Analysis of the Fourth Quarter 2013 Housing Report

***Accepting the Challenge:* Five Year Affordable Housing Plan, 2009-2013**
Presented March 12, 2014

Introduction

This quarter marks the conclusion of the 2009-2013 Five Year Affordable Housing Plan, "Accepting the Challenge". While the national housing meltdown and the recession it brought were difficult and damaging for every neighborhood in our city, the last five years were still an active time with many moving parts on the housing front. It was a time that required innovation—the Neighborhood Stabilization Program delivered unprecedented resources to some areas, the Affordable Housing Opportunity Fund grew to over $39 million, and the City assisted nearly 42,000 households with some type of housing need. Despite these efforts, economic recovery has been uneven across our city. Some neighborhoods are seeing resurgence and reinvestment beyond pre-crash levels, but too many places in the city are still waiting for recovery.

One positive aspect of the recession is the way it has both required and inspired new kinds of homegrown leadership. All over the country, we are seeing the mayors of major metropolitan areas acknowledge the need to act without waiting for the state and federal governments to smooth the way. This is the era of the city, and—with leadership—we can be the architects of our own renewal. The lessons of the last five years can help us learn, grow and improve toward that goal moving forward.

Analysis of Fourth Quarter 2013 Housing Activities

AFFORDABLE RENTAL UNIT PRODUCTION SUMMARY–CRN is pleased to report that the Department ended 2013 on an extremely strong note, devoting almost $100 million more than projected to the production of housing. (Table 1).

Table 1. City of Chicago Projected Funding Compared with Actual Commitments, 2013

2013	*Total Projected Funding by Year End*	First Quarter Commitments	Second Quarter Commitments	Third Quarter Commitments	Fourth Quarter Commitments	*2013 Commitments*	*Percent of Goal Met*
Multifamily	***$266,302,599***	$99,052,581	$76,470,751	$79,258,113	$104,946,532	***$359,727,977***	***135%***
Single-Family	***$33,460,056****	$10,769,756	$5,022,040	$5,013,584	$9,671,822	***$30,477,202***	***91%***
Improvement + Preservation	***$12,074,500***	$1,515,128	$3,649,047	$3,774,864	$3,655,342	***$12,594,381***	***104%***
Total	*$304,426,664*	*$111,337,465*	*$85,141,838*	*$88,046,561*	*$118,273,696*	*$402,799,560*	*132%*

represents originally anticipated total anticipated funds reported in Q1-2013; DPD downwardly adjusted the projection in Q3

Source: CRN analysis of 2013-Q1-2013-Q4 affordable housing production reports

While City funds support a number of housing-related programs that contribute to the quality and affordability of Chicago housing—such as rental subsidies through the Chicago Low-Income Housing Trust Fund (CLIHTF), or safety and code enforcement under the Heat Receivership program and the Troubled Buildings Initiative—evidence of the City's quarterly production of rental housing should be separated from these programs because they do not contribute to net-new rental housing production or preservation.

In order to calculate net-new rental units, the Rehab Network starts with the City's projected number of rental units planned to receive subsidy this year (5,673), as well as the City's report of units completed in the various income brackets so far to date (5,571). We then subtract the units covered by those housing programs that are not constructing or rehabilitating rental housing, such as rental subsidies under the CLIHTF (-4,252). Next, we compare year-to-date units produced with the number of new construction or rehab units the City planned to fund in 2013 (1,089). Looking at the production numbers in this stripped-down way lets us understand how many affordable rental units are actually being added in Chicago throughout the year. In 2013, the City added or preserved 1,421 units of affordable rental housing.

We are also pleased to observe that in these units, DPD has greatly exceeded its plans for net-new affordable rental units in 2013, reaching 130% of its goal for the year. (Table 2).

Table 2. City of Chicago Projected Units Compared with Units Funded, 2013

	Year to Date Total Units Produced	0-15%	16-30%	31-50%	51-60%	60-80%	81-100%	101+%	Total Projected Units by Year End
Total Subsidized Rental Units*	**5,673**	1,758	1,306	940	920	582	113	54	**5,571**
Less Rental Subsidy Units	**-2,691**	*-1,712*	*-979*	*0*	*0*	*0*	*0*	*0*	**-2,690**
Less Site Improvement and Heat Units	**-626**	*-25*	*-110*	*-317*	*-156*	*-18*	*0*	*0*	**-892**
Less Troubled Building Initiative Units	**-935**	*0*	*-53*	*-164*	*-95*	*-547*	*-76*	*0*	**-900**
Net New Rental Units**	**1,421**	**21**	**164**	**459**	**669**	**17**	**37**	**54**	**1,089**

* Number of units is adjusted to account for a single unit's participation in more than one DPD program.

** This figure represents multi-family affordable housing units created or preserved, and is adjusted to discount both annual rental subsidies (through the Chicago Low-Income Housing Trust Fund) and some other some other assistance, including the City's Heat Receivership and Site Improvement programs.

Source: CRN analysis of 2013-Q4 affordable housing production report

Approved Multifamily Developments

The City Council approved financing for three affordable rental projects this quarter:

ROSENWALD COURTS

Built in 1929 as workforce housing for the then-segregated African American middle class after the Great Migration, the block-wide Rosenwald Courts at 46th and Michigan is a historically and culturally significant asset of the City of Chicago and the Bronzeville community. Originally providing 491 rental units, Landwhite Developers and Lighten-Gale Group intend to gut-rehabilitate the long-vacant property, replacing about half of the units with ground-floor retail and commercial space along 47th St. The City has provided $58 million in tax-exempt construction period bonds, $47 million in tax credit equity, and $25 million in TIF assistance to facilitate this project.

Income targets:

- 120 one- or two-bedroom units at or below 50% AMI
- 105 studio, one-, or two-bedroom units at or below 60% AMI
- 14 one- or two-bedroom units at or above 100% AMI (market rate)

Total development cost: $110 million **Per unit cost**: $460,955

WEST HUMBOLDT PLACE

This new development at Chicago and Central Park by the non-profit Children's Place Association will provide permanent supportive housing for families with a history of homelessness where the head of household is living with a disability or serious medical condition. The Children's Place has a strong history in the community of providing housing and services for people with life-changing health conditions, particularly HIV/AIDs. West Humboldt Place will expand on the Children's Place's existing capacity (2 buildings) to house these families. The City is providing $1 million in TIF funds to assist this project.

