Thank you to our friends and partners at the Voorhees Center – we have been together for 30 years – focused on neighborhoods and affordable housing.
Twenty years ago the 1993 Affordable Housing Fact Book provided the data - the numbers about housing that were instrumental in convincing Chicago leaders to expand and reshape the city's commitment to creating and preserving affordable housing.

Ten years ago we expanded the focus of the fact book to be Statewide and it again was instrumental in significant new policies: the Donation Tax Credit – The Illinois Preservation Act, new Tax policies to prevent displacement.

Special time for me to be returning to work at such an important time for the field of community development: the future development in our neighborhood and who's being invested in for Chicago's future hangs in the balance – It is great to be with all of you – as only when we are organized and focused can we achieve social change.

NEXT: Gene – Icebreaker Exercise

There are three goals for our gathering today:

1. To strengthen our understanding of key trends and implications in housing and community development
2. To reinforce our collective objectives and goals for housing focused leadership from the City of Chicago
3. To identify and require comprehensive practices and policies that will improve neighborhoods, the lives of people, and our City as a whole.

The Agenda includes presentation of data analysis and trends in the City over the last ten years and we hope you will share your insight and reflections.

Then a panel will offer their views of key programs and policies that must be addressed going forward.

Finally, we will discuss the opportunities ahead where you can contribute your experience and expertise.

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

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%

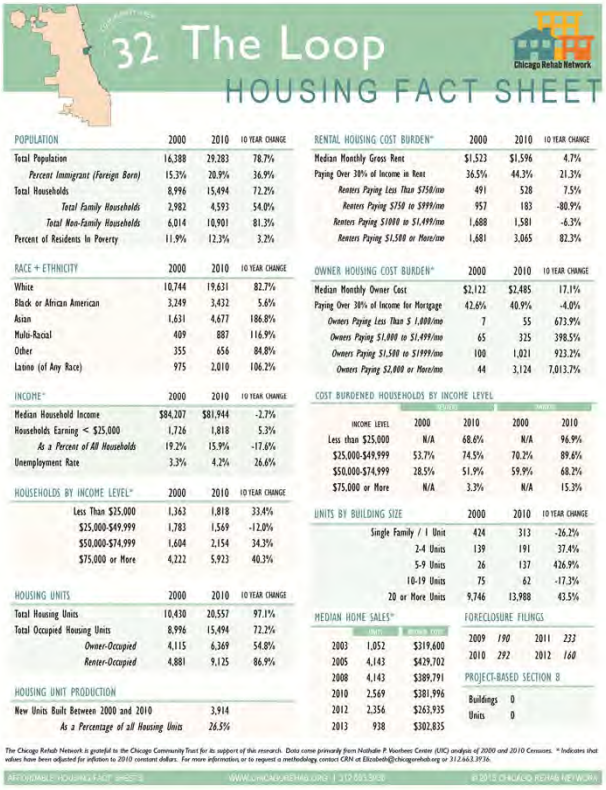
2013 Citywide Housing Fact Sheet

As mission driven organizations in community development, we define success by the number of individuals and families who reach housing stability which allows them to pursue improvements in employment, health, education.

•Chicago—like elsewhere across the county—is experiencing deepening income inequality. The number of households in the lowest and highest income brackets is growing, whereas the middle income categories are shrinking.
•The population of the city has declined. Many of those who left were African American, many were in family households.
•If you look at the fourth box down, Households by Income Level, you will see it is the working poor and middle class whose population has decreased.
•Real median household income—the amount that half of Chicagoans earn less than and half earn more than—has declined by about 4% over the last 10 years.
•Half of all Chicagoans are struggling to maintain housing security. The percent of cost burden owners earning between 50K – 75K has increased to 50% from 20% in the year 2000.

•Nearly 90% of people with income less than $25,000 are cost burdened in Chicago.

