Chicago Rehab Network

Building Chicago: Setting the Neighborhood Agenda

September 18, 2013

Agenda

Welcome and Introductions

The State of Our Communities

Housing: The Neighborhood Agenda

Important Milestones Going Forward

City of Chicago

HOUSING FACT SHEET

Chicago Rehab Network

** adjusted for inflation to 2010 constant dollars, i.e., 2000 dollars have been increased to account for the 26% change in the real value of the dollar from 2000 to 2010*

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	2,896,016	2,695,598	-6.9%
Percent Immigrant (Foreign Born)	21.7%	21.1%	-2.9%
Total Households	1,061,928	1,045,560	-1.5%
Average Household Size	2.7	2.5	-5.6%
Total Family Households	632,558	576,793	-8.8%
Average Family Size	3.5	3.4	-2.9%
Total Non-Family Households	429,370	468,767	9.2%
Percent of Residents In Poverty	19.6%	21.0%	6.8%
Percent of Residents With a Disability	-	11.1%	-

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	1,215,306	1,210,628	-0.4%
Black or African American	1,064,999	886,964	-16.7%
Asian	125,963	146,633	16.4%
Multi-Racial	84,434	72,947	-13.6%
Some Other Race	405,315	374,750	-7.5%
Latino (of Any Race)	753,733	778,629	3.3%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	$48,911*	$46,877	-4.1%
Households Earning < $25,000	276,107*	300,788	8.9%
As a Percent of All Households	26.0%*	29.1%	12.0%
Unemployment Rate	6.2%	11.1%	79.0%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than $25,000	276,107*	294,967	6.83%
$25,000-$49,999	314,246*	239,856	-23.6%
$50,000-$74,999	213,108*	174,536	-18.1%
$75,000 or More	258,503*	321,387	24.3%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	1,152,868	1,194,337	3.6%
Total Occupied Housing Units	1,061,928	1,045,560	-1.5%
Owner-Occupied	464,865	469,562	1.0%
Renter-Occupied	597,063	575,998	-3.5%

UPDATE: RECENT CHANGES IN MEDIAN HOME SALE PRICE*

2009	$223,608*
2010	$200,000
2011	$166,737*
2012	$175,695*

UPDATE: RECENT MORTGAGE FORECLOSURE FILINGS

PERCENT OF ALL HOMES WITH MORTGAGES THAT WERE FORECLOSED, 2009 to 2012

16%

2009	22,685
2010	23,364
2011	18,671
2012	18,407

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	$780*	$916	17.43%
Paying >30% of Income in Rent	37.9%	50.2%	32.5%
Renters Paying Less Than $750/mo	322,260*	171,098	-46.91%
Renters Paying $750 to $999/mo	168,065*	163,279	-2.85%
Renters Paying $1000 to $1,499/mo	63,477*	136,899	115.67%
Renters Paying $1,500 or More/mo	30,036*	58,626	95.18%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	$1,540*	$1,934	25.60%
Paying >30% of Income for Mortgage	27.8%	49.5%	78.1%
Owners Paying Less Than $ 1,000/mo	44,869*	28,074	-37.43%
Owners Paying $1,000 to $1,499/mo	67,370*	72,033	6.92%
Owners Paying $1,500 to $1999/mo	40,194*	91,384	127.36%
Owners Paying $2,000 or More/mo	28,367*	171,642	505.07%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL

	RENTERS		OWNERS	
INCOME LEVEL	2000	2010	2000	2010
Less than $25,000	72.8%	89.9%	66.7%	88.2%
$25,000-$49,999	38.7%	59.2%	42.1%	65.6%
$50,000-$74,999	5.8%	13.6%	19.0%	51.9%
$75,000 or More	N/A	3.1%	4.0%	18.1%

Data primarily come from Nathalie P. Voorhees Center (UIC) analysis of the 2000 Decennial Census, the 2010 Decennial Census, and 2010 American Community Survey (3-year estimates). Recent median home sale price and foreclosure filings come from MRED (mredlc.com) and the Woodstock Institute (woodstockinst.org), respectively. Non-family households are composed of singles or unmarried, unrelated people. Racial categories follow the Census Bureau's definitions to include those who have identified themselves as that race alone, as of two or more races, or as some other race. Additionally, under this definition structure, whether a person is Latino or not is defined as an ethnic (as opposed to racial) category. Thus, Latino individuals are both a member of one of the racial categories as well as the Latino ethnicity. Vacant units are currently unoccupied but still for sale or rent, seasonal homes, or additional units fit for habitation but otherwise not for sale or rent. Units where foreclosure has been initiated (occupants removed) but not yet legally completed (sold at auction) belong to this third category. Vacancy does not cover units under construction, unfit for habitation, or set to be demolished. For more information on CRN's inflation adjustment methodology, contact Elizabeth Scott at escott@chicagorehab.org. CRN is grateful to the Chicago Community Trust for its support of this research.

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2013 Housing Fact Sheet

77 Community Area Fact Sheets

32 The Loop

HOUSING FACT SHEET

Chicago Rehab Network

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	16,388	29,283	78.7%
Percent Immigrant (Foreign Born)	15.3%	20.9%	36.9%
Total Households	8,996	15,494	72.2%
Total Family Households	2,982	4,593	54.0%
Total Non-Family Households	6,014	10,901	81.3%
Percent of Residents in Poverty	11.9%	12.3%	3.2%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	10,744	19,631	82.7%
Black or African American	3,249	3,432	5.6%
Asian	1,631	4,677	186.8%
Multi-Racial	409	887	116.9%
Other	355	656	84.8%
Latino (of Any Race)	975	2,010	106.2%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	$84,207	$81,944	-2.7%
Households Earning < $25,000	1,726	1,818	5.3%
As a Percent of All Households	19.2%	15.9%	-17.6%
Unemployment Rate	3.3%	4.2%	26.6%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than $25,000	1,363	1,818	33.4%
$25,000-$49,999	1,783	1,569	-12.0%
$50,000-$74,999	1,604	2,154	34.3%
$75,000 or More	4,222	5,923	40.3%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	10,430	20,557	97.1%
Total Occupied Housing Units	8,996	15,494	72.2%
Owner-Occupied	4,115	6,369	54.8%
Renter-Occupied	4,881	9,125	86.9%

