the need for more affordable home ownership and keeping wealth in the neighborhood.
- 'Opting-In' creates a legacy for future owners so that they can enjoy the home and pass it on again.
- Provides a grant to Opt-In owners for home improvements

Small Group Discussion

East Garfield Park Housing Analysis

Focus Areas

- Cluster areas
- Scattered sites

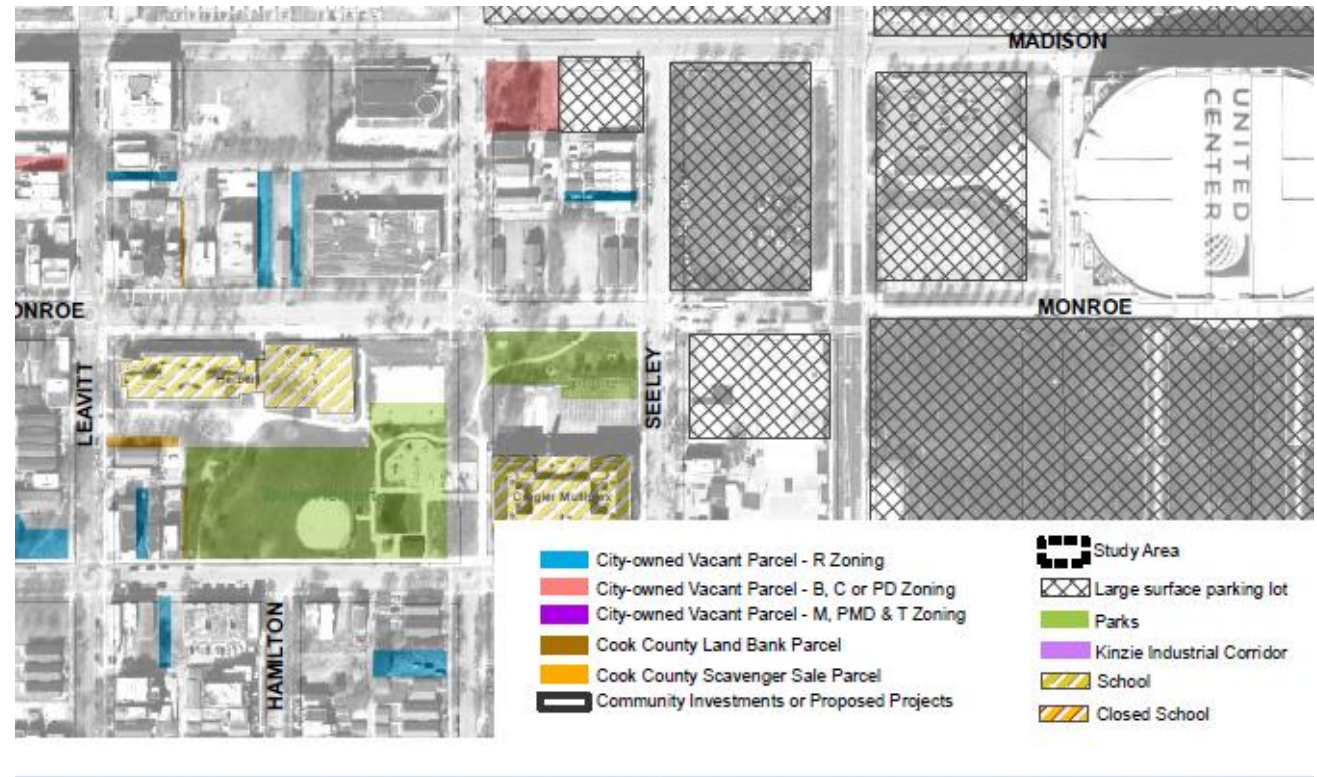


Small Group Discussion

1. Form up to 6 small groups
2. Each group will discuss one of the “cluster areas”

Questions for discussion:

- What are the unique considerations for this area?
- What are this area’s assets?
- What ideas for this area have already been discussed in the community?
- Please identify any problem buildings, vacant buildings or public safety concerns.



Small Group Report Back

- **Please provide a brief summary of your small group's discussion.**
 - **What are the unique considerations for this area?**
 - **What are this area's assets?**
 - **What ideas for this area have already been discussed in the community?**
 - **Please identify any problem buildings, vacant buildings or public safety concerns.**
- ***For the entire room: Is there additional information to include?***

Next Steps

- 1. Refine maps and tools**
- 2. Increase available resources on the website**
- 3. Plan for and host educational and interactive workshops over the summer**

Questions?