

Lawndale Service Area Databook

Great Cities Institute

Lawndale Christian Development
Corporation

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A research-asset-based strategic approach towards community goals

The purpose of this collaboration between the Lawndale Development Corporation and the Great Cities Institute is to create a North Lawndale Databook that LCDC and their partners can use to think about “who we are, anchor our strategy and adjust strategies going forward.”

This Databook provides information to help inform strategic choices in shaping the future of North Lawndale.

Comparison Communities

Using the Great Cities Institute Hardship Index, we selected three community areas for comparison:

- one that was in the highest tier of economic hardship (Englewood),
- a community area in the median of economic hardship (Kenwood),
- and a community area in the lowest tier of economic hardship (Lakeview).

Like most communities, Lawndale residents desire nice homes, safe streets, good schools and dignified living-wage jobs.



The well-being of residents is bolstered by the economic health of a neighborhood where conditions foster the building of community wealth.



However, North Lawndale residents are losing the wealth-building opportunities that make these quality-of-life conditions easier to attain.



Lawndale Service Area faces:

- Community Wealth Leakage
- Educational and Employment Mismatch

Lawndale Service Area Databook

Community Wealth is Lost When There is Leakage

Leakage occurs when:



Wages from jobs within the community are distributed to people residing outside of the community or



When residents within the community must spend money outside of the community to consume basic necessities.

\$124 million in resident spending is leaving North Lawndale every year.

- Insufficient living wage jobs within North Lawndale for North Lawndale residents
- Underdeveloped commercial corridors or centers
- Minimal availability of goods and services within North Lawndale

Benefits Leakage

When economic development opportunities arose in North Lawndale, they tended not to benefit existing residents.

Employment Leakage

Jobs within the community grew by approximately 3,000
between 2010 and 2018...

however,

*most of those jobs went to workers who live outside of the
community*

Jobs/Race Mismatch

An overwhelming number of workers who lived in North Lawndale in 2018 identified as Black or African American (71.7 percent),

yet the majority of jobs within the community were held by workers who identified as white (non-Hispanic) (55.3 percent), who comprise 2.3 percent of North Lawndale

Jobs located within the community tend to pay higher than those held by residents who leave the community for work.

Over half of jobs (51.9 percent) in North Lawndale paid more than \$3,333 per month in 2018,

However most working residents (76.8 percent) were paid \$3,333 or less per month.

