



# **THE WERNER (HOWARD/PAULINA) DEVELOPMENT COMMUNITY SURVEY RESULTS #1**



**Housing For All is proposing a mixed-use, 100% affordable workforce housing development at the NE corner of Howard and Paulina. The underlying zoning will not change but the proposal is required to go through the Planned Development process due to the size and scope of the project.**

**The proposal includes plans to construct 104 units, 82 of which would be set aside for households earning at or below 60% of the Area Median Income (AMI). The remaining 22 would be set aside for households earning at or below 30% AMI. 10% of the units would be set aside as type A fully accessible units, with another 20% set aside as easily adaptable .**

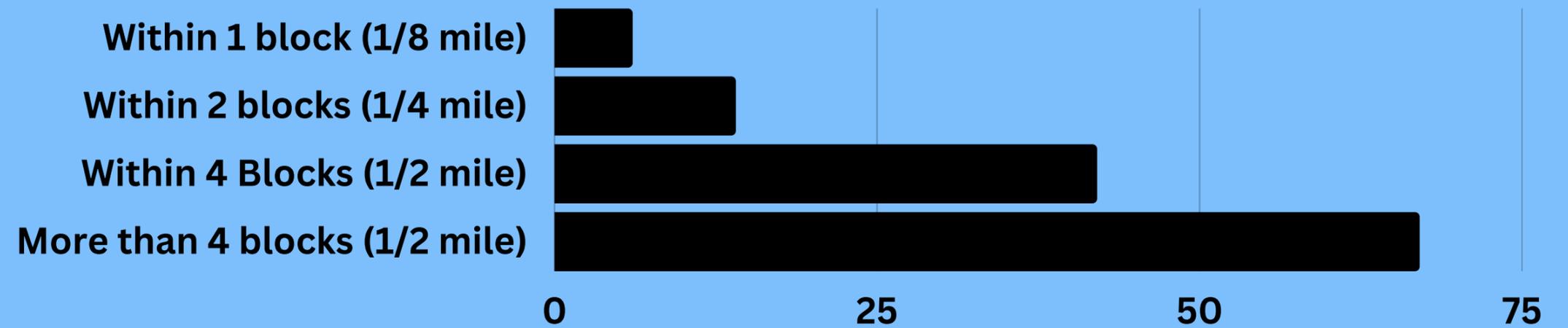
**More information about the development can be found at  
*<https://www.49thward.org/howardandpaulina>***



# 129 RESPONDENTS



How far away do you live from the proposal site?



