



Successful Mixed- income Developments

MPC Forum
Hotel Allegro, Chicago

Carl Byrd, Director of Development

March 28th, 2007



Measures of Success

- Families doing better
 - Opportunity for employment and increased income
 - Children feel safe, have better school experience
- Developments working
 - mix of incomes, harmony among diverse groups
- Neighborhoods doing better
 - New investments in housing and retail
 - New jobs and services available

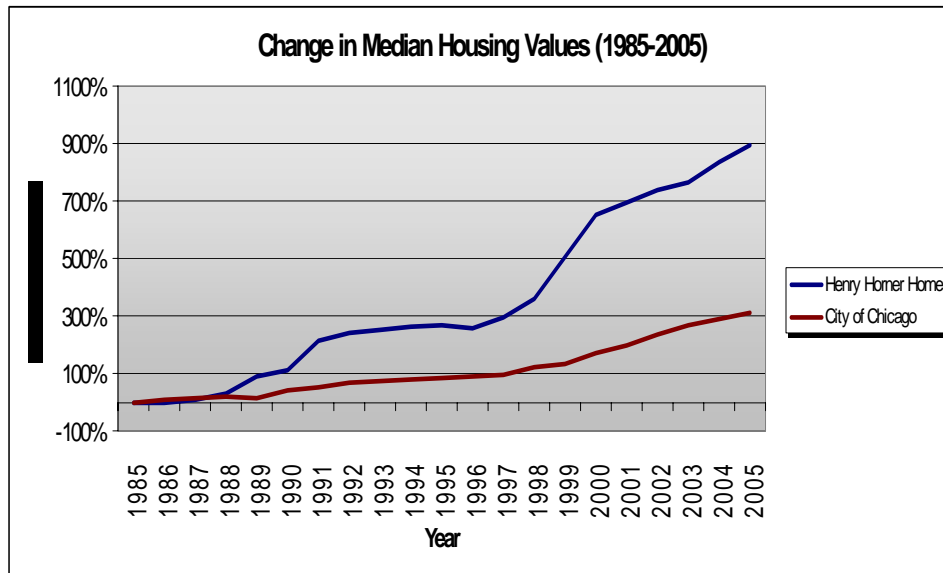


Measuring Success

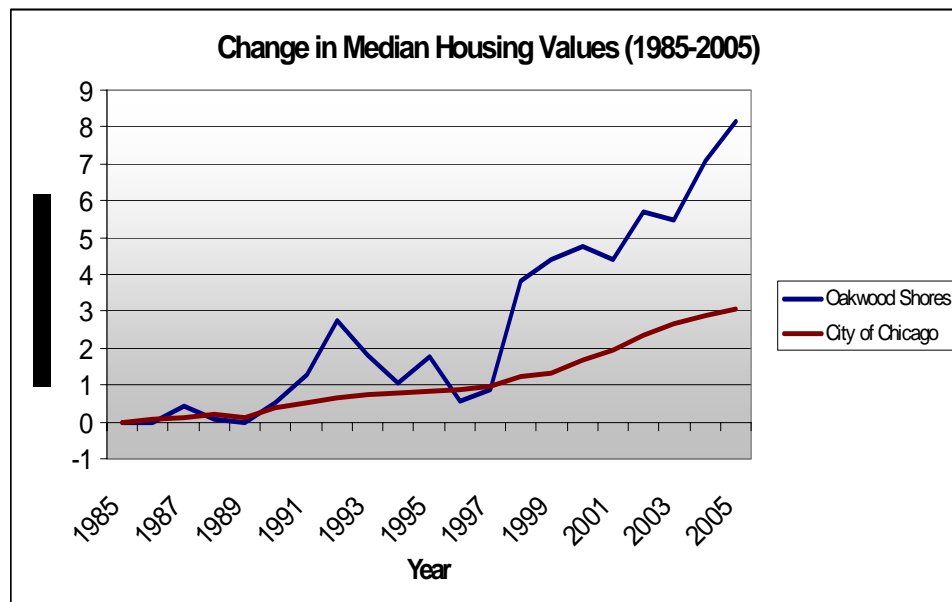
- Three Case Studies
 - Henry Horner – West Haven
 - ABLA – Roosevelt Square
 - Ida B. Wells – Oakwood Shores
- Look at all three indices of success
 - Are residents qualifying (integrating in communities)
 - Is mixed income concept working
 - Is surrounding Neighborhood redeveloping

