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# Analysis

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## Key Trends and Summary

1. Housing Costs, Value, and Income
  2. Population and Race
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# Housing Costs, Value and Income - *Key Trends*

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## *The Housing Bubble and Collapse*

Most Chicago communities saw the steep rise in home prices and values at the height of the housing bubble in 2006 and the subsequent decline after the collapse of the housing market. Among Chicago communities, the sudden rise and fall is clearly seen in the West Side communities of Humboldt Park, Garfield Park, and North Lawndale (3508) with a median home price doubling in 2006 at the height of the housing bubble, and home values skyrocketing 137 percent from 2000. By 2009, however, these communities show one of the largest drops in price and value—a decline of more than \$100,000. All in all, communities on the West Side show the largest increases in home prices and values, as well as the largest declines resulting from the collapse of the housing market.

## *Household Income*

Income trends varied throughout the different communities in Chicago. For the most part, income levels declined with the exception of four PUMAs: the Loop and Central District community areas (3510), which show the highest increase at 21 percent; the Near North West Side communities of West Town, Logan Square, Avondale and Hermosa (3509); Hyde Park, Oakland, and Douglas PUMA (3514); and the Lincoln Square, North Center, and West Ridge PUMA in the North Side (3503).

The top five PUMAs with the largest declines in household income altogether represent more than 20 percent of all Chicago households, which means that more than 1 in 5 Chicago households experienced a 20 percent decline in income on average.

The communities that show the lowest median income of \$23,663 includes Humboldt Park, Garfield Park, and North Lawndale PUMA (3508) and the highest incomes are in household within the Lakeview and Lincoln Park PUMA (3502) with a median of \$73,451.

## *Affordability Gap*

Although home prices and rents have gone down in the last year as a result of the recession, the median household income citywide—\$45,734, which is 8 percent lower than the 2000 median income—has remained stagnant over the last few years. Thus, many parts of the city show a widening gap between housing cost and income.

The communities with the largest affordability gap—where housing prices and median income show the largest growth disparity—are within the PUMA that includes Englewood, Auburn Gresham and Washington Heights (3516), with housing prices and rents increasing by over 118 percent and 16 percent respectively, while the median income declined by 24 percent from \$38,266 in 2000 to \$29,200 in 2009.

An emerging trend among homeowners is the increasing monthly mortgage costs, while home prices and values show a downward trend. This forecasts an increasing number of homeowners who owe more on their home than its value, or “underwater” on their homes. The communities which show this trend most prominently include the Albany Park and Irving Park PUMA (3504), West Town and Logan Square (3508), Garfield Ridge and Chicago Lawn (3513), and the Lower West Side and South Lawndale PUMA (3511). **It is important to note that most of these communities have median incomes that are above or about the same as the Chicago median, which indicates that housing distress is prevalent among the City’s middle class households.**

## Population and Race - *Key Trends*

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The population in Chicago shows a slight decrease from 2000—1.6 percent. In recent years, however, Chicago has been gaining in population. The 2009 population estimate shows an increase of just over 100,000 people since 2008. The Loop and Central District communities (3510) show the highest increase in population at 39 percent, while Austin (3507) on the West Side shows the largest decrease at 23 percent.

### *Population, Race, and Hispanic Origin*

When the population is broken down by race and Hispanic origin, the most alarming trend is the loss of the African American population which shows a 9 percent decline, while the White, Hispanic, and Asian/Pacific Islander populations all show increases. Overall, there are clear shifts in populations by race in certain geographic areas that indicate displacement. The PUMAs with the highest populations of African Americans, including Englewood (3516), Woodlawn and Chatham (3515), Austin (3507), and Garfield Park (3508) all show double-digit decreases in population. However, in communities where there have typically been lower numbers of African Americans, such as Belmont Cragin (3506), Jefferson Park (3505), and Lincoln Square (3503), there is growth with as high as 157 percent in Belmont Cragin, Montclare, and Portage Park PUMA.

A similar trend also appears among Hispanics. The largest decreases in Hispanic population are in the South Lawndale, Lower West Side PUMA (3511) and West Town, Logan Square PUMA (3509) which are also the predominantly Hispanic and Latino communities in Chicago. The largest increases in population are in the South and Far South Side communities, such as Beverly, Morgan Park (3517), the Hyde Park, Douglas, Oakland areas (3514), and the North West and Far North West Side PUMAs which includes Jefferson Park (3505) and Belmont Cragin (3506).

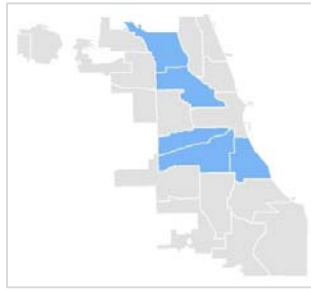
For the most part, the White population show increases throughout many parts of the City with the exception of the Portage Park, Belmont Cragin, and Montclare areas (3506), Austin (3507), and Garfield Ridge, Gage Park communities (3513). The communities with the highest increases in White population include several south side communities including the Woodlawn, South Shore, and Greater Grand Crossing group(3515), Englewood, Auburn Gresham, and Washington Heights ( 3516), the Loop (3510), and near northwest side communities (3509).

