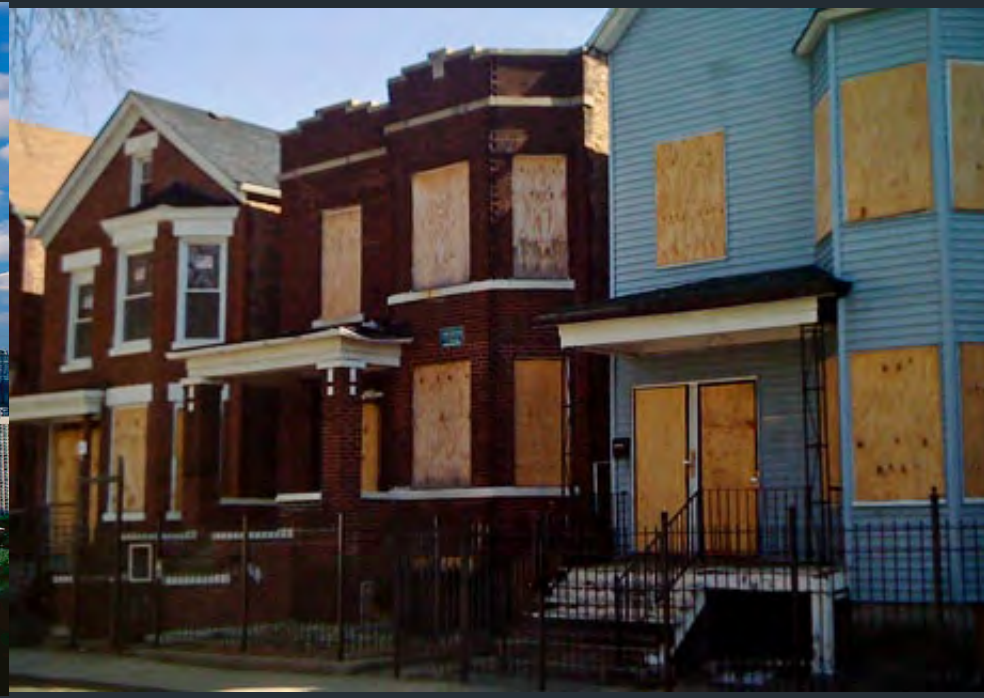


a tale of two cities

The Future of Affordable Housing in Chicago

Janet L. Smith, Co-Director, Nathalie P. Voorhees Center
Associate Professor, Urban Planning and Policy, UIC

Chicago’s future?

“It was the best of times,
it was the worst of times…”