Income targets:

- 3 studios at or below 30% AMI
- 6 two- or three-bedroom units at or below 50% AMI
- 4 two- or three-bedroom units at or below 80% AMI

Total development cost: $5.1 million **Per unit cost**: $394,256

LEGENDS SOUTH C-3

Legends South C-3 represents the third sub-phase in recreating housing near the former site of the Robert Taylor Homes through CHA's Plan for Transformation. 71 mixed-income units will be provided in 14 3- and 6-flats erected on currently vacant land owned by the City. 40% of the units in this development (30 units) will be replacement units under the Plan for Transformation. In addition to donating the land for this development, the City is providing over $3 million in TIF fund and $15 million in LIHTC equity in support of this project.

Income targets:

- 18 one-, two- or three-bedroom units at or below 30% AMI (15 CHA units)
- 16 one-, two- or three-bedroom units at or below 50% AMI (15 CHA units)
- 19 one-, two- or three-bedroom units at or below 60% AMI
- 22 one-, two- or three-bedroom units at or below 100% AMI (market rate)

Total development cost: $28.3 **Per unit cost**: $398,895

The Closing of the 2009-2013 Five Year Plan

ANALYSIS OF "ACCEPTING THE CHALLENGE" - Unfortunately, the whole 2009-2013 Plan did not conclude as positively as 2013 alone. As the Department has noted elsewhere, not all the funds intended through the plan actually materialized in housing projects. Our estimates indicate that the City planned to spend $366 million more and serve 7,525 more units during "Accepting the Challenge". (Table 3, 4; Chart 1). <u>Nonetheless, it should be noted that even with this $366 million shortfall, the 2009-2013 plan still provided $296 million more than the 2014-2018 plan is slated to deliver.</u>

The majority of the commitment shortfalls during the 2009-2013 plan came in the form of reduced spending on single family and improvement/preservation initiatives. The City met only 38% of its single family goals during this plan, despite huge infusions of capital into single family homes through the Neighborhood Stabilization Program, one of the largest-ever program aimed at expanding affordable housing opportunities in Chicago. For this reason, we continue to suggest that a full review of lessons-learned deploying the $165 million in NSP funds would be useful and instructive.

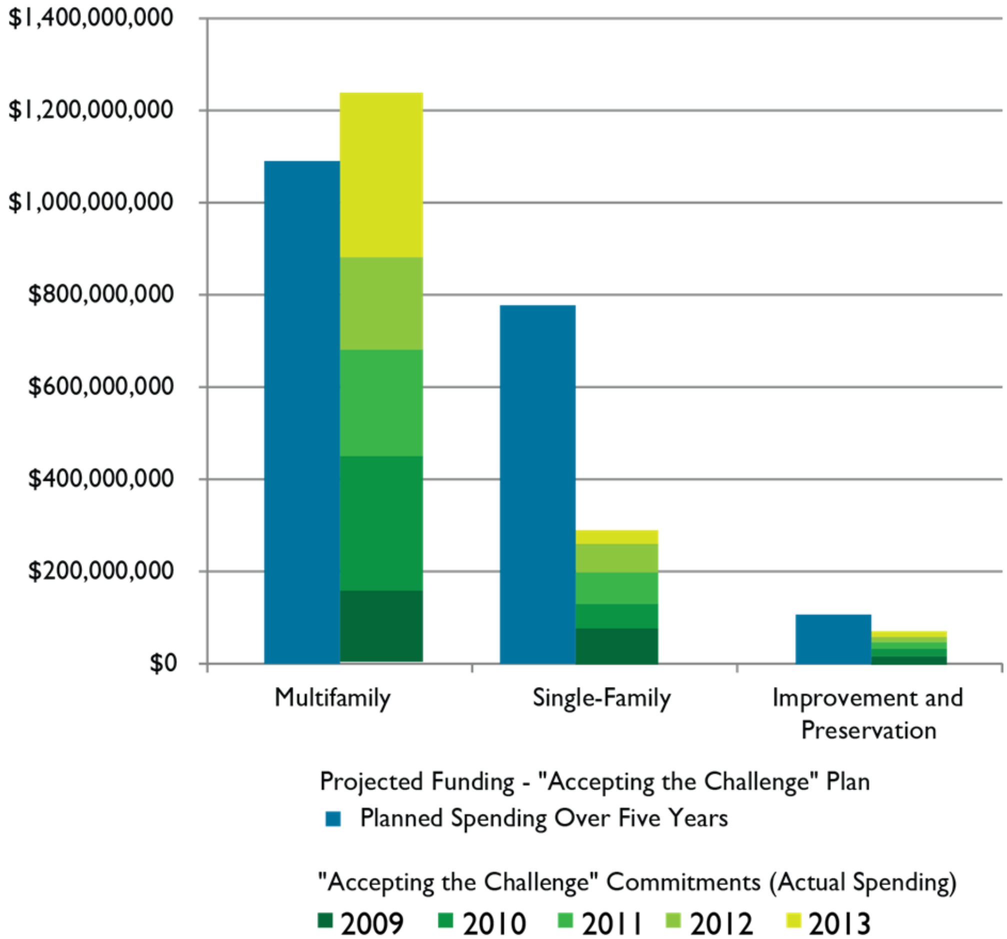
Table 3 and Chart 1 below describe the annual progress toward planned spending goals during "Accepting the Challenge". Although the City exceeded its goals in rental development, single family and improvement and preservation spending fell considerably short of planned spending.

