



ELEVATED
Chicago

EXIT



Elevated Chicago NNIP Webinar

November 2023

What work
organization
as part of
Table/Working

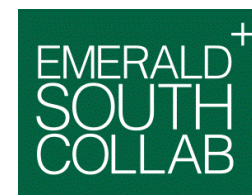
Nature's
Resilience
Festival

WALKable
improvement

POAH
Dev.



Elevated Chicago Steering Committee

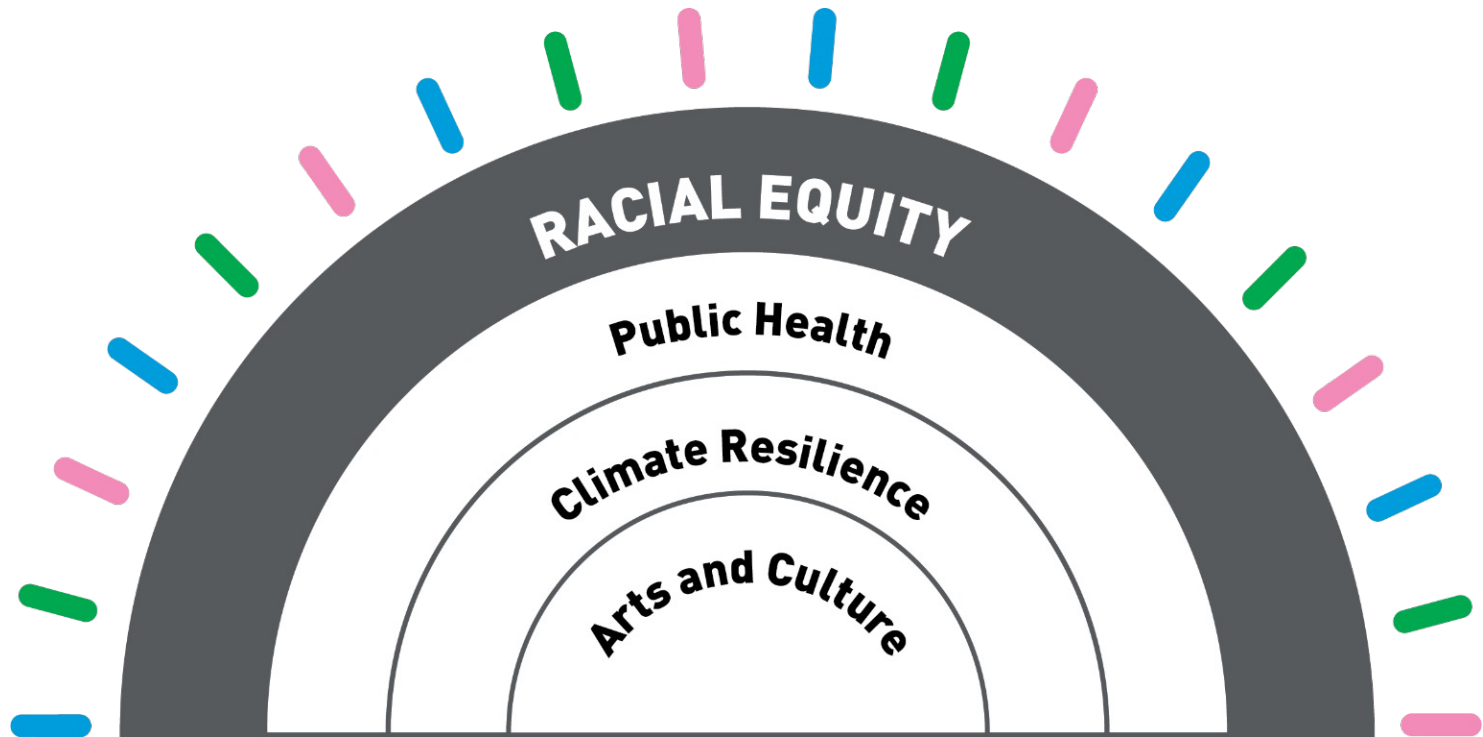


Leslé Honoré



Our vision and lenses

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





What is ETOD?



THE CITY OF CHICAGO AND EQUITABLE TRANSIT-ORIENTED DEVELOPMENT (ETOD)

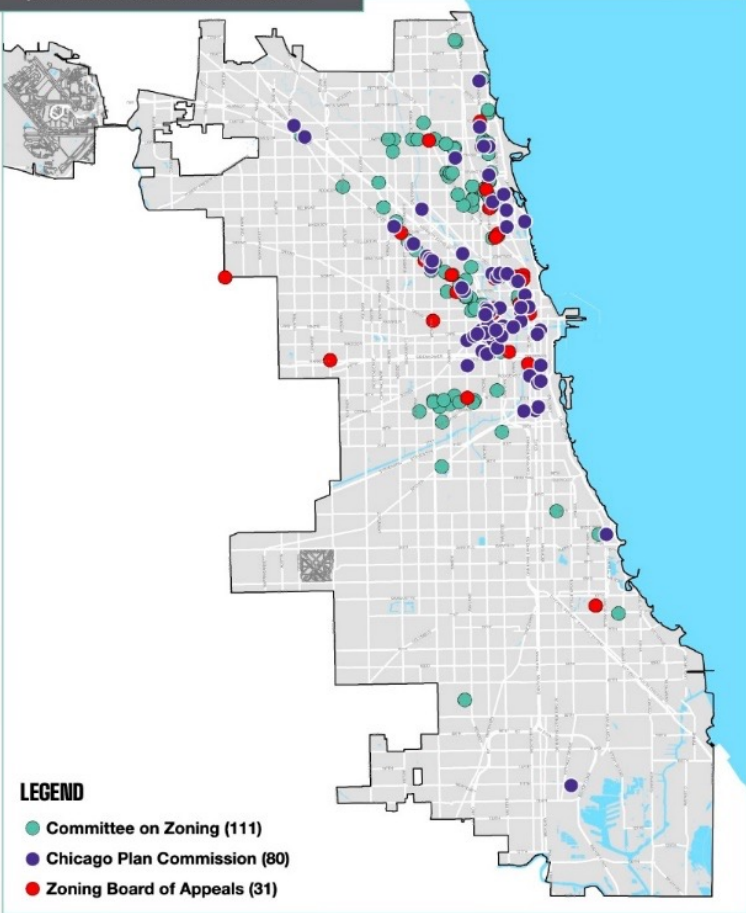
You love where you live when your neighborhood is designed to connect you to what you need. ETOD is about planning with communities so that people of all income levels experience the benefits of dense, mixed-use, pedestrian-friendly living near transit hubs. Imagine Chicago as a city that no longer concentrates poverty and racially segregates people; where social and economic opportunities share intersections; where racism no longer is systemic in city policies, programs or investments; and where a person's race or zip code no longer determines their health or their wealth.

