

PROTECT • PRESERVE • PRODUCE
AFFORDABLE HOUSING & THE OBAMA CENTER



**Nathalie P. Voorhees Center
for Neighborhood and
Community Improvement**

August 2019

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The Nathalie P. Voorhees Center for Neighborhood and Community Improvement is a dynamic resource center that engages residents, leaders, and policymakers seeking effective strategies for advancing community livability and vitality. Since its founding in 1978, the center has worked collaboratively with a diverse set of partners to provide technical assistance, conduct research, and generate new knowledge in comprehensive community development and neighborhood quality-of-life issues. Grounded in the idea that all individuals have a right to such amenities as quality housing, education, jobs, transportation and safety to lead decent and productive lives, the Center strives to empower community residents and stakeholders and provides them with tools to pursue equitable futures. While rooted in Chicago, the center's community-driven and interdisciplinary approach has connected it with communities across the region, nation, and abroad. The Voorhees Center is a unit of the College of Urban Planning and Public Affairs at the University of Illinois at Chicago.

Introduction

When the Obama Presidential Center (OPC) site selection was announced, a group of concerned residents and organizations came together to discuss their hopes and fears of what such a significant development might bring to the surrounding community. A coalition was formed to discuss a Community Benefits Agreement (CBA).

This report was produced by the Nathalie P. Voorhees Center for Neighborhood and Community Improvement (Voorhees Center) at University of Illinois at Chicago (UIC), which has worked with several of the Obama CBA Coalition members on other research projects over the years. The Voorhees Center was asked to help the coalition in thinking through OPC housing related issues. This included facilitating discussion at a town hall meeting on housing strategies to prevent displacement and offset negative effects of investment coming quickly into an area that for decades had experienced disinvestment and uneven development. The Voorhees Center also participated in meetings of the CBA housing committee as it drafted its initial ordinance in 2018. Finally, the center assisted the committee with data to examine need in relation to different strategies as it moved forward its ordinance, which was introduced in City Council on July 24, 2019.

The data presented in this report aims to help better understand the housing landscape in a two-mile area surrounding the proposed site for the OPC.¹ We focused on documenting the current housing situation to consider strategies to promote development without displacement. The data are organized by three types of action – protect, preserve, produce – that can potentially assure lower-income households can afford to live in the area.

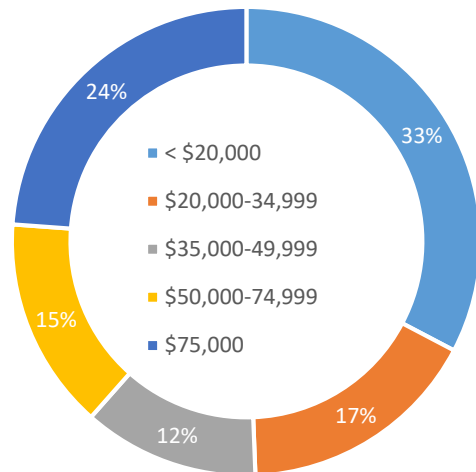
¹ Market studies typically use a 1-3 mile radius.



Key Findings

The area within a two-mile radius of the Obama Center site is economically mixed, though predominantly low-income.

Income Distribution 2013-2017



The area is predominantly renters (69%).

The largest portion of renters (42%) have incomes below \$20,000; 91% cannot afford their monthly rent (i.e., they pay more than 30% of income for rent).

In contrast, the largest portion of owners (49%) have incomes above \$75,000; 90% can afford their monthly housing cost (i.e., they pay no more than 30% of income for mortgage + taxes).

While rents vary, there is clear evidence of rising rents in newly renovated and new construction units, which the majority of current renters cannot afford.

Prices of for-sale housing are also rising, and at a faster rate than the city since 2016.

Eviction rates are some of the highest in the city with South Shore being the highest, averaging 1,800 a year, which is about 9% of renters.

Voucher holders have been able to live in the area because they have a rental subsidy, though this may become more difficult if rents rise above the Fair Market Rent set by HUD. This may be the case now given how many renters with income below \$20,000, who are likely to have vouchers, are paying more than 30% for rent.

There is an estimated 214 acres of vacant parcels that are zoned for residential development, with most zoned for either low-density single family and 2 flats or high density multifamily buildings.

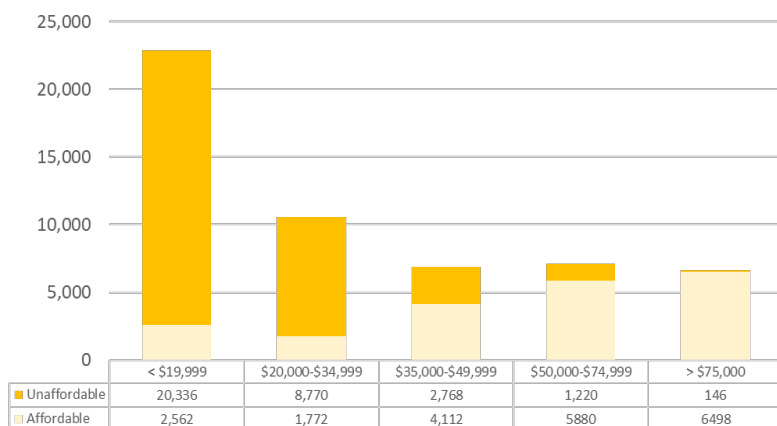
The amount of publicly owned vacant property presents opportunities for new mixed-income and affordable housing, both rental and for-sale.

Current Residents

RENTERS (54,100 households)

- The largest portion of renters have an annual income of less than \$20,000 (42%).
- Using HUD classifications, about 70% of renters are very low-income (earning less than \$45,000/year for a family of 4 in 2017).
- Regardless of income, 6 out of 10 renter households cannot afford their monthly rent.

