Elevated Chicago NNIP Webinar
November 2023
Elevated Chicago Steering Committee

Leslé Honoré
Elevated Chicago envisions vibrant neighborhoods, where the built environment and infrastructure drive racially equitable outcomes for:

- Public Health
- Climate Resilience
- Arts and Culture
What is ETOD?

- It's locally owned businesses that build wealth for Black, Brown, and Indigenous people.
- It's vibrant spaces where people create, perform, and work in ways that reflect the community.
- It's green, climate-friendly, and fully accessible infrastructure that offsets up to 30% of household greenhouse emissions.
- It's affordable housing located near public transit that reduces household expenses by up to 25%.
- It's streets, sidewalks, and paths that encourage exploration, promote health, and feel safe.
- It's climate-resilient development that combats air pollution, high temperatures, and flooding.
- It's urban planning done with, not by, community members.
- It's accessible opportunities for getting around, including public transit, bus and rail.
- It's healthy food and health resources.
- It's open, clean, and welcoming, so that everyone feels safe.
Where is TOD happening?

90% of new TOD projects took place in the North Side, Northwest Side, Downtown and around the West Loop. Little TOD activity occurred near station areas in the South and West Sides.

This map of TOD Project Activity illustrates the over 220 locations where projects which utilize the 2013 TOD Zoning Code benefits were approved between 01/01/2016 and 08/31/2020. The legend breaks out the means by which the project was required to seek City approval.
TOD and inequity

Red Line 95th St. Station, 2019. Renovated station that lacks amenities or equitable development within a 1/2-mile radius of the CTA station.

Milwaukee & California near the California Blue Line, 1993 (top) and 2020 (bottom). Rapid TOD that led to mass displacement of Black and Brown residents due to gentrification. Equity and community weren’t centered.
ETOD in action

Lucy Gonzalez Parson Apts: 100 affordable units in Logan Square.

Woodlawn Station: 70 mixed income units in Woodlawn.
Knowledge sharing  →  Narrative change
The two sides of displacement

Between 2000 and 2019, Logan Square saw a 25,338 people decrease (-47.1%) in its Latino population.

Between 2000 and 2019, the City of Chicago lost 280,700 Black residents (-26.8%).

U.S. Census Bureau and American Community Survey data.
The root cause

Our flawed zoning code

Base maps courtesy of Chicago Cityscape

BANNED NEAR TRANSIT

ALLOWED NEAR TRANSIT
Number of Chicagoans killed by cars within a 1/2 mile of a train station in 2021

84
I used to see a parking lot here, and now I see hope, I see future, I see opportunity.

— Isobel, Community resident (Logan Square) at a new housing ETOD
DATA SAYS

working families living in transit-oriented communities save up to

Chicagoans need a more affordable city

23% in housing + transportation costs
In 2022-2025

50+

ETOD sites across the Chicago will receive support thanks to Elevated Chicago's advocacy, a new ETOD ordinance, and investments focused on the South and West sides of the city.
Elevated Chicago asking "Can You Walk There?" in TikTok series on access to public transit

By Jamaica Ponder
February 16, 2023 / 9:40 AM CST / CBS Chicago
Applied research to support affordable rental housing preservation strategies

Presented by the Institute for Housing Studies
Geography plays a key role in affordable housing landscape

Percentage point change in the share of units that are affordable

SOURCE: US CENSUS BUREAU, PUBLIC USE MICRODATA SAMPLES (PUMS), 2012-14 TO 2019-2021
Affordability trends closely connected to market conditions

Chicago census tracts by neighborhood market value

SOURCE: IHS DATA CLEARINGHOUSE, 2021
Growth of rental units in larger buildings, declines smaller

Change in Rental Units by Building Size in City of Chicago, 2012 to 2021

-6.3%
-10.7%
10.4%
31.2%

SOURCE: US CENSUS BUREAU, 2021 PUBLIC USE MICRODATA SAMPLES (PUMS)
Small rentals critical to affordability, irreplaceable