Table 3. City of Chicago Projected Funding Compared with Actual Commitments, 2009-2013

2009-2013 Plan Overall – Funding	Projected Funding - "Accepting the Challenge" Plan	2009 Commitments	2010 Commitments	2011 Commitments	2012 Commitments	2013 Commitments	"Accepting the Challenge" Commitments	Percent of Goal Met
Multifamily	$1,090,525,915	$154,902,298	$294,107,810	$232,984,653	$201,832,551	$359,727,977	$1,243,555,289	**114%**
Single-Family	$777,625,000	$78,288,304	$53,539,963	$68,458,358	$62,488,420	$30,477,202	$293,252,247	**38%**
Improvement + Preservation	$108,200,000	$17,994,527	$16,580,994	$14,205,039	$11,401,432	$12,594,381	$72,776,373	**67%**
Total	*$1,976,350,915*	*$251,185,129*	*$364,228,767*	*$315,648,050*	*$275,722,403*	*$402,799,560*	*$1,609,583,909*	***81%***

Source: CRN analysis of 2009-Q1-2013-Q4 affordable housing production reports

Chart 1. City of Chicago Projected Funding Compared with Actual Commitments, 2009-2013



Source: CRN analysis of 2009-Q1-2013-Q4 affordable housing production reports

Table 4. City of Chicago Projected Units Compared with Units Funded, 2009-2013

2009-2013 Plan Overall - Units	Projected Units - "Accepting the Challenge" Plan	2009 Commitments	2010 Commitments	2011 Commitments	2012 Commitments	2013 Commitments	"Accepting the Challenge" Funded Units	Percent of Goal Met
Multifamily	31,057	5,770	6,387	5,316	4,635	5,673	27,781	89%
Single-Family	8,065	1,179	1,186	622	443	672	4,102	51%
Improvement + Preservation	10,400	1,964	1,950	1,881	1,979	2,340	10,114	97%
Total	*49,522*	*8,913*	*9,523*	*7,819*	*7,057*	*8,685*	*41,997*	*85%*

Source: CRN analysis of 2009-Q1-2013-Q4 affordable housing production reports

Table 5. New Affordable Rental Developments Created or Preserved Through City Funding, 2009-2013

Year	*Number of Developments*	*Number of Affordable Units*	*Average Cost Per Unit*	*Affordable Units as a Percentage of All Units*
2009	10	690	$ 290,783	96%
2010	20	1530	$ 286,476	94%
2011	12	715	$ 270,673	96%
2012	10	629	$ 300,078	89%
2013 - Q1	4	418	$ 264,338	100%
2013 - Q2	4	338	$ 275,554	87%
2013 - Q3	5	310	$ 267,789	97%
2013 - Q4	3	291	$ 418,035	90%
All Years	*68*	*4,921*	*$ 296,716*	*94%*

Source: CRN analysis of 2009-Q1-2013-Q4 affordable housing production reports

All in all, these efforts have resulted in a little less than 5,000 affordable housing units created or preserved, 291 in the fourth quarter of 2013 alone. (Table 5)

Of the affordable units produced from 2009-2013, the majority were small (studios or 1-bedrooms) (Chart 3) and 44% were for seniors (Chart 2) despite the fact that only 15% of the Chicagoans living in poverty today are 55 or older. In a city having trouble holding on to its family households, this continues to be a troubling fact.

Chart 1. Rental Units Produced by Type, 2009 - 2013

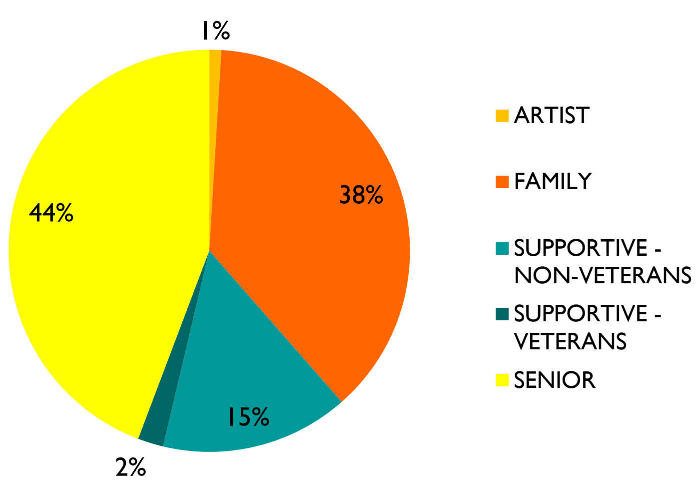
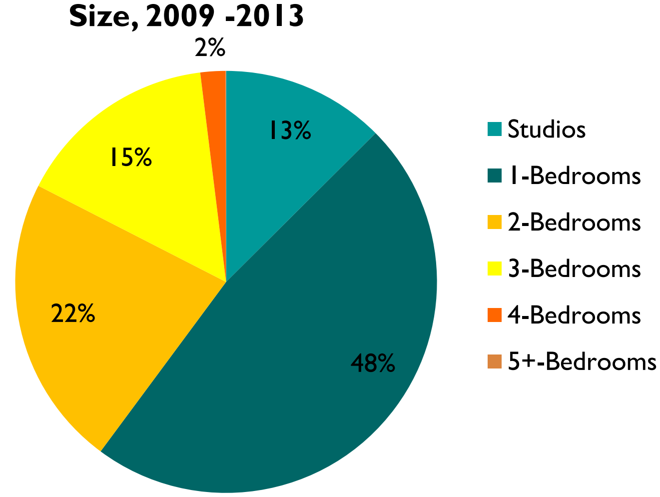


Chart 2. Rental Units Produced by Size, 2009 -2013



Source: CRN analysis of 2009-Q1-2013-Q4 affordable housing production reports

PASSAGE OF "BOUNCING BACK", THE 2014-2018 HOUSING PLAN – As this body is no doubt aware, the new five year housing plan passed the full Council on February 5th. This plan is laudable for a number of reasons, especially the comprehensive view it takes of ways in which housing and economic well-being are intertwined. Beyond that, it acknowledges that we live in a large city with diverse challenges where one strategy will not "fit all" situations, strives to leverage neighborhood-level knowledge and expertise, and attempts to creatively revive dormant City programs that may be relevant in today's challenging housing market. That said, the fact remains that our housing resources have been gutted in a time when the need has never been greater.

While CRN's official comments on "Bouncing Back" (attached) explore its contents more thoroughly, a few key points are relevant to raise today for purposes of moving forward:

Strategy to Expand Funding Resources – This strategy (2.2) promises to convene a task force to discuss updating the Affordable Requirements Ordinance. One element of this update will be adjusting the in-lieu fee for inflation, following the language of the original ordinance. The Rehab Network strongly suggests that the Department take this affirmative—and, in fact, legally required—step immediately. Adjusted to 2013 dollars, the in lieu fee established in 2003 should now be $121,704.[1] Failure to adjust this measure as required has left hundreds of thousands of dollars on the table. It should be adjusted for all projects going forward in 2014 without delaying to wait for the findings of a task force.

