

# SCOPE OF WORK

## Strategies for Maintaining and Building Workforce Housing North River Neighborhoods, City of Chicago

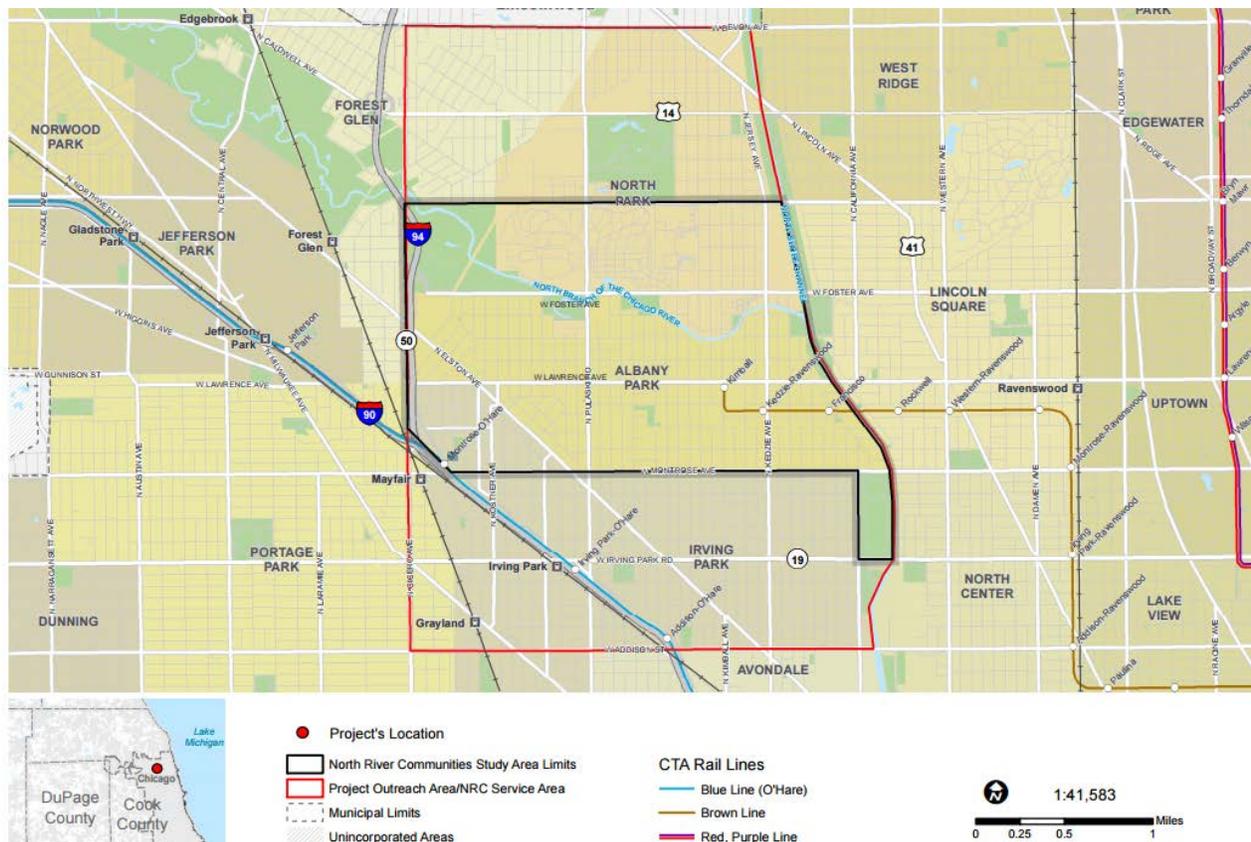
June 28-29, 2017

Johnson Center, North Park University

ULI Chicago, in partnership with the Chicago Metropolitan Agency for Planning (CMAP), will convene a 2-day workshop to develop recommendations for maintaining and building workforce housing in Chicago's North River neighborhoods. The purpose of the workshop will be to promote a mix of housing types to serve a variety of household types and income levels, with a primary focus on housing affordable to households earning between 50%-120% of AMI.

### Study Area

The study area, presented in the map below, extends from Bryn Mawr Avenue on the north to Montrose Avenue on the south and from Cicero Avenue on the west to the Chicago River on the east.



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The workshop will address the following key questions:

1. What are the most significant threats to affordable housing for middle income and lower income families in North River neighborhoods?
  - Teardowns/ conversions of 2-4 flats into larger and more expensive single-family homes
  - Older, affordable multi-family buildings being rehabbed into higher-end buildings with rent levels too high for current residents
  - Vulnerability of existing regulated housing (financed using tax credits, Section 8 housing) as it approaches the end of its compliance period
  - High land acquisition costs that make it hard to build new affordable housing
  - Impact of zoning and building regulations and incentives
  - Currently, area rents are not high enough to support market-rate new construction housing. However, there is a significant concern among many area residents that as new construction starts to happen, especially near train stations, it will be higher-end housing not affordable to middle and lower-income households.
2. What are the existing programs/resources/ incentives (local, state and federal) for building workforce housing in Chicago?
  - Are they being effectively used in the North River neighborhoods? Are there strategies that can enhance their impact?
  - Where are the most significant gaps? Are there opportunities to expand existing programs or create new ones to bridge the current gaps?
3. What are best practices for addressing affordable and workforce housing (from elsewhere in the country) that could be adopted in Chicago, specifically in the North River neighborhoods?
4. What are the near-term and long-term recommendations for actions that can be implemented at the local level by neighborhood organizations as well as at a local and City-wide level by the City to encourage:
  - Preservation of the existing stock of NOAH (naturally occurring affordable housing) in North River neighborhoods.
  - New affordable housing units in new construction/ reuse/ rehab buildings in North River neighborhoods, especially along commercial corridors.