HEALTH
IS TOP
PRIORITY
HERE AT
COMMUNITY
PULSE



Transit Served Location

Approved from January 1, 2016 to August 31, 2020
pursuant to 2015 Transit Served Location Ordinance

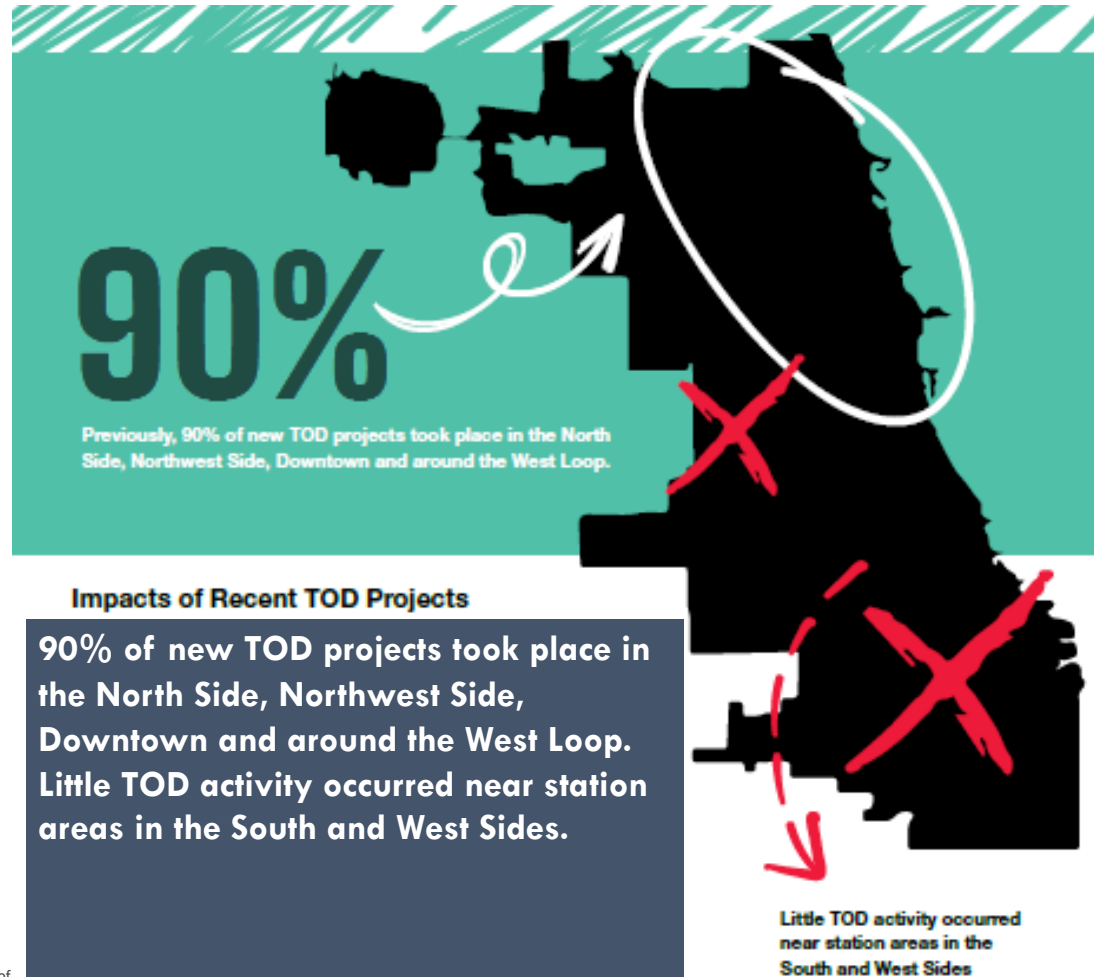


LEGEND

- Committee on Zoning (111)
- Chicago Plan Commission (80)
- Zoning Board of Appeals (31)

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.

Where is TOD happening?



Impacts of Recent TOD Projects

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.

of

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

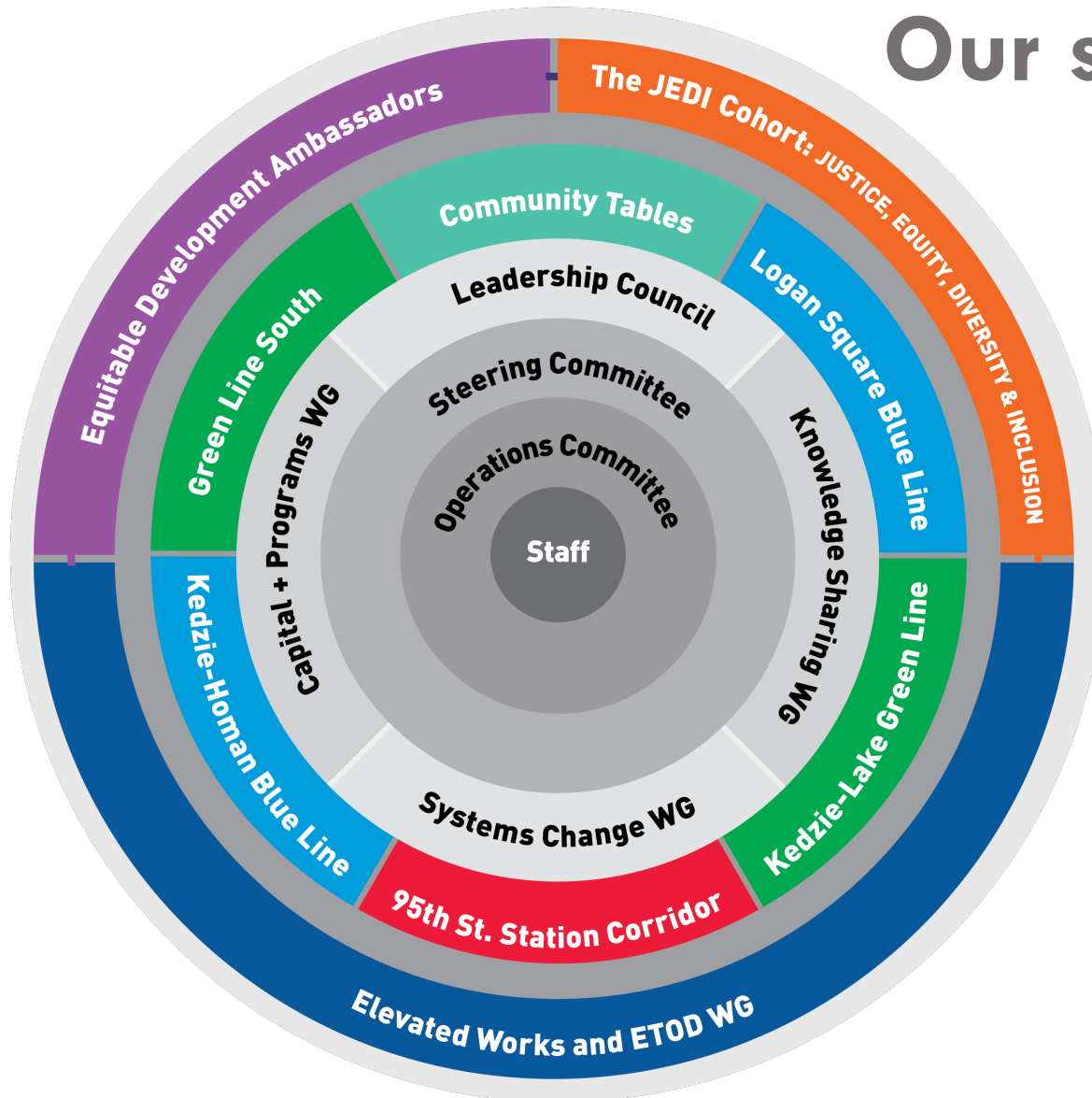
Lucy Gonzalez Parson Apts: 100 affordable units in Logan Square.