Strategy to Reduce Development Costs – The plan proposes a design/construction competition to reduce the per-unit cost of affordable housing (strategy 4.2). Although reduced costs can help bring more affordable units into the marketplace, it is important to emphasize that focusing on reducing costs solely through reducing the material costs of affordable buildings may have unintended consequences both for the aesthetics of the neighborhood, the durability of the development, and the type of projects developers will be able to take on. The Rehab Network suggests that DPD refocus this cost control task force to include not only construction costs, but also elements of financing that can contribute to high costs per-unit. Moving forward, it will be especially relevant to incorporate the new powers of the Cook County Land Bank in this process.

Strategies Treating Vacant Land – "Bouncing Back" has a number of strategies for treating the mind-bogglingly large amount of vacant in our city. There are two strategies advanced in the plan for dealing with this land that are important for housing: first, to transition large swathes of land in neighborhoods where little likelihood of population growth is assumed to "non-housing purposes", such as urban farms and stormwater retention pools. These types of land uses, while perhaps preferable to leaving the land alone entirely, prepare for a future of managed decline where south and westside neighborhoods will not be repopulated.

The second strategy for dealing with vacant land articulated in the plan involves swiftly moving City-owned land into the hands of private owners through increased use of the ANLAP program, and a pilot program designed to move residential properties by reducing per-parcel costs and expediting sales in neighborhoods across Chicago. Moving these properties makes sense: by our calculation, the City alone

[1] Using the Bureau of Labor Statistics CPI-U for the Chicago CBSA (2003 = 184.5, 2013 = 224.5)

owns at least 41 million square feet of land in about 9,500 parcels that are currently zoned for residential uses. Nonetheless, important questions remain about the smart disposition of this land. These questions include:

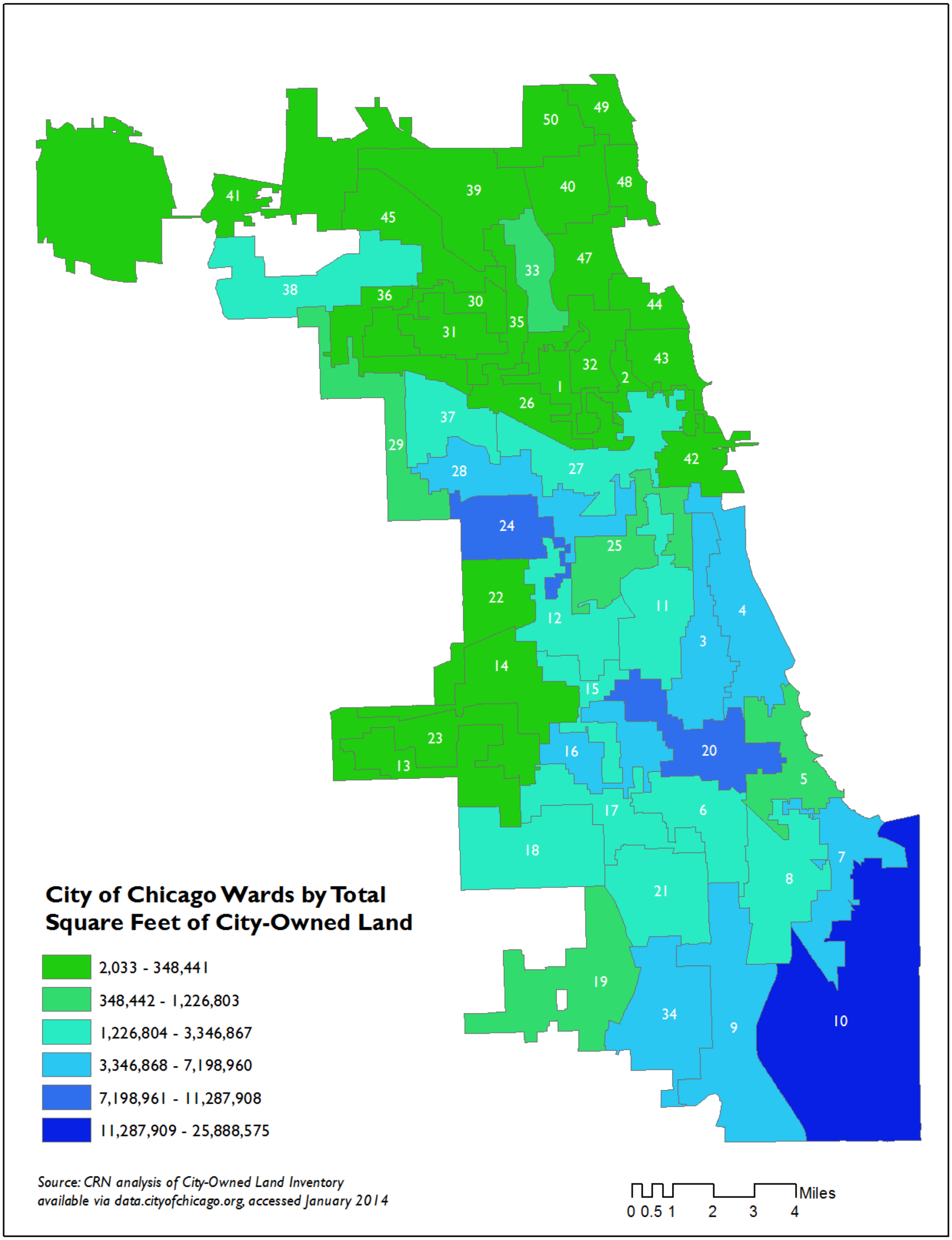
> Should purchase of residential parcels be restricted to/structured in preference for owner-occupants or city residents?
>
> Will there be a method for non-profit developers to get "first crack" at the land for positive community uses?
>
> In communities with large amounts of City-owned land, should there be community meetings around a disposition strategy?
>
> Are there some parcels—such as those in the 42nd Ward—that the City intends to hold on to? Can DPD flag the dataset available online to indicate which parcels specifically it is trying to unload?

Table 6 below presents a summary of parcels and square-footage of City-owned land by ward. Map1 compares the square footage by ward. Also included as an appendix to this report is more detailed information about the zoning types and square footage of City-owned land by ward.

