Application Number: 16

Project Title: City of Chicago Garfield Park Housing Implementation Plan

Applicant: City of Chicago - Garfield Park Community Council

Project Description:

The Garfield Park Community Council (GPCC) is requesting support for the Preserving Affordability in East Garfield Coalition, which will build a coalition of East Garfield Park residents, churches, and partnering institutions in a community-driven planning project. The project will further the goals of an ongoing planning process initiated by the Metropolitan Planning Council (MPC) and the DePaul Institute of Housing Studies (IHS).

In recent months MPC along with its partners (IHS) and the Garfield Park Community Council have piloted a community-driven planning process to work with residents to answer the question: How can the community have new development and investment, while also preserving affordability and ensuring that current residents do not get displaced?

The residents of Garfield Park have answered the call to action. Our most recent meeting had over 80 attendees, 39% of which had lived in the neighborhood for over 20 years, 56% of which identified as black, and 40% of which were homeowners. Through this process, community leaders have coalesced around a shared vision and mission for development without displacement in East Garfield Park. Community members have also developed a set of goals and identified priorities for preserving affordability and stability - such as the development of limited equity housing cooperatives or helping legacy homeowners stay in their homes.

Support from the CMAP's LTA program will build on this community vision and help refine and implement priority strategies. The coalition will continue and expand the community engagement through ongoing education on community priorities, such as developing local businesses and improving access to capital, improving access to homeownership, preventing displacement, and preserving affordability for existing residents.

The coalition is delighted to see that Inclusive Growth is the first principle of the OnTo2050 plan. East Garfield Park is a perfect example of the neighborhoods that the OnTo2050 Plan describes when it says: “â€œHaving recently lost population â€” particularly among low and moderate income residents as well as black residents â€” we must take intentional, proactive steps to open doors in communities...â€”

Previous community engagement efforts have heard a resounding consensus when it comes to the issue of keeping the long time, legacy black residents in East Garfield Park. Garfield Park is one of several neighborhoods in Chicago that experienced significant population loss from 2000-2017. During this time, Chicago's black population, the city's largest demographic in 2000, dropped by 24 percent through 2017, going from more than one million in 2000 to just under 800,000 in 2017. This coalition would explore ways that residents can reverse that trend and achieve housing stability for all East Garfield Park residents, especially legacy community members.

The Coalition’s intention is for this project to be led and facilitated by community groups. The Coalition needs technical assistance in accessing data, creating plans, presenting information to residents, and developing a fuller action plan for affordability in East Garfield Park. Potential outcomes could include: an â€œaffordability and stabilityâ€”plan, a limited equity housing cooperative development and policy plan, a â€œnaturally occurring affordable housingâ€—preservation plan.

Project Location: Hamlin to Western, I-290 to Franklin Boulevard