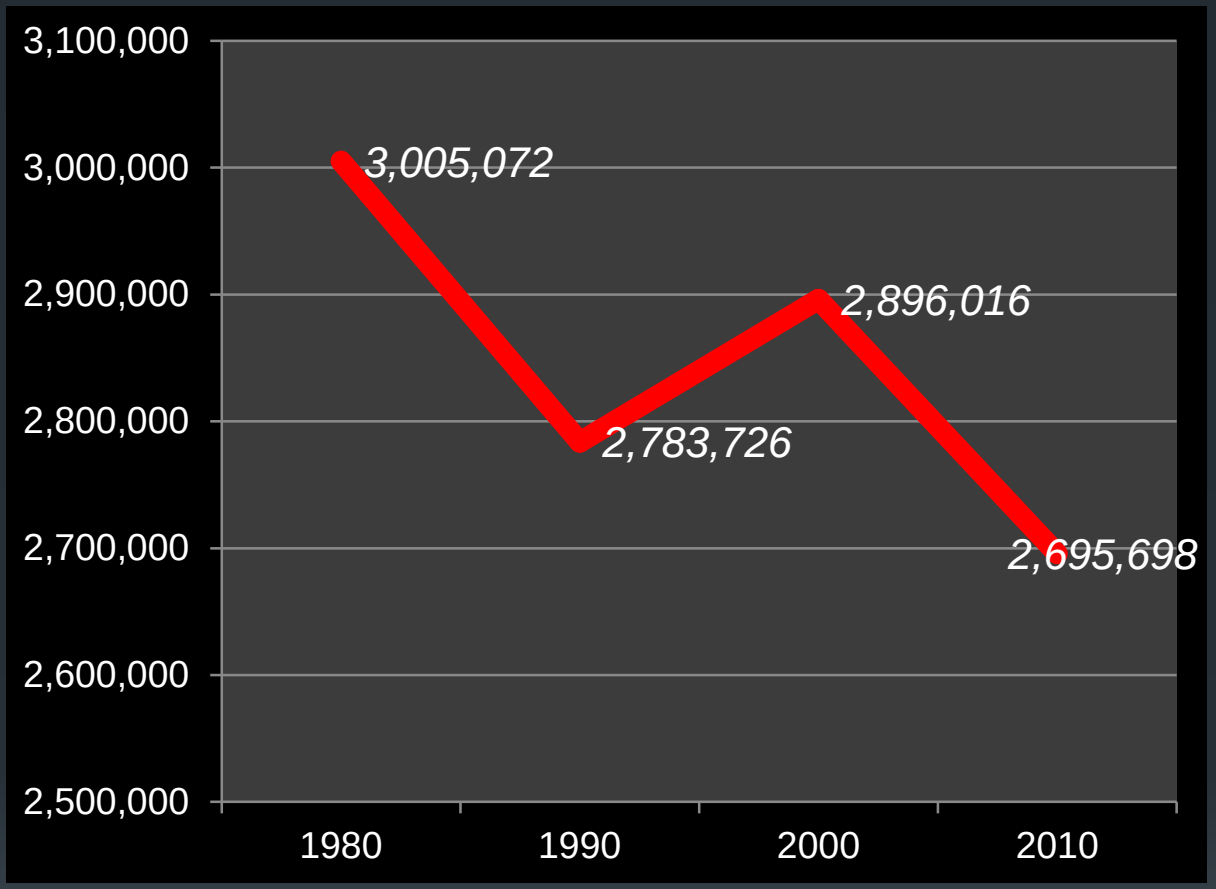
Best of times!

15 new developments with 400-500 apartments each

worst of times?

- Poverty rate and unemployment up
- Chicago continues to be highly segregated
- Crime is higher than ever
- Schools are in turmoil
- Chicago is losing population