## KEY FOR BAR GRAPHS



Aggregate



Within 4 Block



Within 1 Block



More than 4 Blocks

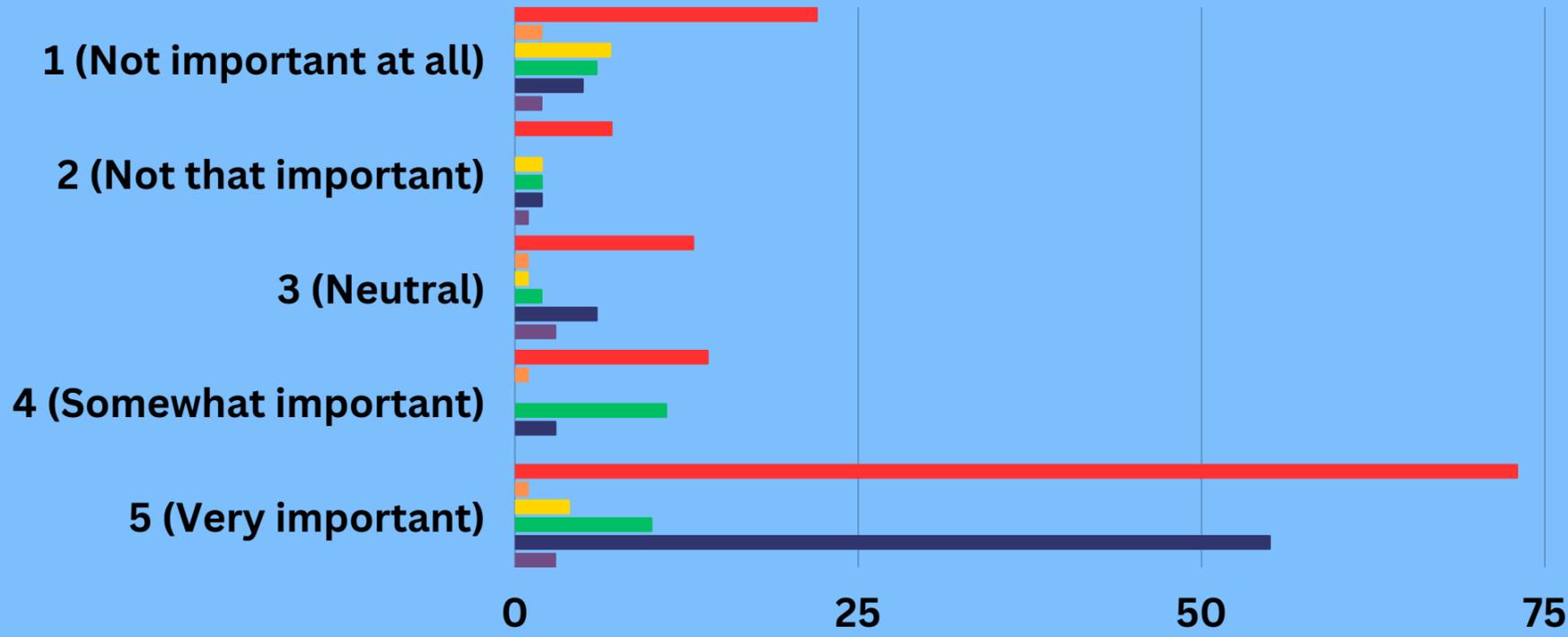
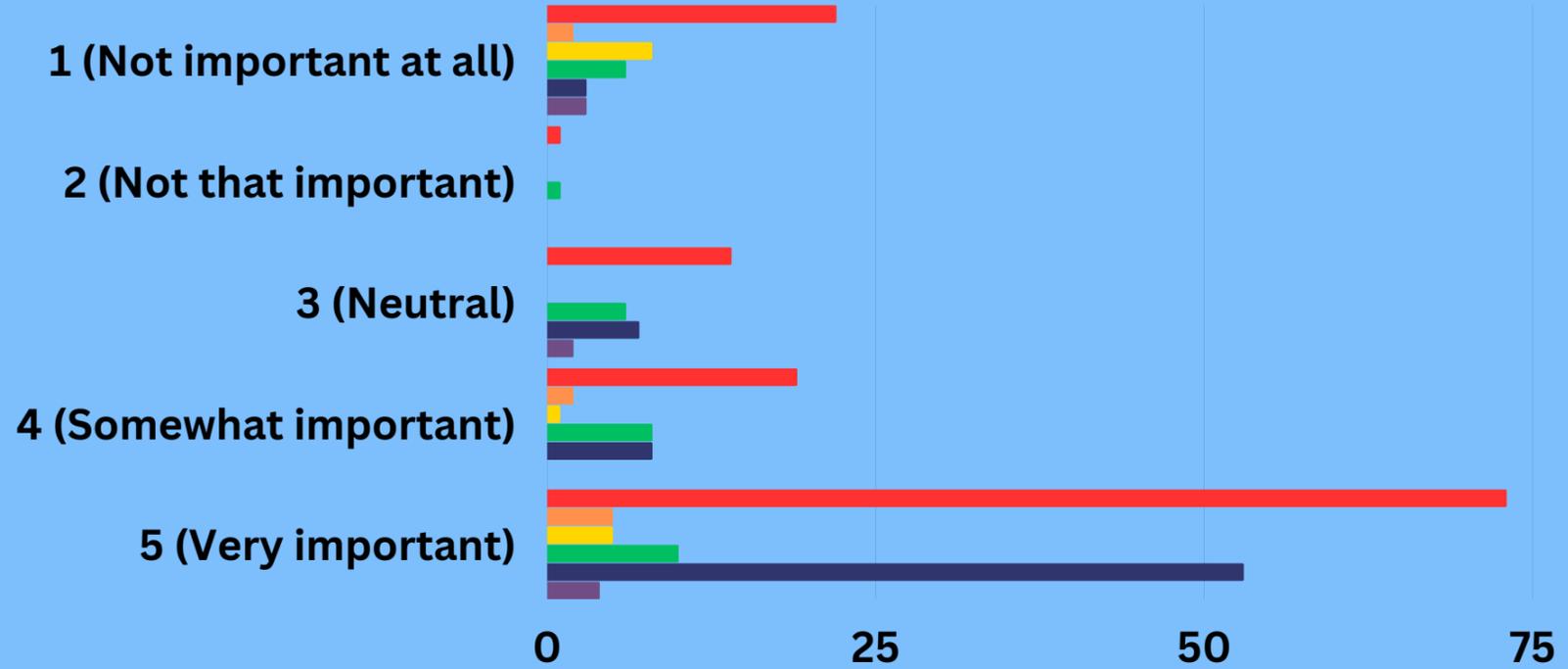