Table 6. City-Owned Land Inventory by Ward, January 2014

2012-2022 Ward	Number of Parcels	Total Square Feet of City-Owned Land	2012-2022 Ward	Number of Parcels	Total Square Feet of City-Owned Land
1	48	209,813	**26**	47	170,331
2	10	89,339	**27**	856	3,331,850
3	1,197	6,020,798	**28**	1,145	5,138,512
4	586	4,273,281	**29**	97	603,383
5	193	1,226,803	**30**	11	31,947
6	671	3,346,867	**31**	5	19,881
7	167	7,198,960	**32**	17	348,441
8	192	1,763,553	**33**	4	543,371
9	578	4,795,312	**34**	649	5,279,739
10	2,017	25,888,575	**35**	14	51,074
11	95	2,885,349	**36**	4	13,757
12	42	1,847,963	**37**	329	2,373,102
13	10	56,783	**38**	10	2,402,701
14	24	284,565	**39**	6	45,041
15	386	1,951,261	**40**	13	135,807
16	1,530	5,928,666	**41**	4	7,747
17	429	2,477,699	**42**	13	73,150
18	32	2,136,728	**43**	9	33,751
19	43	401,450	**44**	2	11,059
20	2,236	11,287,908	**45**	8	41,682
21	216	1,700,033	**47**	20	114,843
22	39	207,795	**48**	12	104,142
23	10	39,574	**49**	10	141,628
24	1,279	9,057,444	**50**	4	2,033
25	35	477,322	TOTAL	15,354	116,572,813

Source: CRN analysis of City-Owned Land Inventory Maintained by DPD as of 1/31/2014; available online at https://data.cityofchicago.org/Community-Economic-Development/City-Owned-Land-Inventory/aksk-kvfp


City of Chicago Wards by Total Square Feet of City-Owned Land
2,033 - 348,441
348,442 - 1,226,803
1,226,804 - 3,346,867
3,346,868 - 7,198,960
7,198,961 - 11,287,908
11,287,909 - 25,888,575
Source: CRN analysis of City-Owned Land Inventory available via data.cityofchicago.org, accessed January 2014
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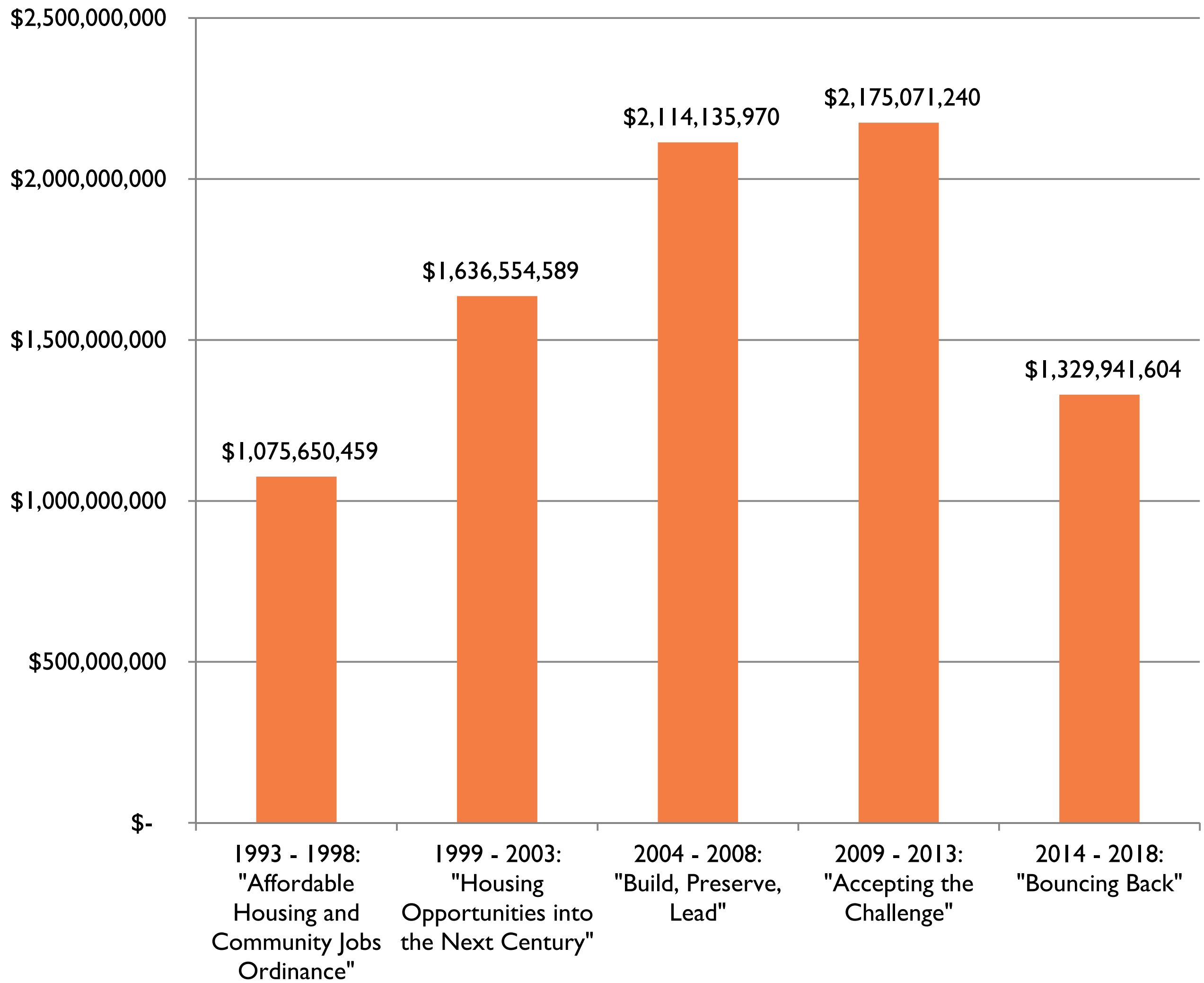
Looking Forward

Nowhere in the country is the rise of the age of the mayor more apparent than Chicago. We are finding the resources needed to overhaul Navy Pier, to expand and enhance McCormick Place, and maybe even to enlarge Soldier Field. These are great projects that enhance the livability and viability of Chicago as a global city. Nonetheless, our greatest challenges are still ahead of us. This is something Mayor Emanuel knows all too well. In an interview at the Brookings Institution this month, the mayor stated, "The biggest challenge I have as mayor is can I make the city still affordable and livable for middle class families? You don't want to become a city that's a bell curve without the bell." If we take this charge seriously, then the first step acknowledging where we are in terms of housing resources. This new housing plan provides the lowest amount of resources since 1993 (Table 7). It's time to double down and raise the impact of housing programs in our neighborhoods. If we're serious about not becoming a bell curve without the bell, it is up to this committee and this city council not to miss an opportunity to build an affordable city.

