

# Building Mixed-Income Communities: Jazz on the Boulevard Case Study

## RESEARCH HIGHLIGHTS

NUMBER TWO

### THE RESIDENT POPULATION AT JAZZ

We asked residents where they lived before moving to Jazz and gathered information about the demographic characteristics of residents in each income group. We identified some significant demographic differences between resident categories and discovered interesting patterns in areas such as educational background, income level, household structure, and other personal characteristics.

#### Where did current Jazz residents live before they moved to Jazz?

- **Former public housing residents (FPH)** moved from CHA developments or temporary private rental units in south-side neighborhoods near North Kenwood-Oakland.

- **Subsidized renters (SR)** moved from South side neighborhoods. They generally came from further away than former public housing residents.
- **Subsidized homeowners (SH)** moved the greatest distance, from the north and south sides of the city.
- **Market-rate homeowners (MH)** moved from neighborhoods to the north but within the central city limits.



#### Race

Our sample of subsidized renters was 100 percent African American, just like the former public housing residents. However, the sample of subsidized homeowners was 25 percent non-African American and the sample of market-rate homeowners was one-third non-African American. This is a higher level of racial diversity than may have been expected on the historically African American south side of Chicago.

#### Gender

While our sample of former public housing residents and subsidized homeowners is almost exclusively female, the sample of market-rate homeowners and subsidized renters was 60 percent female.

#### Study overview

THE JAZZ ON THE BOULEVARD CASE STUDY IS DOCUMENTING A NEW MIXED-INCOME DEVELOPMENT ON THE SOUTH SIDE OF CHICAGO BEING BUILT AS PART OF THE CHICAGO HOUSING AUTHORITY (CHA) PLAN FOR TRANSFORMATION.

THE DEVELOPMENT TEAM AT JAZZ IS A PARTNERSHIP BETWEEN THE THRUSH COMPANY, HEARTLAND HOUSING AND GRANITE DEVELOPMENT. THE SERVICE PROVIDER IS HEARTLAND HUMAN CARE SERVICES.

TO-DATE, IN-DEPTH INTERVIEWS HAVE BEEN CONDUCTED WITH 46 RESIDENTS OF ALL INCOME LEVELS AT THE DEVELOPMENT, REPRESENTING ALMOST HALF OF THE CURRENT POPULATION, AS WELL AS 69 PUBLIC HOUSING RESIDENTS WHO HAD EXPRESSED INTEREST IN MOVING TO A MIXED-INCOME DEVELOPMENT BUT DID NOT MOVE TO JAZZ.

THE CASE STUDY ALSO INCLUDES INTERVIEWS WITH DEVELOPMENT TEAMS AND THEIR PARTNERS AND OBSERVATIONS OF MEETINGS AND COMMUNITY ACTIVITIES.

FOR PAPERS AND MORE BACKGROUND INFORMATION ABOUT THIS AND OTHER MIXED-INCOME DEVELOPMENT STUDIES, GO TO [HTTP://MSASS.CASE.EDU/FACULTY/MJOSEPH/INDEX.HTML](http://msass.case.edu/faculty/mjoseph/index.html)

### Comparison of resident characteristics

| Resident type                                                  | Former public housing residents | Subsidized renters    | Subsidized homeowners | Market-rate homeowners |
|----------------------------------------------------------------|---------------------------------|-----------------------|-----------------------|------------------------|
| Number of interviewees/ Total population at time of interviews | 23/24                           | 5/9                   | 8/24                  | 10/41                  |
| Average age                                                    | 48                              | 51                    | 40                    | 40                     |
| Race                                                           | 100% African American           | 100% African American | 75% African American  | 70% African American   |
| Gender                                                         | 96% female                      | 60% female            | 100% female           | 60% female             |

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## Household structure

### Household size

The average household size is approximately the same across all housing categories.

But among market-rate homeowners, the second person is more often a spouse, while among former public housing residents the second person is more often a child.

### Marital status

Fifty percent of market-rate homeowners in our sample are married, compared to none of the subsidized renters and nine percent of former public housing residents.

### Children

A substantial proportion of homeowners in our sample have children.

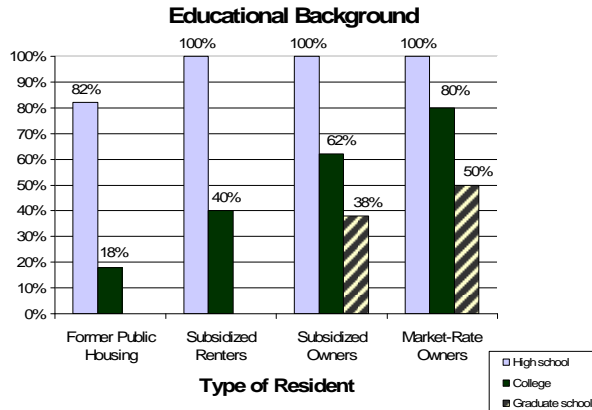
### Income level

We learned that all of the former public housing residents and 60 percent of the subsidized renters earn less than \$40,000 per year. Seventy percent of the market-rate homeowners and 25% of the subsidized homeowners have an annual income over \$120,000.

| Resident type (#)     | Former public housing (23) | Subsidized renters (5) | Subsidized owners (8) | Market-rate owners (10) |
|-----------------------|----------------------------|------------------------|-----------------------|-------------------------|
| Mean household size   | 1.7                        | 2.3                    | 1.6                   | 1.8                     |
| Percent with children | 48                         | 80                     | 38                    | 30                      |
| Percent married       | 9                          | 0                      | 25                    | 50                      |
| Income level          | 100% below \$40,000        | 60% below \$40,000     | 25% over \$120,000    | 70% over \$120,000      |

## Education

While the vast majority of all residents have a high school degree, the educational levels vary widely across housing categories in the direction that would be expected, with higher-income residents having higher levels of education.



JAZZ INCLUDES HOMEBUYERS OF WHITE, ASIAN, AND LATINO BACKGROUNDS. A SUBSTANTIAL PROPORTION OF HOMEOWNERS IN OUR SAMPLE HAVE CHILDREN.

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## Research Highlights series

This Highlights series explores the early experiences of residents of all income levels who have moved into Jazz on the Boulevard:

1. Movers versus non-movers: Who are they?
2. The resident population at Jazz.
3. Understanding the choice to live at Jazz.
4. Resident perspectives on mixed-income development.
5. Early resident experiences: General satisfaction.
6. Early social relations at Jazz.

This Research Highlight is excerpted from Joseph (2008) which provides more detail on the study context, methodology, and findings.

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