HOUSING UNIT PRODUCTION	
New Units Built Between 2000 and 2010	3,914
As a Percentage of all Housing Units	26.5%

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	$1,523	$1,596	4.7%
Paying Over 30% of Income in Rent	36.5%	44.3%	21.3%
Renters Paying Less Than $750/mo	491	528	7.5%
Renters Paying $750 to $999/mo	957	183	-80.9%
Renters Paying $1000 to $1,499/mo	1,688	1,581	-6.3%
Renters Paying $1,500 or More/mo	1,681	3,065	82.3%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	$2,122	$2,485	17.1%
Paying Over 30% of Income for Mortgage	42.6%	40.9%	-4.0%
Owners Paying Less Than $ 1,000/mo	7	55	673.9%
Owners Paying $1,000 to $1,499/mo	65	325	398.5%
Owners Paying $1,500 to $1999/mo	100	1,021	933.2%
Owners Paying $2,000 or More/mo	44	3,124	7,013.7%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL

INCOME LEVEL	2000	2010	2000	2010
Less than $25,000	N/A	68.6%	N/A	96.9%
$25,000-$49,999	53.7%	74.5%	70.2%	89.6%
$50,000-$74,999	28.5%	51.9%	59.9%	68.2%
$75,000 or More	N/A	3.3%	N/A	15.3%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	424	313	-26.2%
2-4 Units	139	191	37.4%
5-9 Units	26	137	426.9%
10-19 Units	75	62	-17.3%
20 or More Units	9,746	13,988	43.5%

MEDIAN HOME SALES*		
2003	1,852	$319,600
2005	4,143	$429,702
2008	4,143	$389,791
2010	2,569	$381,996
2012	2,356	$263,935
2013	938	$302,835

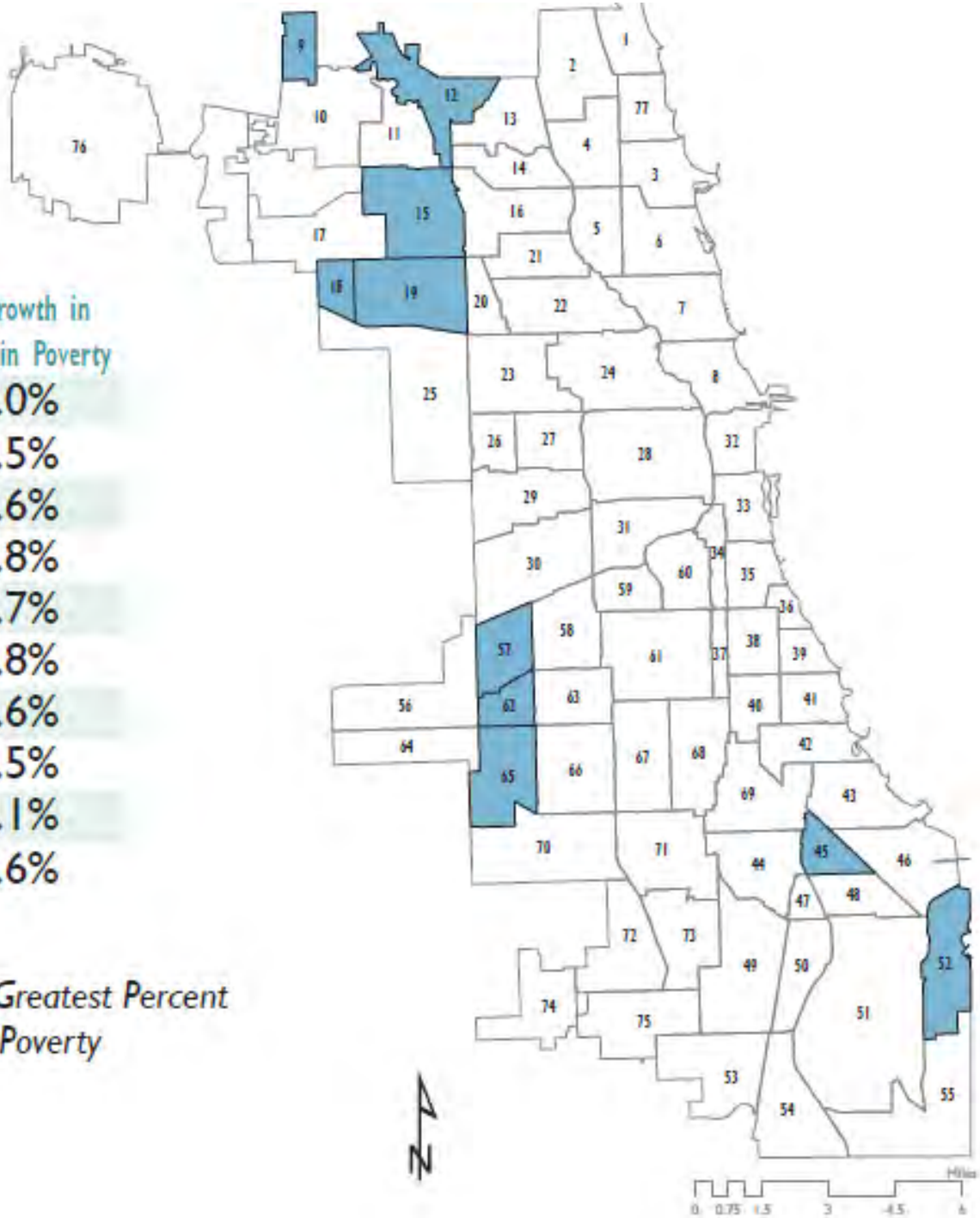
FORECLOSURE FILINGS			
2009	198	2011	233
2010	292	2012	168

PROJECT-BASED SECTION 8	
Buildings:	0
Units:	0

The Chicago Rehab Network is grateful to the Chicago Community Trust for its support of this research. Data come primarily from Nathalie P. Voorhees Center (UIC) analysis of 2000 and 2010 Census. * Indicates that values have been adjusted for inflation to 2010 constant dollars. For more information, or to request a methodology, contact CRN at info@chicagorehab.org or 312.663.3936.