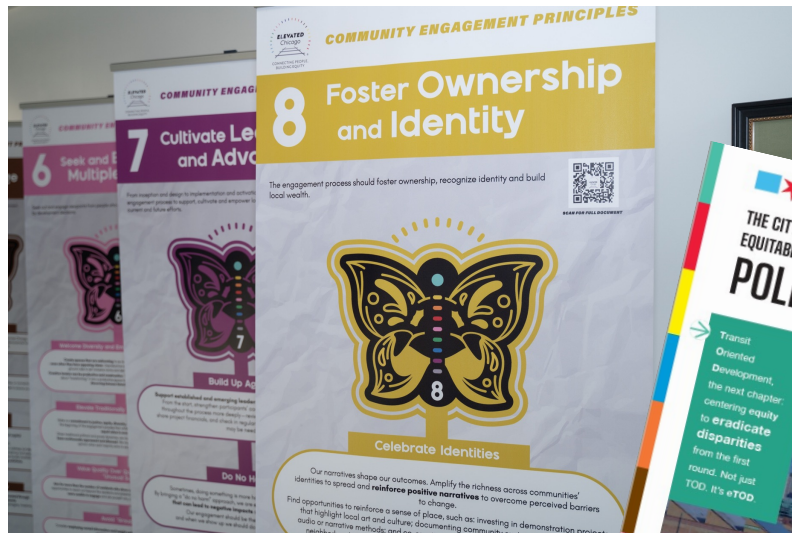
Woodlawn Station: 70 mixed income units in Woodlawn.



Our structure



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





Zoning for



ETOD

Equitable
Transit
Oriented
Development

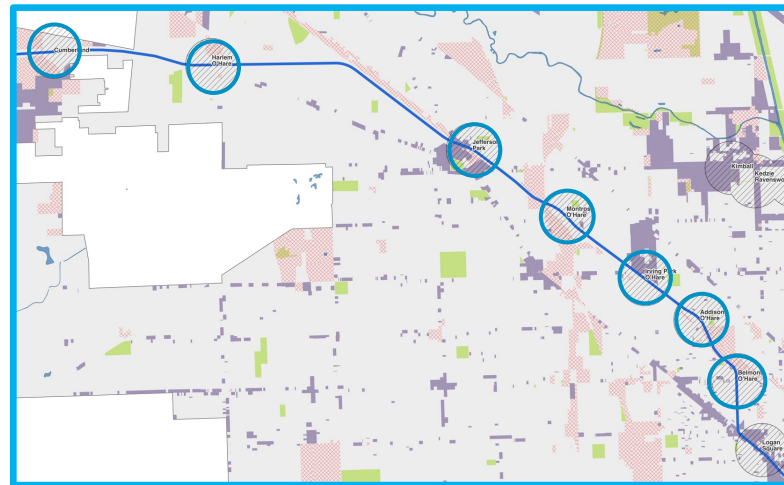


The root cause

Our flawed zoning code

Base maps courtesy of Chicago Cityscape

BANNED NEAR TRANSIT



ALLOWED NEAR TRANSIT



DATA SAYS

TOD

Equitable
Transit
Oriented
Development

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

84



WE HEARD YOU

“

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

TOD

Equitable
Transit
Oriented
Development

Chicagoans need a
more affordable city

working families living in transit-
oriented communities save up to

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



Social Media





CONNECTING PEOPLE,
BUILDING EQUITY

<https://www.elevatedchicago.org>



@elevated_chi





PRESENTATION

November 16, 2023

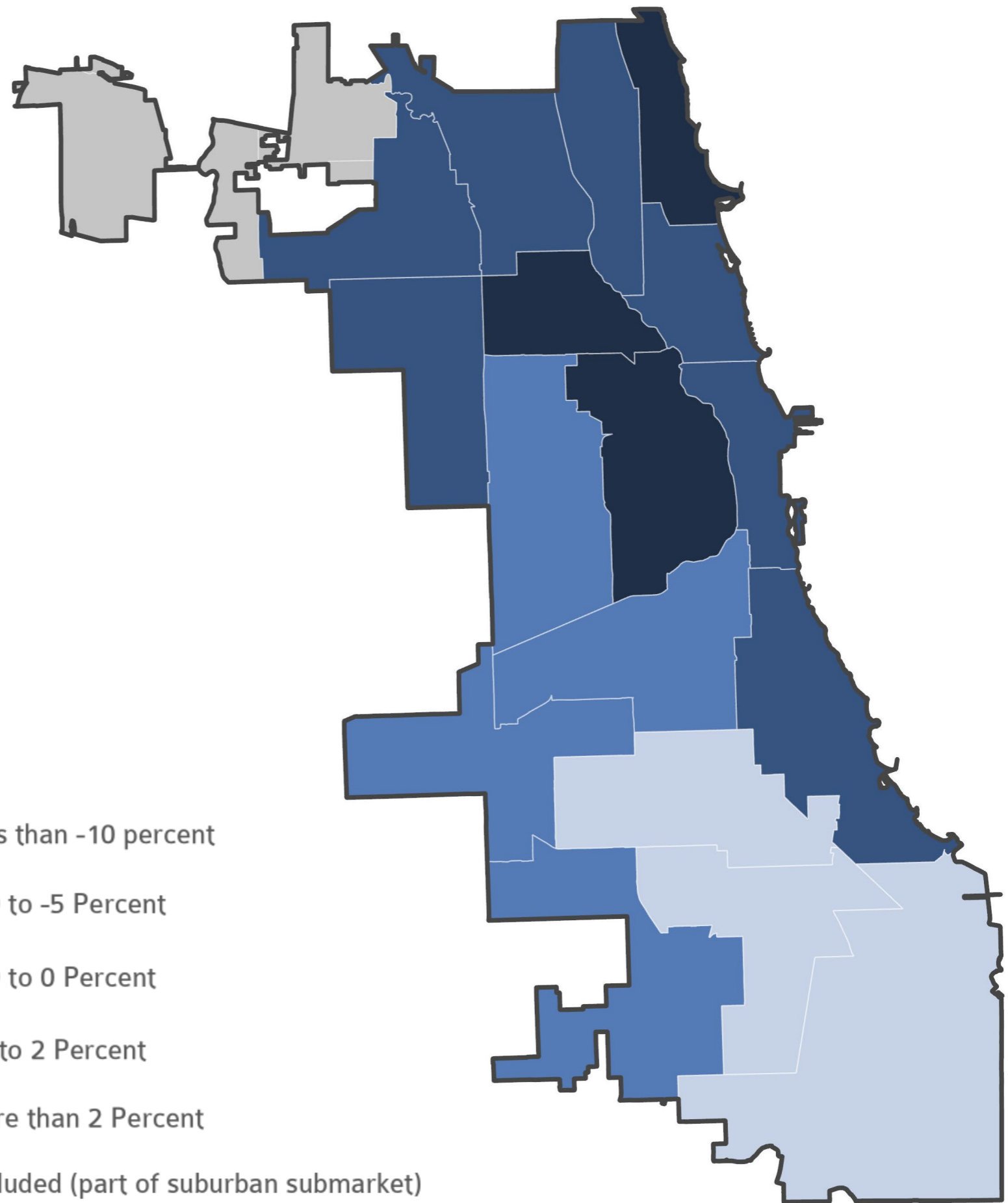
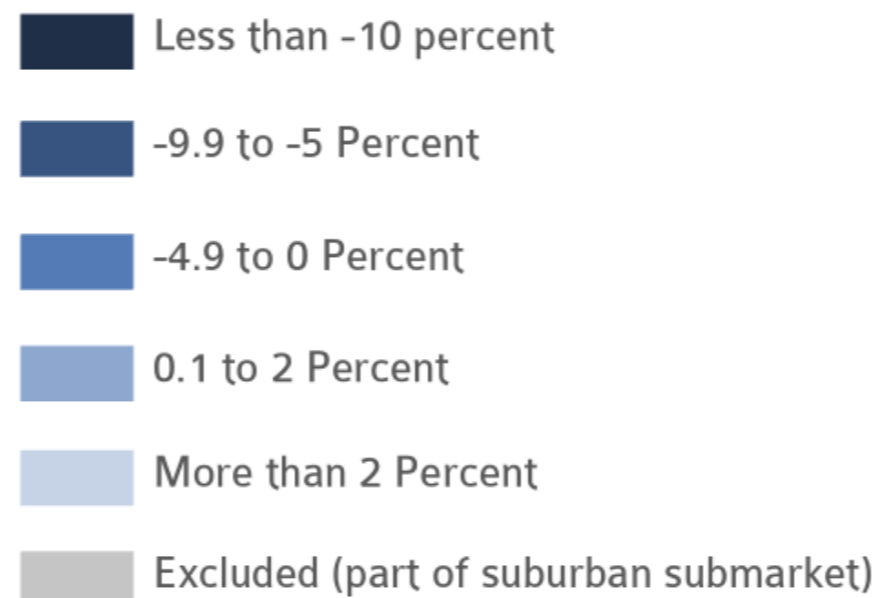
Applied research to support affordable rental housing preservation strategies

