



# **THE SOUTH SHORE HOUSING DATA PROJECT**

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**SUMMARY – AUGUST 2022**

# The South Shore Community Compact

Founded in 2021 to collaboratively develop and advance a vision for South Shore's future. The Compact is a unique structure consisting of three organizations focused on key elements of a strong and healthy neighborhood — **people, commerce, and housing** — and includes Neighborhood Network Alliance, South Shore Chamber of Commerce, and South Shore Works.

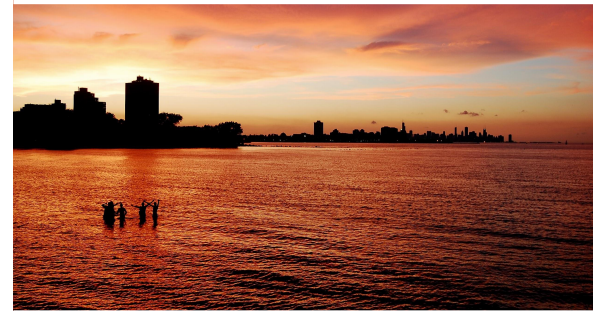
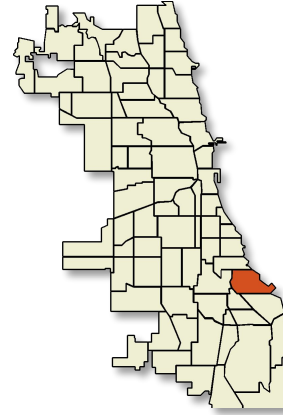


# Presentation Overview

- About South Shore and Project Background
- Five Key Findings:
  1. High Vacancy Masked by Building Density
  2. Financially Vulnerable Renters
  3. Opportunity to Grow Homeownership
  4. Vulnerable Condo Buildings and Owners
  5. Opportunity to Leverage Public Investment and Planning
- South Shore: Why Now?
- The Compact's Policy Recommendations

# About South Shore

- **Community Area 43** - Located on Chicago's lakefront, nine miles southeast of Downtown, South Shore is primarily residential.
- Densely-populated neighborhood with **rich history, cultural amenities, and natural assets.**
- Spans **3.05 square miles. 8,596 parcels** of property in survey area.
- **50,275 residents.** Population has declined 37% since 1970.
- Of households, **23.5% own their home**, compared to 44% in Chicago.
  - **49% of homeowners moved to South Shore in 1999 or earlier**





# The South Shore Housing Data Project

Designed to empower community-based organizations with the housing data necessary to advocate for evidence-based policies, programs, and strategies supporting current residents' ability to maintain their housing in South Shore.

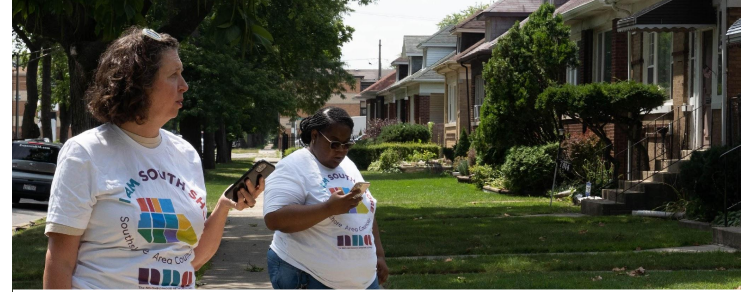


## GOALS:

- **Develop and implement the South Shore Parcel Survey (SSPS),** a point-in-time property conditions survey.
- **Collect and analyze additional property data** to identify housing trends, issues, and resources available to South Shore residents.
- **Develop and plan for tangible, proactive policies** to address concerns of housing affordability and other issues impacting residents.

# South Shore Parcel Survey Data Collection

- **Community-designed questions** to capture the built and land conditions of South Shore.
- **50+ youth and volunteers** surveyed 8,596 parcels using Regrid app in Summer 2021.
- SSPS results include **data on building type, occupancy, lot use, and property conditions.**
- SSPS data was **cross-analyzed** with over 20 publicly-available datasets **to identify five key findings about South Shore's built environment.**



# South Shore Parcel Survey Results

South Shore comprises **8,596** parcels.



100 squares total - each square = 1% of parcels (rounded)

**85% (7,256 parcels) have structures and most are occupied**

-  **3,551** Single Family Homes
-  **3,039** Multi-Family Buildings
-  **323** Commercial Buildings
-  **167** Institutional Buildings
-  **100** Mixed-Use Housing/Commercial
-  **23** Industrial Buildings
-  **52** Garages
-  **1** Unknown

**92% (6,662 parcels) of structures are residential.** Of these, 53% (3,551 parcels) are single family homes.

**7% (471 parcels) of structures are in need of external repairs;** interior conditions are not reflected in this survey.

