Lawndale Service Area Databook

Lawndale Christian Development Corporation

Support from Polk Bros. Foundation

Presented at
Chicago City Club
April 25, 2022
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.
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
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.
Given North Lawndale's higher rates of housing burden, poverty, and the area's large number of vacant buildings, increased violent crime rates have become a significant issue. The issue of violent crime can be viewed as an outcome of the various socioeconomic issues described in North Lawndale so far. Potential solutions then need to be addressed holistically versus attempting to adopt a single policy issue in an attempt to decrease violent crime.

Addressing the issue of crime can begin by investing more resources to improve educational attainment and employment opportunities in an area with high economic burden. Over time, these investments can have the consequence of alleviating the concentrated poverty that exists in North Lawndale. Long-term change means viewing violent crime from a preventative perspective where large investments are made in early childhood education. Those investments can close the school readiness gaps that already begin to accelerate across class lines, an issue given North Lawndale's higher poverty rate, as children first enter school. Those educational investments can also mean greater access to mental health services for youth.

Another issue specific to North Lawndale is its large number of vacant lots. Operationalizing vacant lots through development projects, home ownership, or creating jobs within the community can have a significant impact in decreasing signals for social disorganization. Since North Lawndale's renters and owners experience higher housing burden compared to other community areas, increasing the building stock can also have the effect of improving affordability. Large investments in physical infrastructure, such as street lighting and parks, around high risk areas of violent crime can also act as possible deterrents.

Over the past nine years, a comprehensive approach of investing in both people and place would be necessary to address the issue of violent crime. Complex issue, the policy solutions, from investment in adult and early childhood education to development of vacant lots and infrastructure, would need to be thought of via an integrated approach of investing in both people and place.

There has been a growing trend among academics in the field of Public Health to examine health issues beyond an individual person's health but to also examine health disparities across neighborhoods. This renewed interest in viewing individual health issues in the context of social inequalities is due to the realization that health is not just about medical interventions but also about social determinants of health. 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
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...)

<table>
<thead>
<tr>
<th>Work in North Lawndale but live outside</th>
<th>Live and work in North Lawndale</th>
<th>Live in North Lawndale but work outside</th>
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<td>9,002</td>
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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.
Average of Median Household Income from 1980 to 2015-2019

Since 1980 to 2015, the estimated median household income in Lakeview has more than doubled (from $49,745 to $105,687). During that same period, North Lawndale’s median household income is estimated to have decreased slightly from $31,273 to $27,214.
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
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.
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.
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.
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.

In 2017, North Lawndale had an estimated 2,120 lots categorized as vacant land or minor improvement on vacant land which represents 7.8% of the total property in North Lawndale. Given North Lawndale’s higher rates of housing burden, poverty, and the area’s large number of vacant lots and buildings, the violent crime rates in North Lawndale follow those same patterns of increased violent crime rates. In 2017 North Lawndale had:

- Per capita violent crime rate 3 times the rate of the city of Chicago.
- Per capita violent crime of 30.9 incidents per 1,000, which was three times the rate of Kenwood (10.8 per 1,000). Per capita violent crime more than eight times the per capita violent crime of Lakeview (3.8 per 1,000).
- Per capita violent crime comparable to that of Englewood (30.7 per 1,000), a community area that ranked third highest in economic hardship.

The issue of violent crime can be viewed as an outcome of the various socioeconomic issues described in North Lawndale so far. Potential solutions then need to be addressed holistically versus attempting to adopt a single policy issue in an attempt to decrease violent crime. Addressing the issue of crime can begin by investing more resources to improve educational attainment and employment opportunities in an area with high economic burden. Over time, those investments can have the consequence of alleviating the concentrated poverty that exists in North Lawndale. Long-term change means viewing violent crime from a preventative perspective where large investments are made in early childhood education. Those investments can close the school readiness gaps that already begin to accelerate across class lines, an issue given North Lawndale’s higher poverty rate, as children first enter school. Those educational investments can also mean greater access to mental health services for youth.