Community Areas With the Greatest Growth in Households in Poverty, 2000 to 2010

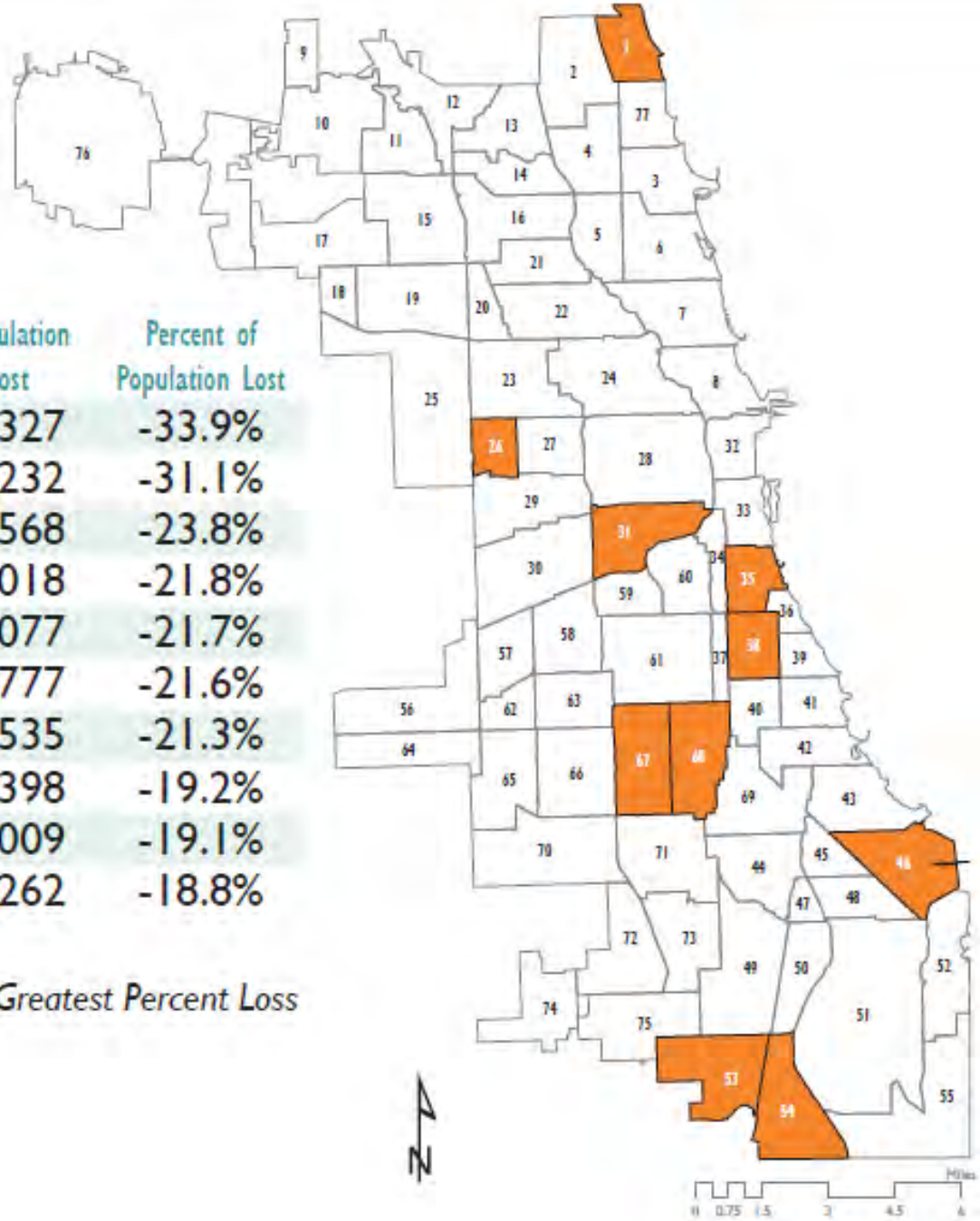
NO.	COMMUNITY AREA NAME	Percent Growth in Households in Poverty
65	West Lawn	153.0%
45	Avalon Park	129.5%
12	Forest Glen	126.6%
18	Montclare	108.8%
57	Archer Heights	92.7%
15	Portage Park	82.8%
9	Edison Park	82.6%
19	Belmont Cragin	82.5%
62	West Elsdon	71.1%
52	East Side	67.6%