Renters Able to Afford Current Housing by Income

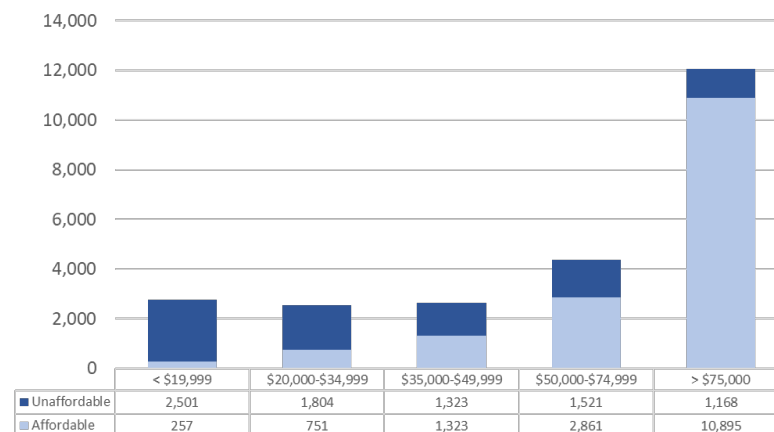


Source: US Census American Community Survey, 2013-2017

OWNERS (24,400 households)

- The largest portion of owners have an annual income of more than \$75,000 (49%).
- Using HUD classifications, about 50% of owners are low-income (earning less than \$71,000/year for a family of 4 in 2017).
- Regardless of income, 3 out of 10 owner households cannot afford their monthly housing payments (mortgage+taxes).

Owners Able to Afford Current Housing by Income



Source: US Census American Community Survey, 2013-2017

PROTECT vulnerable renters and owners



Most renters and many owners are low-income, and many are paying more than they can afford for their monthly housing costs (more than 30% of income). (Table 1)



Investment in rental property over the past few years has resulted in higher rents that are not affordable to current tenants. (Table 2)



Eviction rates overall are higher than the city average. (Table 3)



Rising home values may affect current owners ability to pay taxes. (Table 4)

Table 1. Housing Cost Burdened Households by income level and tenure *

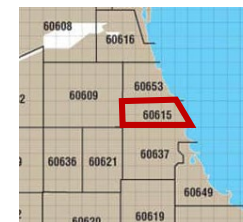
Income Levels	< \$19,999	\$20,000- \$34,999	\$35,000- \$49,999	\$50,000- \$74,999	> \$75,000	All Income Levels
Owner-occupied units	2,758	2,555	2,646	4,382	12,063	24,404
Renter-occupied units	22,898	10,542	6,880	7,100	6,644	54,064
Affordable housing cost per month	No more than \$500	Between \$501 and \$875	Between \$876 and \$1,250	Between \$1,251 and \$1,875	More than \$1,876	78,468
Owners that are housing cost burdened (%)	91%	71%	50%	35%	10%	34%
Number	2,501	1,804	1,323	1,521	1,168	8,317
Renters that are housing cost burdened (%)	89%	83%	40%	17%	2%	61%
Number	20,336	8,770	2,768	1220	146	33,240
Total Number Households that are housing cost burdened	22,837	10,574	4,091	2,741	1,314	41,557

Source: US Census American Community Survey, 2013-2017

* Note that the table above does not include 598 owner-households and 3,942 renter- households that have zero or negative income, and 1,394 renters that have no cash rent. With these households, there are 59,400 renter households and 25,002 owner households.

Based on current housing costs, most renters earning less than \$35,000 and most owners earning less than \$50,000 are housing cost burdened (i.e. paying more than 30% of income for rent or their mortgage+taxes), and may not be able to afford additional increases to their housing costs.

Table 2a. Representative Sample of Advertised Rents 60615



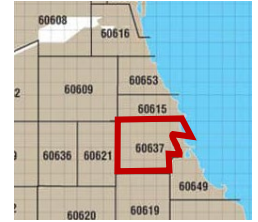
Address	Market Condition	Monthly Rent	# of Bedroom	# of Bathroom	Square Footage	Housing Type	Location Description
1350 E 53 rd St	Renov	\$1,550	2	1		Multi(25units)	Hyde Park
5051 S Forrestville Ave	Old Stock	\$1,015	2	1	880	Multifamily (4story)	North Washington Park
5006 S Champlain Ave	Old Stock	\$1,175	2	1	775	4 story	North Washington Park
5225 S Calumet Ave	Old Stock	\$1,000	2	1	950	4 story	East Washington Park
5252 S Cornell Ave	Ground Up	\$2,895-3,625	2	2	1061-1142	246 units	East Hyde Park
1515 E. 54 th Street	Renov	\$1,695	3	1	992	4story	Hyde Park
4858 S Indiana Avenue	Renov	\$1,395	3	2	1106	3 Story	Grand Boulevard
5326 S Prairie Ave	Renov	\$1,325	3	2	1500	3 story	West Washington Park
5424 S View Park	Renov	\$2,500	3	2	1772	3 Story	North Jackson Park
702 E 50 th Place	Renov	\$1,500	4	1	1500	3 Story	North Washington Park
5210 S Indiana Ave	Old Stock	\$1,250	4	1	1174	Multifamily	West Washington Park
1409 E 49 th St	Renov	\$2,500	4	2		Multifamily (townhomes)	Kenwood
5468-70 S. Hyde Park Blvd	Renov	\$2,845	4	2	1700	Multifamily	North Jackson Park
S Indiana Avenue	Renov	\$1,499	4	1.5	1500	4 story	Grand Boulevard
4715 S Michigan Ave	Renov	\$2,495	4	3	2200	3 Story	Grand Boulevard
1515 E. 54 th Street	Renov	\$2,250	4	2	1100	4 story	Hyde Park

Source: Zillow (retrieved postings 8-4/5-19)

Total Listings in 60615
 4+ Bedroom = 47 Listings
 3 Bedroom = 85 Listings
 2 Bedroom = 48 Listings

The rents listed in this zip code are generally higher than the other two zip codes (see Tables 2b-c), are higher for renovated units than older stock (not recently renovated) and higher than what most current renters in the area can afford.