# Housing Costs, Value, and Income – Summary

CHANGES SINCE 2000

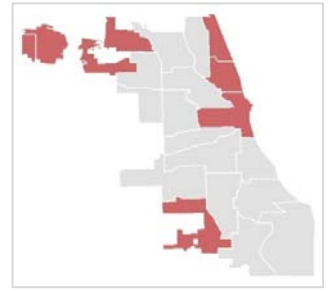
## Top 5 Increase in Owner Cost

PUMA	% change
3504	44
3509	35.6
3512	26.6
3511	24.8
3514	23.8



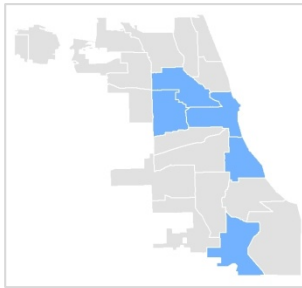
## Top 5 Decrease/Lowest Increase in Owner Cost

PUMA	% change
3501	-4.1
3510	-1.5
3502	6.2
3517	7.5
3505	9.9



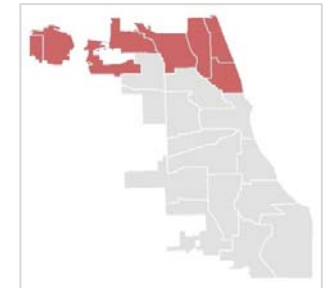
## Top 5 Increase in Rent Costs

PUMA	% change
3518	49.9
3514	36
3508	35.2
3510	29.5
3509	26.2



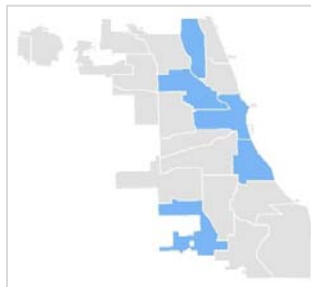
## Top 5 Lowest Increase in Rent Costs

PUMA	% change
3504	2.5
3502	3.8
3501	4.8
3505	8.3
3503	9



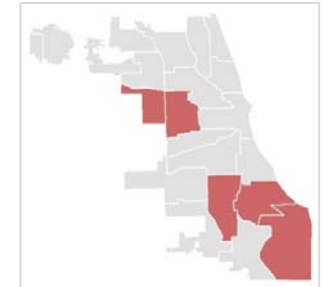
## Top 5 Increase in Household Income

PUMA	% change
3510	21.2
3509	9.8
3514	4.4
3503	4.2
3517	-1.7



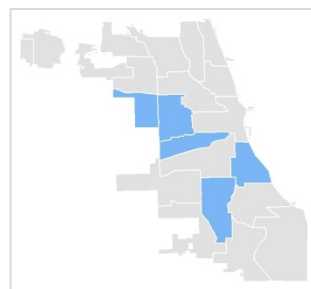
## Top 5 Decrease in Household Income

PUMA	% change
3515	-27.9
3507	-23.9
3516	-23.8
3519	-20
3508	-19.5



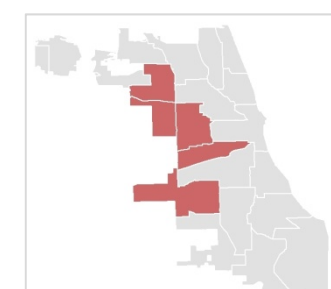
## Top 5 Largest Increase in Home Price (2000-2006)

PUMA	% change
3508	99.7
3516	85.6
3514	85.2
3507	81
3511	72.1



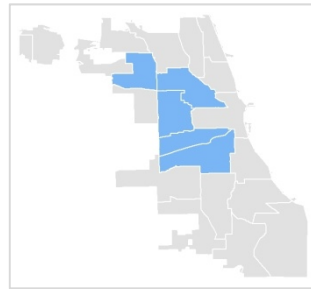
## Top 5 Largest Drop in Home Price (2006-2009)

PUMA	% change
3511	-47.8
3506	-45.1
3507	-44.7
3508	-40
3513	-39.6



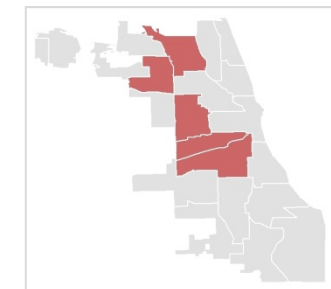
## Top 5 Largest Increase in Home Value (2000-2006)

