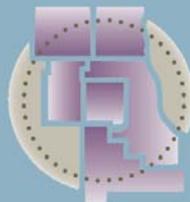


Transformation Planning, Mixed-Income Housing and “Development Oriented Transit”

"Changing the TOD Cookie Cutter"
RailVolution

November 6, 2006

Metropolitan Planning Council



www.metroplanning.org

What is the Metropolitan Planning Council?

“a nonprofit, nonpartisan group of business and civic leaders committed to serving the public interest through the promotion of sensible growth, economic competitiveness and equity of opportunity”

- Founded in 1934
- 60 member, business-based board
- 24 professional staff
- Partnership with hundreds of public officials, business leaders, community-based organizations and other stakeholders

Metropolitan Planning Council

How does MPC work?

Housing

Regional Development

Transportation

Urban Development

Research: MPC begins all efforts with primary research

Policy Development: We formulate independent policies based on our research

Advocacy/Implementation: We activate change through coalitions, pilot initiatives, technical assistance and direct lobbying.



What is the Plan for Transformation?

- Largest public housing reform in the country
- Demolition of close to 19,000 apartments from the nation's most notorious high-rises
- Relocation agreement, including “right to return,” for all 25,000 leaseholders (as of 10/99)
- Over 6,000 homes priced for public housing residents are coming on-line within new mixed-income communities
- The country is watching



MPC activity in support of the Plan for Transformation?



*Madden/Wells/Darrow Homes (Early Years),
Family Site*



- **“Building Successful Mixed-Income Communities”** forums
- **Employer Assisted Housing (EAH)** programs for mixed-income sites
- **CHA Developers Roundtables**
- **Communication/Marketing Materials**, such as “Mixed-Income Communities in Chicago” brochure
- **Research, Fact sheets and Recommendations**



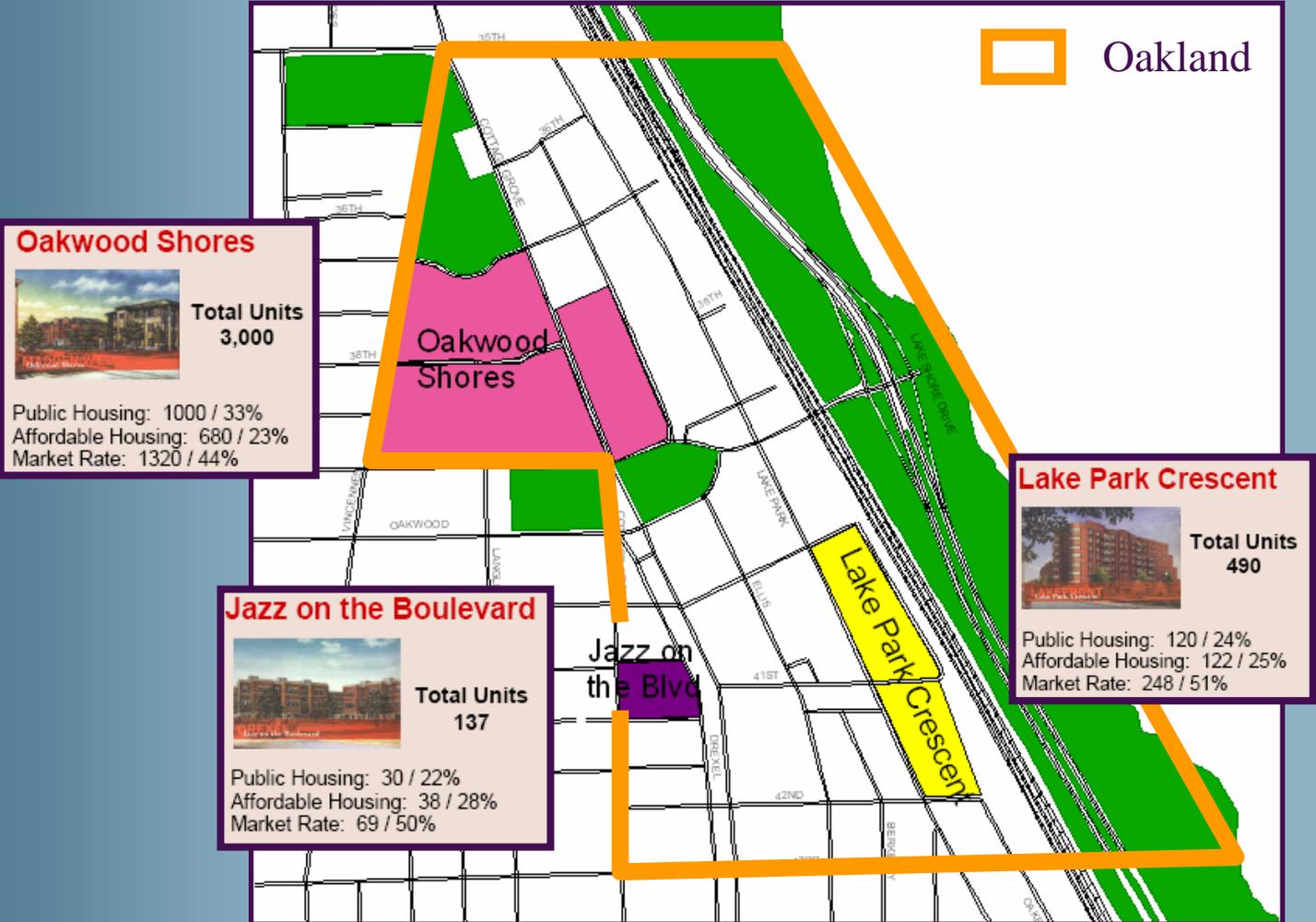
Elements contributing to mixed-income communities' success