Table 2b. Representative Sample of Advertised Rents 60637



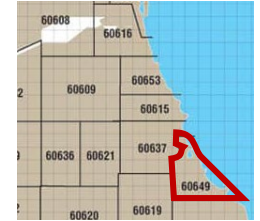
Address	Market Condition	Monthly Rent	# of Bedroom	# of Bathroom	Square Footage	Housing Type	Location Description
362 E 59th	Old Stock	\$1,000	2	1	750	3 Story	West Washington Park
6632 S Vernon Ave	Old Stock	\$900	2	1	900	4 Story	West Woodlawn
6236 S Saint Lawrence Ave	Renov	\$1,075	2	1	1374	4 story	South Washington Park
E 56 th Street	New Construction	\$3,375	2	2	1303	High-rise	Hyde Park
6611 S Kenwood Ave	Old Stock	\$1,700-1,775	2	2	1303	4 Story	Woodlawn
6210 S Evans Avenue	Renov	\$1,575	2	1.5	1200	4 story	South Washington Park
1154-45 E. 56 th Street	Renov	\$2350+	2	2	842	4 story	Hyde Park
5610 S Indiana Avenue	Old Stock	\$1,100	3	1	1400	4 story	West Washington Park
5738 S Calumet Avenue	Old Stock	\$1,150	3	2	1000	4 story	West Washington Park
5525 S Blackstone Ave	Renov	\$2,250	3	2	1100	4 story	Hyde Park
6417 S Maryland Ave	Renov	\$1,800	3	2	1500	3 story	Woodlawn
6220 S Kenwood Ave	Renov	\$1,485	3	2	1200	4 Story	Woodlawn
749 E 65 th Street	Renov	\$1,150	3	1		4 Story	Woodlawn
6121 S Greenwood Ave	Old Stock	\$2,150	4	2	1650	4 Story	Woodlawn
5815 S Michigan Ave	Renov	\$1,400	4	1	1200	2 Story	West Washington Park
5824 S Wabash Ave	Renov	\$1,200	4	1	1100	3 Story	West Washington Park
6224 S Martin Luther King Jr Dr	Old Stock	\$1,135	4	2	1181	3 Story	South Washington Park
1361 E Marquette Rd	New (2016)	\$3,400	4	3.5	2700	Single Family	Woodlawn

Source: Zillow (retrieved postings 8-4/5-19)

Total Listings in 60637
 4+ Bedroom = 41 Listings
 3 Bedroom = 136 Listings
 2 Bedroom = 66 Listings

The rents listed in this zip code are a mix of high (new construction) and low (old, unrenovated stock) compared to the other two zip codes (see Tables 2a&2c) and higher than what most current renters in the area can afford.

Table 2c. Representative Sample of Advertised Rents 60649



Address	Market Condition	Monthly Rent	# of Bedroom	# of Bathroom	Square Footage	Housing Type	Location Description
7201 S Cornell Ave	Renov	\$900	2	1		3 story	Jackson Park Highland
7800-10 S Kingston	Renov	\$780	2	1	800	27 unit	South Shore
2423 E 73 rd St	Renov	\$1,095	2	1		850 2 Story (2unit)	South Shore
6924 S Cregier Ave	Renov	\$1,400	2	2	1200	3 Story	Jackson Park Highland
2049 E 67 th Street	Renov	\$1,285	2	2	1200	4 Story	Jackson Park Highland
7011 S East End Ave	Old Stock	\$875	2	2	955	2 story	South of Jackson Park
6748 S Ridgeland Ave	Old Stock	\$1,395	3	1.5	1725	4 Story	South of Jackson Park
6700 S Clyde Ave	Old Stock	\$1,350	3	2	1200	4 story	South of Jackson Park
6954 S Clyde Ave	Renov	\$1,515	3	1		4 Story	South of Jackson Park
2315 E 70th Place	Old Stock	\$1,495	3	2.5	2340	4 Story	Jackson Park Highland
7011 S Clyde Ave	Old Stock	\$1,150	3	2	1400	3 Story	South of Jackson Park
6754 S Cornell Ave	Old Stock	\$1,500	3	2	2400	3 Story	South of Jackson Park
7316 S Jeffery Blvd	Old Stock	\$1,165	4	1.5		34-unit (4story)	South Shore
7316 S Jeffery Blvd	Old Stock	\$1,365	4	2	1300	34-unit (4story)	South Shore
7734 S Kingston Ave	Old Stock	\$1,425	4	2	1600	3 Story	South Shore
6858 S South Shore Dr	Renov	\$1,200	4	3	2200	4 story	South of Jackson Park
2470 E 74 th Pl	Old Stock	\$1,600	5	2	2500	Single Family	South Shore

Source: Zillow (retrieved postings 8-4/5-19)

Total Listings in 60649
 4+ Bedroom = 19 Listings
 3 Bedroom = 133 Listings
 2 Bedroom = 125 Listings

This zip code has more older stock (not recently renovated) and rents that are generally lower compared to the other two zip codes (see Tables 2a-b) and relatively more affordable to most current renters in the area.