10 Community Areas With the Greatest Percent Growth in Households Living in Poverty

Community Areas With the Greatest Loss of Population, 2000 to 2010

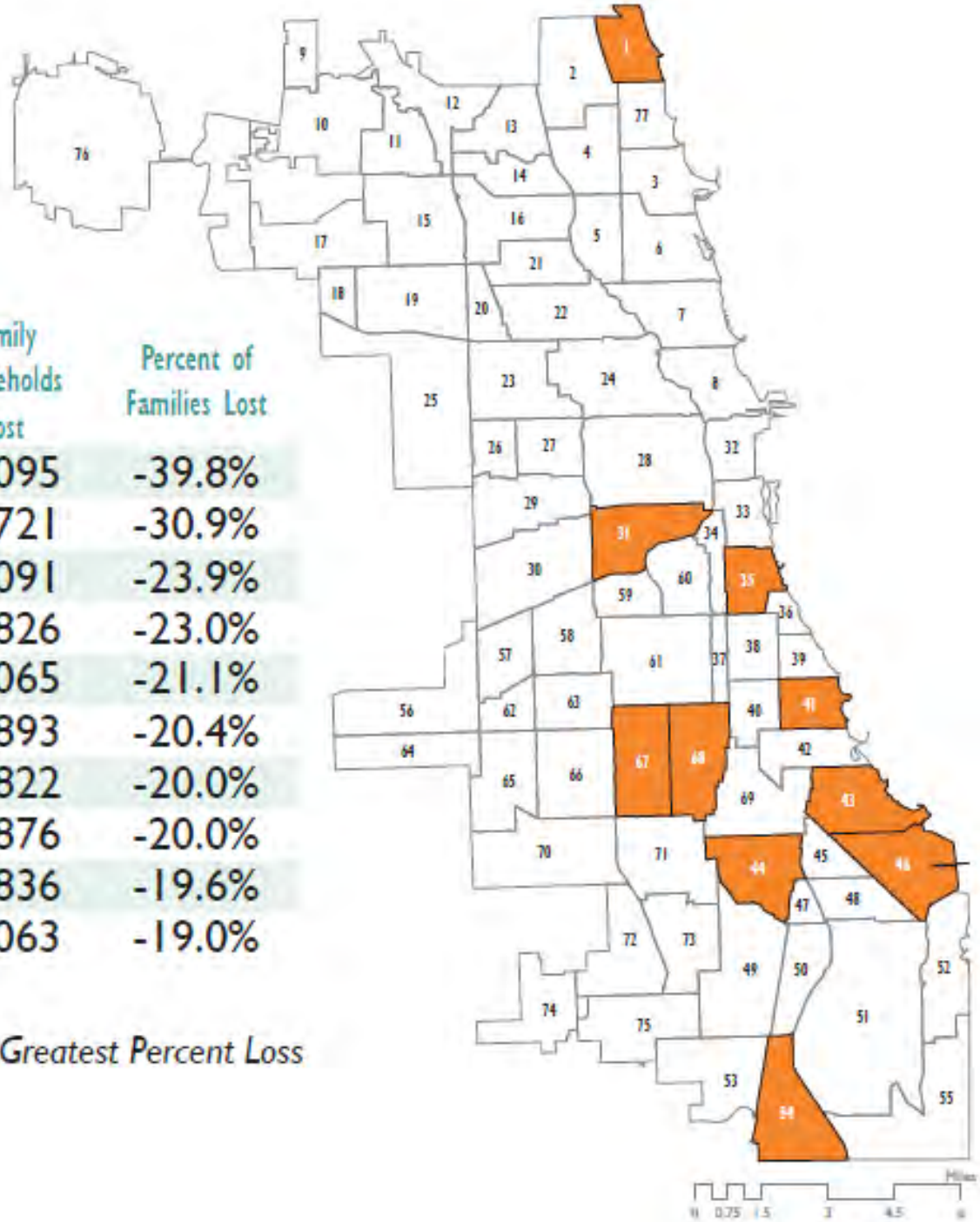
NO.	COMMUNITY AREA NAME	Population Lost	Percent of Population Lost
54	Riverdale	-3,327	-33.9%
35	Douglas	-8,232	-31.1%
68	Englewood	-9,568	-23.8%
26	West Garfield Park	-5,018	-21.8%
38	Grand Boulevard	-6,077	-21.7%
67	West Englewood	-9,777	-21.6%
1	Rogers Park	-13,535	-21.3%
46	South Chicago	-7,398	-19.2%
53	West Pullman	-7,009	-19.1%
31	Lower West Side	-8,262	-18.8%