- Well-designed, well-built housing
- Excellent property management
- Comprehensive supportive services and community building strategies
- A variety of quality schools
- Retail/Commercial opportunities
- Parks, community centers and recreational facilities

- **Transit options**



The Oakland Community is rich in mixed-income development



Key public investments in and around mixed-income development in Oakland

■ Housing

- **\$370+ million** anticipated in financial commitments by the City, IHDA, HUD and other public sources for housing construction
- **\$5.6 million** spent in infrastructure: Water, Sewers, Electricity.

■ Services

- **\$1.3 million** currently spent annually by CHA in social services for low-income residents (Service Connector program) plus **\$500,000** per year committed by the John D. and Catherine T. MacArthur Found. for post-occupancy services
- Major new resource commitment from work readiness agencies

■ University of Chicago Charter School

■ Cottage Grove TIF district

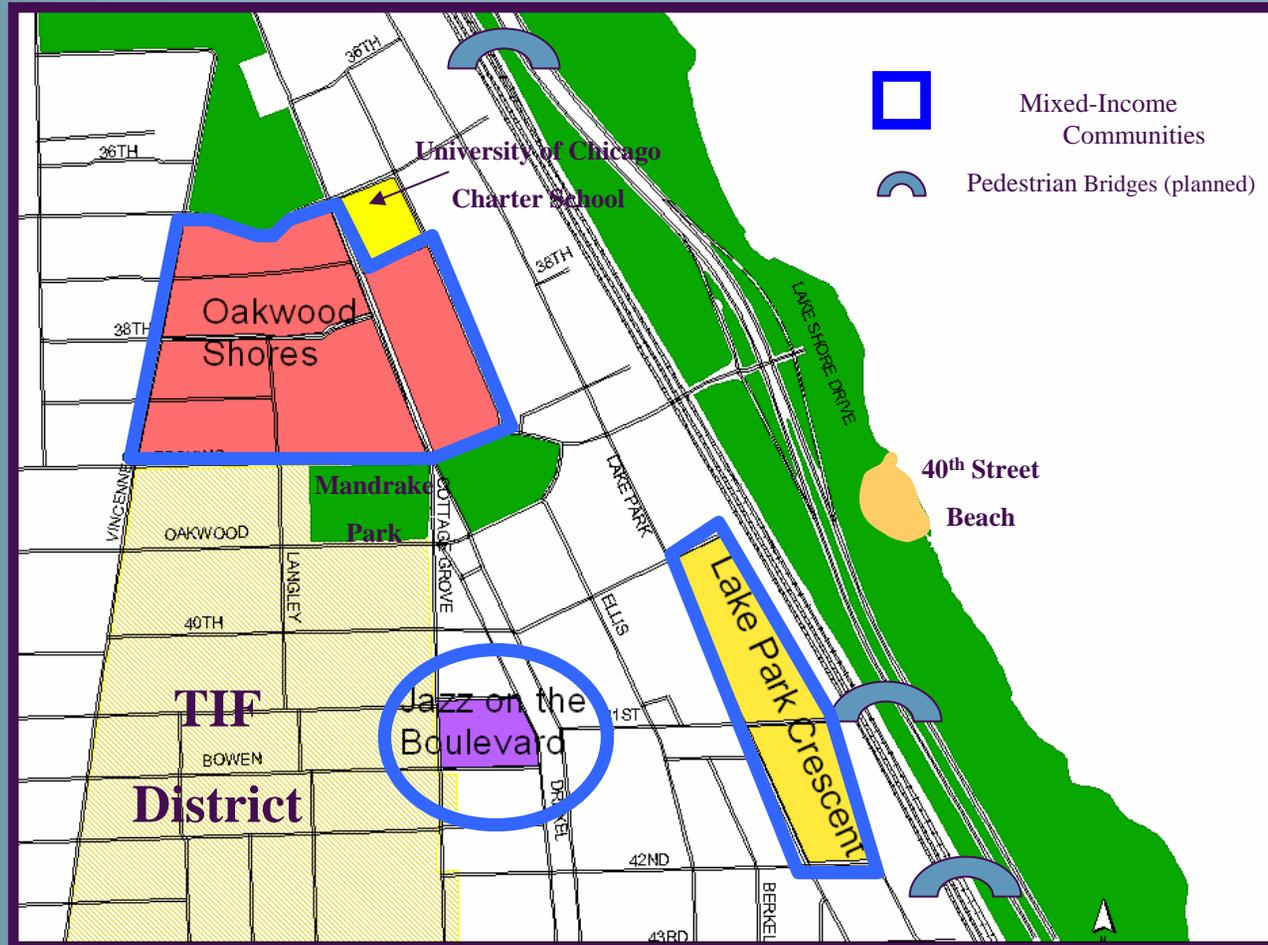
■ Mandrake Park, 40th Street Beach

■ New Pedestrian Bridges planned: at 35th, 37th and 43rd

■ *No major investments in transit!*



Map of key public investments



Transit is key for successful mixed-income communities

Residents need and deserve access to high-quality transit options

- All residents need access to employment, training centers and education.
 - *Renters need to work or be engaged in training/education in order to live in Chicago mixed-income communities*
- Homebuyers consider transportation options as a key factor when deciding where to purchase a home.
 - *A commute time of 45 minutes or less is the top priority in deciding where to live for 79 percent of Americans.*
 - *Among people planning to buy a home in the next three years, 87 percent place a high importance on a shorter commute as their top priority.*

Source: *National Assoc. of Realtors and Smart Growth America Surveys (2004)*



Comparable mixed-income sites have access to a range of transit

Comparable mixed-income sites have access to a range of transit ...