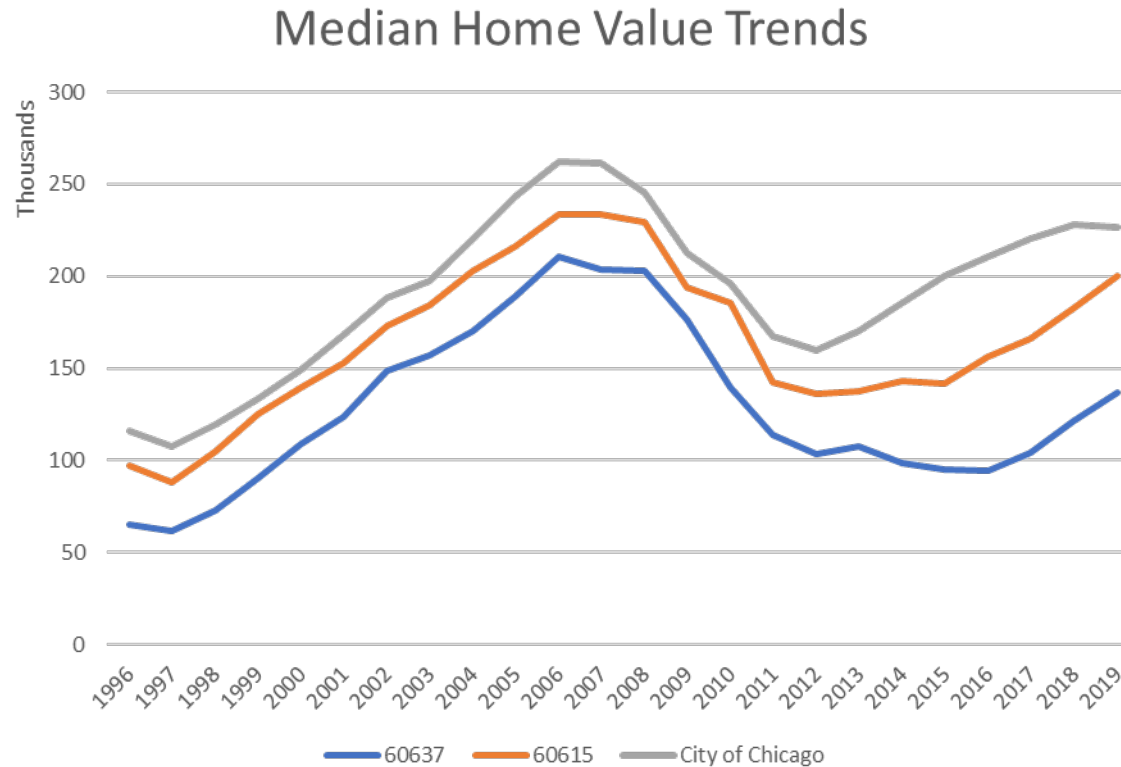
Table 3. Evictions from 2010-17

	Hyde Park	Greater Grand Crossing	South Shore	Washington Park	Woodlawn
Annual average	331	689	1,833	351	480
Percent of total renters	4%	8%	9%	9%	6%
Change 2010-2017	↓ 23%	↑ 2%	↓ 0.1%	↓ 3%	↑ 7%
Rank (1=highest)	31	4	1	23	12
Percentage higher than city	- 6%	+ 92%	+ 125%	+ 127%	+54%

Source: Lawyers Committee for Better Housing <https://eviction.lcbh.org/>

The number and rate of evictions vary in the area, with the highest in South Shore and lowest in Hyde Park in terms of average per year and proportion of the renters. With the exception of Hyde Park, the eviction rates in the other community areas are well above the city.

Table 4. Home Values



The data suggests that the home values in the area around the Obama Center:

- 1) are lower than the city median,
- 2) generally have followed the City rate of change prior to and immediately following the recession, and
- 3) are increasing at a faster rate than the city median since 2016.

Based on these data, even though the Obama Center construction has not started, real estate interest and investment has already begun to take the area into new direction.

Geography	2012 Price	2019 Price	2012 - 2019	Notes
60637	\$ 103,700	\$ 137,100	24.4%	Lowest Price Point Year was 2016. The median home value has shown 30.9% increase since 2016
60615	\$ 136,100	\$ 200,100	32.0%	<i>Zillow did not have information for 60649 area.</i>
City of Chicago	\$ 159,600	\$ 226,400	29.5%	

Source: Zillow.com accessed August 4/5, 2019. June values for each year were used to control for seasonality effects.

PRESERVE

existing
affordable
housing



Based on expiring federal subsidy contracts, there is potential to lose nearly 500 subsidized units by 2023 and 2,000 more by 2040. (Table 5)



3,100 extremely low-income households rely on Housing Choice Vouchers to live in the community; this includes seniors, single-parent families and people with disabilities. (Table 6)



Evidence suggests that landlords are charging higher rents to new tenants compared to longer term tenants; while this might improve housing quality, it may also push lower income tenants out. (Table 7)

Table 5. Subsidized Housing in Woodlawn

Income Restriction Expiry	2018-2023	2024-2030	2030-2040
Senior & Disbaled Units	431	133	308
Percent	49%	15%	35%
Other Restricted Units	545	1012	926
Percent	22%	41%	37%
Total Restricted Units	976	1145	1234
Percent	28%	33%	36%

Source: *Getting Ahead of Gentrification*, 2018

As noted in the report *Getting Ahead of Gentrification* (2018), while there are many subsidized units in the area (and most in Woodlawn), many have the potential to be “lost” if their rental assistance contract is not renewed. This is generally more of a concern in family and mixed developments since there are certain protections for developments for seniors and people with disabilities. While the risk increases over time, there is potential in the next five years to lose several hundred units if owners choose to “opt-out” of their contracts.