Within 2 Block



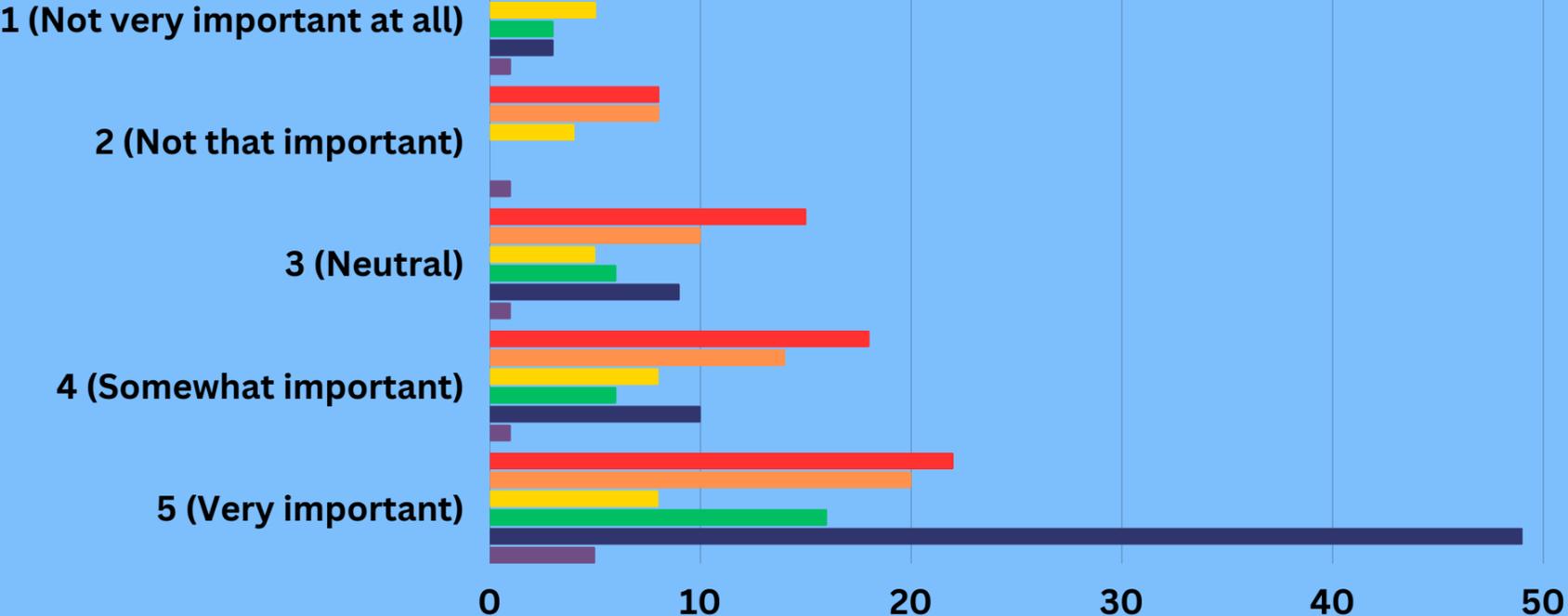
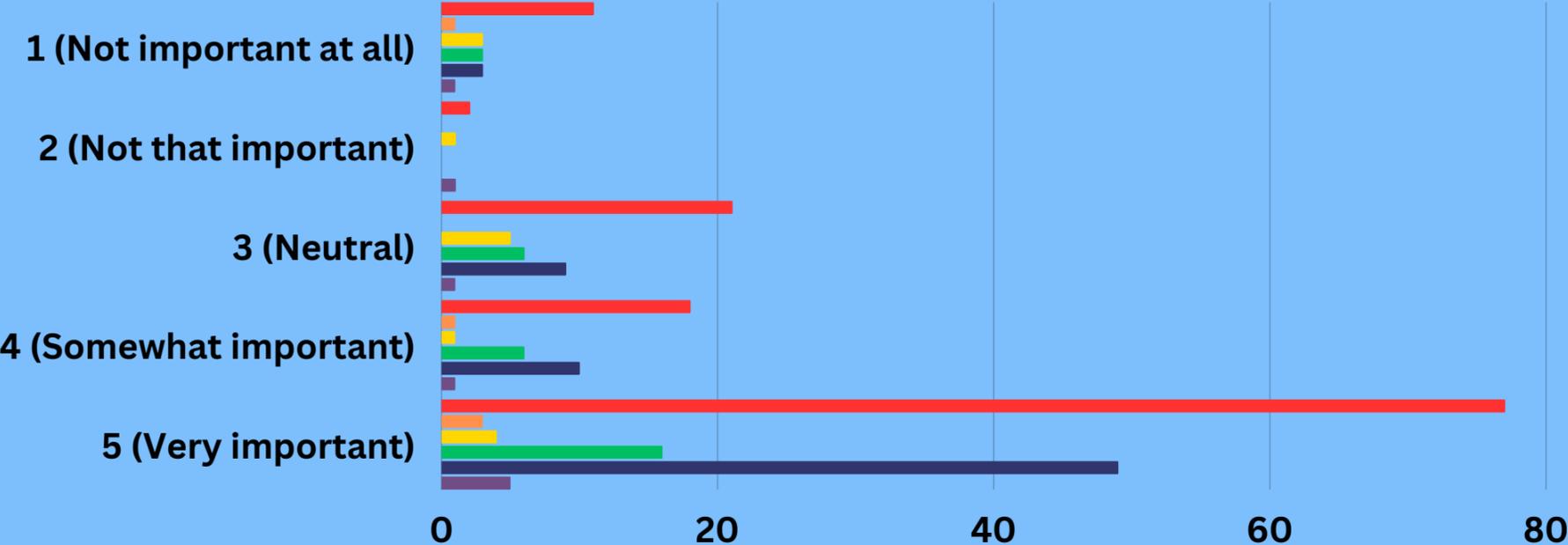
Outside Ward