10 Community Areas With the Greatest Percent Loss in Population

Community Areas with the Greatest Loss of Family Households, 2000 to 2010

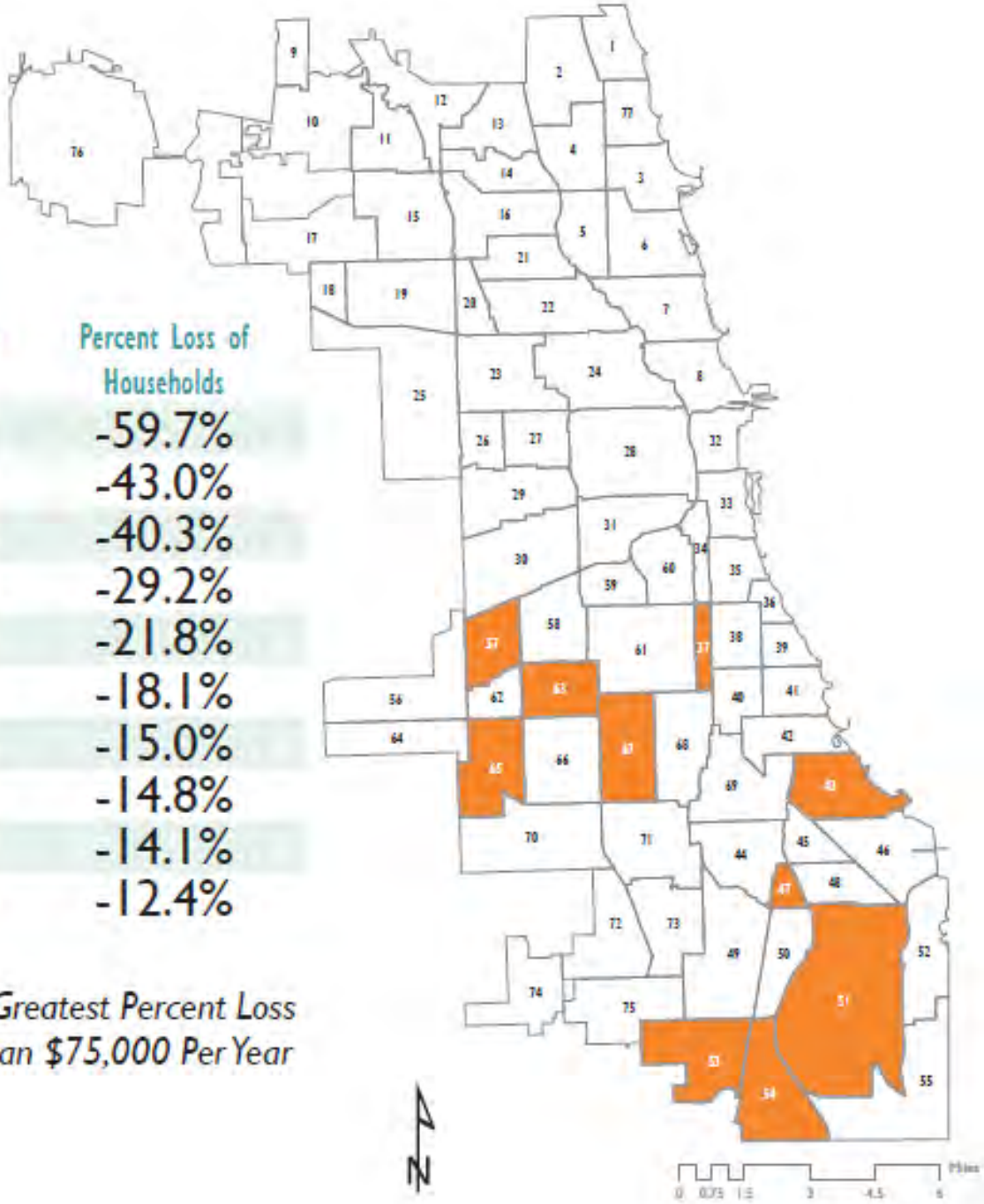
NO.	COMMUNITY AREA NAME	Family Households Lost	Percent of Families Lost
35	Douglas	-2,095	-39.8%
54	Riverdale	-721	-30.9%
68	Englewood	-2,091	-23.9%
1	Rogers Park	-2,826	-23.0%
67	West Englewood	-2,065	-21.1%
31	Lower West Side	-1,893	-20.4%
46	South Chicago	-1,822	-20.0%
43	South Shore	-2,876	-20.0%
44	Chatham	-1,836	-19.6%
41	Hyde Park	-1,063	-19.0%



10 Community Areas With the Greatest Percent Loss of Family Households

Community Areas With the Greatest Loss of Households Making $75,000 a Year or More, 2000 to 2010

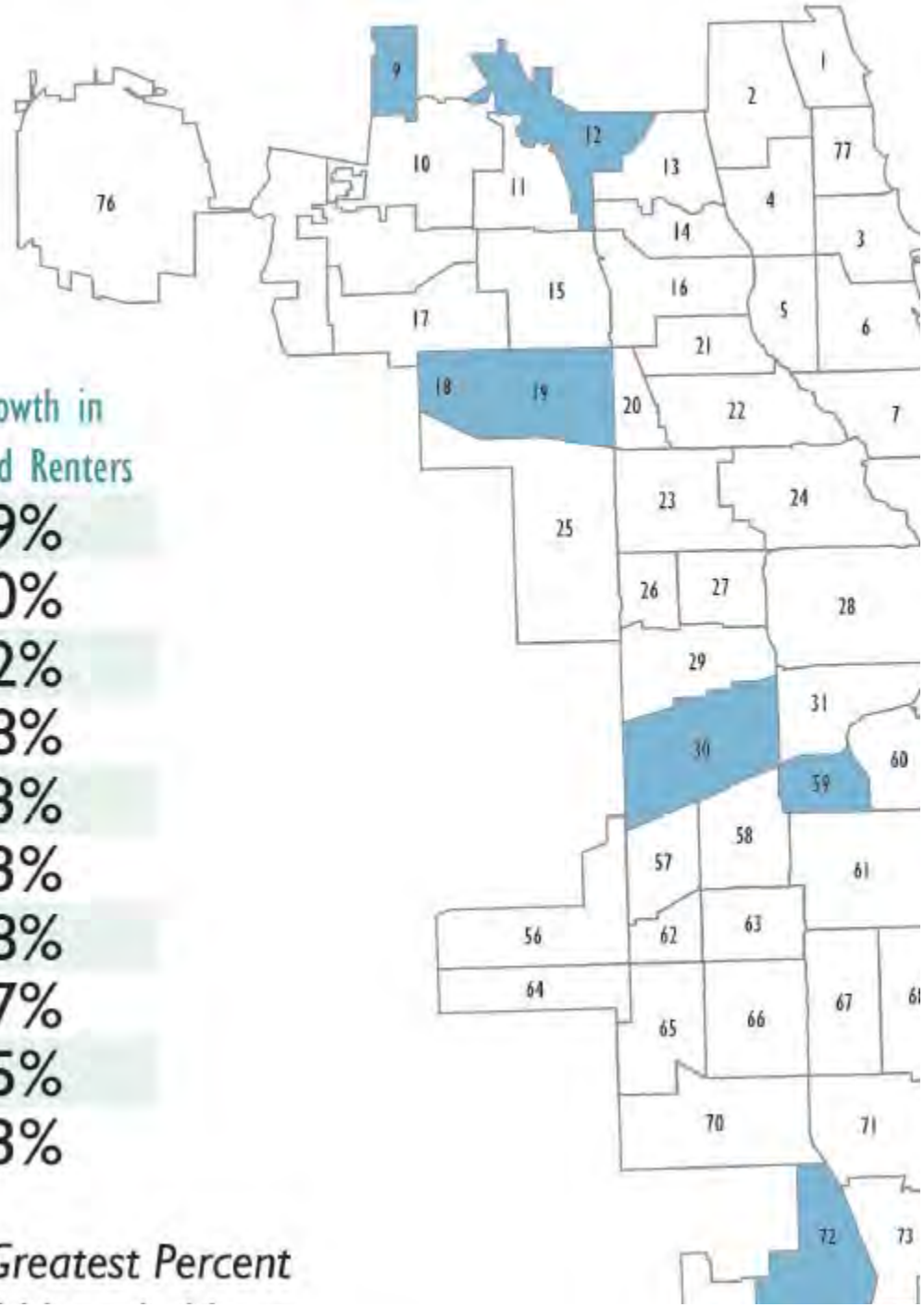
NO.	COMMUNITY AREA NAME	Households Lost	Percent Loss of Households
37	Fuller Park	-67	-59.7%
47	Burnside	-79	-43.0%
67	West Englewood	-668	-40.3%
54	Riverdale	-38	-29.2%
51	South Deering	-234	-21.8%
63	Gage Park	-322	-18.1%
65	West Lawn	-396	-15.0%
57	Archer Heights	-132	-14.8%
53	West Pullman	-359	-14.1%
43	South Shore	-415	-12.4%