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

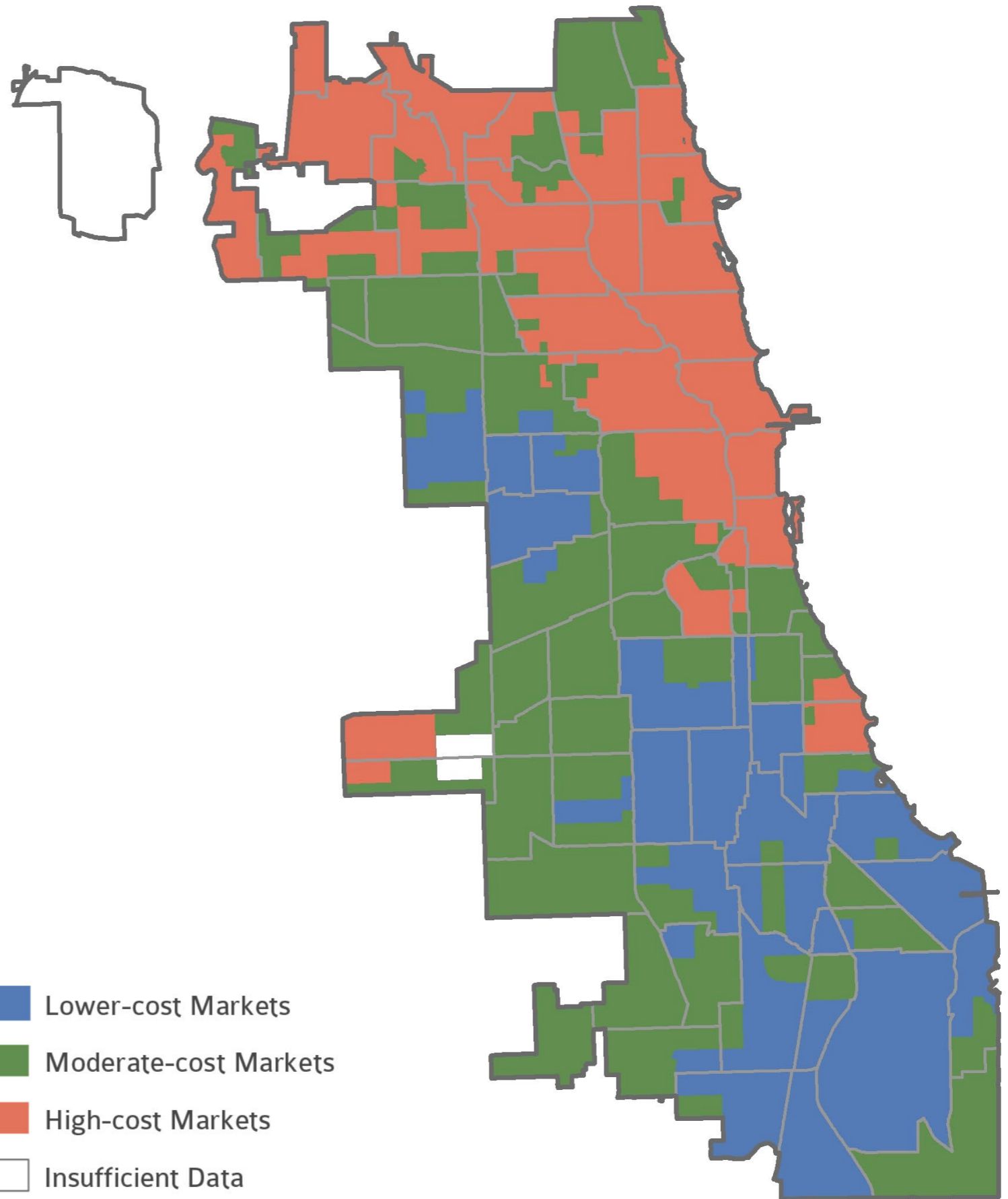
SOURCE: US CENSUS BUREAU, PUBLIC USE MICRODATA SAMPLES (PUMS), 2012-14 TO 2019-2021



Affordability trends closely connected to market conditions

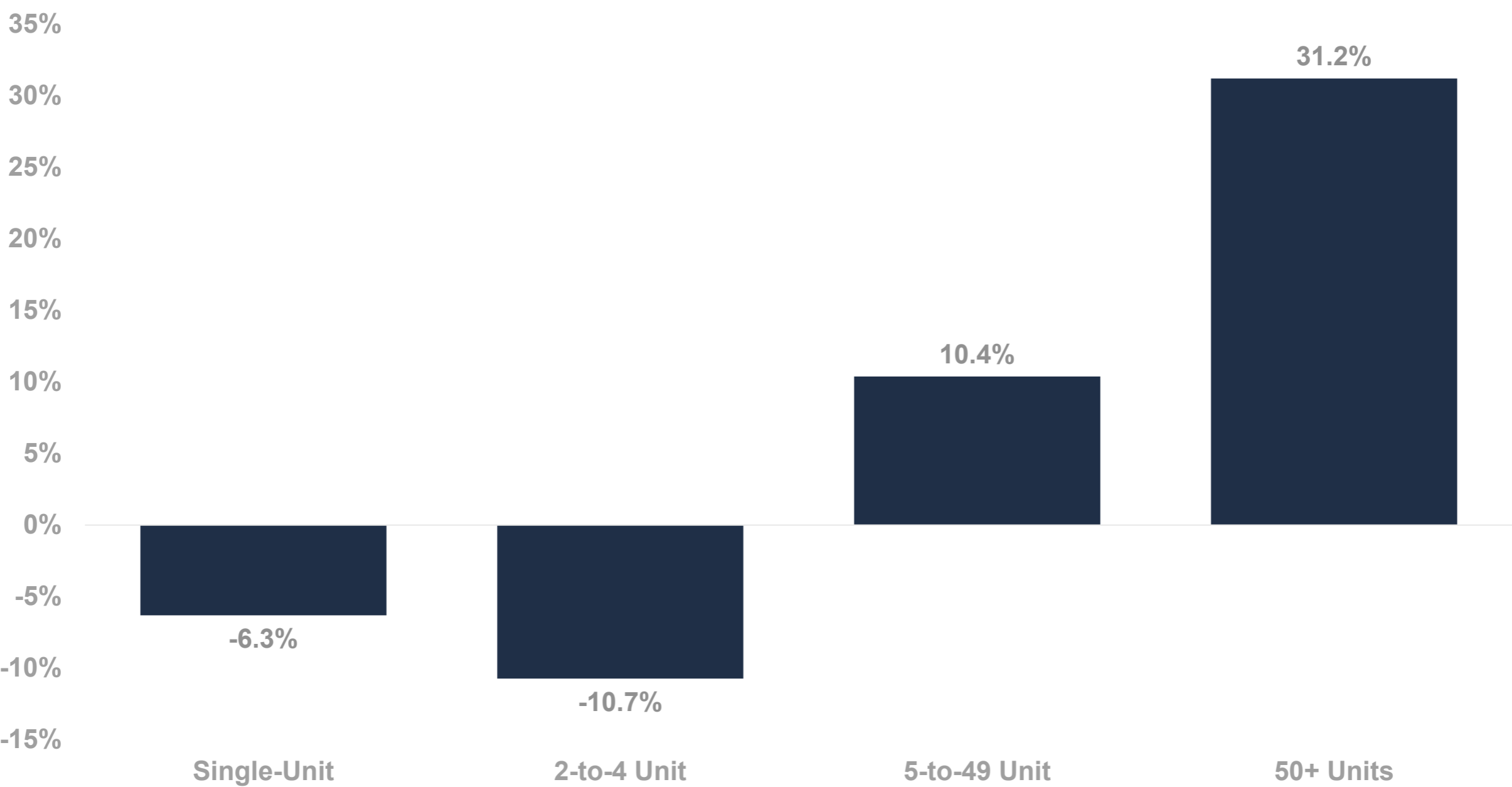
Chicago census tracts by neighborhood market value