population

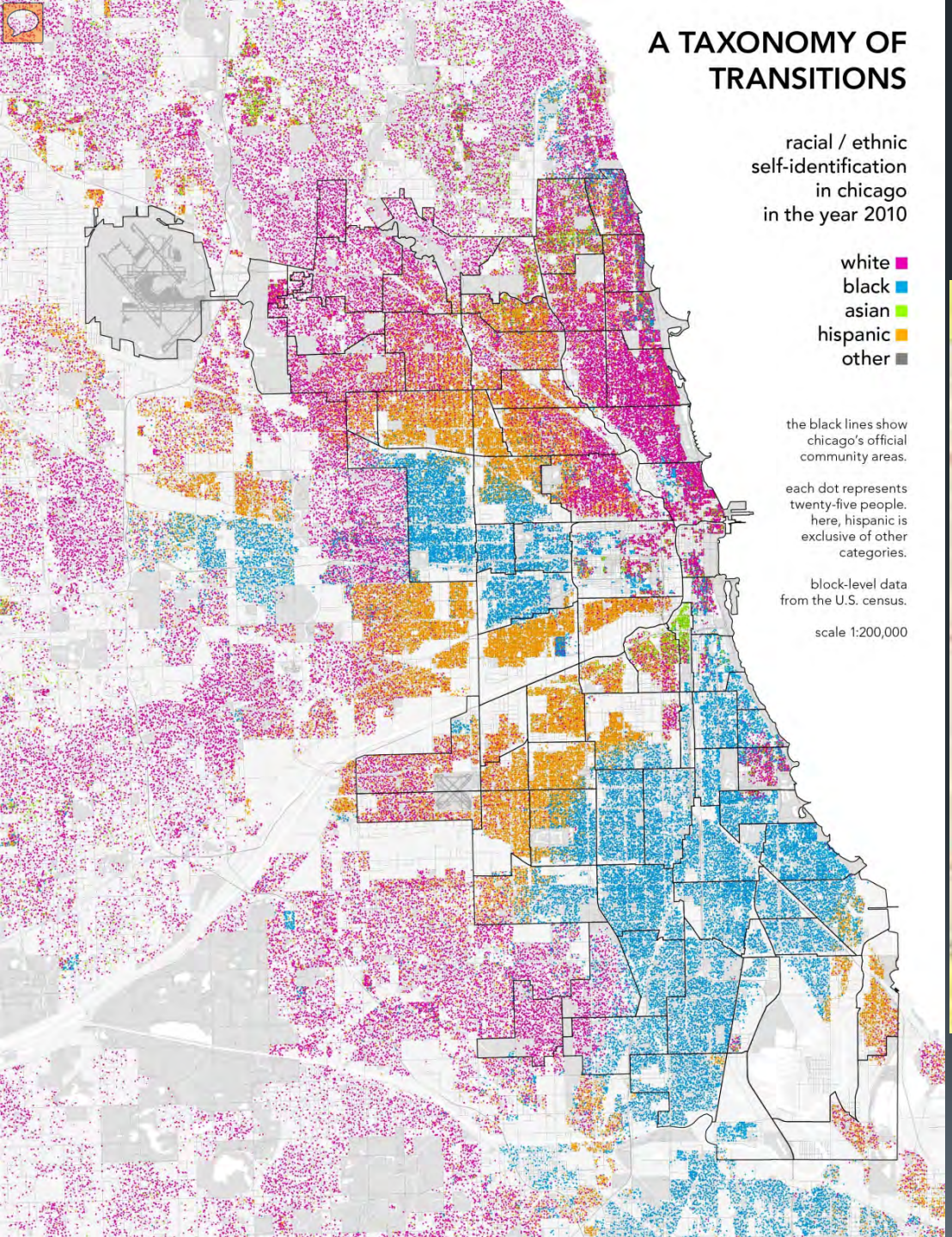


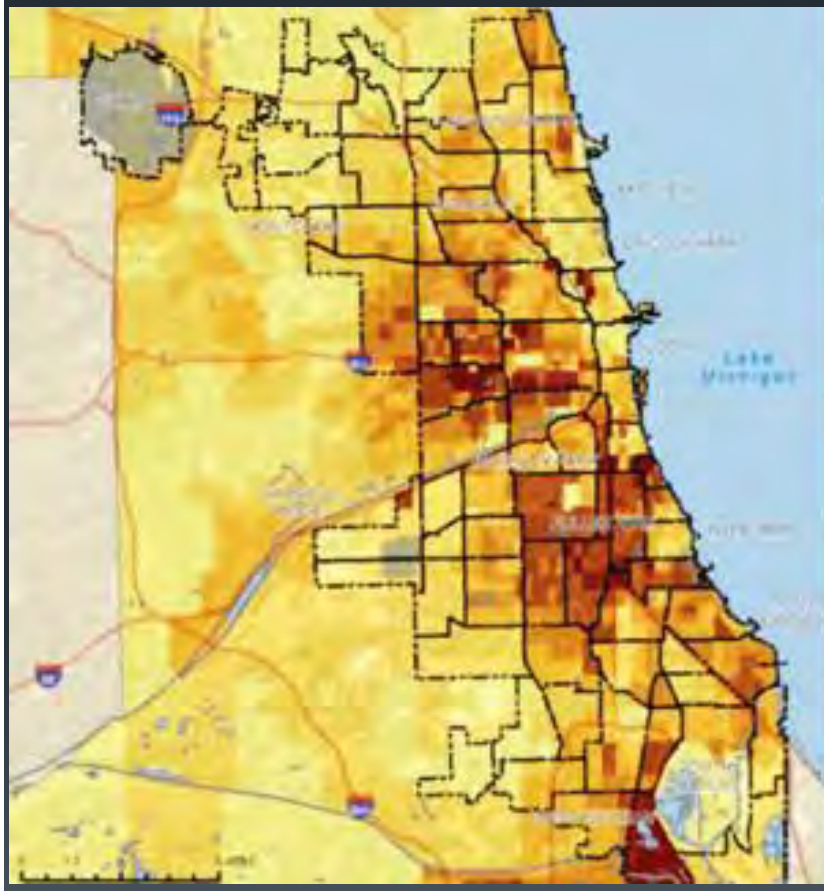
Change 2000-2010

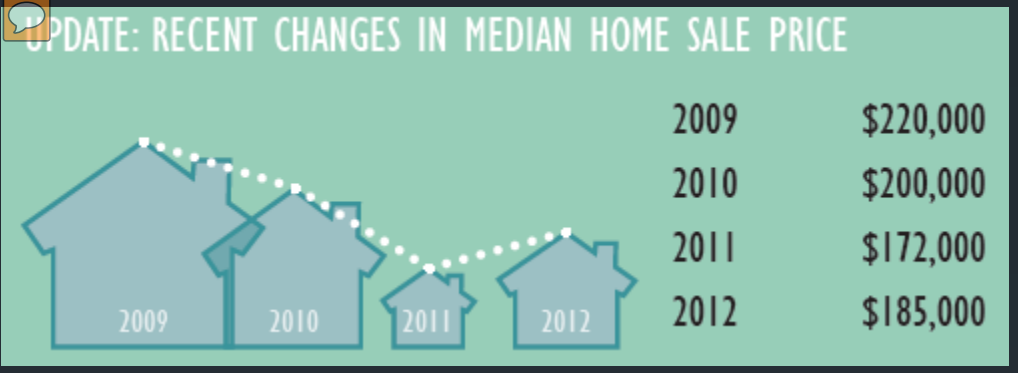
- 200,000 people
- 90% African American
- 8.8% Families
- 9.2% Non-families