Park Boulevard



Total Units
1,314

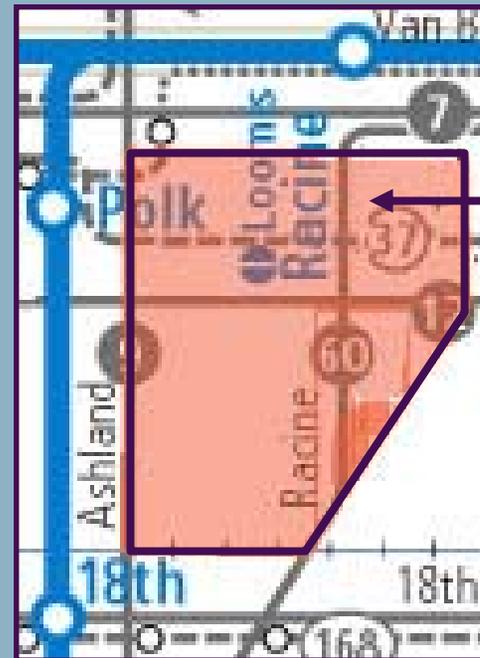
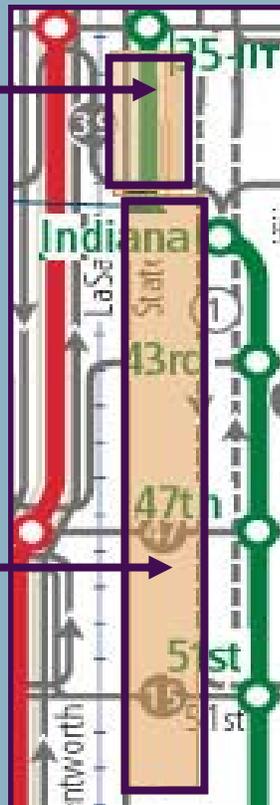
Public Housing: 439 / 33%
Affordable Housing: 437 / 33%
Market Rate: 438 / 33%

Legends South



Total Units
2,417

Public Housing: 851 / 33%
Affordable Housing: 894 / 34%
Market Rate: 872 / 33%



Roosevelt Square



Total Units
3,276

Public Housing: 1467 / 45%
Affordable Housing: 843 / 26%
Market Rate: 966 / 29%



... Yet there is a lack of transit options in Oakland

- **No CTA Train stops** within ¼ mile of community center
- **Only 3 bus lines** to Loop
- **Metra** runs along Eastern side, but **no stops** between 27th and 47th Streets
- **Only 1 in 2 households** in the community have access to a car

Oakwood Shores



Total Units
3,000

Public Housing: 1000 / 33%
Affordable Housing: 680 / 23%
Market Rate: 1320 / 44%



Jazz on the Boulevard



Total Units
137

Public Housing: 30 / 22%
Affordable Housing: 38 / 28%
Market Rate: 69 / 50%

Lake Park Crescent



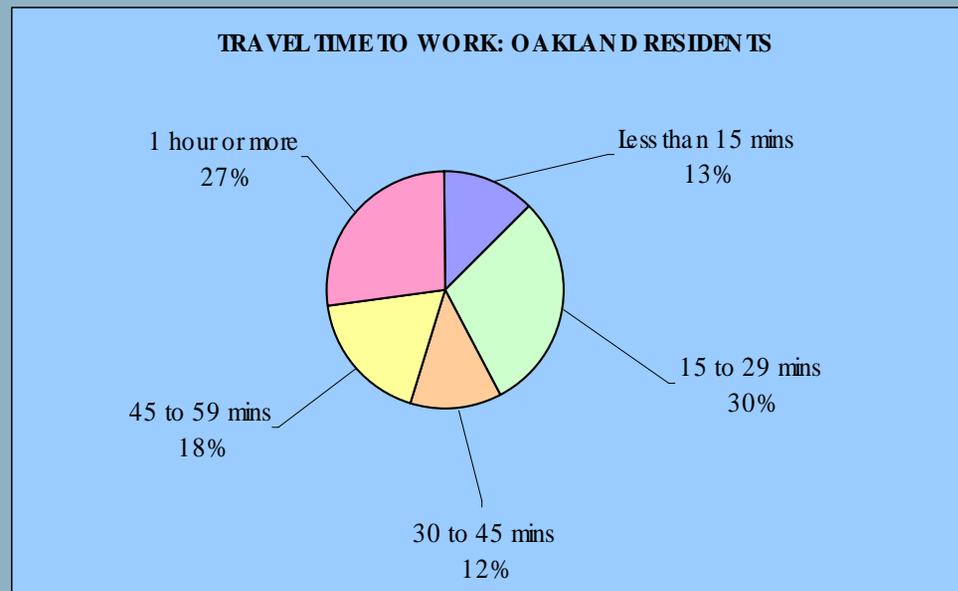
Total Units
490

Public Housing: 120 / 24%
Affordable Housing: 122 / 25%
Market Rate: 248 / 51%



Current residents suffer from long commuting times

- Oakland residents spend an average of **42 minutes** commuting to work using a patchwork of public transit options
- **27% of residents spend 1 hour or more** in every trip to and from work