WOODLAWN ASSISTED HOUSING INVENTORY (PROJECT BASED)

	Property Name	RISK LEVEL	Property Address	Senior & Disabled	Other	ELI Households	Target Tenant Type	Earliest End Date
1	6126 S WOODLAWN AVE	High	6126 S Woodlawn Ave		0	0	Mixed	01/01/2019
2	6217-27 S DORCHESTER APARTMENTS (Faith Apts)	Low	6217 S Dorchester Ave		24	24	Mixed	01/01/2023
3	6224 - 26 SOUTH KIMBARK (FKA Gwoodlawn Cohousing)	Low	6224 S Kimbark Ave		10	10	Mixed	02/19/2014
4	6250 S HARPER/PARKSHORE EAST ELDERLY	High	6250 S Park Shore East Ct	204	0	204	Elderly	02/28/2021
5	62ND ST DEVELOPMENT	TBD	6153 S Eberhart Ave		162	162	Mixed	01/01/2023
6	65TH ST APARTMENTS	High	1526 E 65th Pl/6400 S. Maryland		63	63	Mixed	06/01/1999
7	CENTRAL WOODLAWN PARTNER	Low	6156 S University Ave		0	0	Mixed	01/01/2027
8	DORCHESTER APARTMENTS	Low	1410 E 62nd St	81	0	81	Disabled	09/01/2030
9	CHAMPLAIN APARTMENTS	High	6641 S Champlain Ave		0			08/01/2009
10	6446 S KENWOOD	High	6446 S Kenwood Ave		0			04/19/2020
11	WECAN ;6146 S KENWOOD	Low	6146 S Kenwood Ave		0			03/24/2019
12	6201 S. GREENWOOD	High	6201 S. Greenwood		6		Mixed	12/06/2018
13	6226-28 GREENWOOD	High	6226-28 Greenwood		6		Mixed	12/06/2018
14	957 E. 62nd Street	High	957 E. 62nd Street		6		Mixed	12/06/2018
15	6353 S INGLESIDE	Low	6356 S Ingleside Ave		0			02/12/2006
16	1312 E 62ND STREET	Low	1312 E 62nd St		0			02/07/2012
18	6230 S DORCHESTER	Low	6230 S Dorchester Ave		0			03/28/2006
20	DREXEL TERRACE APARTMENTS Woodlawn Manor)	High	6140 S Drexel Ave		86	86	Mixed	01/01/2026
21	EDWIN BERRY MANOR	High	737 E. 69th Street		56	56	Mixed	TBD
22	FATHER MARTIN FARRELL HOUSE	High	1415 E 65th St	59	0	59	Elderly	12/31/2017
23	GREENWOOD SENIOR LIVING	Low	801-808 E 61st St	218	0	218	Eld/Disb	01/01/2036
24	GREENWOOD/MARQUETTE APARTMENTS	SOLD	1439 E 66th Pl		0	0	SOLD	06/01/2021
25	ISLAND TERRACE APARTMENTS	Low	6430 S Stony Island Ave		240	240	Family	11/22/2035
26	JACKSON PARK TERRACE (WCDC 1 & 2)	Low	6040 S. Harper		312	312	Mixed	01/01/2029
27	KENNETH CAMPBELL APARTMENTS	Low	6360 S Minerva Ave		165	165	Mixed	01/01/2030
28	KEYSTONE PLACE	Low	6531 S Minerva Ave		71	71	Family	01/01/2037
29	KIMBARK RESIDENTIAL	High	6141 S University Ave	76	0	76	Disabled	10/31/2017
30	MIDWAY PLAISANCE SENIOR	Low		52	0	52	Elderly	01/01/2030
31	PARK SHORE EAST COOPERATIVE	Low	6200 S Park Shore East Ct		148	148	Family	08/04/2017
32	PARKSHORE EAST ELDERLY	Low	6250 S. Harper	204		204	Elderly	TBD
33	POAH: 6201-07 S INGLESIDE	Low	6201-07 S Ingleside		0			10/15/2012
34	POAH: GROVE PARC APARTMENTS	Low	6101 S Evans Ave		228	228	Family	03/14/2031
35	POAH: RENAISSANCE APARTMENTS	Low	6105 S. Ellis		117	117	Mixed	01/01/2042
36	POAH: STATION LOFTS	Low	63rd & Cottage		35	35	Mixed	01/01/2035
37	POAH: THE BURNHAM OF WOODLAWN PARK	Low	6134 S Cottage Grove Ave	90	0	90	Elderly	03/14/2033
38	POAH: TRIANON	Low	6100 S. Cottage		24	24	Mixed	01/01/2035
39	POAH: WASHINGTON AT WOODLAWN PARK	Low	6154 S. Rhodes etal 16 bldgs		196	196	Family	03/14/2040
40	POAH: WOODLAWN CENTER NORTH (PRESERVATION)	Low	6129 S Cottage Grove Ave		81	81	Mixed	03/14/2030
41	POAH: WOODLAWN CENTER SOUTH	Low	6227 S Cottage Grove Ave		82	82	Mixed	03/14/2035
42	POAH: WOODLAWN MIDWAY	Low	740 E 61ST ST		85	85	Mixed	03/14/2031
43	THE PARKWAY GARDENS	Low	6711 S Ridgeland Ave		82	82	Family	04/30/2021
44	THI-7	Low	1541 E MARQUETTE RD	8	0	8	Disabled	11/22/2017
45	TRINITY OAKS	Low	6225 S Drexel Ave	84	0	84	Elderly	05/24/2017
46	Wasington Scene Apartments	Low	6001 S. Vernon			92	Mixed	TBD
47	WECAN HR-77	Low	6450 S Stony Island Ave		23	23	Mixed	04/08/2017
48	WEST 66TH STREET APARTMENTS	TBD	418 E 66th St		0	0	Mixed	06/01/1999
49	WESTWOOD PHASE II	Low	6201 S Rhodes Ave		42	42	Mixed	01/01/2027
50	WOODLAWN SIX APARTMENTS	Low	6139 S Kimbark Ave		100	100	Mixed	01/01/2043
51	WOODLAWN/Kimbark-APTS	Low	6201-7 S Kimbark Ave		33	33	Mixed	02/15/2013
			Total Affordable Units	1076	2483	3633		
			Percentage of Renters	14.3%	32.9%	48.1%		
			Percentage of Households	11.4%	26.4%	38.7%		