**Market studies have shown that those making between \$22,000 - \$72,000 in the Rogers Park community are experiencing the greatest increase in housing costs relative to their income. How important to you is it to have new housing options for those in that income range?**



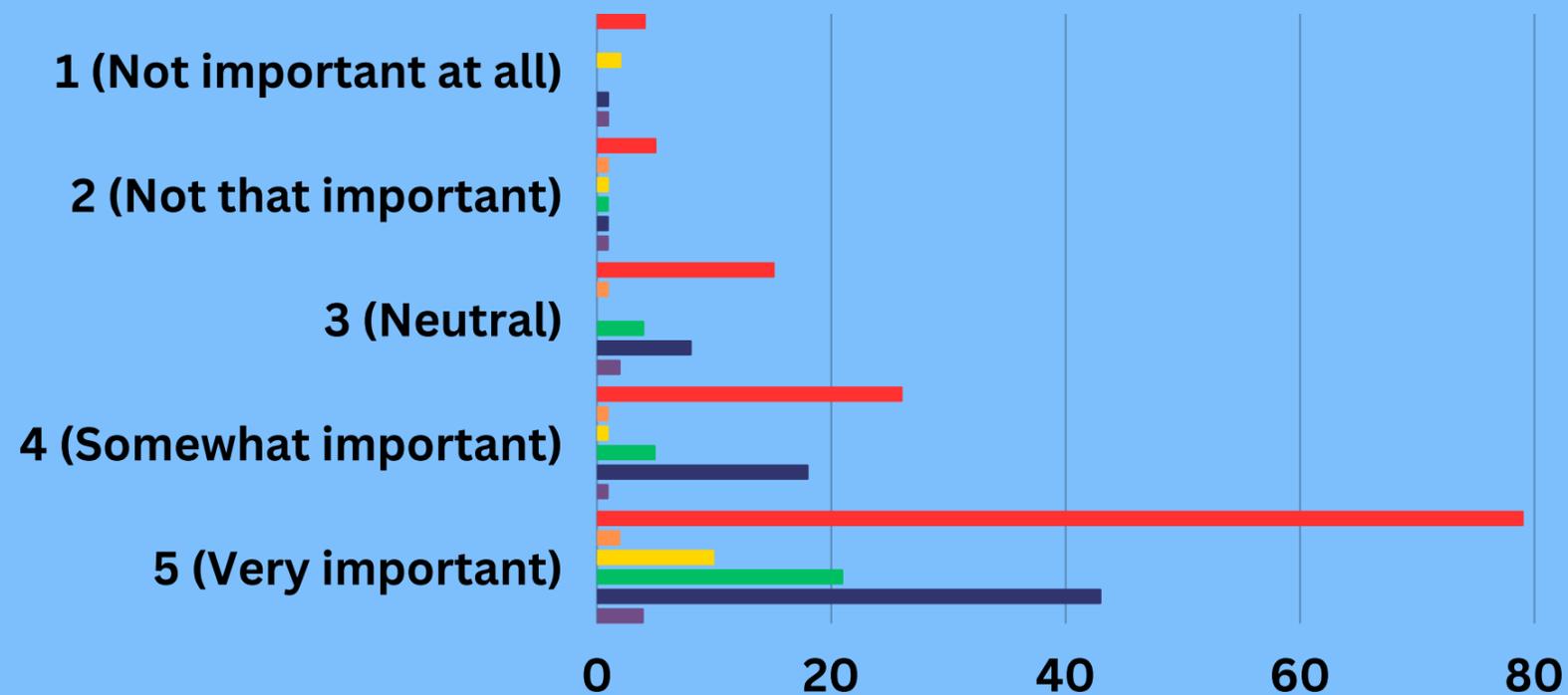