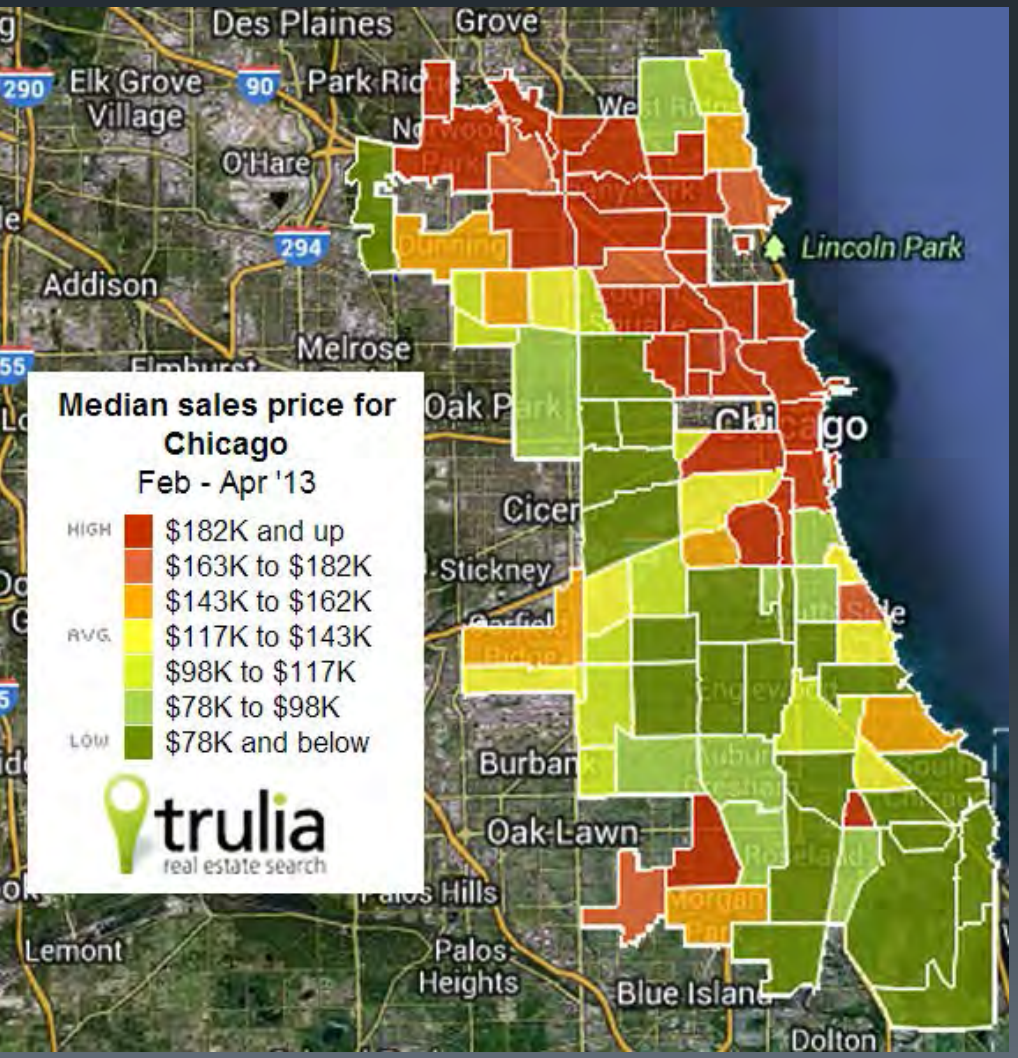
income

segregation









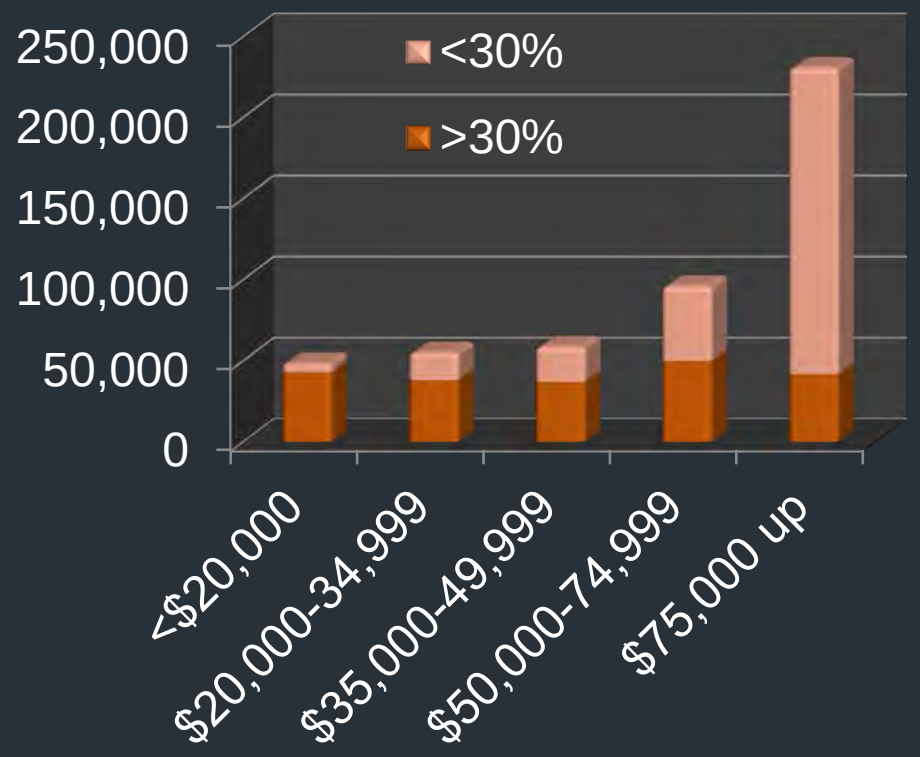
values

Median Sales Price:
$200,000

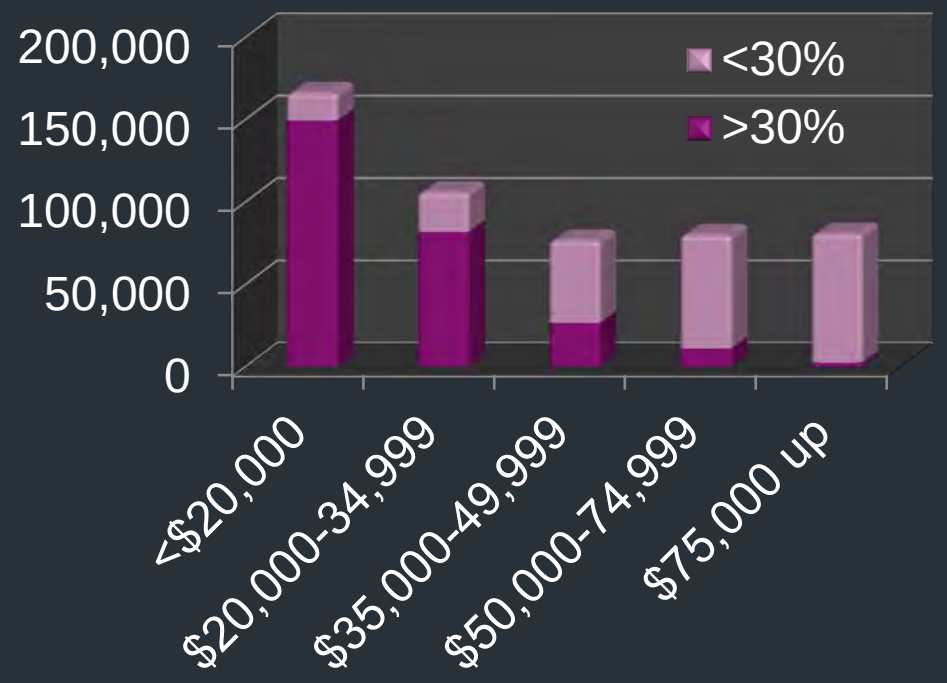