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



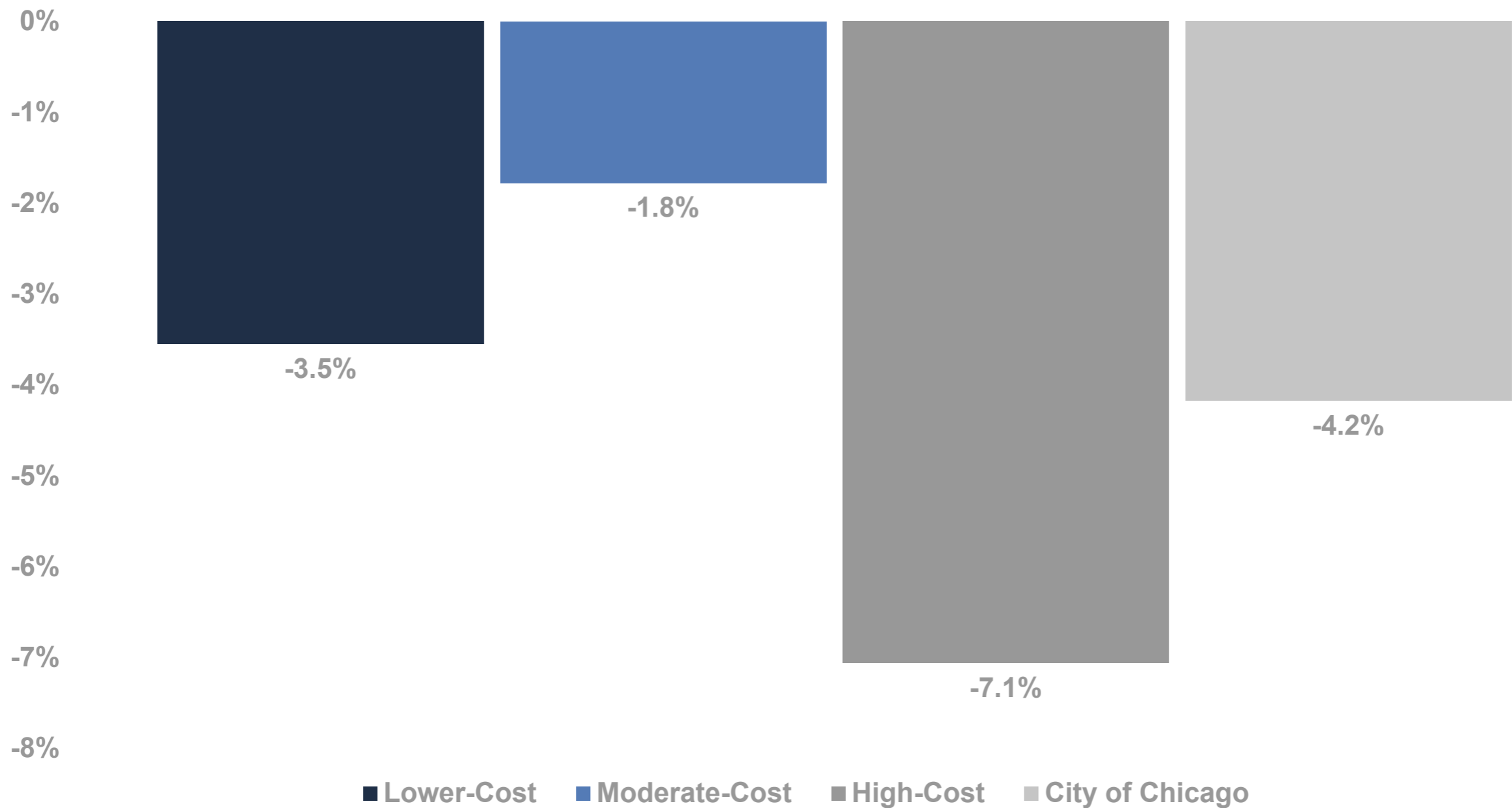
SOURCE: US CENSUS BUREAU, 2021 PUBLIC USE MICRODATA SAMPLES (PUMS)