10 Community Areas With the Greatest Percent Loss of Households Making More Than $75,000 Per Year

Community Areas with the Greatest Growth in Cost-Burdened Renter Households, 2000 to 2010

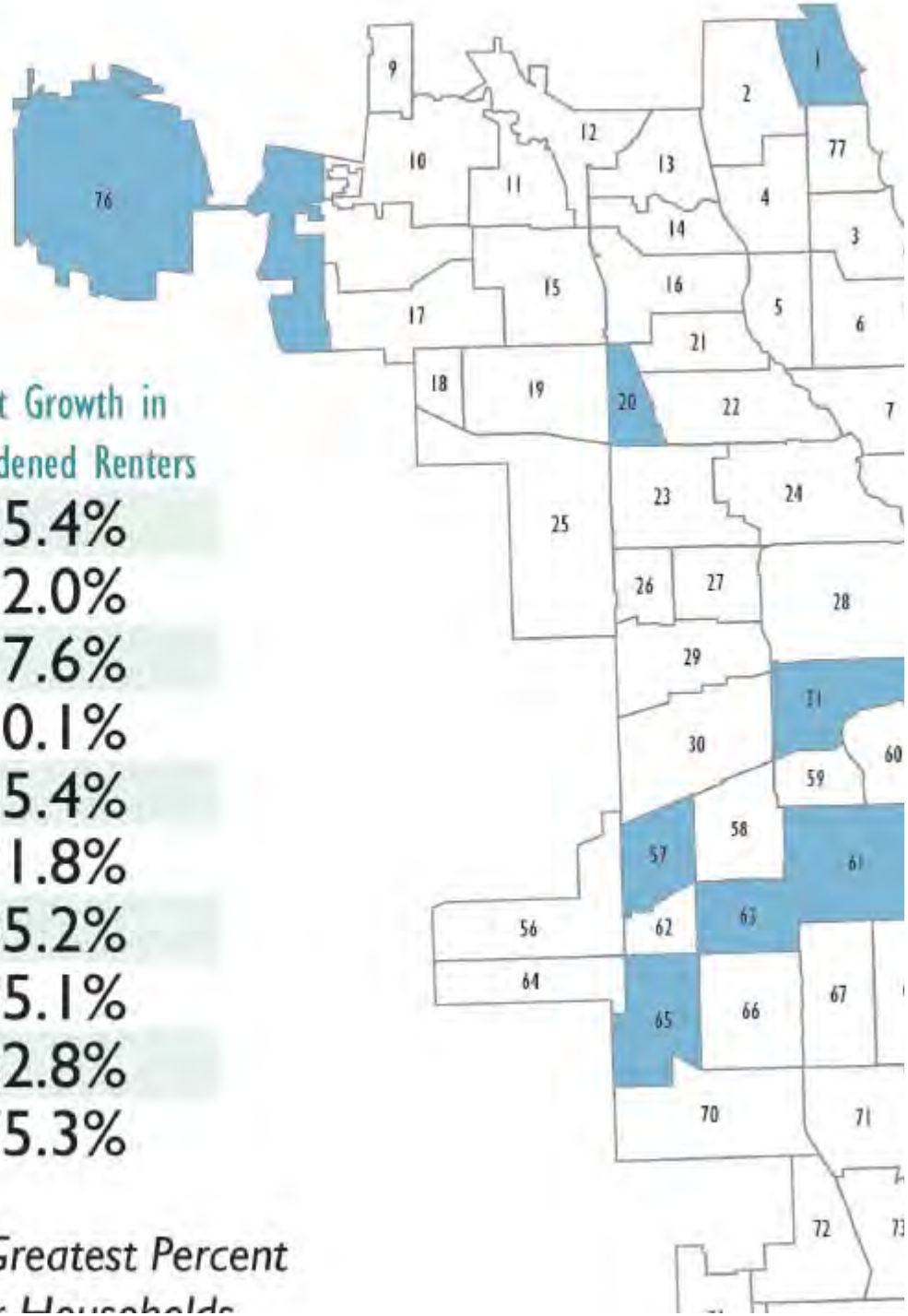
NO.	COMMUNITY AREA NAME	Percent Growth in Cost-Burdened Renters
9	Edison Park	95.9%
12	Forest Glen	94.0%
45	Avalon Park	81.2%
59	McKinley Park	78.8%
72	Beverly	77.3%
54	Riverdale	77.3%
19	Belmont Cragin	72.8%
18	Montclare	71.7%
30	South Lawndale	70.5%
52	East Side	66.3%



10 Community Areas With the Greatest Percent

Community Areas with the Greatest Growth in Cost-Burdened Owner Households, 2000 to 2010