Changes in Median Housing Value

Westhaven Park

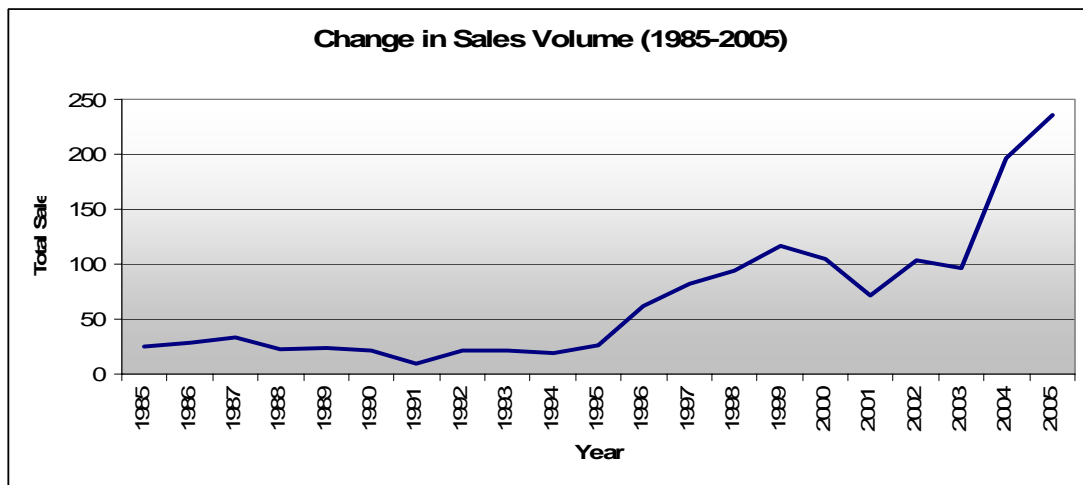


Ida B. Wells/Madden Park/Clarence Darrow Homes – Oakwood Shores

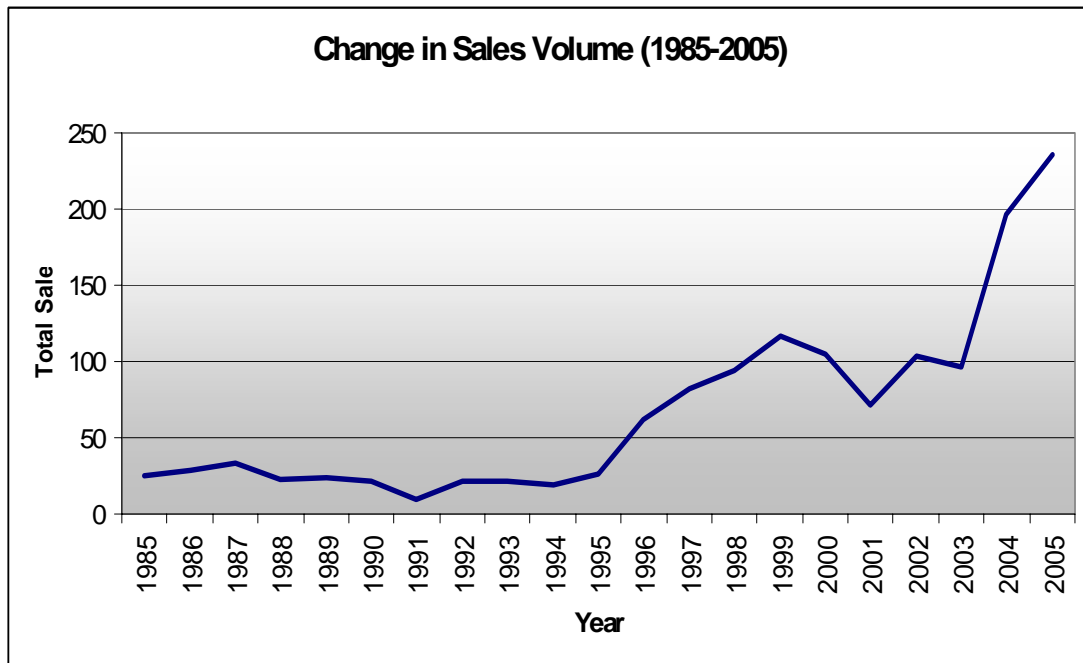


Change in Sales Volume

Wells Madden Oakwood Shores