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	923.2%
Owners Paying $2,000 or More/mo	44	3,124	7,013.7%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL	RENTERS		OWNERS	
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*	UNITS	MEDIAN COST
2003	1,052	$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	*190*	2011	*223*
2010	*292*	2012	*160*

PROJECT-BASED SECTION 8	
Buildings	0
Units	0

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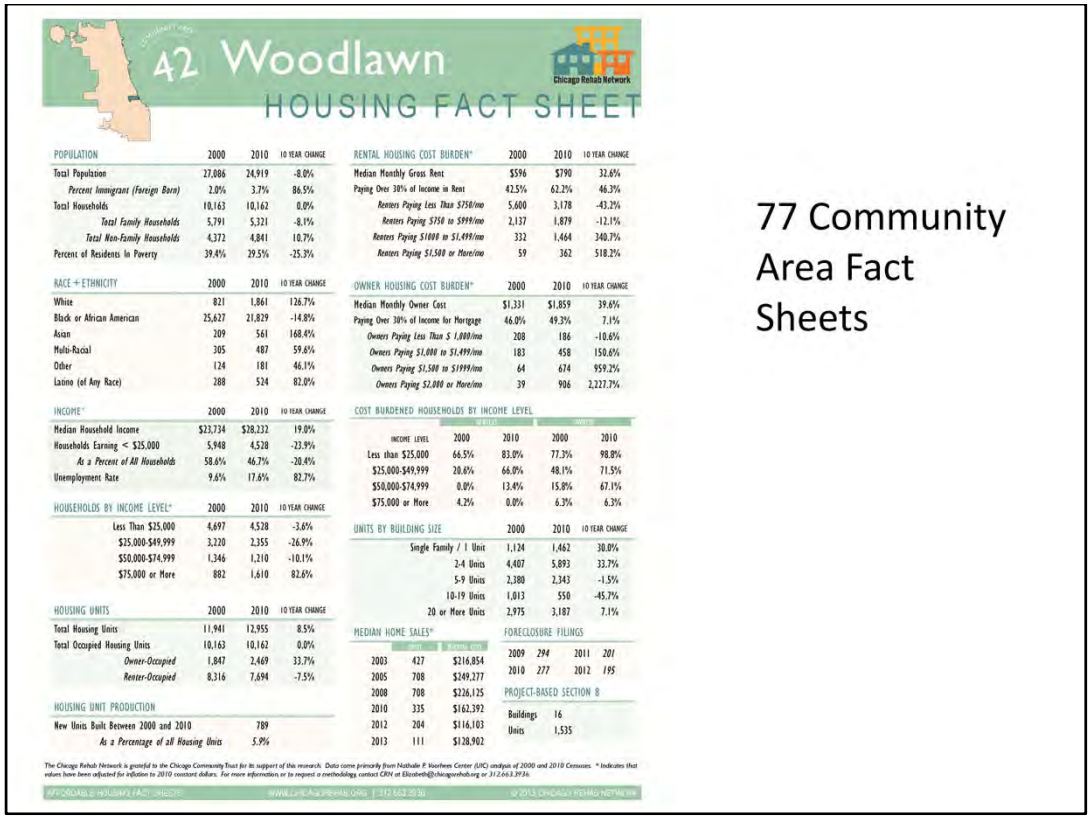

42 Woodlawn

HOUSING FACT SHEET

Chicago Rehab Network

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	27,086	24,919	-8.0%
Percent Immigrant (Foreign Born)	2.0%	3.7%	86.5%
Total Households	10,163	10,162	0.0%
Total Family Households	5,791	5,321	-8.1%
Total Non-Family Households	4,372	4,841	10.7%
Percent of Residents In Poverty	39.4%	29.5%	-25.3%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	821	1,861	126.7%
Black or African American	25,627	21,829	-14.8%
Asian	209	561	168.4%
Multi-Racial	305	487	59.6%
Other	124	181	46.1%
Latino (of Any Race)	288	524	82.0%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	$23,734	$28,232	19.0%
Households Earning < $25,000	5,948	4,528	-23.9%
As a Percent of All Households	58.6%	46.7%	-20.4%
Unemployment Rate	9.6%	17.6%	82.7%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than $25,000	4,697	4,528	-3.6%
$25,000-$49,999	3,220	2,355	-26.9%
$50,000-$74,999	1,346	1,210	-10.1%
$75,000 or More	882	1,610	82.6%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	11,941	12,955	8.5%
Total Occupied Housing Units	10,163	10,162	0.0%
Owner-Occupied	1,847	2,469	33.7%
Renter-Occupied	8,316	7,694	-7.5%

HOUSING UNIT PRODUCTION		
New Units Built Between 2000 and 2010	789	
As a Percentage of all Housing Units	*5.9%*	