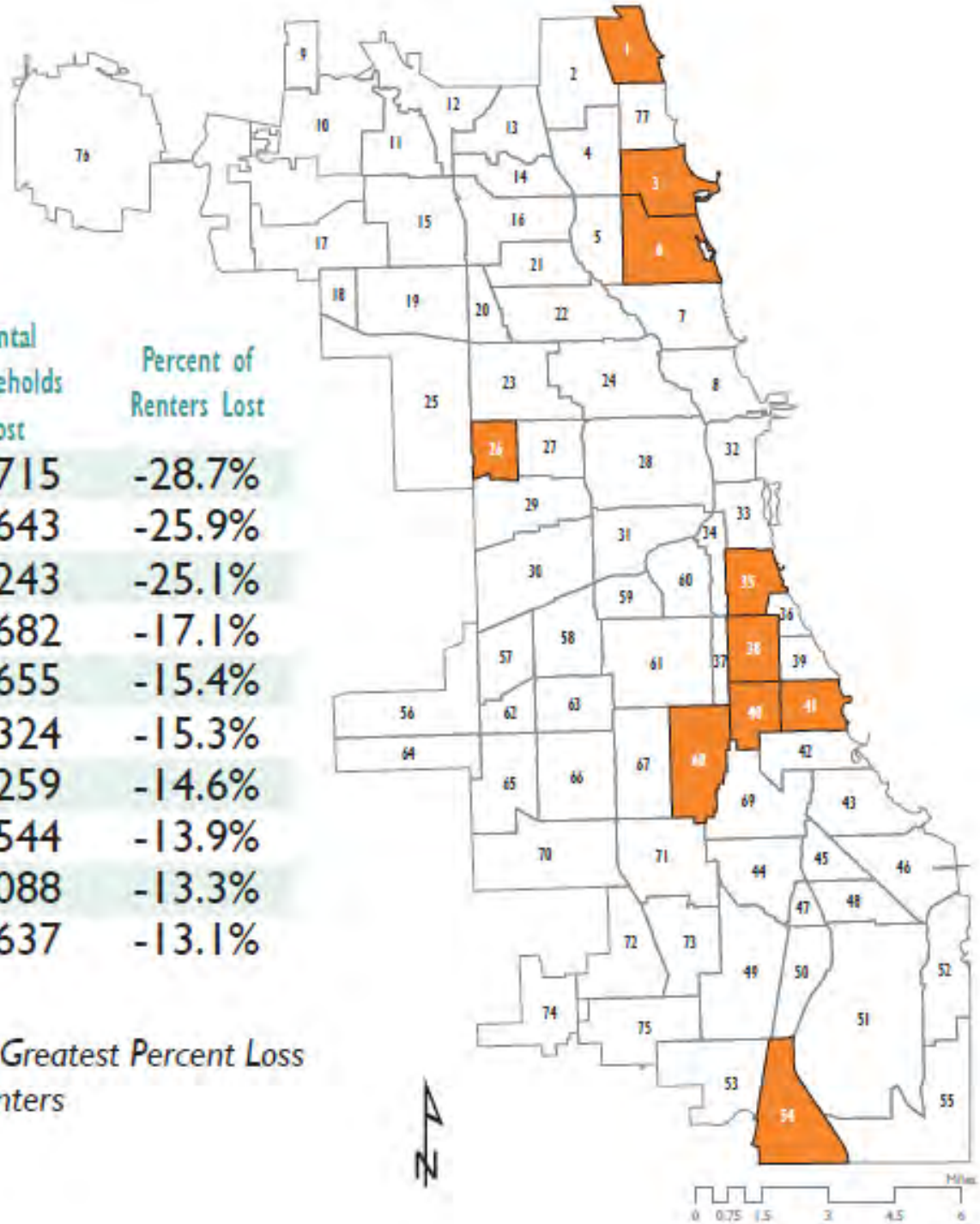
NO.	COMMUNITY AREA NAME	Percent Growth in Cost-Burdened Renters
40	Washington Park	165.4%
57	Archer Heights	162.0%
52	East Side	117.6%
65	West Lawn	110.1%
31	Lower West Side	105.4%
1	Rogers Park	91.8%
76	O'Hare	85.2%
20	Hermosa	85.1%
63	Gage Park	82.8%
61	New City	75.3%