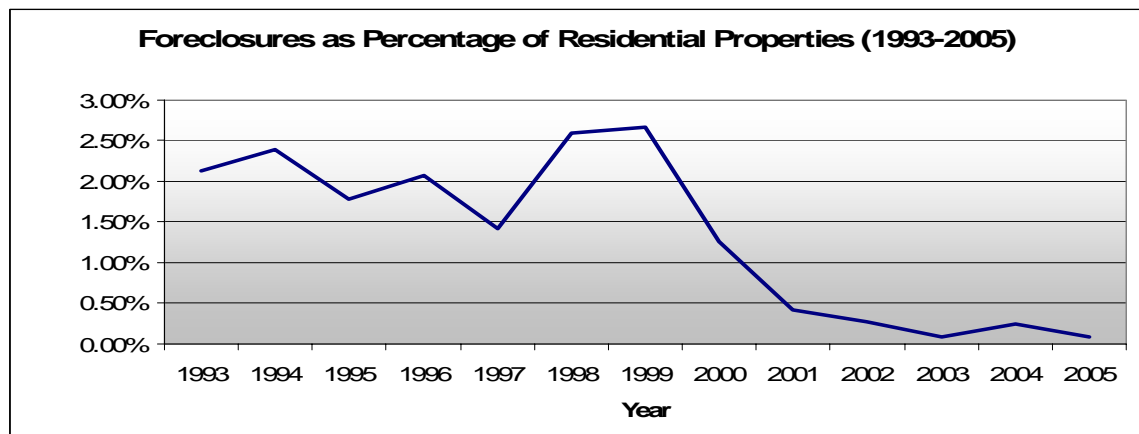
ABLA / Roosevelt Square



Foreclosure rates

ABLA Homes – Roosevelt Square

- Foreclosures down by over 96%; there were only 4 foreclosures in the area in 2005, compared to 106 in 1999.



