

WPED
Summary Findings from
Economic Development Planning Session II
August 6, 2015

Executive Summary:

More than sixty participants examined current conditions, stakeholders, values and drivers of economic activity in Woodlawn. Our framework for the community engagement and development process was presented. Questions regarding the process, efficacy of the planning process and timelines were fielded. Participants were also asked to reach out to resident and non-resident stakeholders to participate in the September 15th community meeting to broaden this initial discourse and achieve the necessary scale to reflect a sufficiently broad, representative and authentic level of community participation.

Key Findings:

- 1) There remains a strong desire to see a comprehensive list of planned and in-process projects, programs and initiatives.
- 2) A sense of urgency to advance or advocate for certain policies or projects may require an accelerated plan of action. Key concerns raised included:
 - a. Opportunistic property acquisition behaviors which might threaten a community plan need to be addressed at the policy level.
 - b. Allocations of public resources (TIF, tax credits, land, etc.) that have the potential to deplete resources available to residents.
 - c. Catalyst developments might stall or fail to obtain enabling public resources and affect the pace of revitalization.
 - d. Sustainability and financing for the planning process.
- 3) There remains an uneven distribution of information about the planning process, economic condition and resource inventory available. This can be addressed in part through:
 - a. Access to known reports of relevance.
 - b. An executive summary of both current conditions and research reports. Said summary should include web-links to more the larger detailed reports (a non-mailbox cluttering option).
 - i. Gensler 59 page report – (attached below)
 - ii. Recent 63rd Street TOD Report
URL: <http://www.rtams.org/reportLibrary/3291.pdf>
 - iii. Copy of the old NCP / Quality of Life Plan:
URL: <http://www.newcommunities.org/cmadocs/WoodlawnQofL2005.pdf>
 - iv. Institute for Housing Studies – Cash buying in Chicago Neighborhoods
URL: <http://www.housingstudies.org/research-publications/publications/PropertyTransactionsMay2012/>
 - v. Conditions of the Choice Community Grant awarded to the City and POAH.
 - vi. Updated maps to reflect the more current condition of the built-environment.
- 4) Opening the larger community meeting on September 15th should include a more clear understanding of the outcomes being sought.

- 5) Greater outreach to Parkway and Grove Parc residents is required to achieve a more authentic representation of the community in the planning process.
- 6) The September 15th community meeting agenda should include a more comprehensive review of the current conditions and findings from the prior Core 60 meeting.
- 7) The structure of the Core 60 leadership was undefined and raised concerns among participant and facilitators regarding the process, flow of information and ultimately accountability for actions. The meeting did not generate a consensus about quadrant leaders, notwithstanding very vocal observations by some participants.
- 8) It was noted by some that Joel Hammernick (Sunshine) and Felicia (POAH) were missing and that Dr. Finney did not participate fully. Given their influence on the area, emphasis was put on bringing them to the table.

Quadrant Meeting – Summary Findings from Exercise

There were noteworthy similarities in the findings among the participants in all four of the work groups. There were also some noteworthy and contrasting priorities. These included:

VALUES

View	Potential Competing View (if any)
Preserve affordability of housing	Limit additional Section 8 and other low-income units
Create a neighborhood of home owners	Create a place for everyone
Increase median income to attract world class retailers	Limit TIF and other public incentives for world class retailers (adds to taxes on community)
Abundant, safe and easy access to parks, green space and recreational amenities.	Increased density to support retail and other investments.
Create jobs and minority and African-American owned business ownership opportunities for local residents	Attract outside investors.
Improve streetscape and make our neighborhood beautiful	Add speed controls (via bump or landscaped round-about).
Tougher and more disciplined tenant selection for rental units (tired of destructive tenants).	Attract outside investors.
Adequately financed, high quality schools	Equitable/Reduced taxes on residents
Increased collaboration among community groups and stakeholders – orchestrated under one umbrella.	William Julius Wilson arguments that acting separately simplifies the mission and drives greater/faster results.
Transparent governance – particularly at the aldermanic level.	
Safe neighborhood (implied displacing of low-income residents characterized as problematic)	Safe neighborhood (implied by creating education and employment opportunities for underserved residents)
Create a mixed income community without displacement (implied decrease of low income unit mix)	Create a mixed community without loss of enabling subsidies (implied challenge of building market rate units ahead of demand).
Eliminate vacant lots	Attract outside investors