• Predominant type of housing in many neighborhoods

• 2 to 4 unit properties are the “backbone” of lower-cost rental stock in most neighborhoods – more likely to
  • Offer lower rents and relative affordability
  • Provide family-sized units
  • Serve lower-income households
  • Serve neighborhoods and households of color
  • Be owned by small-scale, long-term owner

• Provide affordable pathways to homeownership

• Once lost, units are difficult to replace, particularly as affordable and with family-sized housing
Lost 2 to 4’s are concentrated in high cost neighborhoods

Change in 2 to 4 Unit Parcels by Neighborhood Market Typology in City of Chicago, 2013 to 2019

SOURCE: IHS CALCULATIONS OF DATA FROM COOK COUNTY ASSESSOR
Loss of 2 to 4s greater near transit

Change in 2 to 4 Unit Parcels by Chicago Market Typology and Proximity to Transit, 2013 to 2019

SOURCE: IHS CALCULATIONS OF DATA FROM COOK COUNTY ASSESSOR
Loss of 2 to 4s greater near transit

Change in 2 to 4 Unit Parcels by Chicago Market Typology and Proximity to Transit, 2013 to 2019

Lower-Cost
-3.2% Not Near Transit Station
-3.8% Within 1/2 Mile of Transit Station

Moderate-Cost
-1.5%

High-Cost
-6.5%
-7.5%

Chicago Total
-3.4%
-5.0%

SOURCE: IHS CALCULATIONS OF DATA FROM COOK COUNTY ASSESSOR
Loss of 2 to 4s greater near transit

Change in 2 to 4 Unit Parcels by Chicago Market Typology and Proximity to Transit, 2013 to 2019

- Lower-Cost: -3.2% (Not Near Transit Station), -3.8% (Within 1/2 Mile of Transit Station)
- Moderate-Cost: -1.5% (Not Near Transit Station), -2.2% (Within 1/2 Mile of Transit Station)
- High-Cost: -6.5% (Not Near Transit Station), -7.5% (Within 1/2 Mile of Transit Station)
- Chicago Total: -3.4% (Not Near Transit Station), -5.0% (Within 1/2 Mile of Transit Station)

SOURCE: IHS CALCULATIONS OF DATA FROM COOK COUNTY ASSESSOR
2 to 4’s are lost for different reasons

Minor Class Changes for 2 to 4 Unit Properties in the City of Chicago, 2013 to 2019

- 47.5% Share Replaced by Single Family Homes
- 29.6% Share Replaced by Non-Residential Land Use
- 13.4% Share Disappeared
- 9.5% Share Replaced with Other Residential Property

SOURCE: IHS CALCULATIONS OF DATA FROM COOK COUNTY ASSESSOR
Market context is important to understanding lost 2-flats

Distribution of 2 to 4 Unit Parcels (2019) that Changed Minor Class by Neighborhood Market Typology, 2013 to 2019

SOURCE: IHS CALCULATIONS OF DATA FROM COOK COUNTY ASSESSOR
Market context is important to understanding lost 2-flats

Distribution of 2 to 4 Unit Parcels (2019) that Changed Minor Class by Neighborhood Market Typology, 2013 to 2019

SOURCE: IHS CALCULATIONS OF DATA FROM COOK COUNTY ASSESSOR
Implications of lost 2 to 4 stock near transit

• Indicator of general lost rental housing affordability and changing housing supply

• In higher-cost areas, shift to single family homes indicates:
  • Declining rental housing affordability
  • Increased exclusivity due to limited affordable options
  • Lower density
  • Potential challenges for transit access for lower-income households

• In lower cost areas, loss to vacant land indicates
  • Impact of long-term disinvestment
  • Impediment to reinvestment efforts
  • Reduced density
  • Limits walkability and transit access
Applied research to support affordable rental housing preservation strategies

Housingstudies.org   @housingstudies   Contact: gsmith@housingstudies.org

Presented by the Institute for Housing Studies