Ida B. Wells/Madden Park/Clarence Darrow Homes – Oakwood Shores

- Foreclosures are down 82%,

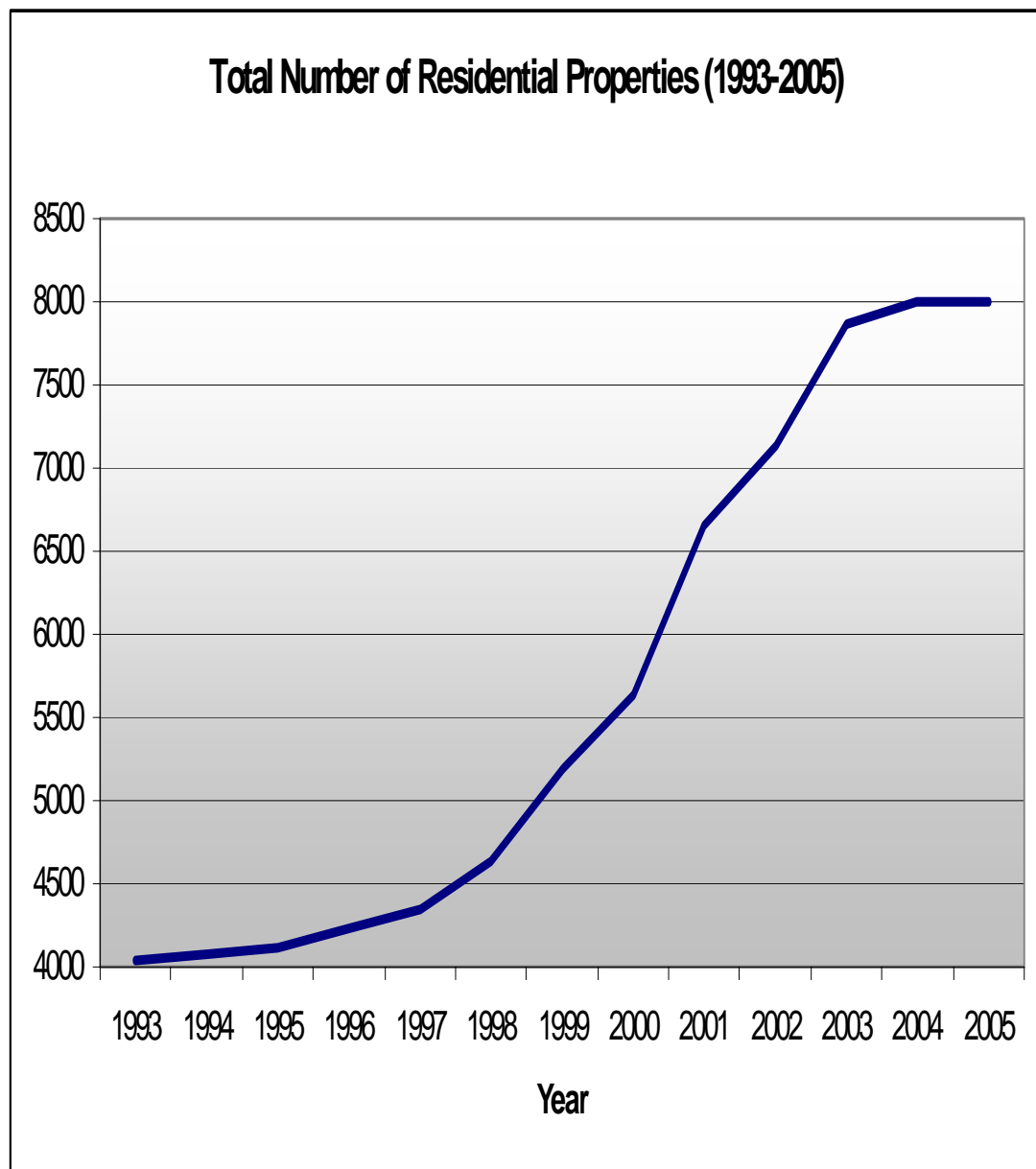
Westhaven Park

- Foreclosures dropped from 467 in 1999 to 30 in 2005, even as the total number of properties increased.