Employment Leakage

2018 Employment – Inflow/Outflow Statistics (continued...)



Jobs/Residence Imbalance

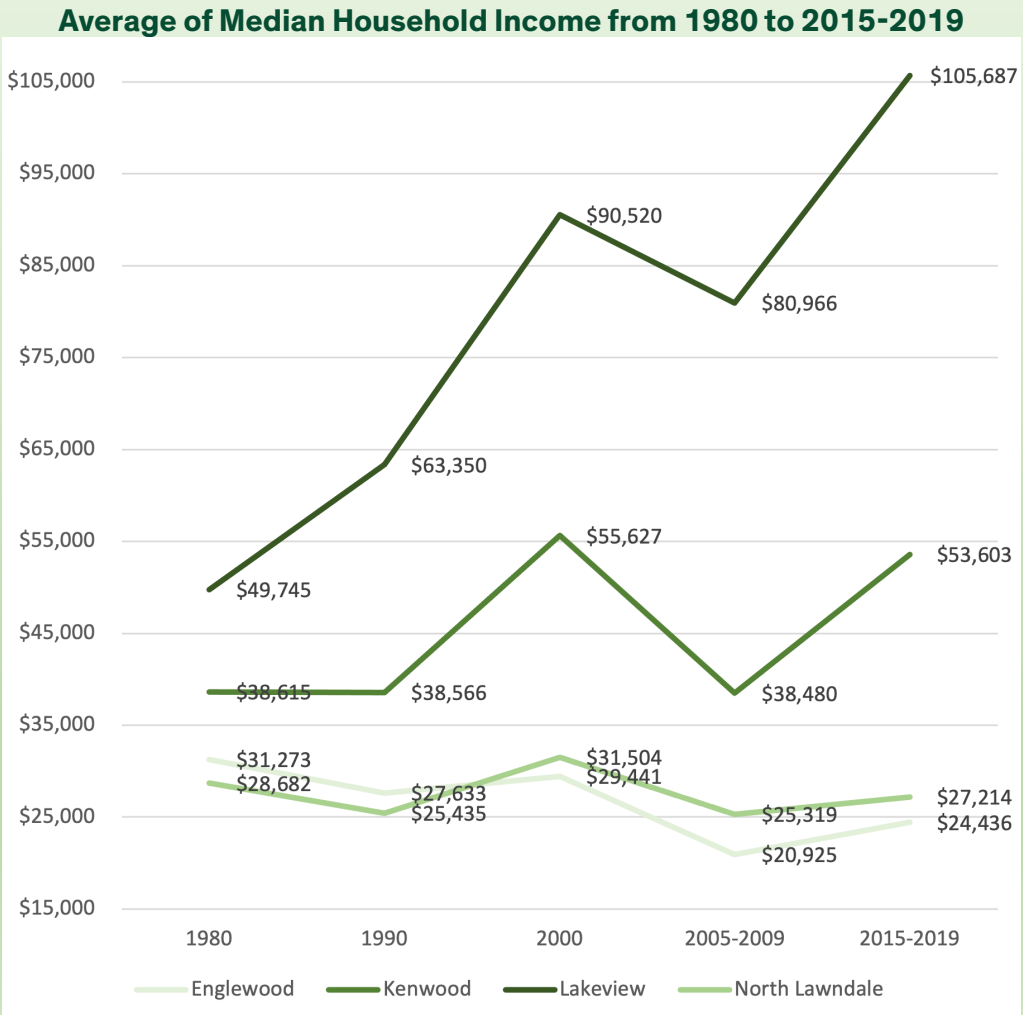
Local employers often pitch their businesses as beneficial to the community since they serve as job providers for local residents, yet most local residents of North Lawndale leave the community to work.

Median Income Declined

In 1980, median household income was already much lower in North Lawndale when compared to more affluent neighborhoods.

Yet from 1980 to the period of 2015-2019, the inflation-adjusted **median household income in North Lawndale decreased** by an estimated \$4,000.

Household Income Decreased



High Paying Jobs are growing..

...but there is a local education mismatch that prevents North Lawndale residents from occupying the local higher paying jobs.

Jobs in North Lawndale pay higher wages

...than the jobs held by local residents who are leaving the neighborhood to work.

However,

there is an education mismatch between the high paying jobs in North Lawndale, and the adult educational levels in North Lawndale. In 2018

Jobs/Education Mismatch

There is a mismatch between jobs in the community that require a bachelor's or advanced degree and the percentage of residents that have a bachelor's degree or higher.

Jobs/Education Mismatch

- In 2018, 21.2 percent of jobs in the community required a bachelor's or advanced degree
- 12.7 percent of working residents had a bachelor's degree or higher.

Industry/Employment Mismatch

In 2018, the largest employing economic sector in North Lawndale was the Health Care and Social Assistance industry, which consisted of 43.4 percent of the jobs in North Lawndale.

Industry/Employment Mismatch

...however

only 20.1 percent of North
Lawndale residents worked in the Health Care
and Social Assistance industry.

Industry/Employment Mismatch

- Educational Services Industry is the second largest employing sector in North Lawndale
- Only 2.4 percent of North Lawndale's working residents worked in this sector.

Education Mismatch between North Lawndale residents and the Healthcare and Social Assistance and Educational Services Industries

Programs that target population that have completed some college can be an opportunity to advance post-secondary education in North Lawndale.

This provides a path to completing their college education and access higher paying industries in North Lawndale for the 23.1 percent of North Lawndale's adult population who have completed some college.