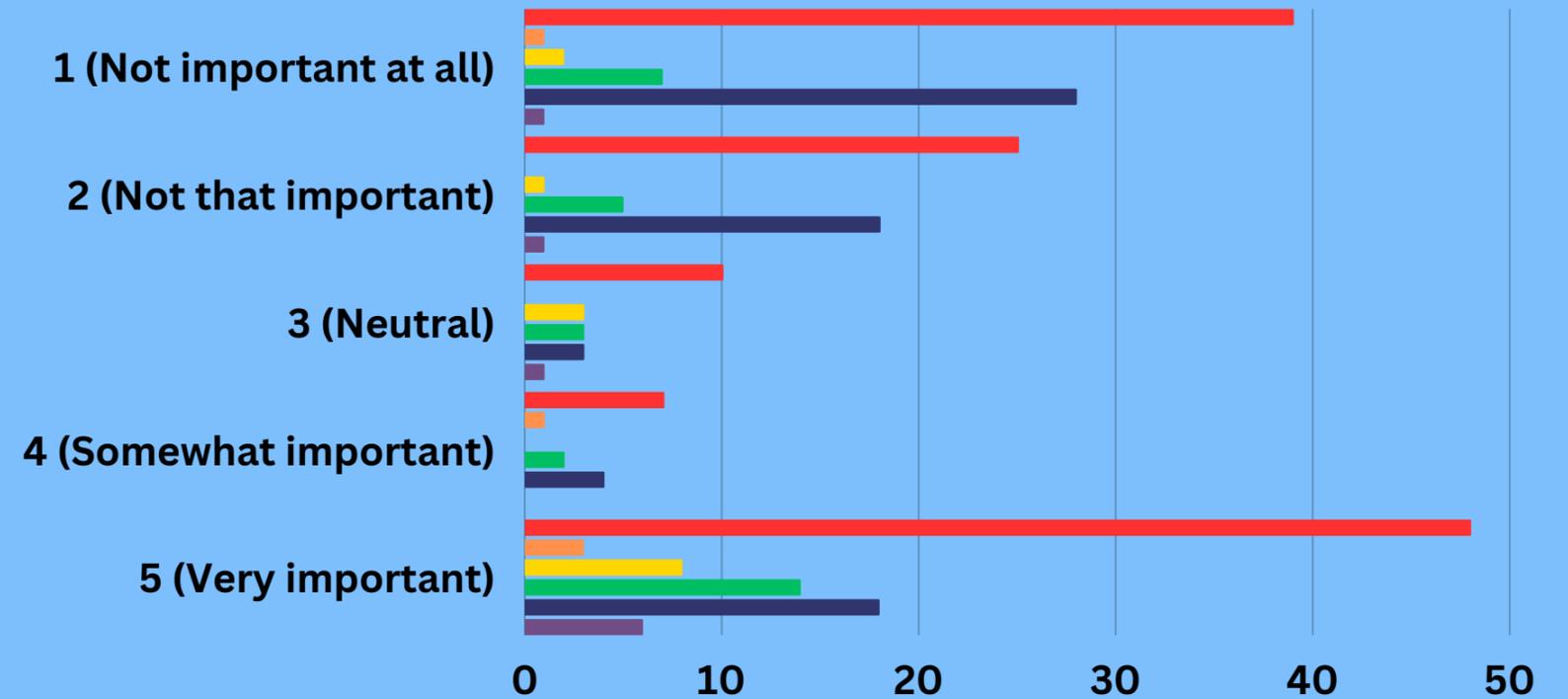
**This development is comprised of units that are income-limited to those making between \$22,000 - \$72,000 based on household size. How important to you is it to have a range of incomes in our neighborhood?**