Another issue specific to North Lawndale is its large number of vacant lots. Operationalizing vacant lots to decrease building vacancy via home ownership can have a significant impact in decreasing signals for social disorganization. Since North Lawndale’s renters and owners experience higher housing burden compared to other community areas, increasing the building stock can also have the effect of improving affordability. Large investments in physical infrastructure, such as street lighting and parks, around high risk areas of violent crime can also act as possible deterrents.

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Health Factors

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Health Factors

There has been a growing trend among academics in the field of Public Health to examine health issues beyond an individual person's health but to also examine health disparities across neighborhoods. This is due to:

• 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
Chicago (18.4 percent).

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### Widening Gap

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

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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).

Health Factors

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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)
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.
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.

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**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.
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.
Introduction

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 wealth-building opportunities that make these quality of life conditions easier to attain.

Some indication that community wealth is lost is 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.

Some major trends identified in the Lawndale Service Area Databook are that:

• $124 million in resident spending is leaving North Lawndale every year. This leakage is mainly due to:
  • Insufficient living wage jobs within North Lawndale for North Lawndale residents
  • Underdeveloped commercial corridors or centers, and
  • Minimal availability of goods and services within North Lawndale.

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

• In 2018, while more than three quarters of North Lawndale residents identify as Black, more than half of the jobs in the area were held by workers who identify as white (non-Hispanic), yet 2020 Census Data shows that the white (non-Hispanic) population of North Lawndale comprised just 2.3 percent of the total population.

• 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. 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.

• 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.

Lawndale Service Area Databook Highlights

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.
The challenge is how to ensure that changes in North Lawndale benefit those who have continued to live there. LCDC’s goal is to help transform the community for those who live in North Lawndale – i.e., transform the community without displacement and ensure that residents can thrive and be beneficiaries of changes.

Building from its past and current work – and the assets of North Lawndale – LCDC is seeking to pursue a research-asset-based strategic approach towards those community goals. The Lawndale Service Area Databook provides a basis to further identify community strengths as well as various threats, challenges and opportunities that inevitably impact policy decisions. This document provides data to inform and shape these policies and amplify the community's voice in public dialogue about the future development and growth of North Lawndale.

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Findings:

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 insure benefit to current residents and avert their displacement.

Two forces, historical income disparities among Chicago neighborhoods and the differing economic outcomes of those neighborhoods after the Great Recession, have further widened the gap in quality-of-life indicators between North Lawndale and more affluent neighborhoods such as Lakeview. These gaps and underlying socio-economic factors lead to increased rates of crime, and poorer health outcomes that create a racial-spatial divide within Chicago’s neighborhoods.

Methodology

As a way to contextualize the profile of North Lawndale in relation to other parts of Chicago, The Great Cities Institute (GCI) chose community areas to compare North Lawndale using its fact sheet “Chicago Community Area Economic Hardship Index” (2017). GCI 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). Among 77 community areas, North Lawndale ranks 13th in economic hardship, Englewood ranks 3rd in economic hardship, Kenwood ranks 55th, and Lakeview ranks 75th.


2 The North Lawndale data was compiled from census tracts defined by the given project boundaries of the Lawndale Christian Development Corporation’s service area: Cermak Road on the South extending to the Eisenhower expressway on the North, and Kostner Street on the West extending to California Street on the East. These boundaries differ slightly from Chicago’s defined Community Area (number 29) of North Lawndale.
How to ensure that positive changes in North Lawndale benefit those who have continued to live there.

The Challenge:

- In 2017, North Lawndale had an estimated 2,120 lots categorized as vacant land or minor improvement on vacant land which represents 7.8% of the total property in North Lawndale.
- Given North Lawndale's higher rates of housing burden, poverty, and the area's large number of vacant lots and buildings, the violent crime rates in North Lawndale follow those same patterns of increased violent crime rates. In 2017 North Lawndale had:
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