

***Downzoning Chicago: How Local Land Use Policy Has Reduced Housing Construction and Reinforced Segregation***

**Supplemental Information**

*Table S1: Pre-trends in housing supply growth among downzoned versus non-downzoned tracts*

	Study group		
	All tracts	Tracts with higher-than median white population share and housing value in 1970	Tracts on the North Side and Downtown
	<i>Outcome: Mean housing supply growth, 1960 to 1970</i>		
Tracts downzoned 1970 through 1990	0.5%	11.5%	8.5%
Tracts not downzoned 1970 through 1990	7.3%	17.1%	8.4%
Significance of difference in t-test of means	*		
N	797	227	218

*Source:* The authors, based on data from US Census, 1960 and 1970, and George Kisiel, 2024.

*Note:* p-values of \*\*\* < 0.001; \*\* < 0.01; \* < 0.05. Excludes top 1% outliers.

*Table S2: Mean share of rental units built in recent decades by tract, 1970 and 2000, by downzoning status between 1970 and 2000*

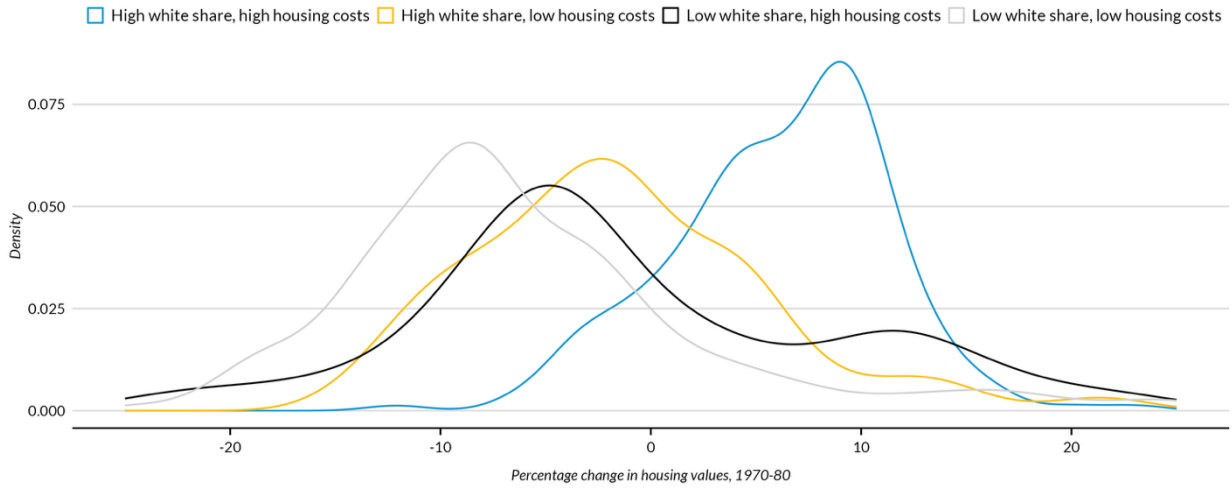
Data year	Indicator	Study group					
		Tracts with higher-than median white population share and housing value in 1970			Tracts on the North Side and Downtown		
		Experienced downzoning between 1970 and 2000	Did not experience downzoning	Significance of difference in t-test of means	Experienced downzoning between 1970 and 2000	Did not experience downzoning	Significance of difference in t-test of means
1970	Share of units built 1960–1970	15.2%	23.2%	**	15.2%	9.4%	**
	Share of units built 1950–1970	29.3%	36.2%		23.4%	18.1%	
	Summary	Before any downzonings were recorded, we identify no systematic differences between tracts that were later downzoned in terms of the share of rental units that were recently constructed.					
2000	Share of units built 1990–2000	1.5%	2.7%	*	2.8%	6.0%	**
	Share of units built 1980–2000	4.8%	6.7%	*	8.0%	13.8%	**
	Summary	After three decades of downzonings, we find systematic differences between tracts that had been downzoned at any point since 1970 and those that had not been downzoned. A significantly smaller share of rental units in downzoned tracts was completed in the previous one or two decades, indicating an aging building stock.					

Source: The authors, based on data from US Census, 1970 and 2000, and George Kisiel, 2024.

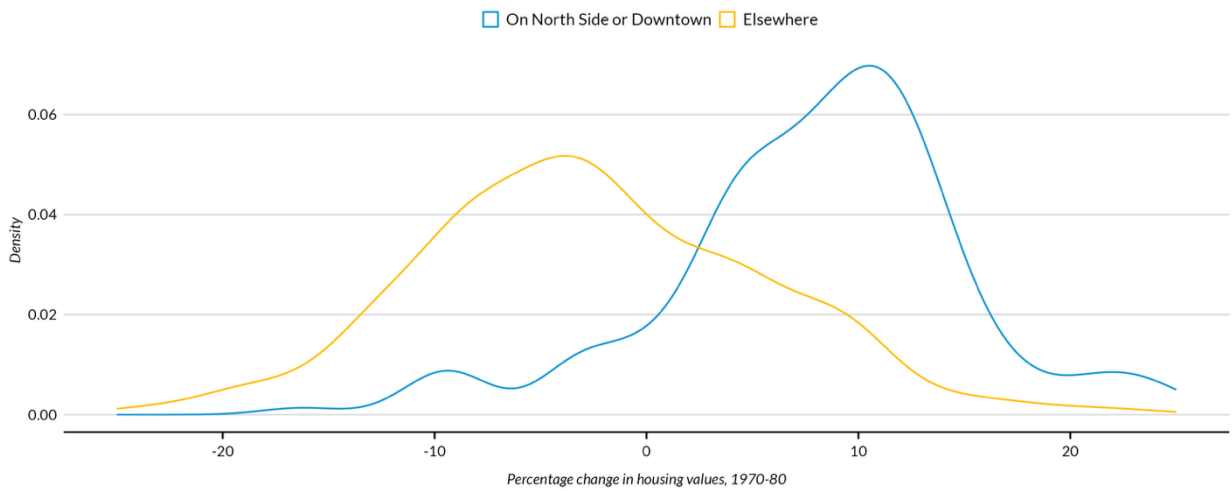
Note: p-values of \*\*\* < 0.001; \*\* < 0.01; \* < 0.05.

*Figure S1: Density graph showing percent change in housing values, 1970 to 1980, by neighborhood characteristics*

*A. Tracts by white share and housing costs, 1970*



*B. Tracts by location*



Source: The authors, based on data from US Census, 1970 and 1980.