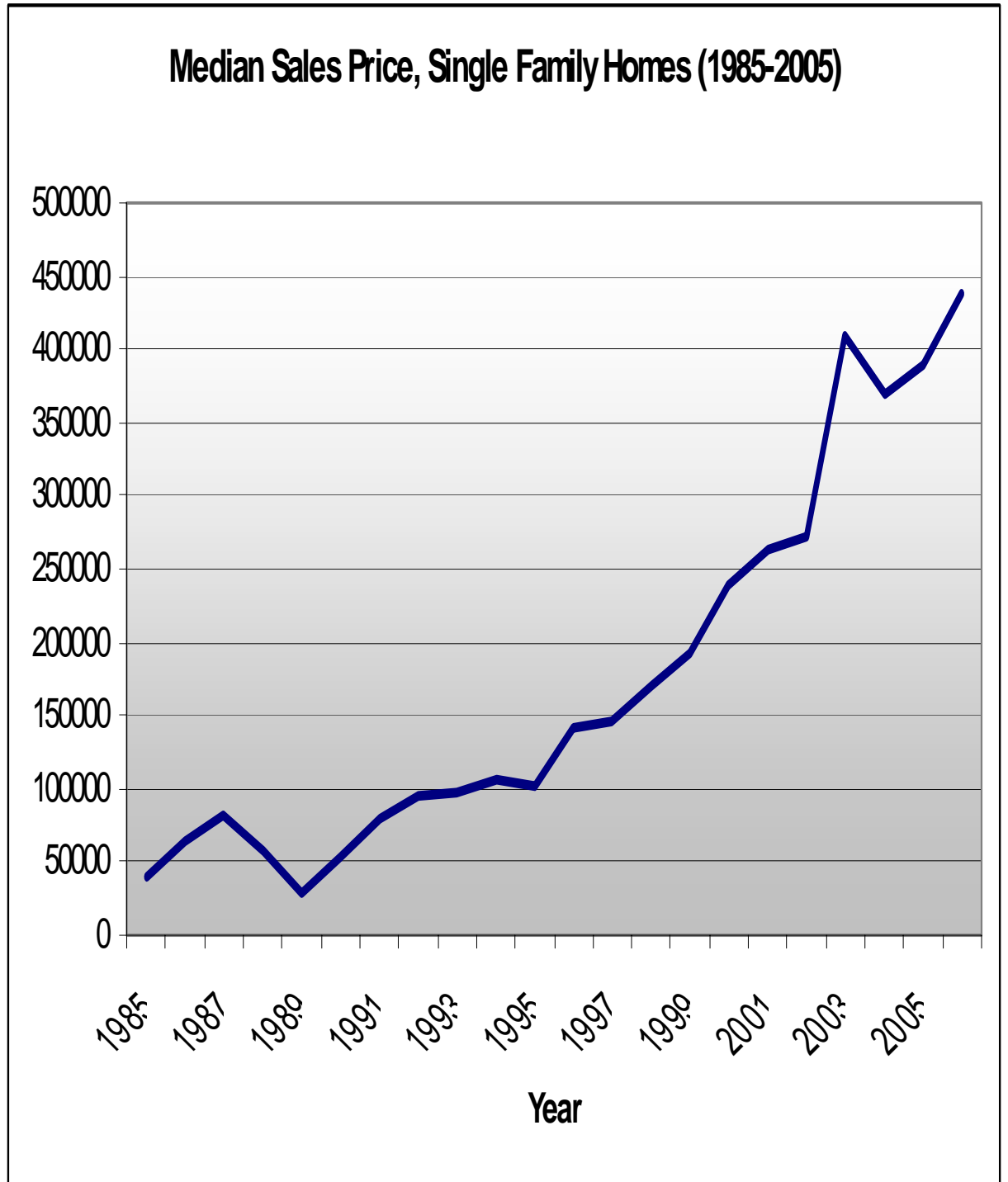


Westhaven Park

Increase in Residential Properties



ABLA Homes – Roosevelt Square





Retail Investment

- Westhaven Park
 - Total retail businesses in 1999: 194
 - Total retail businesses in 2007: 595

- Ida B. Wells/Madden Park/Clarence Darrow Homes – Oakwood Shores
 - Total retail businesses in 1999: 31
 - Total retail businesses in 2007: 81

- ABLA Homes – Roosevelt Square
 - Total retail businesses in 1999: 104
 - Total retail businesses in 2007: 297



Lease Up Success

- Westhaven
 - For-Sale: 126 of 139 Sold
 - Rental (100%)
 - Westhaven Tower 34 of 34
 - Westhaven Park 155 of 155

- ABLA Homes – Roosevelt Square
 - 181 Rental (99% Rented)
 - 125 public housing, 56 affordable
 - 235 For Sale (91% Sold)
 - 159 market rate, 76 affordable, 7 CHAC

- Ida B. Wells/Madden Park/Clarence Darrow Homes – Oakwood Shores
 - Rental (100%)
 - Market Rate: 95 built and occupied
 - Affordable: 104 built and occupied
 - PHA: 126 built and occupied
 - For Sale: 37 of 43 Sold