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

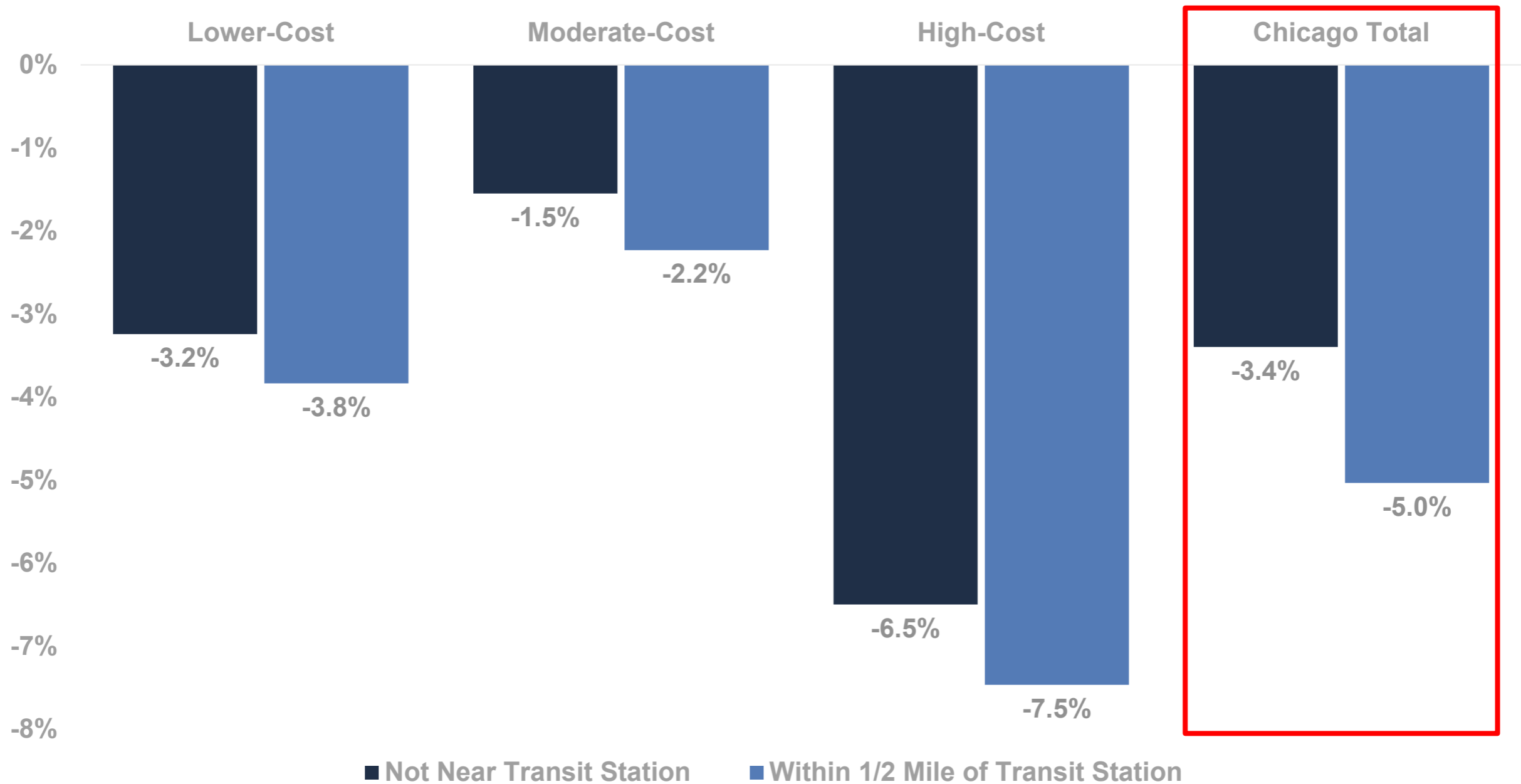
Change in 2 to 4 Unit Parcels by Neighborhood Market Typology in City of Chicago, 2013 to 2019



SOURCE: IHS CALCULATIONS OF DATA FROM COOK COUNTY ASSESSOR

Loss of 2 to 4s greater near transit

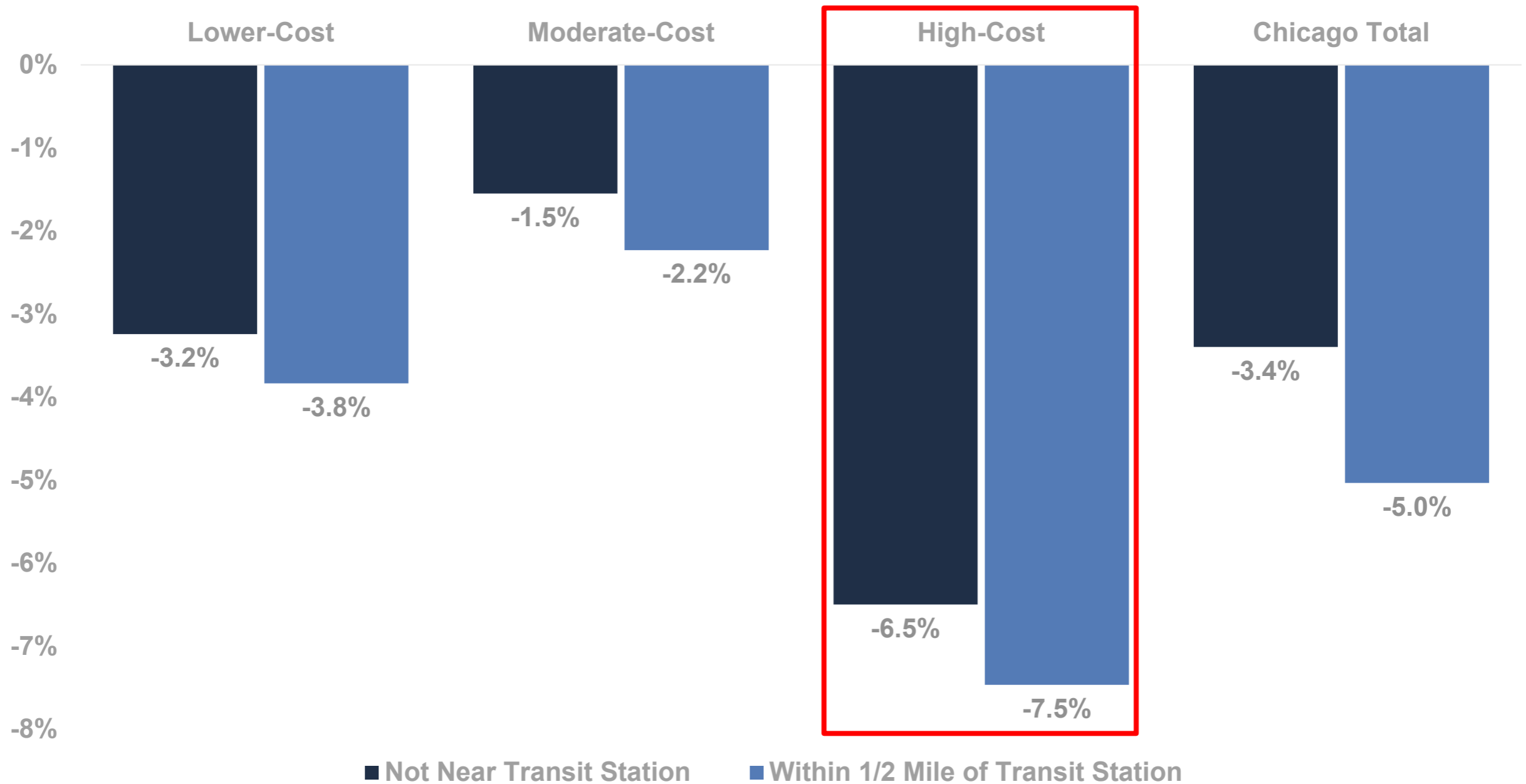
Change in 2 to 4 Unit Parcels by Chicago Market Typology and Proximity to Transit, 2013 to 2019