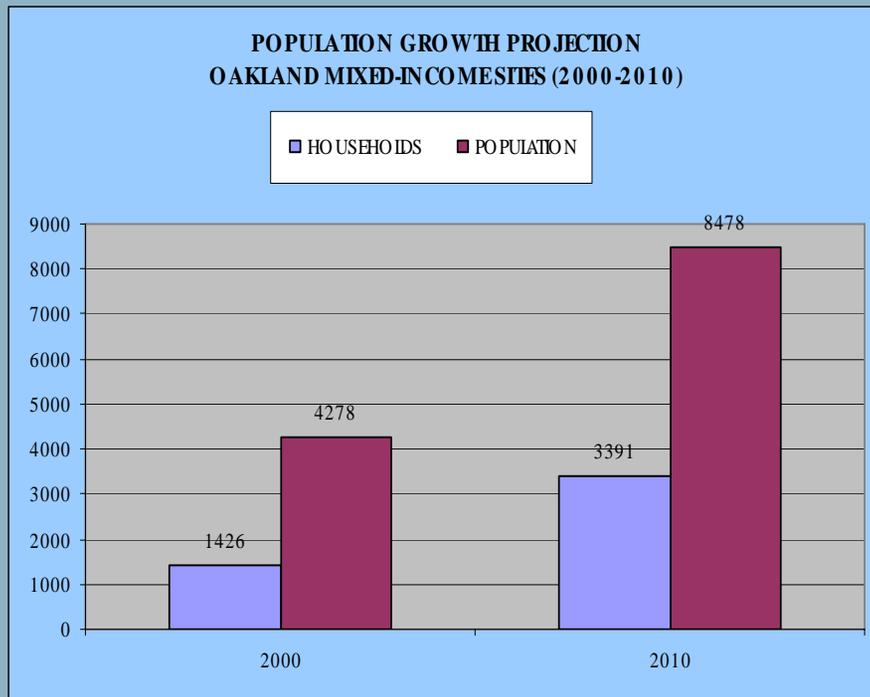


Source: U.S. Census Bureau. (2000)



Population growth will increase demand for mobility options

- Population in the three mixed-income sites is expected to almost **double** by 2010
- Smaller private developments in the area will add more residents to Oakland



Source: U.S. Census Bureau (2000). and MPC (2005)