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	$596	$790	32.6%
Paying Over 30% of Income in Rent	42.5%	62.2%	46.3%
Renters Paying Less Than $750/mo	5,600	3,178	-43.3%
Renters Paying $750 to $999/mo	2,137	1,879	-12.1%
Renters Paying $1000 to $1,499/mo	332	1,464	340.7%
Renters Paying $1,500 or More/mo	59	362	518.2%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	$1,331	$1,859	39.6%
Paying Over 30% of Income for Mortgage	46.0%	49.3%	7.1%
Owners Paying Less Than $ 1,000/mo	208	186	-10.6%
Owners Paying $1,000 to $1,499/mo	183	458	150.6%
Owners Paying $1,500 to $1999/mo	64	674	959.2%
Owners Paying $2,000 or More/mo	39	906	2,227.7%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL

	RENTERS		OWNERS	
INCOME LEVEL	2000	2010	2000	2010
Less than $25,000	66.5%	83.0%	77.3%	98.8%
$25,000-$49,999	20.6%	66.0%	48.1%	71.5%
$50,000-$74,999	0.0%	13.4%	15.8%	67.1%
$75,000 or More	4.2%	0.0%	6.3%	6.3%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	1,124	1,462	30.0%
2-4 Units	4,407	5,893	33.7%
5-9 Units	2,380	2,343	-1.5%
10-19 Units	1,013	550	-45.7%
20 or More Units	2,975	3,187	7.1%

MEDIAN HOME SALES*

	UNITS	MEDIAN COST
2003	427	$216,854
2005	708	$249,277
2008	708	$226,125
2010	335	$162,392
2012	204	$116,103
2013	111	$128,902

FORECLOSURE FILINGS

2009	*294*	2011	*201*
2010	*277*	2012	*195*

PROJECT-BASED SECTION 8

Buildings	16
Units	1,535

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77 Community Area Fact Sheets

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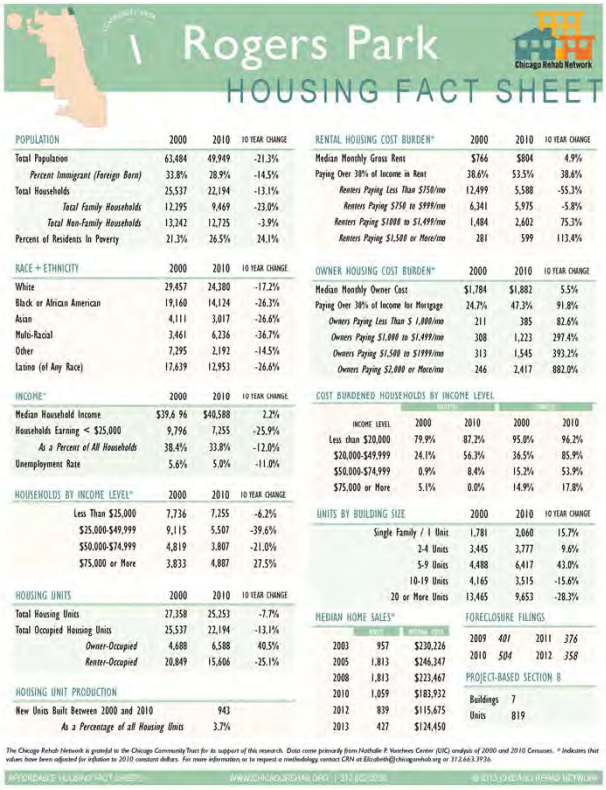

Rogers Park

Chicago Rehab Network

HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	63,484	49,949	-21.3%
Percent Immigrant (Foreign Born)	33.8%	28.9%	-14.5%
Total Households	25,537	22,194	-13.1%
Total Family Households	12,295	9,469	-23.0%
Total Non-Family Households	13,242	12,725	-3.9%
Percent of Residents In Poverty	21.3%	26.5%	24.1%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	29,457	24,380	-17.2%
Black or African American	19,160	14,124	-26.3%
Asian	4,111	3,017	-26.6%
Multi-Racial	3,461	6,236	-36.7%
Other	7,295	2,192	-14.5%
Latino (of Any Race)	17,639	12,953	-26.6%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	$39,6 96	$40,588	2.2%
Households Earning < $35,000	9,796	7,255	-25.9%
As a Percent of All Households	38.4%	33.8%	-12.0%
Unemployment Rate	5.6%	5.0%	-11.0%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than $25,000	7,736	7,255	-6.2%
$25,000-$49,999	9,115	5,507	-39.6%
$50,000-$74,999	4,819	3,807	-21.0%
$75,000 or More	3,833	4,887	27.5%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	27,358	25,253	-7.7%
Total Occupied Housing Units	25,537	22,194	-13.1%
Owner-Occupied	4,688	6,588	40.5%
Renter-Occupied	20,849	15,606	-25.1%