SOURCE: IHS CALCULATIONS OF DATA FROM COOK COUNTY ASSESSOR

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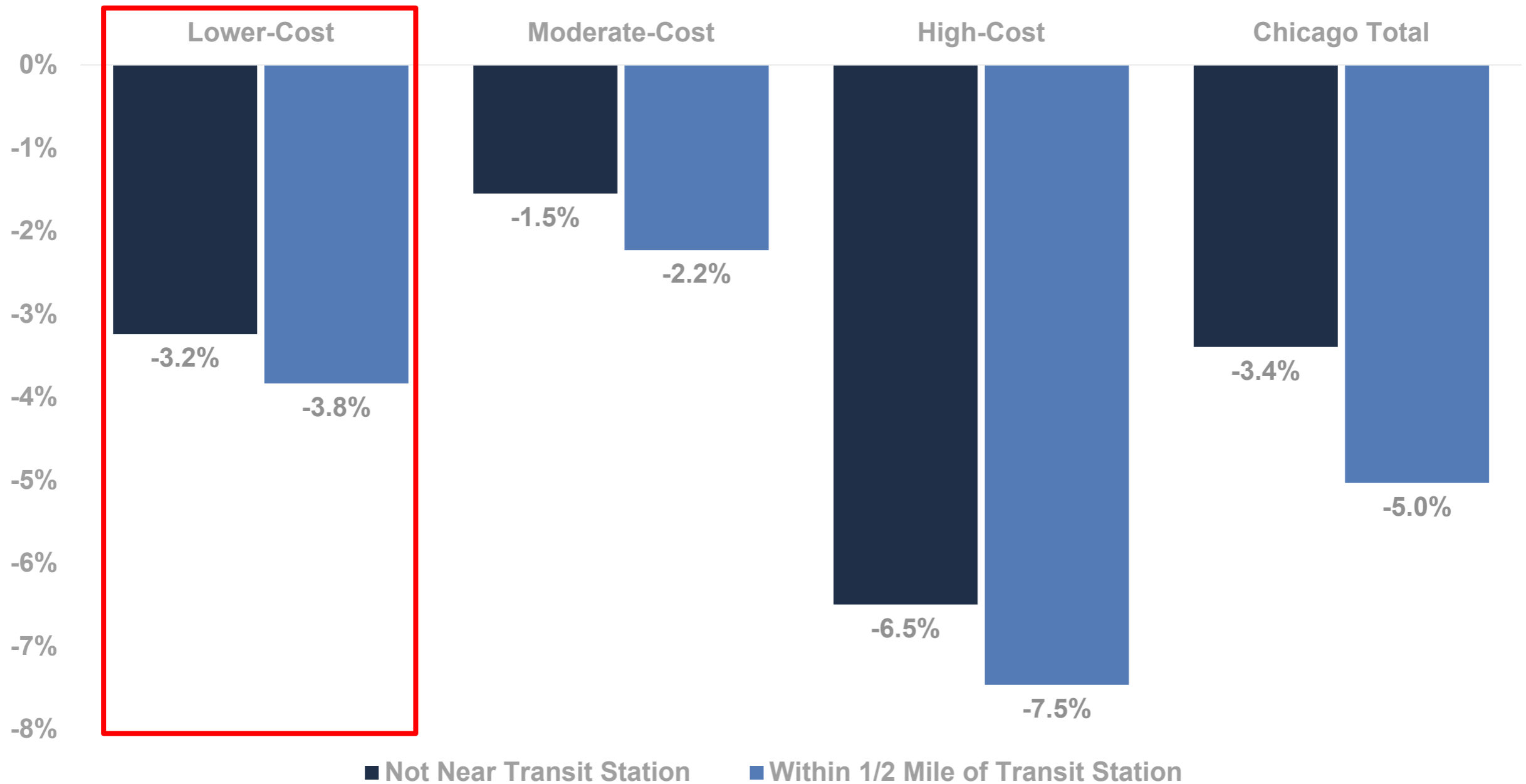
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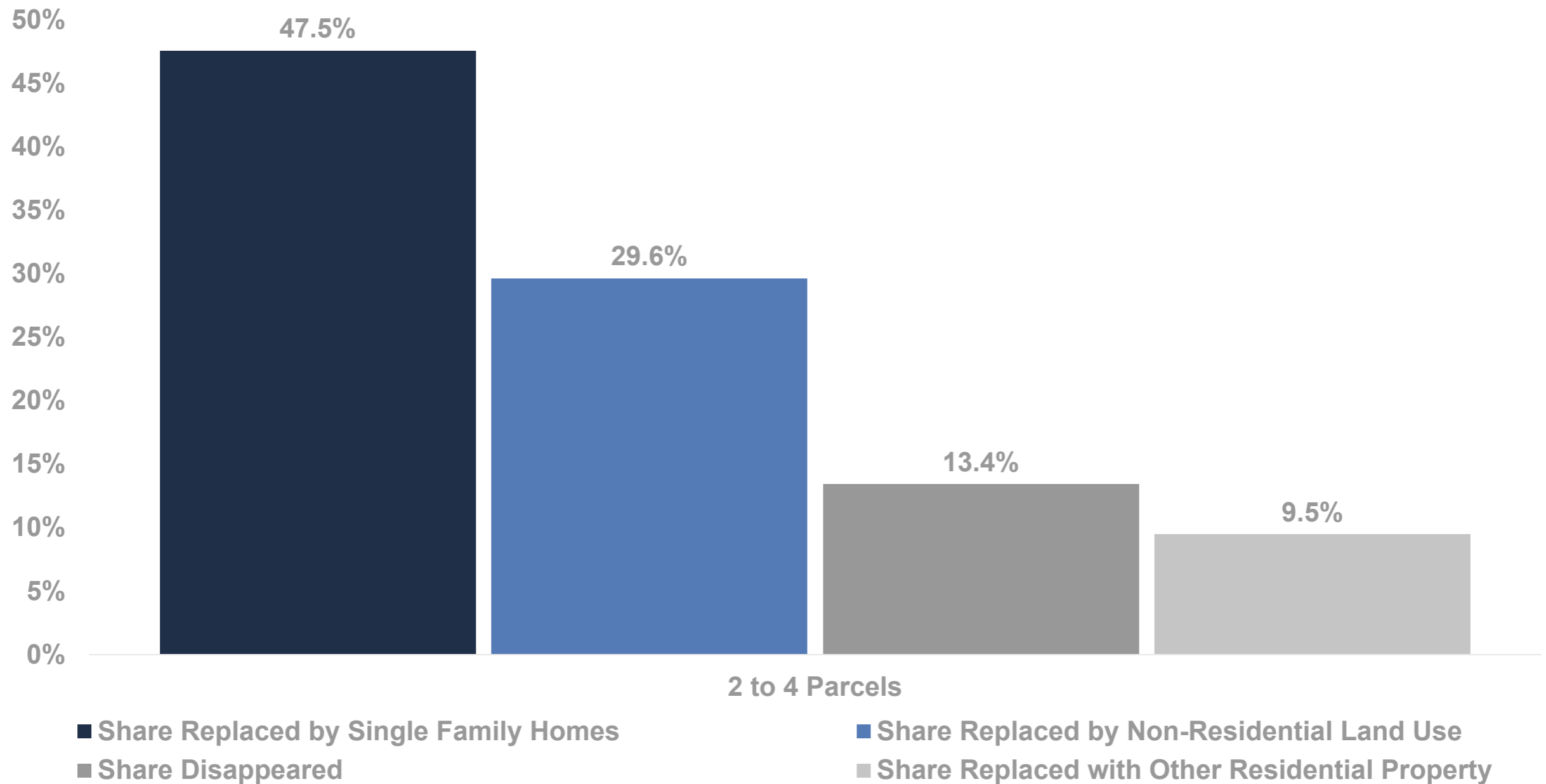
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SOURCE: IHS CALCULATIONS OF DATA FROM COOK COUNTY ASSESSOR