Table 6. Voucher Holder Households

Income Level

Census Tracts in 2-miles-Buffer	\$1 - \$4,999	\$5,000 - \$9,999	\$10,000 - \$14,999	\$15,000 - \$19,999	\$20,000 or more	very low income	extremely low income	Total
Total Households	762	1314	667	458	695	3727	3144	3883
Percentage	19.6%	33.8%	17.2%	11.8%	17.9%	96.0%	81.0%	100.0%

Source: US Department of Housing and Urban Development, 2017 Picture of Subsidized Households

Household Characteristics

Census Tracts in 2-miles-Buffer	2+ adults with children	1 adult with children	Female head	Female head with children	With disability, among Head, Spouse, Co-head, aged 61 years or less	With disability, among Head, Spouse, Co-head, aged 62 years or older	With disability, among all persons in households	Total
Total Households	39	1651	3068	1597	817	1868	625	3883
Percentage	1.0%	42.5%	79.0%	41.1%	21.0%	48.1%	16.1%	100.0%

Source: US Department of Housing and Urban Development, 2017 Picture of Subsidized Households

Nearly all voucher holders in the area (97%) are African American and most are extremely low income (81% with income below \$20,000) and with a female head of household. Nearly half are seniors with a disability. The average time in their current unit is 111 months (9.25 years).

The Fair Market Rent (FMR) set by HUD in 2017 was \$1,232 for a two-bedroom unit. It was \$1,004 in 2008, when many of these households moved into their unit. At \$20,000 a year income, an affordable rent would be \$500 a month. Clearly, having a voucher has allowed many renters to stay in the area as rents rise. However, if rents go above the FMR, while tenants can remain in the unit, they will have to make up the difference.

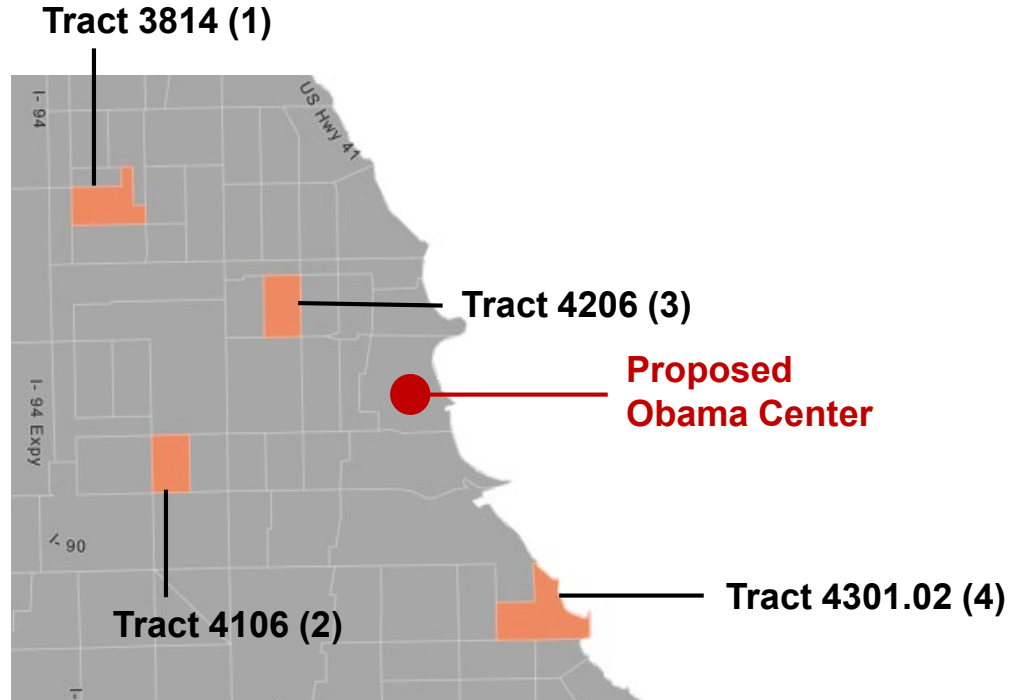
Table 7. Current rent charged by year moved into unit, 2017

Median Gross Rent (\$)		Moved in 2015	Moved in 2000	For All Renters
		or Later	to 2009	
Census Tract 3814	(1)	\$ 1,333	\$ 861	\$ 925
Census Tract 4106	(2)	\$ 1,304	\$ 1,084	\$ 1,045
Census Tract 4206	(3)	\$ 918	\$ 887	\$ 790
Census Tract 4301.02	(4)	\$ 1,065	\$ 708	\$ 719

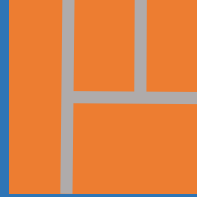
Source: US Census American Community Survey, 2013-2017

The data in the table shows median rents charged based on US Census data for a sample of different census tracts. If we just looked at the median rent for all renters (right column), we would not know that rents vary depending on when a tenant moved in and are higher for newer tenants.

What each example shows is that higher rents are being charged to new people moving in 2015 or later, while rents are lower for people who moved in between 2000 and 2009.