HOUSING UNIT PRODUCTION	
New Units Built Between 2000 and 2010	943
As a Percentage of all Housing Units	3.7%

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	$766	$804	4.9%
Paying Over 30% of Income in Rent	38.6%	53.5%	38.6%
Renters Paying Less Than $750/mo	12,499	5,588	-55.3%
Renters Paying $750 to $999/mo	6,341	5,975	-5.8%
Renters Paying $1000 to $1,499/mo	1,484	2,602	75.3%
Renters Paying $1,500 or More/mo	281	599	113.4%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	$1,784	$1,882	5.5%
Paying Over 30% of Income for Mortgage	24.7%	47.3%	91.8%
Owners Paying Less Than $ 1,000/mo	211	385	82.6%
Owners Paying $1,000 to $1,499/mo	308	1,223	297.4%
Owners Paying $1,500 to $1999/mo	313	1,545	393.2%
Owners Paying $2,000 or More/mo	246	2,417	882.0%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL	MARITAL		OWNER	
INCOME LEVEL	2000	2010	2000	2010
Less than $20,000	79.9%	87.2%	95.0%	96.2%
$20,000-$49,999	24.1%	56.3%	36.5%	85.9%
$50,000-$74,999	0.9%	8.4%	15.2%	53.9%
$75,000 or More	5.1%	0.0%	14.9%	17.8%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	1,781	2,060	15.7%
2-4 Units	3,445	3,777	9.6%
5-9 Units	4,488	6,417	43.0%
10-19 Units	4,165	3,515	-15.6%
20 or More Units	13,465	9,653	-28.3%

MEDIAN HOME SALES*	UNIT	MEDIAN COST
2003	957	$230,226
2005	1,813	$246,347
2008	1,813	$223,467
2010	1,059	$183,932
2012	839	$115,675
2013	427	$124,450

FORECLOSURE FILINGS			
2009	*401*	2011	*376*
2010	*504*	2012	*358*

PROJECT-BASED SECTION 8	
Buildings	7
Units	819

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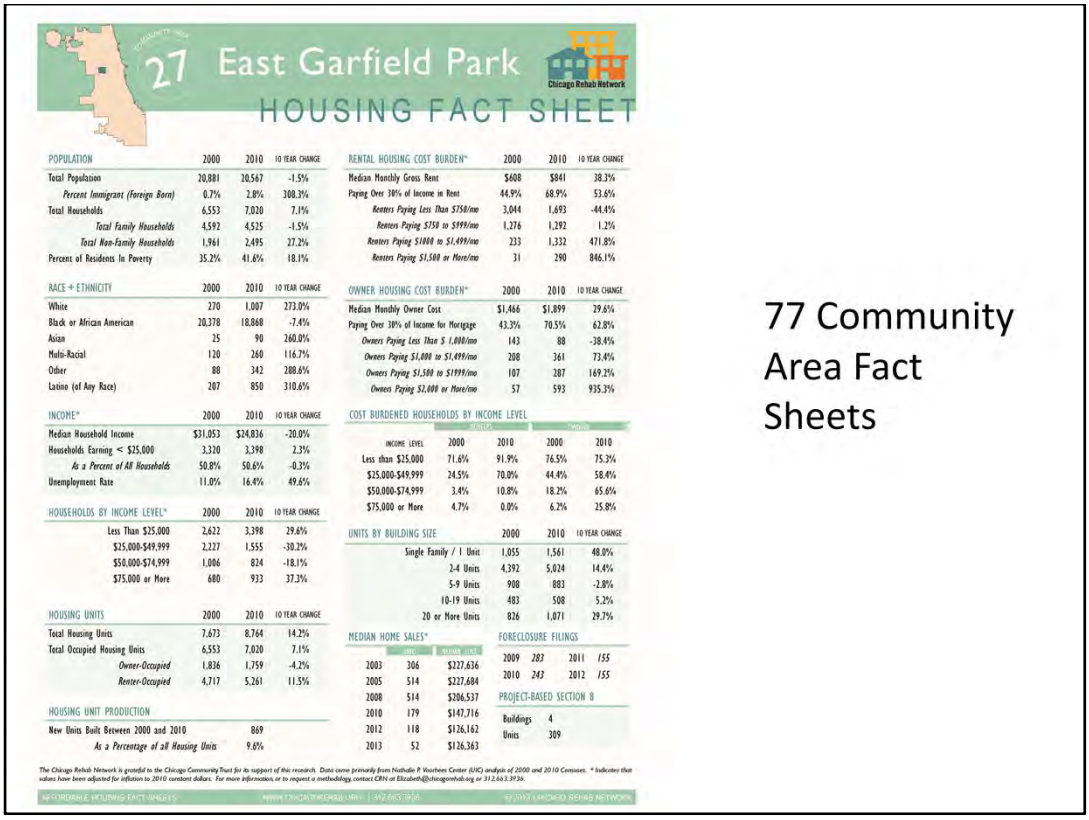