2 to 4's are lost for different reasons

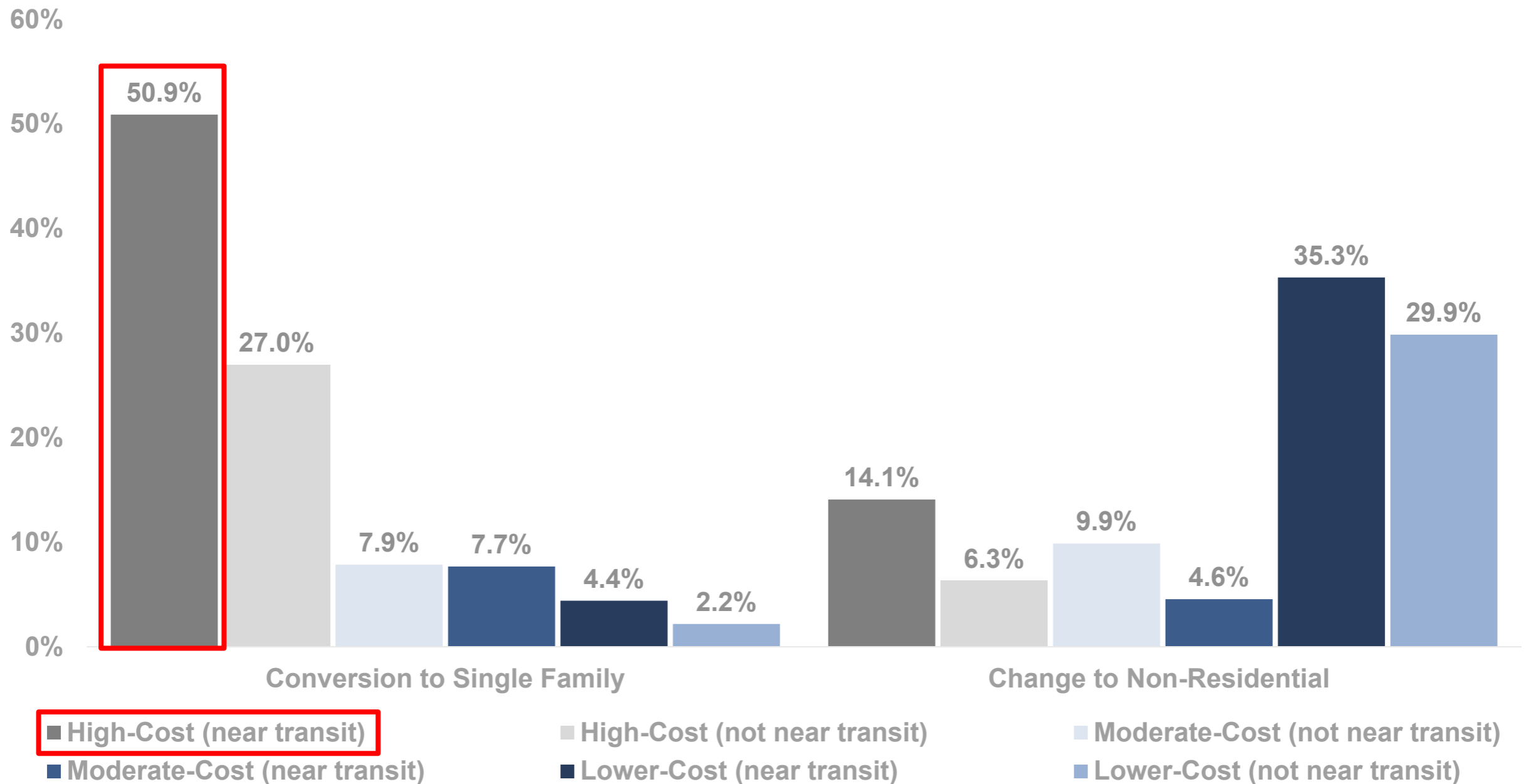
Minor Class Changes for 2 to 4 Unit Properties in the City of Chicago, 2013 to 2019



SOURCE: IHS CALCULATIONS OF DATA FROM COOK COUNTY ASSESSOR

Market context is important to understanding lost 2-flats

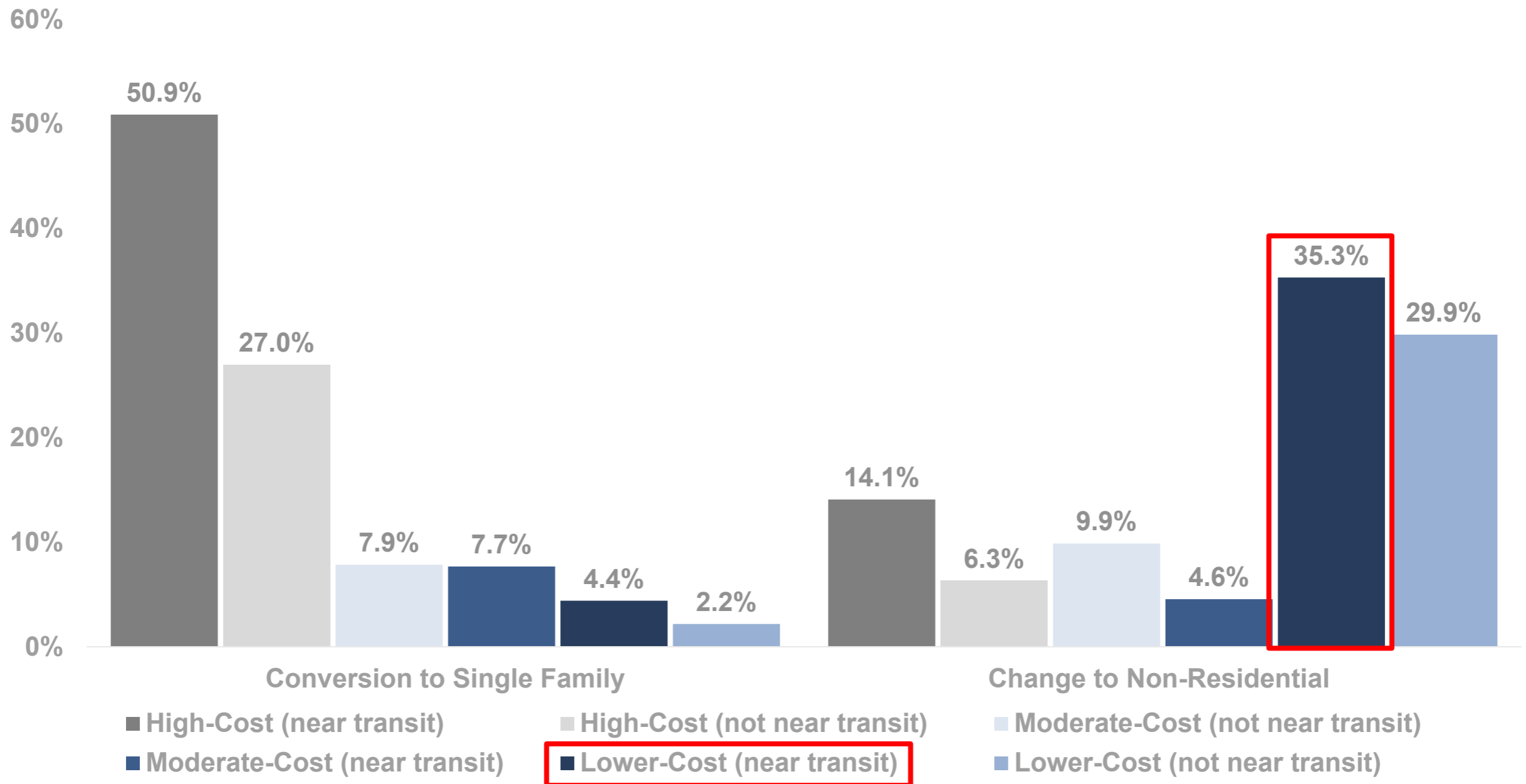
Distribution of 2 to 4 Unit Parcels (2019) that Changed Minor Class by Neighborhood Market Typology, 2013 to 2019



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



November 16, 2023

Applied research to support affordable rental housing preservation strategies

Housingstudies.org



@housingstudies

Contact: gsmith@housingstudies.org

Presented by the Institute for Housing Studies