Improving Property Values (creating local wealth and retirement options – especially for fixed income seniors)	Revitalization with Destructive Gentrification/ Displacement. Affordable taxes which lead to displacement (particularly for fixed income seniors)
Access to healthy foods	Limit TIF and other public incentives for world class retailers (adds to taxes on community).
Preserving the “blackness of the community.”	Encouraging and embracing diversity of the community.
Creating recreation and employment opportunities for community youth.	
Preserving a sense of community	Increasing density and attracting investors.
Increased police presence	More responsible and appropriate engagement of policy authorities.
Increase investment in local talent development for business ownership, jobs and local leadership.	
Equitable community participation in the wealth building (Economic Empowerment)	Speed to practical, enforceable, doable solutions.
Equitable Access to business and consumer credit	
Equitable/efficient/timely high quality public mail and other services	
Equitable Access to vocational and professional education for adults & youth.	

The quadrant meeting participants were also asked what the values would look like if executed. This could be expressed as a project, program, policy or initiative. Here, because of the constraint of time, the not yet completed inventory of activities on the drawing board and the near infinite possibilities, we were unable to complete this activity. However, some of the early recommendations included:

PROJECTS/PROGRAMS/POLICIES/INITIATIVES

Proposal	Potential Competing Proposal (if any)
POLICY: Use Zoning changes to remove speculation incentive by opportunistic, non-resident investors	POLICY: Create policies to encourage outside investment
POLICY: Limit speculative non-resident buying through tax sales by continuing receivership relationship with CIC and NHS.	POLICY: Provide more transparency before continuing receivership relationship with CIC and NHS – albeit at risk of stalling.
POLICY: Gather resources to quickly execute and avoid derailing on key catalyst developments: <ul style="list-style-type: none"> - UofC High School - Mariano’s - POAH 63rd Street Development 	POLICY: Provide more transparency before advocating to catalyst developments (albeit at risk of slowing or derailing)

- Sunshine Gospel Ministry Incubator - Robotics Plan	
INITIATIVE: Fund WECAN and other key community initiatives	
PROJECT: Secure Funding for Kappa’s community center project.	PROJECT: Secure Funding for New Beginnings Church community center project.
PROJECT: Repurpose closed CPS sites	
PROJECT: Open a trauma center	
PROJECT: Complete Columbia Pointe	
POLICY: Storefront Improvements and regulations to make streets more welcoming and beautiful	
INITIATIVE: Increase Financial and Wrap-Around support for Affordable Housing	
INITIATIVE: Expand affordable internet access options	
PROGRAM: Provide / Fund New Homeowner Training Programs	

STAKEHOLDER INVENTORY

We opened the quadrant meeting with an exercise to identify the wide range of community stakeholders active in Woodlawn. While the list is still growing, the following typologies were identified:

- Resident homeowners
- Resident Renters – permanent
 - Nursing Homes and Senior Facilities
- Resident Renters – short term
- Resident business owners
- Non-Resident business owners
 - Utility companies (ComEd, AT&T)
 - Cable providers (mostly Comcast)

- Retailers (Walgreen's, fast food, insurance, mobile phone, service providers, hair care, beauty and nail, etc.)
 - @rtifice
- Quasi-Resident investors
 - POAH
 - Ascendance (State of IL building and Apartments)
 - Pangea (multiple)
 - PNC (Island Terrace)
 - Coop Organizations (TACK, etc.)
- Non-Resident investors
 - Quest
 -
- University of Chicago
- Daytime employees (including teachers)
- Students & Faculty
 - Theology Schools, Day Schools, Orthogenic School
 - Local elementary & high schools
 - Carnegie, Till, Fiske, Hyde Park Academy, Hyde Park Day School.
- Government
 - City of Chicago and partner agencies, park district,
 - Federal units, including HUD and DCEO.
 - Cook County and agencies thereof.
 - State of Illinois and agencies thereof.
- Public Safety / Uniformed partners
- Resident social service and community organizations
 - Sunshine Gospel Ministry
 - YMCA
 - YWCA
 - AKARAMA
 - WECAN
 - TWO
 - NOW
 - Blacks in Green (BIG)
 - Metrosquash
 - Neighborhood block clubs/groups
- Non-resident social service and community organizations
 - NHS
 - CIC
 - Chicago Rehab Network
 - Genesis Housing
- Faith based organizations
 - Apostolic Church
 - New Beginnings Church
 - Others: Woodlawn, Lincoln Memorial, St. Mark, etc.
- Local School Council