27 East Garfield Park

HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	20,881	20,567	-1.5%
Percent Immigrant (Foreign Born)	0.7%	2.8%	308.3%
Total Households	6,553	7,020	7.1%
Total Family Households	4,592	4,525	-1.5%
Total Non-Family Households	1,961	2,495	27.2%
Percent of Residents In Poverty	35.2%	41.6%	18.1%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	270	1,007	273.0%
Black or African American	20,378	18,868	-7.4%
Asian	25	90	260.0%
Multi-Racial	120	260	116.7%
Other	88	342	288.6%
Latino (of Any Race)	207	850	310.6%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	$31,053	$24,836	-20.0%
Households Earning < $25,000	3,320	3,398	2.3%
As a Percent of All Households	50.8%	50.6%	-0.3%
Unemployment Rate	11.0%	16.4%	49.6%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than $25,000	2,622	3,398	29.6%
$25,000-$49,999	2,227	1,555	-30.2%
$50,000-$74,999	1,006	824	-18.1%
$75,000 or More	680	933	37.3%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	7,673	8,764	14.2%
Total Occupied Housing Units	6,553	7,020	7.1%
Owner-Occupied	1,836	1,759	-4.2%
Renter-Occupied	4,717	5,261	11.5%

HOUSING UNIT PRODUCTION	
New Units Built Between 2000 and 2010	869
As a Percentage of all Housing Units	9.8%

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	$608	$841	38.3%
Paying Over 30% of Income in Rent	44.9%	68.9%	53.6%
Renters Paying Less Than $750/mo	3,044	1,693	-44.4%
Renters Paying $750 to $999/mo	1,276	1,292	1.2%
Renters Paying $1000 to $1,499/mo	233	1,332	471.8%
Renters Paying $1,500 or More/mo	31	290	846.1%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	$1,466	$1,899	29.6%
Paying Over 30% of Income for Mortgage	43.3%	70.5%	62.8%
Owners Paying Less Than $ 1,000/mo	143	88	-38.4%
Owners Paying $1,000 to $1,499/mo	208	361	73.4%
Owners Paying $1,500 to $1999/mo	107	287	169.2%
Owners Paying $2,000 or More/mo	57	593	935.3%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL

	RENTERS		OWNERS	
INCOME LEVEL	2000	2010	2000	2010
Less than $25,000	71.6%	91.9%	76.5%	75.3%
$25,000-$49,999	24.5%	70.0%	44.4%	58.4%
$50,000-$74,999	3.4%	10.8%	18.2%	65.6%
$75,000 or More	4.7%	0.0%	6.2%	25.8%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	1,055	1,561	48.0%
2-4 Units	4,392	5,024	14.4%
5-9 Units	908	883	-2.8%
10-19 Units	483	508	5.2%
20 or More Units	826	1,071	29.7%

MEDIAN HOME SALES*	SALES	MEDIAN COST
2003	306	$227,636
2005	514	$227,684
2008	514	$206,537
2010	179	$147,716
2012	118	$126,162
2013	52	$126,363

FORECLOSURE FILINGS			
2009	*283*	2011	*155*
2010	*243*	2012	*155*

PROJECT-BASED SECTION 8	
Buildings	4
Units	309

*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 Censuses. * Indicates that values have been adjusted for inflation to 2010 constant dollars. For more information, or to request a methodology, contact CRN at Elizabeth@chicagorehab.org or 312.663.3936.*

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77 Community Area Fact Sheets

As in 1993 and 2003, today we release this analysis for each of the 77 Community Areas. While it will not be published until the entire Affordable Housing Fact Book is complete including statewide information by County, the Fact Sheets will be available on our website to the public.