PRODUCE new affordable housing options



62% of vacant land in the area is zoned residential (single family and multifamily), presenting approximately 214 acres of land in the 2 mile radius. (Figure1)

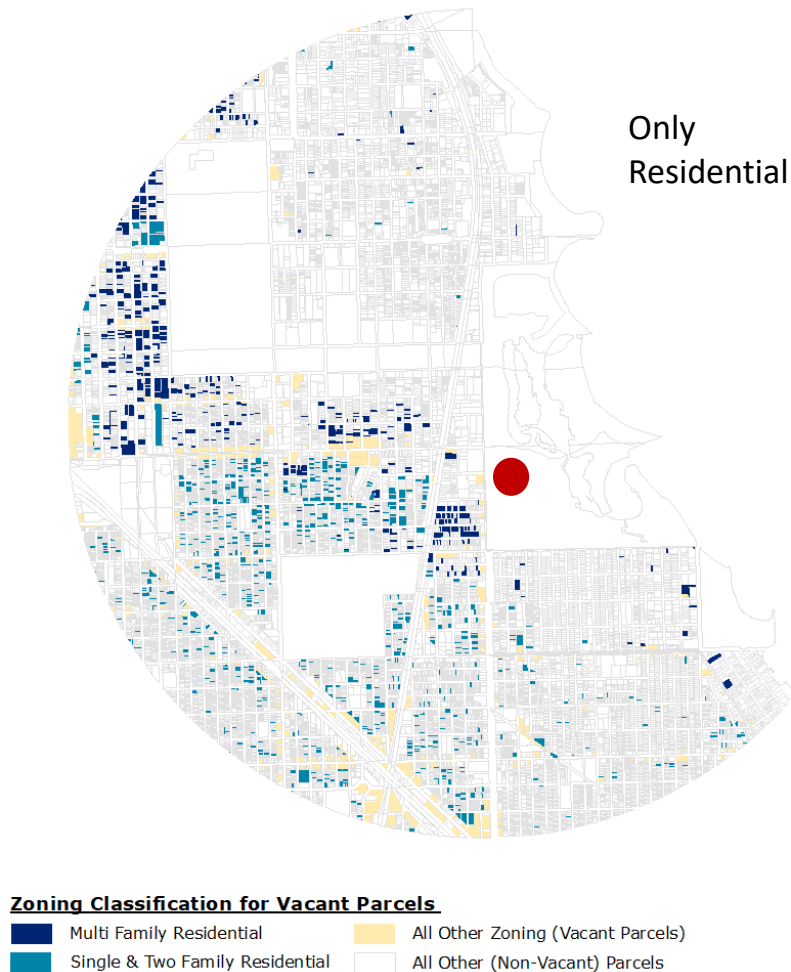


The City of Chicago owns/controls several hundred parcels in the Woodlawn area, including lots zoned for single family and multifamily housing. (Figure 2)



The Cook County Land Bank owns several hundred vacant properties in the area that can be used to develop new mixed income and permanent affordable rental and for-sale housing. (Figure 3)

Figure 1. Vacant Parcels by Zoning

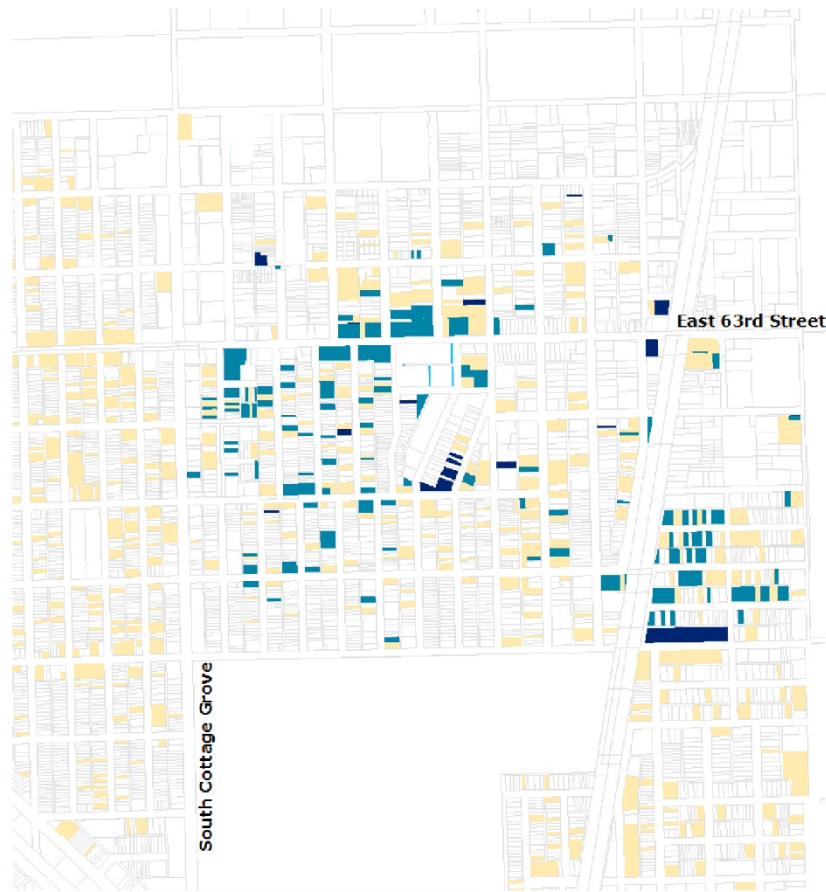


Category	Acres	Percentage
Total Radius Acres	345	100%
<u>Residential Zoning</u>	<u>214</u>	<u>62%</u>
Multi Unit (RM-5)	96	28%
Two Flat, Multi Unit, Townhouse (RT-4)	53	15%
Single Unit (RS-3)	50	14%
Single Unit (RS-2)	9	3%
Two Flat, Multi Unit, Townhouse (RT-3.5)	4	1%
Multi Unit (RM-6)	2	0%
Single Unit (RS-1)	1	0%
<u>All Other Zoning Districts</u>	<u>131</u>	<u>38%</u>
All Business Zoning	44	13%
All Manufacturing Zoning	35	10%
All Planned Developments	32	9%
All Commercial Zoning	20	6%
All Open Space	0	0%

The majority of vacant land is zoned residential presenting opportunity for new development of single-family homes (RS-3; 50 acres), two-flats and townhouses (RT-4; 53 acres) and higher density multifamily (RM-5; 96 acres). Given the amount of land zoned for high density development and current high rents charged in newly constructed apartment buildings in the area, there is good reason to believe that future development will continue this trend, especially on lots closest to the Obama Center.