For this reason, we need the Mayor's leadership on the National Housing Trust Fund—a proposed permanent source of funding for affordable rental development. If the United for Homes campaign succeeds in crafting housing finance reform as a multi-billion dollar dedicated source of funding for the National Housing Trust Fund, Illinois stands to gain $238 million in housing dollars per year[2]. By formula, many of these dollars would come to Chicago. If we work together, Chicago can send a message to Washington that we need the Trust Fund, which would go a long way to filling existing funding gaps. **Mayor Emanuel and City Council can show their support in speaking to Congress and the White House about the need to fully capitalize the Trust Fund at $5 billion dollars.**

[2] National Low Income Housing Coalition calculation based on $5 billion investment in the Housing Trust Fund, available online at http://nlihc.org/sites/default/files/NHTF_State_Allocations_5bill.pdf

Table 7. A Comparison of Five Year Housing Plan Totals in 2013 Dollars



Source: CRN inflation adjustment of previous plan totals to 2013 constant dollars using the CPI-U for Chicago-Gary-Kenosha, IL-IN-WI; includes delegate agency initiatives.

City-Owned Land By 2012-2022 Ward	Parcels	Square Feet
Ward 1	48	209,813
Community Shopping District	10	53,026
Neighborhood Commercial District	1	505
Limited Manufacturing/Business Park District	2	8,663
Planned Developments	1	6,377
Residential Single-Unit District	21	67,551
Residential Two-Flat, Townhouse and Multi-Unit District	13	73,691
Ward 2	10	89,339
Neighborhood Shopping District	1	2,492
Community Shopping District	1	890
Heavy Industry District	1	15,554
Planned Developments	3	11,625
Planned Manufacturing Districts	2	53,116
Residential Multi-Unit District	1	2,682
Residential Single-Unit District	1	2,980
Ward 3	1,197	6,020,798
Neighborhood Shopping District	37	211,743
Community Shopping District	69	442,297
Neighborhood Commercial District	40	223,687
Motor Vehicle-Related Commercial District	13	43,885
Downtown Service District	24	119,080
Downtown Mixed-Use District	10	65,365
Limited Manufacturing/Business Park District	45	442,950
Planned Developments	13	212,559
Parks and Open Space	1	24,206
Residential Multi-Unit District	520	2,759,811
Residential Single-Unit District	346	1,129,022
Residential Two-Flat, Townhouse and Multi-Unit District	79	346,193
Ward 4	586	4,273,281
Neighborhood Shopping District	29	192,676
Community Shopping District	36	279,737
Neighborhood Commercial District	8	32,714
Motor Vehicle-Related Commercial District	4	27,696
Downtown Mixed-Use District	11	52,502
Planned Developments	60	1,808,874
Parks and Open Space	44	245,126
Residential Multi-Unit District	206	1,011,048
Residential Single-Unit District	4	9,001
Residential Two-Flat, Townhouse and Multi-Unit District	184	613,907

Ward 5	193	1,226,803
Neighborhood Shopping District	5	37,399
Community Shopping District	26	219,114
Neighborhood Commercial District	6	42,076
Motor Vehicle-Related Commercial District	2	9,611
Limited Manufacturing/Business Park District	23	178,091
Planned Developments	6	29,810
Parks and Open Space	1	16,592
Residential Multi-Unit District	40	285,320
Residential Single-Unit District	38	124,435
Residential Two-Flat, Townhouse and Multi-Unit District	46	284,355
Ward 5	671	3,346,867
Neighborhood Shopping District	47	198,473
Community Shopping District	43	240,815
Neighborhood Commercial District	14	82,835
Motor Vehicle-Related Commercial District	1	30,000
Limited Manufacturing/Business Park District	10	99,592
Planned Developments	2	16,353
Parks and Open Space	6	35,892
Residential Multi-Unit District	7	43,965
Residential Single-Unit District	284	1,164,815
Residential Two-Flat, Townhouse and Multi-Unit District	257	1,434,127
Ward 7	167	7,198,960
Neighborhood Shopping District	3	24,614
Neighborhood Mixed-Use District	4	20,986
Community Shopping District	41	226,737
Neighborhood Commercial District	11	45,354
Motor Vehicle-Related Commercial District	3	5,568
Limited Manufacturing/Business Park District	6	55,441
Heavy Industry District	2	3,925
Planned Developments	1	106,636
Parks and Open Space	9	6,326,366
Residential Single-Unit District	54	190,468
Residential Two-Flat, Townhouse and Multi-Unit District	33	192,865
Ward 8	192	1,763,553
Neighborhood Shopping District	2	5,106
Community Shopping District	45	160,278
Neighborhood Commercial District	12	55,265
Motor Vehicle-Related Commercial District	5	39,599
Commercial, Manufacturing and Employment District	2	28,915

Limited Manufacturing/Business Park District	22	769,841
Heavy Industry District	1	4,745
Planned Developments	5	15,020
Residential Multi-Unit District	1	215,257
Residential Single-Unit District	89	438,417
Residential Two-Flat, Townhouse and Multi-Unit District	8	31,110
Ward 9	578	4,795,312
Neighborhood Shopping District	27	153,069
Neighborhood Mixed-Use District	1	3,133
Community Shopping District	122	571,973
Neighborhood Commercial District	25	122,804
Motor Vehicle-Related Commercial District	13	79,453
Limited Manufacturing/Business Park District	28	434,065
Heavy Industry District	8	1,273,012
Planned Developments	19	465,853
Residential Multi-Unit District	3	19,664
Residential Single-Unit District	317	1,602,045
Residential Two-Flat, Townhouse and Multi-Unit District	15	70,241
Ward 10	1,218	25,891,693
Neighborhood Shopping District	10	33,544
Neighborhood Mixed-Use District	15	73,209
Community Shopping District	16	65,768
Neighborhood Commercial District	20	68,934
Motor Vehicle-Related Commercial District	1	3,242
Limited Manufacturing/Business Park District	30	159,607
Light Industry District	1	142,073
Heavy Industry District	316	12,013,717
Planned Developments	2	780,732
Planned Manufacturing Districts	6	72,421
Parks and Open Space	1,112	10,245,552
Residential Multi-Unit District	15	50,160
Residential Single-Unit District	309	1,601,644
Residential Two-Flat, Townhouse and Multi-Unit District	165	581,090
Ward 11	95	2,885,349
Neighborhood Shopping District	7	21,147
Community Shopping District	5	28,327
Neighborhood Commercial District	7	68,432
Limited Manufacturing/Business Park District	8	60,653
Light Industry District	4	1,074,660
Planned Developments	11	316,580