PUMA	% change
3508	136.7
3511	95.3
3512	79.9
3509	76.7
3506	74.1



## Top 5 Largest Drop in Home Value (2006-2009)

PUMA	% change
3511	-29.3
3506	-23.3
3508	-23.3
3504	-18.4
3512	-16.9

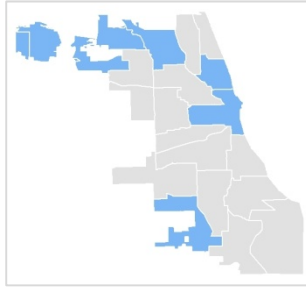


# Population and Race - Summary

CHANGES SINCE 2000

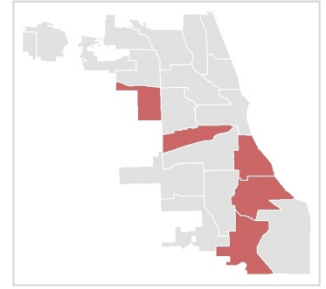
## Top 5 Increase in Population

PUMA	% change
3510	38.8
3517	14.1
3505	11.2
3504	6.4
3502	3.6



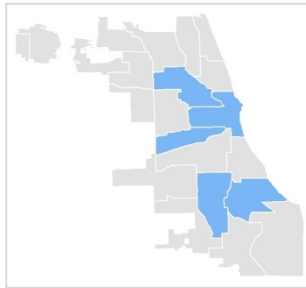
## Top 5 Decrease in Population

PUMA	% change
3507	-22.8
3511	-21
3514	-15.6
3518	-15.3
3515	-10



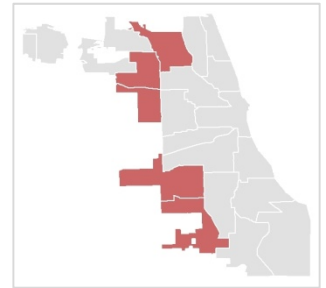
## Top 5 Increase in White Population

PUMA	% change
3515	172.1
3516	133.9
3510	70.5
3509	39.8
3511	39.3



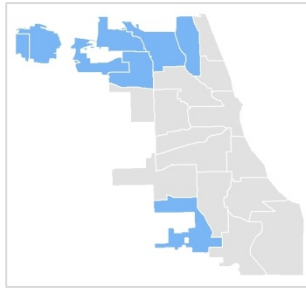
## Top 5 Decrease/Lowest Increase in White Population

PUMA	% change
3506	-25.2
3507	-7.8
3513	-3.6
3504	0.3
3517	2.5



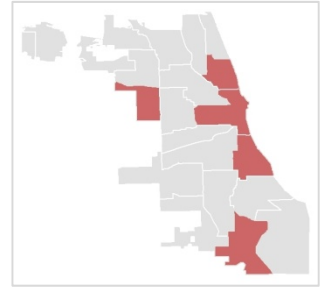
## Top 5 Increase in African-American Population

PUMA	% change
3506	157
3505	93.3
3503	62.2
3517	22.1
3504	20.7



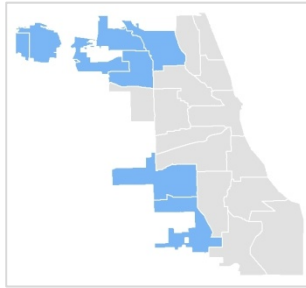
## Top 5 Decrease in African-American Population

PUMA	% change
3502	-34
3507	-23.1
3514	-20.5
3510	-17.9
3518	-15.2



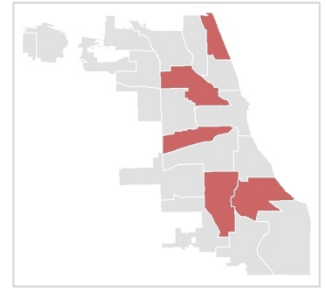
## Top 5 Increase in Hispanic Population

PUMA	% change
3517	109.8
3505	107
3514	49.2
3506	45.3
3513	37



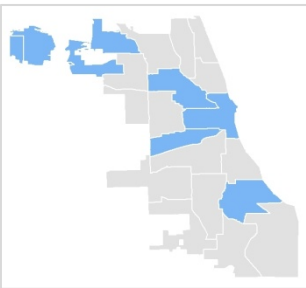
## Top 5 Decrease in Hispanic Population

PUMA	% change
3511	-25.9
3509	-24.3
3501	-20.1
3515	-16.7
3516	-11.5



## Top 5 Increase in Asian/Pacific Islander Population

PUMA	% change
3510	126.9
3509	124
3511	96.1
3515	68.3
3505	47.5



## Top 5 Decrease/Lowest Increase in Asian/Pacific Islander Population

PUMA	% change
3507	-36.9
3517	-19.6
3514	-12.6
3508	0.6
3503	1.8