Trulia: April 2013

affordability

HOMEOWNERS



RENTERS



poor living

50% of renters and owners cannot afford their homes

250,000 households applied

- Close to 20,000 homeless kids in CPS
- Nearly 7,000 people are in a shelter or on the street every night (CDFSS)

mixing it up

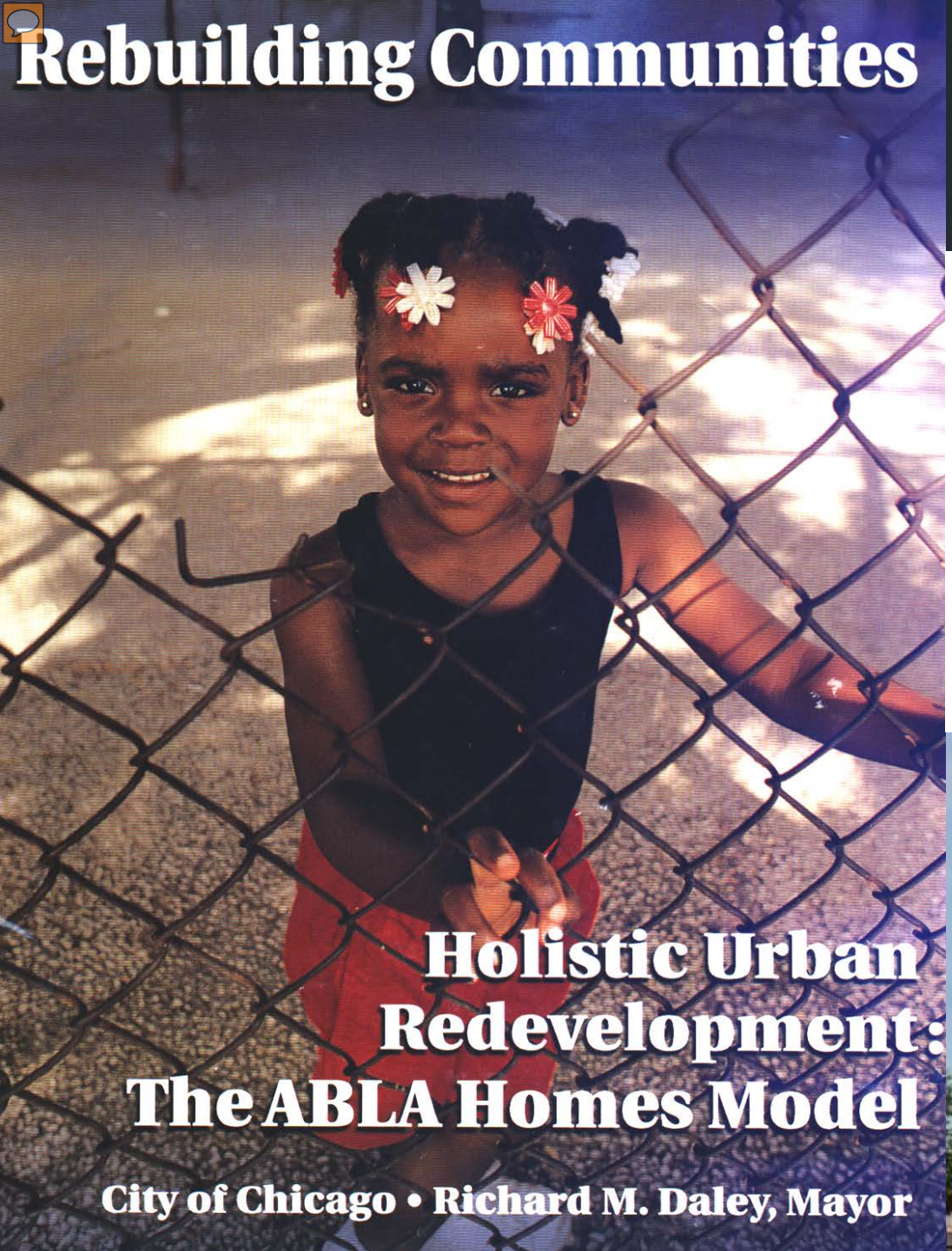
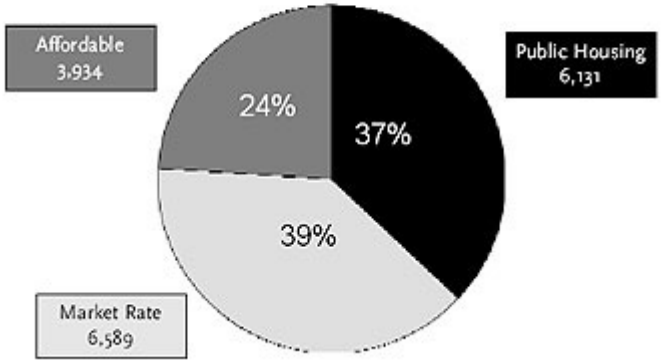


