

HOUSING MODEL. PROBLEM SOLVING UNIT #2

WARD ANALYSIS AND COMPREHENSIVE REHABILITATION STEPS

Week 5 Quarter III

February 8-9 1974

Friday Night

Discussed the need for raising a strategic sign of rehab as opposed to simply doing an easy rehab job.

We started Friday with questions of what are your concerns when thinking of housing?

What's blocking people in Uptown from obtaining their values relative to housing? We did a quick brainstorm of blocks in direct relationship to Uptown housing. Then we discerned the key contradictions relative to housing, such as:

1. Lack of broad based participation of local community in decision making process relative to land use, rehabs, new construction.
2. city planners have different vision of Uptown's future than current residents.
3. Fragmented and contradictory stories of the future of Uptown.
4. Residents have shallow roots in Uptown.

We then brainstormed what elements you have to consider in process of rehabing a structure in Uptown. Gestalted the data into seven comprehensive arenas and created an imaginal holding chart.

Useage	Economics of the Rehab Package	Finances	Operating Costs
Selection		Acquisition	
		Rehab Prep	

Saturday Morning

We examined the data collected Friday night and decided as a group to move in the direction of creating 4 X 4s for each of the seven rehab arenas. The 4 X 4 creation was done as an entire group, asking what are the 4 major elements of deciding the building useage? Then what are the 4 inclusive aspects of each element? We spent the morning creating the data for each rehab arena, making sure that each 4 X 4 held the inclusive data relative to comprehensiveness and community impact. We pushed each other for data that would be crucial for any rehab job. We rehearsed the data brainstormed Friday night for each rehab arena and asked where is it incomplete? What questions do we need to answer relative to brainstormed data? What else needs to be there? The completed 4 X 4s are included in the text of the report.

Saturday Afternoon

We rehearsed Week 3 PSU's findings and went back out into the 5 wards of Uptown 5 to do a quick walk through and be aware of anything that strikes us. Teams of two were sent out to each ward.

We gathered back in an hour and had a reflective conversation on each ward and listed current trends using our intuitions about the ward, what was currently taking place and what it would mean to put a housing sign there.

The following data was determined:

A listing of the commercial and residential trends of each of the wards in Uptown Five. We then focused our attention to 4 specific blocks in Uptown 5 for future concentration, they are:

- 1) Ward 4
Agatite (East of Sheridan)
Sunnyside
- 2) Ward 5
Lakeside
- 3) Ward 2
Winnona
- 4) Wards 3 & 5
Lawrence (East & west of Sheridan to Broadway)

The Housing PSU of weeks 3 and 5 have now completed a grid of Uptown 5 Housing with a color coded description of both type and condition, a holding chart of the seven comprehensive steps of rehabilitation and 4 X 4's to hold a rational approach for housing rehabilitation. We have also discerned the trends in each of the wards relative to present trends in development. We have now tentatively narrowed the signal rehabilitation site down to 4 blocks in Uptown 5. The next steps will involve establishing hard criteria for a specific neighborhood rehabilitation site. A close look at the 4 neighborhoods for specific rehabilitation sites and taking the initial 4 X 4's and push them down a level deeper.

TRENDS BY WARD:

Ward One

High-rise stabilized
single-family, Castlewood
stable number in area
varied--in between
zoning

Ward Three

deteriorating commercial area
projected college extension
projected shopping center
el--subway
encircled by commercial

Ward Five

institutional domination
variety on Lakeside
influence of Weiss hospital
Lawrence Ave.--visible

Ward Two

strong commercial
Jimmy Wong Argyle development
stable, varied block at 4900 N.
Winthrop
contrasting conditions--opposite
sides of Kenmore
influence of vacant space

Ward Four

"Boardwalk" development
hospital
potential and existing high-rise
speculation related to high-rise
weak commercial
varied condition of structure--need
of sign

POSSIBLE BLOCKS

Aqatite--abandoned building
Sunnyside
Lakeside
4600-4700 N. Kenmore
Winona-Ward 2
Lawrence

DECIDING BUILDING USEAGE

RENT LEVELS	TYPE OF PEOPLE	QUALITY OF REHABILITATION	OWNERSHIP
Operating Costs	Size of Unit	Longevity	Individual
Type of Financing	Current Occupancy	Facilities	Corporate
Question of Subsidy	Current Housing Needs	Equipment	Profit
Location	Tenant Priorities	Quality of Workmanship	Non-profit

SELECTING THE LOCATION

COMMUNITY SERVICES	COMMUNITY ATTITUDE AND MOTIVATION	SYMBOLIC SIGNIFICANCE	DEVELOPMENT TREND
Public Services	Visible Threads of Hope	Create Positive Image	Population Evolution
Commercial Services	Present Condition of Neighborhood	Visible Location	Commercial Change
Social Services	Neighborhood Participation	Ethnic Diversity	Social Change
Cultural Services	Clear Communication	Economic Possibility	Cultural Change

ECONOMICS OF REHABILITATION PACKAGE

ECONOMIC FEASIBILITY	CURRENT CONDITION	TOTAL PROJECT COST	OPERATING COST
Neighborhood Stability	Sound Structure	Occupied or Vacant	Taxes in Relation to Zoning
Project Plans	Major Mechanical	Acquisition Cost	Maintenance Costs
Availability of Money	Major Cosmetic	Actual Contracted Cost	Insurance Costs
Analysis of Cost	Question of Conversion	Projected Time Schedule	Management Costs

FINANCIAL ARRANGEMENTS

TYPE	INTERIM FINANCING	PERMANENT FINANCING	SEED MONEY
Government Subsidy	Price of Rehabilitation Package	Submit Appraisal	Land Cost
Foundation	Interest Rates	Mortgage Application	Legal Fees
Conventional	Negotiation Costs	Submit Operating Budget	Architectural Fees
Individual	Building Permits	Close the Deal	Public Relations

ACQUISITION PROCESS

AVAILABILITY	CURRENT OWNERSHIP	FUNDING	LEGAL
Research Landlords	Present Status of Ownership	Availability of Funds	Clear Title
Research Market	Willingness to Sell	Private Sources	Zoning
Land Values	Absentee Local Ownership	Public Sources	Status of Building in Relation to <u>Legal</u>
Community Support	Relationship of Ownership and Management	Profit Non-profit	Taxes

REHABILITATION PREPARATORY

BANKING	ARCHITECTURAL	CONTRACTING	LEGAL
Locate Bankers	Determine Need	Locate Experienced Contractor	Building Codes
Construction Loan	Locate Interested, Experienced Architect	Supervision and Responsibility	Zoning Specifications
Private Sources	Cost	Type of Contracting Work	Legal Services
Government Sources	Projected Use	Cost and Time	Question of Legal Responsibility

OPERATING COSTS			
FIXED COSTS	CONTINGENCY FUND	MANAGEMENT	MAINTENANCE
Taxes	Emergency Reserve	Bookkeeping	Supplies and Equipment
Insurance	Optional Operating Costs	Tenant Selection	Janitorial
Mortgage	Major Maintenance	Management Financial Arrangement	Outside Labor
Utilities	Income Maintenance Fund	Collection of Rent	Equipment

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