Figure 2. Vacant Parcels by Ownership in Woodlawn

Vacant Parcels Surrounding East 63rd Street Corridor



Vacancy Classification by Parcel Ownership

■ Not Vacant, Publicly Owned Parcel ■ All Other Vacant Parcels □ All Other Parcels
■ Vacant, Publicly Owned Parcel

Source: WBEZ Public Radio

Vacant Parcels Surrounding East 63rd Street Corridor



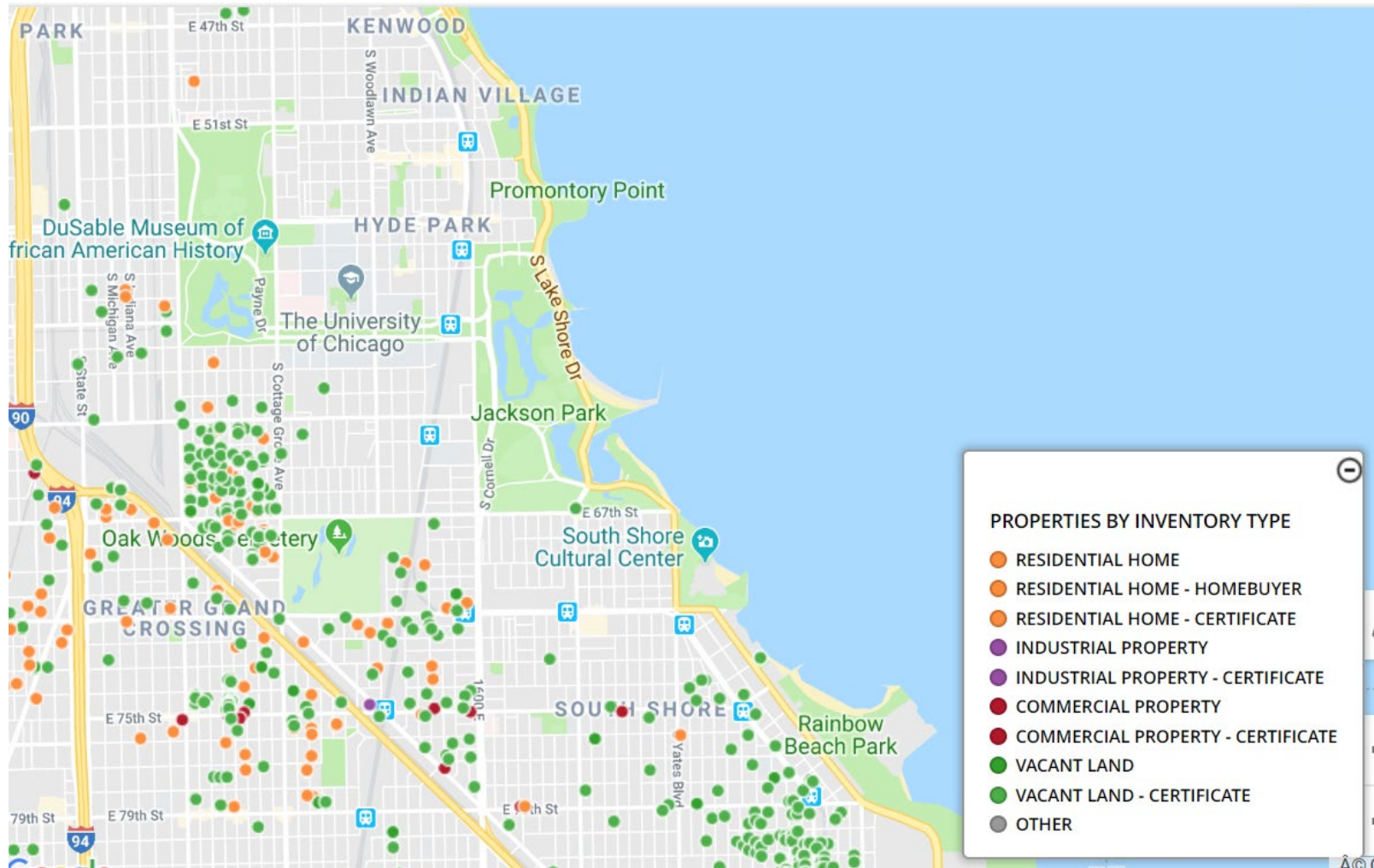
Zoning Classification for Vacant Parcels

■ Single or Townhome Residential ■ Business or Commercial
■ Multi-Unit Residential ■ Planned Development

Source: WBEZ
Public Radio

These maps show ownership of vacant parcels and zoning of publicly owned vacant parcels within a mile of the OPC site, which could be included in the proposed ARO pilot to assure affordable units are included in new development.

Figure 3. Cook County Landbank



Source: Cook County Land Bank <http://www.cookcountylandbank.org/> Accessed August 9, 2019

This map shows properties in the Cook County Land Bank that could be used to produce mixed-income and permanently affordable housing options in the area.

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**Nathalie P. Voorhees Center
for Neighborhood and
Community Improvement**

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