# How important is it to you to have multiple transit options (e.g., train, bus, bike, etc.) that do not rely on personal vehicles for a new development?



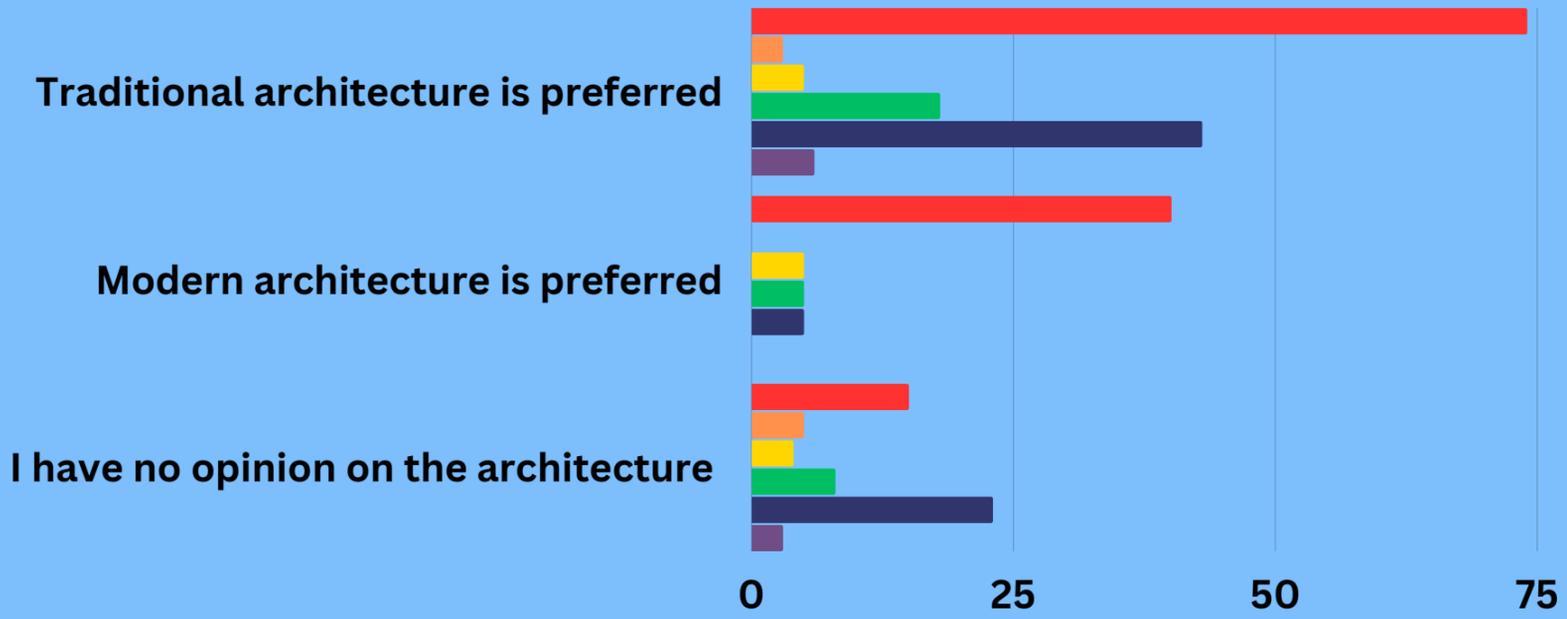
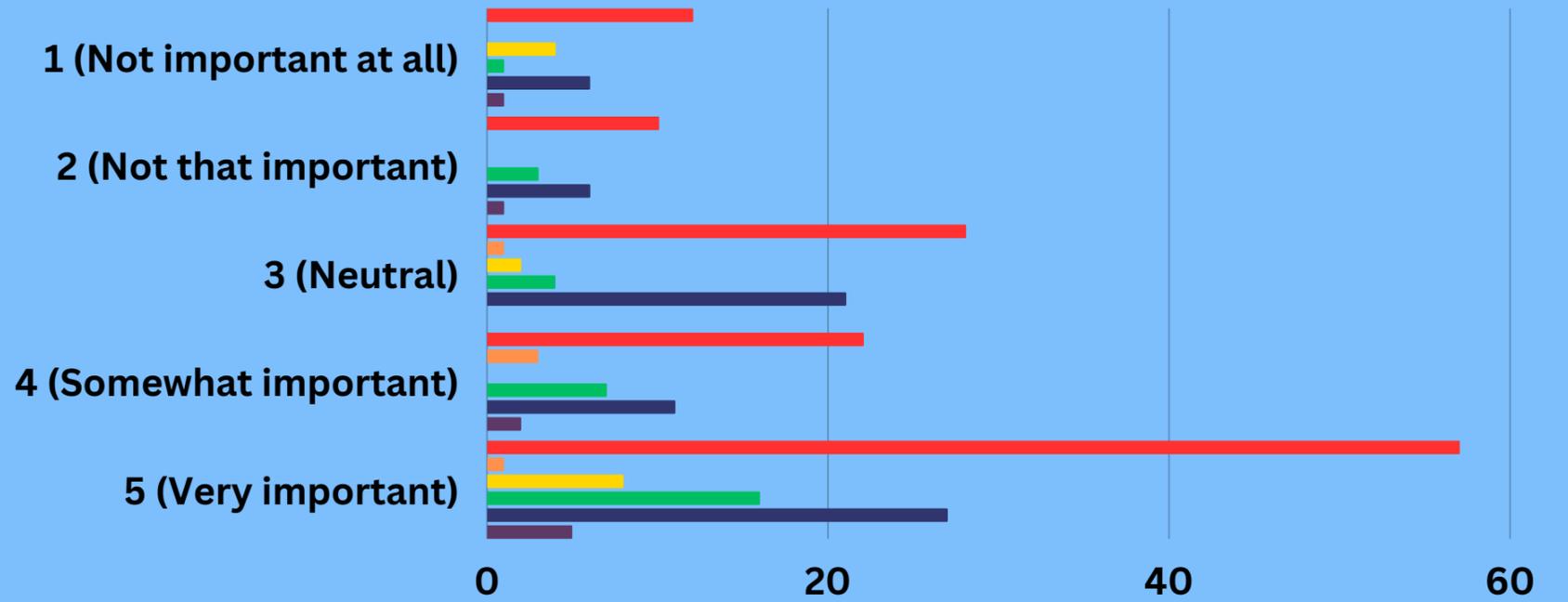
# How concerned are you with parking issues in the immediate area due to this development?

