

The Possibilities and Challenges of Mixed-Income Development: Emerging Insights from Chicago

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Outline

- 1) Mixed-income development in concept
- 2) Mixed-income development in practice
- 3) Implications for policy and practice



Mixed-Income Possibilities

1) Impact on people (low-income families)

- Quality of life
- Social Networks
- Social Control
- Behavior and Role Modeling
- Local Power and Influence



2) Impact on place

- Physical revitalization: social costs ↓, tax base ↑
- Win-win: market rate and affordable housing

Mixed-Income Limitations

- Density reduction and mix: Loss of affordable units
- Relative deprivation, stigma, loss of local power
- Changes in local amenities and social control may have differential impacts based on class
- Does not address macrostructural causes of urban poverty
- Dependence on market motives and conditions

Defining “success”

- 1) Are the units rented and sold? Is there demand?
 - Market-rate units (“authentic” homeowners)
 - Public housing units
 - Stability and turnover: sustained income mix?
- 2) Quality of life and resident satisfaction
- 3) Building community
 - Effective neighboring and inclusive governance
 - Shared interests and positive social relations
- 4) Promoting social and economic mobility
- 5) Impact on neighborhood revitalization
 - Displacement avoided? Equitable redevelopment?

My Research Questions

- 1) What is the process of creating and sustaining a mixed-income development?
- 2) What are the experiences and outcomes for public housing residents and residents of other income levels?
- 3) What is the nature of social relations and social inclusion vs. exclusion?

My Research Studies

- Developers and Service Providers – Complete
- Jazz on the Boulevard Study – Year 4 of 4
- Three Chicago development study – Year 3 of 6

- Research methods
 - In-depth interviews
 - Meeting observation
 - Document review

- Research contribution



Qualitative Research Data

	MI Sites	Sample
Developers and social service providers	9	26
Public housing relocated residents	citywide	69
Resident interviews	4	130
Stakeholder interviews	4	80+
Meeting observations	4	300+

Emerging Insights about MI Dev.

■ Development process

- Complexity of development process
- Strength of early market demand
- Impact of current housing market crisis
- Challenge of relocating/recruiting public housing residents

Emerging Insights about MI Dev.

- Early resident experiences
 - High satisfaction with physical environment, some also report stress ↓
 - Some articulation of increased aspirations
 - Tensions around use of public space, rules/norms, sense of stigma – stress ↑
 - Low social interaction, some self-isolation
 - Perceptions of difference: “us vs. them” deepened by segregated structures/activities

Implications for Policy and Practice

- Who benefits? Screening/Inclusion, Returners/Leavers
- Promoting social and economic mobility: “housing plus”
- Promoting and sustaining well-functioning developments
 - Stimulating (appropriate) market demand
 - Safety and social control: Whose responsibility? Whose rules?
 - Neighborhood amenities
 - Inclusive governance
- Building housing vs. Building community: Intentionality??
 - Design
 - Property management
 - Inclusive services and amenities, identifying shared interests