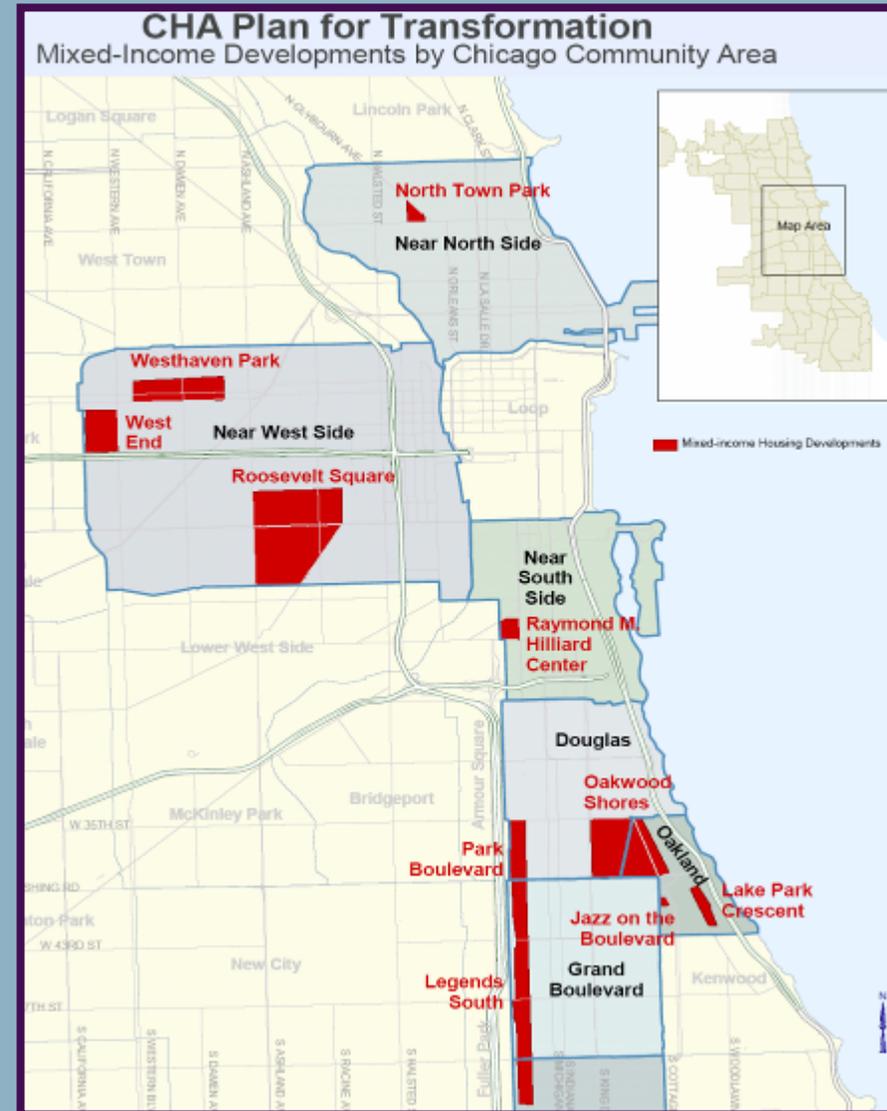


Current initiative spans three different Plan for Transformation communities

Near North Side, in the Cabrini-Green redevelopment area: focus on the vicinity of *ParkSide of Old Town* mixed-income community (780 new units by 2010)

Near West Side, along the Lake Street corridor, between Ashland and Western Avenues: includes the *Westhaven* mixed-income community (1,329 new units by 2010)

Oakland community's lakefront, between 35th and 43rd Streets: including the *Oakwood Shores*, *Lake Park Crescent* and *Jazz on the Boulevard* mixed-income communities (3,600+ new units in total by 2010)



- RTAP funds preliminary **transit planning and technical assistance**, including:
 - Producing a **study** of transit conditions
 - Developing **outreach** activities within the community, in order to receive input and disseminate information
 - Regularly convening an **advisory group** of stakeholders involved in the process



How will the Department of Planning and Development (DPD) utilize RTAP funds, and how will MPC assist?

DPD	MPC
<p>Coordinate three corridor studies analyzing transportation conditions and identifying opportunities for transit improvement and TOD near the 3 three mixed-income communities</p>	<p>Coordinate community and stakeholder outreach, participation and education on transit planning nearby the 3 mixed-income communities, and trigger the interest of champions/investors</p>
<ul style="list-style-type: none"> Survey current infrastructure and service for all transportation modes Elaborate market demand study based on 5, 10 and 20-year growth projections Present viable options addressing mobility challenges to be implemented Make recommendations for the improvement of transportation options Propose linkages to TOD Establish shared lessons learned by the 3 sites 	<ul style="list-style-type: none"> ■ Identify community stakeholders (public, private, nonprofit) at each site to create advisory councils ■ Identify a central committee include reps. from the three sites ■ Educate stakeholders into the sensible growth planning principles advanced by RTAP ■ Convene and facilitate periodical local and central committee meetings ■ Coordinate stakeholders' input and integrate it within larger RTAP work by DPD (transit corridor analyses) ■ Identify champions and engage them and stakeholders in supporting implementation of key study recommendations ■ Provide an independent task force of experts to advice the central and local committees before final recommendations are out



Questions and Comments



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