Figure 1
Homes to be developed within mixed-income communities as part of the CHA Plan for Transformation (excluding senior homes)
Total = 16,654



ARE TOURISTS MORE IMPORTANT THAN THE POOR?

RICHARD M. DALEY, Mayor of Chicago

Mayor Daley is presiding over an unprecedented boom in housing for the rich. In return for political contributions from developers, city contractors, construction unions and real estate firms, he has given out lucrative building contracts and huge tax credits. Land that was once used for public housing is now being sold for private profits. This may seem like regular old Chicago corruption at work, but it has serious consequences. Under the CHA's disastrous Plan for Transformation, 14,000 homes have been destroyed and few new ones are being built. Thousands of Chicago residents are being displaced or forced into homelessness. This has been declared by the United Nations to be both racist and a gross violation of human rights. If the mayor has the energy to raise $450 million for Millennium Park, shouldn't he also be able to raise money for Chicago families in urgent need of affordable housing? Who will hold him accountable for this chaos?

THIS IS CHAOS.

CHICAGO HOUSING AUTHORITY

Chicago Tribune

TRIBUNE INVESTIGATION VACANT PROMISES

Public housing limbo

Thousands of families displaced. Hundreds of millions of dollars spent. Years behind schedule. What went wrong with Chicago's grand experiment.

18% of all 21,204 CHA units are unoccupied

34% of all family units (2,559)

16% of all scattered-site units (342)

9% of all senior units (871)

4% of all mixed-income units (89)

The bulk of the public housing units that the Chicago Housing Authority has taken out of circulation have been described as being tied up in litigation, though most units are not named in a court case.

64% are in litigation

25% are being remodeled

10% have been converted for nondwelling or employee use

1% are awaiting demolition

moving forward…

Chicago Housing Plan 2014-2018

NEW!

Chicago Rehab Network

Affordable Housing Fact Book

Nathalie P. Voorhees Center
for Neighborhood and Community Improvement

Thank you.

UIC Nathalie P. Voorhees Center
for Neighborhood and Community Improvement