Planned Manufacturing Districts	21	1,201,448
Parks and Open Space	1	3,565
Residential Single-Unit District	23	80,550
Residential Two-Flat, Townhouse and Multi-Unit District	8	29,987
Ward 12	42	1,847,963
Community Shopping District	4	16,620
Neighborhood Commercial District	1	3,161
Limited Manufacturing/Business Park District	8	163,220
Light Industry District	12	1,465,967
Not Zoned	1	3,127
Planned Developments	2	158,554
Planned Manufacturing Districts	1	3,000
Residential Single-Unit District	2	8,161
Residential Two-Flat, Townhouse and Multi-Unit District	11	26,153
Ward 13	10	56,783
Neighborhood Shopping District	8	32,472
Residential Single-Unit District	1	3,124
Residential Two-Flat, Townhouse and Multi-Unit District	1	21,187
Ward 14	24	284,565
Community Shopping District	4	20,573
Neighborhood Commercial District	1	4,179
Limited Manufacturing/Business Park District	6	52,559
Light Industry District	4	86,101
Planned Developments	3	103,304
Residential Multi-Unit District	1	6,461
Residential Single-Unit District	5	11,388
Ward 15	386	1,951,261
Neighborhood Shopping District	9	35,377
Community Shopping District	46	178,244
Neighborhood Commercial District	8	67,789
Motor Vehicle-Related Commercial District	10	37,081
Limited Manufacturing/Business Park District	12	125,525
Light Industry District	3	148,814
Planned Manufacturing Districts	1	366,612
Residential Single-Unit District	293	976,411
Residential Two-Flat, Townhouse and Multi-Unit District	4	15,408
Ward 16	1,530	5,928,666
Neighborhood Shopping District	21	72,635
Community Shopping District	153	661,204
Neighborhood Commercial District	263	957,255

Motor Vehicle-Related Commercial District	3	10,047
Limited Manufacturing/Business Park District	40	328,790
Light Industry District	3	223,160
Planned Developments	86	378,588
Residential Single-Unit District	910	3,072,064
Residential Two-Flat, Townhouse and Multi-Unit District	51	224,923
Ward 17	429	2,477,699
Neighborhood Shopping District	82	358,347
Community Shopping District	50	206,407
Neighborhood Commercial District	5	12,036
Motor Vehicle-Related Commercial District	1	2,900
Limited Manufacturing/Business Park District	10	43,761
Light Industry District	2	81,342
Planned Developments	2	91,899
Planned Manufacturing Districts	1	671,237
Parks and Open Space	8	44,947
Residential Multi-Unit District	2	6,272
Residential Single-Unit District	211	713,844
Residential Two-Flat, Townhouse and Multi-Unit District	55	244,707
Ward 18	32	2,136,728
Neighborhood Shopping District	1	3,105
Community Shopping District	3	15,429
Limited Manufacturing/Business Park District	1	87,191
Planned Developments	11	1,961,221
Residential Single-Unit District	16	69,782
Ward 19	43	401,450
Neighborhood Shopping District	2	89,765
Community Shopping District	8	39,424
Light Industry District	1	701
Planned Developments	12	86,321
Planned Manufacturing Districts	1	3,283
Parks and Open Space	6	103,240
Residential Single-Unit District	12	72,157
Residential Two-Flat, Townhouse and Multi-Unit District	1	6,559
Ward 20	2,236	11,287,908
Neighborhood Shopping District	15	81,217
Neighborhood Mixed-Use District	30	148,045
Community Shopping District	200	973,281
Neighborhood Commercial District	85	329,663
Motor Vehicle-Related Commercial District	9	115,892

Limited Manufacturing/Business Park District	60	879,212
Light Industry District	6	28,307
Planned Developments	128	746,180
Planned Manufacturing Districts	1	381,485
Parks and Open Space	3	13,582
Residential Multi-Unit District	282	2,056,639
Residential Single-Unit District	1,023	3,742,869
Residential Two-Flat, Townhouse and Multi-Unit District	394	1,791,536
Ward 21	216	1,700,033
Neighborhood Shopping District	21	77,161
Neighborhood Mixed-Use District	5	26,800
Community Shopping District	37	187,970
Neighborhood Commercial District	10	25,394
Limited Manufacturing/Business Park District	26	381,138
Planned Developments	2	485,517
Residential Multi-Unit District	1	6,240
Residential Single-Unit District	105	454,336
Residential Two-Flat, Townhouse and Multi-Unit District	9	55,477
Ward 22	39	207,795
Community Shopping District	12	61,409
Neighborhood Commercial District	4	11,455
Limited Manufacturing/Business Park District	1	60,524
Residential Single-Unit District	10	28,939
Residential Two-Flat, Townhouse and Multi-Unit District	12	45,468
Ward 23	10	39,574
Neighborhood Shopping District	1	6,140
Community Shopping District	1	3,664
Planned Developments	3	8,723
Residential Single-Unit District	5	21,047
Ward 24	1,279	9,057,444
Neighborhood Shopping District	4	34,459
Community Shopping District	120	501,524
Neighborhood Commercial District	117	467,581
Motor Vehicle-Related Commercial District	1	1,853
Limited Manufacturing/Business Park District	78	525,535
Light Industry District	9	835,435
Heavy Industry District	2	153,425
Planned Developments	43	2,858,073
Residential Multi-Unit District	63	271,857
Residential Single-Unit District	35	145,446