**15% (1,340 parcels) have no structure**

-  **672** Vacant Lots
-  **255** Parking Lots
-  **234** Attached Lots
-  **105** Railroad Tracks or Other
-  **57** Parks
-  **17** Community Gardens

**Of these, over half (672 parcels) are vacant lots.**

# Five Key Findings



1. High Vacancy Masked by Building Density



2. Financially Vulnerable Renters



3. Opportunity to Grow Homeownership



4. Vulnerable Condo Buildings and Owners



5. Opportunity to Leverage Public Investment and Planning



## Key Finding 1

# High Vacancy Masked by Building Density

- South Shore's 37% population decline from 1970 to 2020 left many residential and commercial properties intact but unoccupied/inactive:
  - SSPS shows 13% of parcels are inactive, including 435 vacant buildings and 672 vacant lots (20% of vacant lots are City-owned).
  - U.S. Postal Service data, which is based on mailing address (not parcel) shows 5,749 (18.4%) vacant residential addresses and 547 (43.1%) vacant business addresses.
- Commercial vacancy exacerbated by Cook County Assessor's Vacancy Policy, which offers tax breaks for vacant commercial property.







## Key Finding 2

# Financially Vulnerable Renters

- 76% of South Shore residents rent their homes (compared to 54.7% citywide) and many face challenges:
  - 57.6% are rent-burdened, paying 30% or more of their income towards housing costs.
  - 30% of residents live below the poverty line.
  - 8.7% eviction rate is three times higher than the city's 2.9% average, and majority of tenants lack legal representation.
- South Shore has the highest amount of CHA Housing Choice Voucher units citywide (3,230 units).
- High risk of losing affordable rental housing units as neighborhood development increases.



## Key Finding 3

# Opportunity to Grow Homeownership

- 23.7% of South Shore's housing units are owner-occupied compared to 45% citywide.
  - 49% of owners have lived in South Shore for 20+ years
- 71% of homeowners are *not* housing-cost-burdened.
  - 47% earn over \$75,000 annually
  - 92.7% own one or more vehicles
- 576 Properties in the City's Troubled Buildings Initiative (TBI).
- 60649 is a high-flooding zip code; wet basements decrease property values; Additional concerns stem from shoreline erosion.



## Key Finding 4

# Vulnerable Condo Buildings and Owners

- Aging buildings, deferred repairs, and limited reserves are widespread concerns for condo/co-op owners in South Shore.
- Lack of financing products for condo associations prevent major and essential repairs from being made to South Shore's condo/co-op buildings.
- In 2020, investor-owners represented 57% of South Shore's condo buyers--up significantly from 5.7% of buyers in 2007.





## Key Finding 5

# Opportunity to Leverage Public Investment and Planning

- **Current City Initiatives include:**

- Quality of Life Planning
- MMRP + South Shore Condo/Co-op Preservation Pilot
- Invest SOUTH/WEST

- **New Developments:**

- Inner City Entertainment and Regal Mile Studios are expanding entertainment spaces in South Shore
- Urban Core, yoga studio and other health/wellness businesses
- South Merrill Community Garden and Community Healing Garden combine green space with community programming



# South Shore: Why Now?

Given the arrival of the Obama Presidential Center and subsequent investment and development activity that has recently accelerated in surrounding neighborhoods, the South Shore Community Compact believes **NOW IS THE TIME** to build on South Shore's strengths, harness momentum, and pursue opportunities for equitable, inclusive growth.

Leaders are ready to truly impact the future of the entire community.



# The Compact's Policy Recommendations

The Compact developed the following policy recommendations to nurture investment and inclusive growth in a way that is balanced, prevents displacement, and provides structure in which our voices can continue to shape and oversee the future of our community.

Three categories of policy recommendations:

- 1. Structure for Community Voice and Oversight**
- 2. Inclusive Growth That Prevents Displacement**
- 3. Nurture Investment and Inclusive Community Growth**



## RECOMMENDATION

# Structure for Community Voice and Oversight

To establish a structure for community voice and oversight with partners outside of the neighborhood:

- **Establish and staff a South Shore Coordinating Council** with external partners to collaborate on the vast array of new resources in a way that aligns and cultivates future investment.



## RECOMMENDATION

# Inclusive Growth That Prevents Displacement

To achieve inclusive growth by prioritizing longtime residents and businesses, ensuring they aren't priced out of the community:

- **Resources to Preserve Homeownership**
- **Preserve Shared Ownership Opportunities**
- **Right to Counsel Outreach Pilot**
- **First Right of Refusal**
- **Preserve Rental Housing Affordability**
- **Housing Choice Voucher (HCV) Wraparound Services**



## RECOMMENDATION

# Nurture Investment and Inclusive Community Growth

To harness existing momentum, spur community growth through homeownership, and address longstanding residential and commercial vacancies:

- **Community Marketing Campaign**
- **Homeownership Initiatives**
- **Community Land Trust**
- **Stop Tax Breaks for Bad Actors**
- **Repurpose Vacant Land**



# Acknowledgments

This project was made possible by the generous support of Polk Bros. Foundation.

The Community Compact thanks our team of resident experts, Regrid, the Harris School of Public Policy, SSPS volunteers, and our South Shore youth.

We also thank the University of Chicago Office of Civic Engagement's Community Programs Accelerator and South Shore residents for helping to catalyze the resources necessary to carry out this project.



The background features three stylized buildings in a light blue line-art style. On the left is a three-story building with a central arched doorway and a set of stairs. In the center is a taller, four-story building with a prominent central window. On the right is a two-story house with a gabled roof and a chimney. The text 'THANK YOU' is centered in white, bold, uppercase letters.

**THANK YOU**