

CBA Housing Ordinance to Stop Displacement

The Problem

Washington Park, Woodlawn, South Shore and surrounding neighborhood residents are at risk of being displaced by the impact of the Obama Center and University of Chicago hotel, dorm, and conference center.

3,750 - 4,500 renting households in Woodlawn are at high risk of displacement. Half of Woodlawn's current population. (1)

14,429 more units of affordable housing are needed to meet the need in the area surrounding the Obama Center. (2)

Large investments in amenities result in gentrification, ex: 606 trail. (3)

Most Obama Center Area Residents are Low Income:

- Median income of Washington Park = \$25,390, Woodlawn = \$23,986, South Shore = \$24,941. (4)
- Household income is less than \$50,000 for 70% of households in Washington Park, Woodlawn, and South Shore. (5)
- 55-64% of area residents are rent cost burdened (pay more than 30% of income in rent). (6)

Home Values and Rents are Rising:

- Home values increased 23% in Woodlawn in 2017. (7)
- There is no incentive to provide more section 8 voucher units: many landlords in the area already get more for Market Rate units than for Section 8 units.

The Solution

Pass the CBA Housing Ordinance to Stop Displacement

the ordinance will apply to the area 2 miles around the Obama Center, and requires:

30% Set aside of Affordable Housing

- no option to pay in-lieu of the requirements
- for new developments of 3 or more units*
- for substantial rehabs of 6 or more units
- requires 2 & 3 bedrooms in larger developments
- sets aside ALL city-owned vacant residential land for affordable housing and/or

LOCAL HOMEOWNERSHIP

Create Right of First Offer for Tenants

require buildings in the area be first offered for sale to the tenants.

City conduct quarterly study and report on displacement, with community engagement

Establish Community Trust Fund

That can be used for:

- HOME REPAIR AND PROPERTY TAX RELIEF FOR LONG TIME RESIDENTS
- COMMUNITY LAND TRUSTS, COOPS, and affordable housing developments
- Rental assistance for long time residents
- Job training and workforce development

*Trust fund will be funded in part by commercial linkage fee on large developments

Property Tax Freeze and Anti-Displacement Task Force

- Create community driven task force with County Assessor's office to provide property tax relief for long time residents.

[1] Network of Woodlawn "Getting Ahead of Gentrification" Smith, Lane, Butler. 2018.

[2] <https://www.housingstudies.org/research-publications/state-of-housing/2017-state-rental-housing-cook-county/>

[3] Institute for Housing Studies at Depaul University. Mapping Displacement Pressure in Chicago. Dec. 2017.

[4] MetroPulse Community Data Snapshot.

[5] Network of Woodlawn "Getting Ahead of Gentrification" Smith, Lane, Butler. 2018 citing IHS at Depaul 2018.

[6] Chicago Rehab Network Housing Fact Sheet.

[7] Cholke, Sam, "Woodlawn Home Values Soar" DNA Info, September 12, 2017.

*Does not apply to owner occupied buildings.