10 Community Areas With the Greatest Percent Growth in Cost-Burdened Owner Households

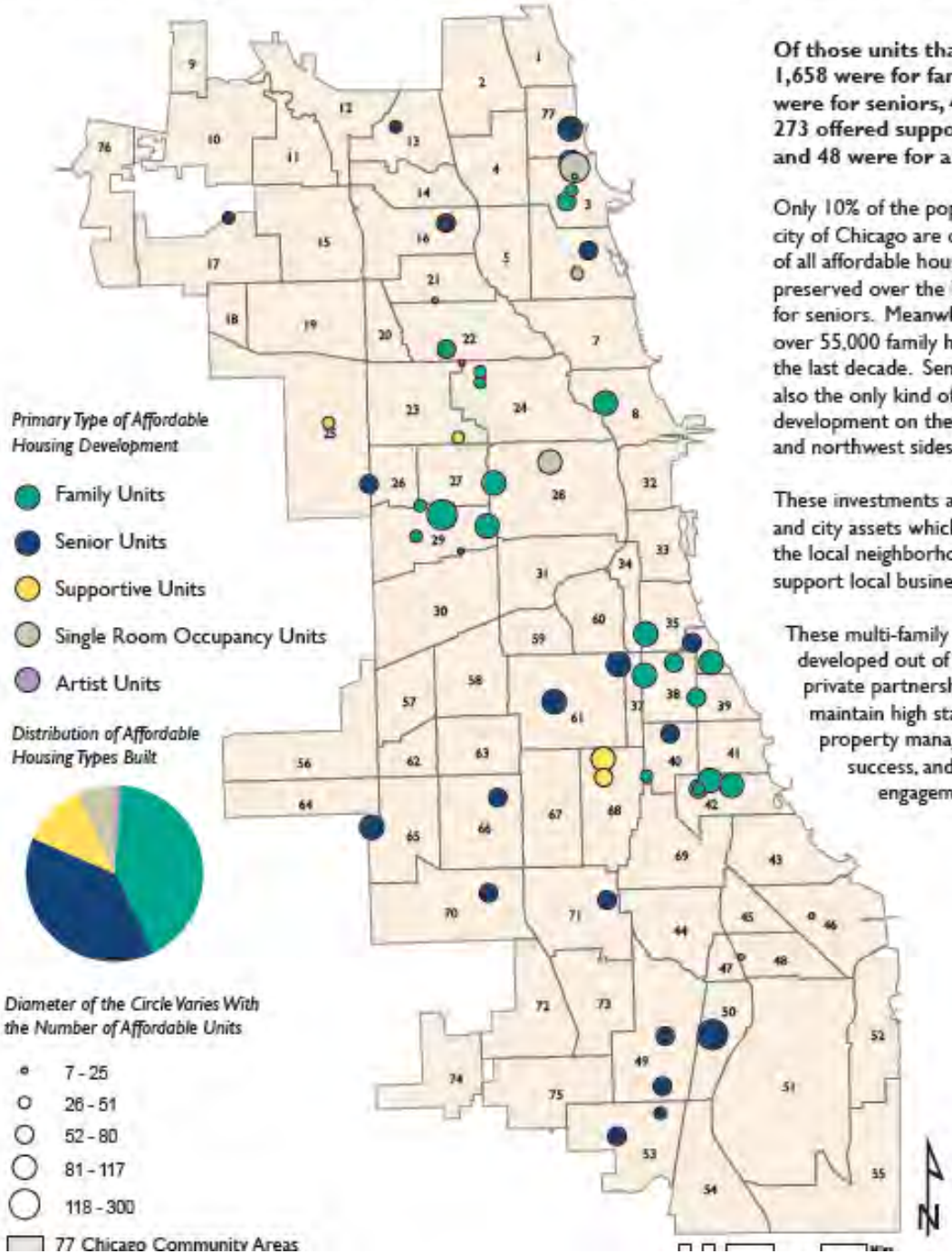
Community Areas with the Greatest Loss of Rental Households, 2000 to 2010

NO.	COMMUNITY AREA NAME	Rental Households Lost	Percent of Renters Lost
35	Douglas	-2,715	-28.7%
54	Riverdale	-643	-25.9%
1	Rogers Park	-5,243	-25.1%
41	Hyde Park	-1,682	-17.1%
40	Washington Park	-655	-15.4%
38	Grand Boulevard	-1,324	-15.3%
68	Englewood	-1,259	-14.6%
6	Lake View	-5,544	-13.9%
3	Uptown	-3,088	-13.3%
26	West Garfield Park	-637	-13.1%



10 Community Areas With the Greatest Percent Loss of Households Occupied by Renters

City of Chicago-Funded Affordable Housing Developments, 2009 to 2013 (Q1)



Of those units that were created, 1,658 were for families, 1,540 were for seniors, 463 were SROs, 273 offered supportive services, and 48 were for artists.

Only 10% of the population of the city of Chicago are over 65, yet 39% of all affordable housing built or preserved over the last five years was for seniors. Meanwhile, Chciago lost over 55,000 family households over the last decade. Senior housing was also the only kind of affordable rental development on the far southwest and northwest sides of the city.

These investments are community and city assets which add stability to the local neighborhood, residents, and support local businesses.

These multi-family properties are developed out of strong public private partnerships which maintain high standards for property management, resident success, and community engagement.

*Table 4. Unit Size Mix in City of Chicago-Funded Affordable Rental Housing Development, 2009 to 2013 (Q1)**

Year	Total Units	Studios	1-Bedrooms	2-Bedrooms	3-Bedrooms	4-Bedrooms	5+-Bedrooms
2009	748	76	421	126	106	19	-
2010	1,634	131	682	464	334	23	-
2011	755	189	164	127	119	28	-
2012	700	91	308	177	102	20	2
2013 (Q1 only)	418	44	247	38	84	5	-
ALL YEARS	4,255	531	1,822	932	745	95	2
PERCENTAGE	100%	12%	43%	22%	18%	2%	0.05%

source: CRN analysis of DHED Quarterly Reports, 2009 to 2013 (Q1)

Table 6. Economic Impact of Affordable Housing Developments, 2009 to 2013 (Q1)

Impact by Development Type	Units	Total Development Cost	income	direct and indirect jobs	induced jobs	resident spending jobs
TOTAL FAMILY IMPACT	2,679	$759,934,992	$211,641,000	2,143	1,125	804
TOTAL SENIOR IMPACT	1,576	$366,519,892	$115,048,000	1,182	615	504
Total, all developments	4,255	$1,126,454,884	$326,689,000	3,325	1,740	1,308

source: CRN analysis of DHED Quarterly Reports, 2009 to 2013 (Q1) and National Association of Homebuilders Tax Credit Development input-output model

The Neighborhood Agenda

Chicago Rehab Network

Based on your experience and the trends presented:

Do you see opportunities for your community and city wide impact?

Where do you see gaps?

CRN Platform Objectives

Chicago Rehab Network

- Link Development
- Percolate-up rather than trickle-down
- Establish equity and fairness
- Prevent displacement
- Spread affordability
- Create long term sustainability
- Build from assets and create wealth
- Create jobs – Hire and train local
- Expand transparency and engagement
- Retarget existing resources
- Capture new resources
- Foster inclusive communities
- Create new capacity

Important Milestones

Public Comment Period on Housing Plan

City Budget Period