Residential Two-Flat, Townhouse and Multi-Unit District	807	3,262,256
Ward 25	35	477,322
Community Shopping District	1	4,105
Neighborhood Commercial District	5	14,057
Downtown Service District	2	45,307
Light Industry District	1	451
Planned Developments	6	80,775
Planned Manufacturing Districts	6	245,809
Residential Single-Unit District	1	2,035
Residential Two-Flat, Townhouse and Multi-Unit District	13	84,783
Ward 26	47	170,331
Neighborhood Shopping District	10	43,753
Community Shopping District	3	15,942
Neighborhood Commercial District	1	2,740
Motor Vehicle-Related Commercial District	1	3,680
Residential Single-Unit District	30	95,952
Residential Two-Flat, Townhouse and Multi-Unit District	2	8,264
Ward 27	856	3,331,850
Neighborhood Shopping District	18	76,898
Neighborhood Mixed-Use District	7	34,325
Community Shopping District	46	194,727
Neighborhood Commercial District	90	339,270
Motor Vehicle-Related Commercial District	10	50,534
Commercial, Manufacturing and Employment District	1	4,308
Limited Manufacturing/Business Park District	94	383,466
Light Industry District	2	4,151
Heavy Industry District	1	1,672
Planned Developments	30	104,587
Planned Manufacturing Districts	84	398,628
Parks and Open Space	4	113,877
Residential Multi-Unit District	84	340,769
Residential Single-Unit District	90	319,716
Residential Two-Flat, Townhouse and Multi-Unit District	295	964,922
Ward 28	1,145	5,138,512
Neighborhood Shopping District	1	17,517
Community Shopping District	83	496,498
Neighborhood Commercial District	78	312,156
Motor Vehicle-Related Commercial District	5	60,996
Limited Manufacturing/Business Park District	91	411,818
Heavy Industry District	1	129,216

Planned Developments	108	339,238
Planned Manufacturing Districts	43	359,637
Parks and Open Space	4	126,150
Residential Multi-Unit District	151	728,387
Residential Single-Unit District	96	338,736
Residential Two-Flat, Townhouse and Multi-Unit District	484	1,818,163
Ward 29	97	603,383
Community Shopping District	14	63,424
Neighborhood Commercial District	3	21,959
Motor Vehicle-Related Commercial District	3	8,990
Light Industry District	1	39,768
Planned Developments	1	30,832
Residential Multi-Unit District	3	41,754
Residential Single-Unit District	47	217,070
Residential Two-Flat, Townhouse and Multi-Unit District	25	179,586
Ward 30	11	31,947
Community Shopping District	4	16,222
Neighborhood Commercial District	4	11,684
Limited Manufacturing/Business Park District	1	1,360
Residential Single-Unit District	2	2,681
Ward 31	5	19,881
Neighborhood Shopping District	4	13,263
Motor Vehicle-Related Commercial District	1	6,618
Ward 32	17	348,441
Community Shopping District	7	57,830
Neighborhood Commercial District	1	12,475
Limited Manufacturing/Business Park District	2	7,053
Heavy Industry District	2	33,190
Parks and Open Space	1	185,444
Residential Single-Unit District	3	11,113
Residential Two-Flat, Townhouse and Multi-Unit District	1	41,336
Ward 33	4	543,371
Limited Manufacturing/Business Park District	1	58,804
Light Industry District	1	435,823
Parks and Open Space	1	12,809
Residential Multi-Unit District	1	35,935
Ward 34	649	5,279,739
Neighborhood Shopping District	51	195,744
Neighborhood Mixed-Use District	1	3,757
Community Shopping District	15	55,242

Neighborhood Commercial District	24	82,425
Limited Manufacturing/Business Park District	12	250,872
Light Industry District	1	13,179
Planned Developments	37	873,688
Planned Manufacturing Districts	50	1,992,886
Parks and Open Space	1	3,765
Residential Multi-Unit District	3	7,292
Residential Single-Unit District	411	1,620,981
Residential Two-Flat, Townhouse and Multi-Unit District	43	179,908
Ward 35	14	51,074
Neighborhood Shopping District	5	18,090
Community Shopping District	1	12,506
Residential Single-Unit District	7	15,764
Residential Two-Flat, Townhouse and Multi-Unit District	1	4,714
Ward 36	4	13,757
Neighborhood Shopping District	1	6,223
Residential Single-Unit District	3	7,534
Ward 37	329	2,373,102
Community Shopping District	21	101,237
Neighborhood Commercial District	24	128,860
Limited Manufacturing/Business Park District	8	67,723
Planned Developments	8	404,356
Planned Manufacturing Districts	11	773,776
Parks and Open Space	1	36,818
Residential Multi-Unit District	5	20,849
Residential Single-Unit District	243	805,076
Residential Two-Flat, Townhouse and Multi-Unit District	8	34,407
Ward 38	10	2,402,701
Community Shopping District	5	19,762
Planned Developments	3	1,298,442
Residential Single-Unit District	2	1,084,497
Ward 39	6	45,041
Neighborhood Shopping District	2	7,327
Community Shopping District	2	31,124
Residential Single-Unit District	2	6,590
Ward 40	13	135,807
Community Shopping District	2	43,955
Neighborhood Commercial District	3	7,636
Motor Vehicle-Related Commercial District	2	33,479
Parks and Open Space	1	34,395

Residential Multi-Unit District	4	13,215
Residential Two-Flat, Townhouse and Multi-Unit District	1	3,127
Ward 41	4	7,747
Limited Manufacturing/Business Park District	4	7,747
Ward 42	13	73,150
Downtown Mixed-Use District	2	4,626
Limited Manufacturing/Business Park District	2	6,210
Planned Developments	6	22,664
Planned Manufacturing Districts	1	31,209
Residential Single-Unit District	1	4,134
Downtown Core District	1	4,307
Ward 43	9	33,751
Planned Developments	1	120
Residential Multi-Unit District	6	20,854
Transportation	2	12,777
Ward 44	2	11,059
Community Shopping District	1	9,414
Residential Two-Flat, Townhouse and Multi-Unit District	1	1,645
Ward 45	8	41,682
Community Shopping District	4	24,377
Planned Developments	1	6,674
Residential Single-Unit District	1	4,721
Residential Two-Flat, Townhouse and Multi-Unit District	2	5,910
Ward 47	20	114,843
Neighborhood Shopping District	2	11,439
Community Shopping District	13	62,736
Neighborhood Commercial District	2	6,245
Limited Manufacturing/Business Park District	3	34,423
Ward 48	12	104,142
Neighborhood Shopping District	1	1,551
Planned Developments	8	93,441
Residential Two-Flat, Townhouse and Multi-Unit District	3	9,150
Ward 49	10	141,628
Neighborhood Shopping District	1	9,627
Neighborhood Commercial District	1	1,389
Planned Manufacturing Districts	1	29,605
Parks and Open Space	2	54,221
Residential Single-Unit District	2	27,426
Residential Two-Flat, Townhouse and Multi-Unit District	3	19,360
Ward 50	4	2,033

Residential Single-Unit District	3	752
Residential Two-Flat, Townhouse and Multi-Unit District	1	1,281