Sizeable Portion of Population in Low-Wage Jobs

Given that 14 percent of adults in North Lawndale have not finished high school (in 2018), programs need to be developed to improve the high school completion rate

Vocational Education

Boost earnings potential long-term through vocational training and internship opportunities, especially in healthcare and education

Population Loss is a Consequence of Lack of Opportunity

From 2010 to 2020, North Lawndale's total population decreased

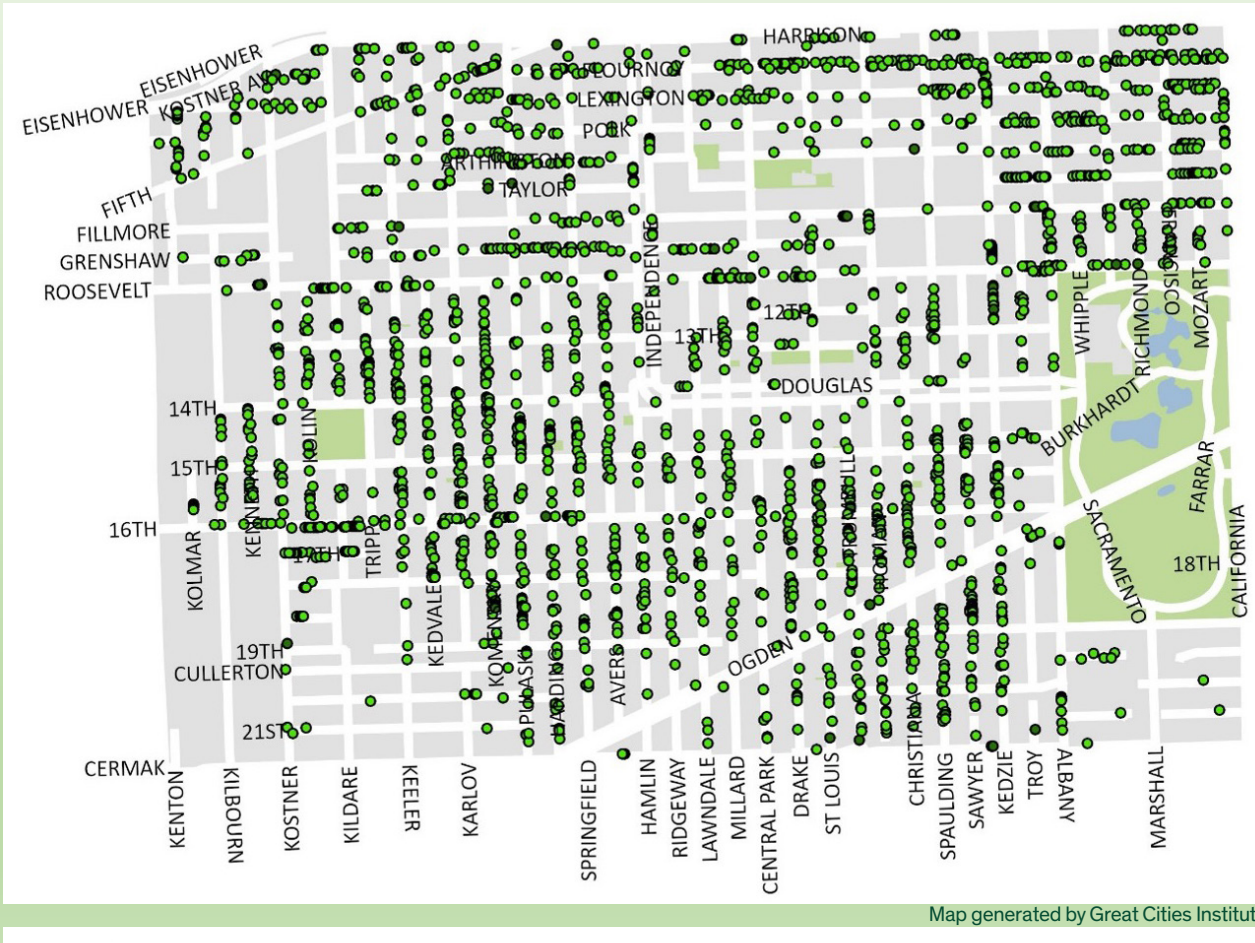
The Black (non-Hispanic) population of North Lawndale decreased by an 9.7 percent