**Some voiced crime concerns at the community meeting. The developers have assured our office and the community that the building will be secured with on-site management, security cameras, and a security plan. How concerned are you with public safety issues that may arise from this development?**



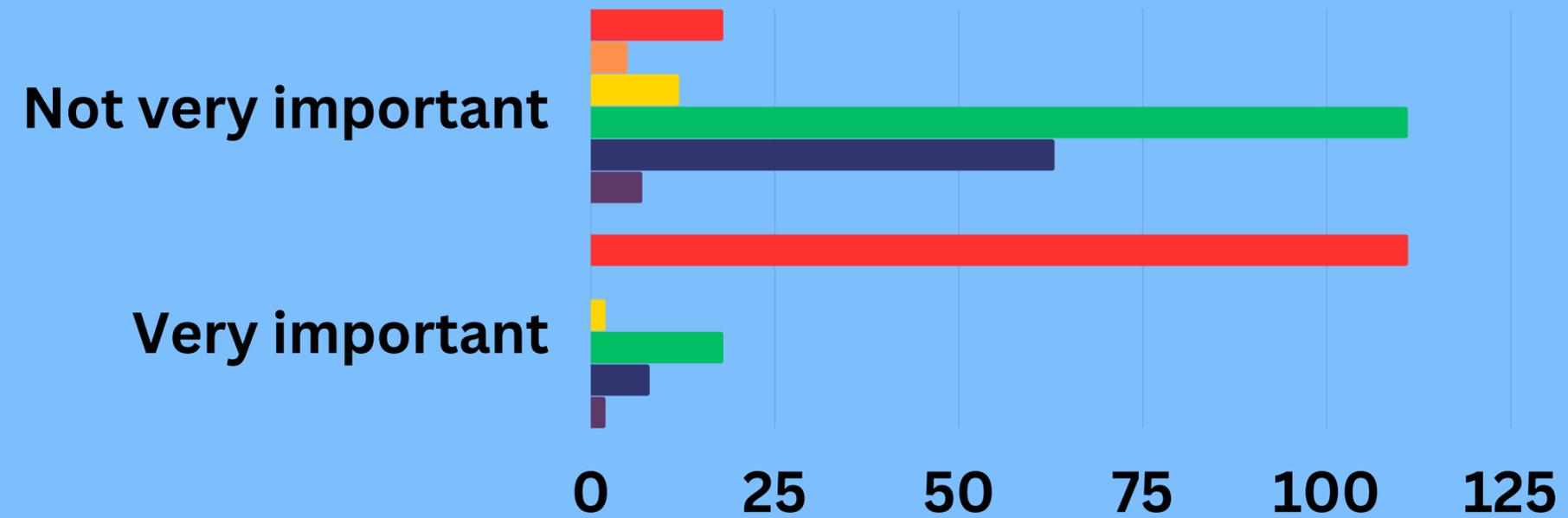
**This development will include new ground-floor retail and the developers are working with the current retail tenants, including the United States Post Office, to be a part of the development. How important are new economic opportunities in this area to you?**

**The Werner Building, an orange-rated historic building and one of Preservation Chicago's Most Endangered Buildings of 2023, is included within the property. How important to you that the Werner Building is saved and incorporated into the development?**



**The Planned Development process allows for greater community input regarding the architecture and design of a project. The developers are proposing styling that will match neighboring buildings. How do you feel about the direction of the design?**

**The developers are planning to make the building as sustainable as possible with such features as solar panels, efficiency glass, etc. How important is environmentally-sound design to you?**





# Additional Comments



- Many respondents favored more affordable housing for a range of incomes in the ward
- Many also liked that the development is an equitable, transit-oriented development that encourages less car ownership
- Respondents also liked that the Werner Building is being saved and incorporated into the development, as well as a new post office in the development, and the willingness to relocate retail tenants
- Some respondents felt the development would concentrate "affordable housing" in this area and that the development should be mixed-income (The income range for tenants would be between \$22,000 and \$72,000)
- A significant minority of respondents are worried not enough parking is being included in the development
- Some felt the government funding for this project is too high