Black residents decreased from 92 percent of the population of the service area in 2019 to 84.9 percent in 2020

Cascading effects of Population Loss:

- Vacant buildings due to less demand
- A decreased tax base which drains a community of its economic base
- Decreased opportunities for business and thus business flight, and
- Decreased allocation of public resources, such as public-school funding, due to per capita budgeting models.

Increase in Vacant Land or Minor Improvements on Vacant Land



2,120 lots

7.8% of the total property
in North Lawndale.

Consequences...

- Widening Gap
- Economic Insecurity for Families
- Declining Homeownership Rates
- Increased Housing Cost Burden
- Discrepancies in Access to Quality Healthcare
- High Rates of Drug-Induced Deaths
- High Air Pollution Levels
- Fear of Displacement

Widening Gap

Great Recession further widened the gap in quality-of- life indicators between North Lawndale and more affluent neighborhoods such as Lakeview.

Economic insecurity for families

Low-income and poverty can affect the educational outcomes of children of poorer families that then increase income gaps into adulthood.

Additionally, low-income families are exposed to more food insecurity and harmful stress, which particularly affects children.

Decline in Homeownership

In 2015-2019, 75.8 percent of households in North Lawndale were renters,

From 2005-2009 to 2015-2019, there were 20.2 percent **fewer owner-occupied housing units** (with a mortgage).

Increase in Housing Cost Burden

Renter-occupied households who experienced a **high housing burden** (paying 50 percent or more of their income on rent) **increased by 12.6 percent** from 2005-2009 to 2015-2019.

Large Discrepancies in access to quality healthcare

The mortality rates are higher in North Lawndale, when compared to a more affluent community area such as Lakeview.

The uninsured rate in North Lawndale is nearly three times higher than in Lake View (2015-2019)

High rates of drug-induced deaths

In 2017, North Lawndale had a much higher rate of drug-induced deaths (62.8 deaths per 100,000 residents) and drug-overdose deaths (60.8 deaths per 100,000 residents)

- nearly twice that of Englewood (33.4 and 32.7 respectively)
- nearly six times that of Kenwood (11.4 and 11.4), and
- nearly twelve times that of Lake View (5.4 and 5.4)

High Air Pollution Levels

In 2020, air particulate matter was slightly higher compared to the citywide average, however, air pollution levels were significantly higher in North Lawndale compared to wealthier areas like Lake View due to the surrounding industrial areas.

Increase in Violent Crime

Per capita violent crime rate is three times the rate of the city of Chicago.

Violent crime is a complex issue.

the policy approaches need to be thought of via an integrated approach of investing in both people and place.

Concern about Displacement

Fear by existing residents that large-scale developments will cause displacement rather than provide economic opportunities

This presents an opportunity for collaboration on enlightened public policies that revitalizes the neighborhood without displacement.

Lawndale Service Area Databook Highlights

Lawndale Service Area Databook

This Databook provides information on demographics, educational attainment, educational assets, housing, ratio of income to poverty level, crime, zoning, streetscape conditions, transportation access, transportation mode and travel times, environmental conditions, parks and open space, cultural assets, non-profit organizations, health indicators, vacant land, and taxpayers.

Lawndale Service Area Databook

The information contained in this Databook makes it clear: **diminished opportunities, both economic and educational, are having an adverse impact on the quality of life in North Lawndale** and point to the need for substantial investments in the community. These investments should result in neighborhood improvements that ensure benefit to current residents and avert their displacement.

The Challenge:

How to ensure that positive changes in North Lawndale benefit those who have continued to live there.