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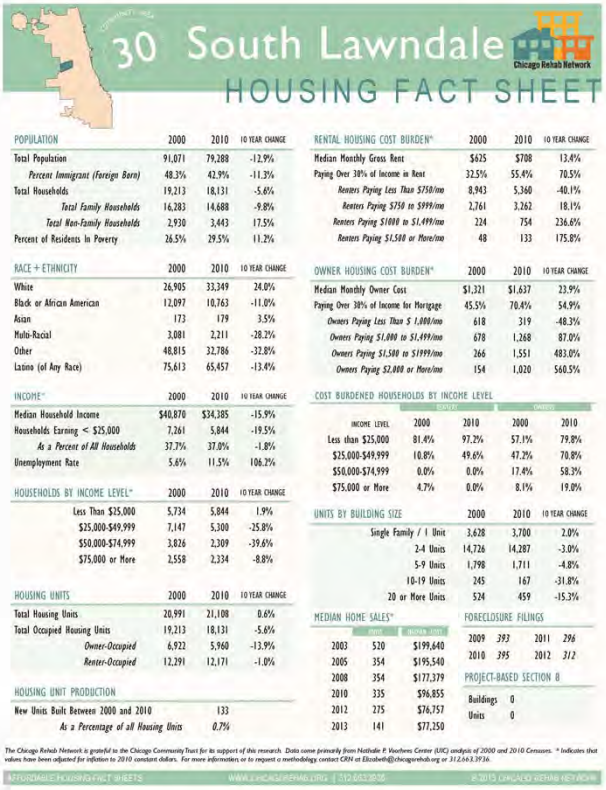
I'm going to run through the next slides quickly

77 Community Area Fact Sheets



30 South Lawndale

HOUSING FACT SHEET

Chicago Rehab Network

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	91,071	79,288	-12.9%
Percent Immigrant (Foreign Born)	48.3%	42.9%	-11.3%
Total Households	19,213	18,131	-5.6%
Total Family Households	16,283	14,688	-9.8%
Total Non-Family Households	2,930	3,443	17.5%
Percent of Residents In Poverty	26.5%	29.5%	11.2%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	26,905	33,349	24.0%
Black or African American	12,097	10,763	-11.0%
Asian	173	179	3.5%
Multi-Racial	3,081	2,211	-28.2%
Other	48,815	32,786	-32.8%
Latino (of Any Race)	75,613	65,457	-13.4%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	$40,870	$34,385	-15.9%
Households Earning < $25,000	7,261	5,844	-19.5%
As a Percent of All Households	37.7%	37.0%	-1.8%
Unemployment Rate	5.6%	11.5%	106.2%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than $25,000	5,734	5,844	1.9%
$25,000-$49,999	7,147	5,300	-25.8%
$50,000-$74,999	3,826	2,309	-39.6%
$75,000 or More	2,558	2,334	-8.8%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	20,991	21,108	0.6%
Total Occupied Housing Units	19,213	18,131	-5.6%
Owner-Occupied	6,922	5,960	-13.9%
Renter-Occupied	12,291	12,171	-1.0%

HOUSING UNIT PRODUCTION	
New Units Built Between 2000 and 2010	133
As a Percentage of all Housing Units	*0.7%*

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	$625	$708	13.4%
Paying Over 30% of Income in Rent	32.5%	55.4%	70.5%
Renters Paying Less Than $750/mo	8,943	5,360	-40.1%
Renters Paying $750 to $999/mo	2,761	3,262	18.1%
Renters Paying $1000 to $1,499/mo	224	754	236.6%
Renters Paying $1,500 or More/mo	48	133	175.8%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	$1,321	$1,637	23.9%
Paying Over 30% of Income for Mortgage	45.5%	70.4%	54.9%
Owners Paying Less Than $ 1,000/mo	618	319	-48.3%
Owners Paying $1,000 to $1,499/mo	678	1,268	87.0%
Owners Paying $1,500 to $1999/mo	266	1,551	483.0%
Owners Paying $2,000 or More/mo	154	1,020	560.5%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL	RENTERS		OWNERS	
INCOME LEVEL	2000	2010	2000	2010
Less than $25,000	81.4%	97.2%	57.1%	79.8%
$25,000-$49,999	10.8%	49.6%	47.2%	70.8%
$50,000-$74,999	0.0%	0.0%	17.4%	58.3%
$75,000 or More	4.7%	0.0%	8.1%	19.0%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	3,628	3,700	2.0%
2-4 Units	14,726	14,287	-3.0%
5-9 Units	1,798	1,711	-4.8%
10-19 Units	245	167	-31.8%
20 or More Units	524	459	-15.3%

MEDIAN HOME SALES*	OWNER	HOME SALES	
2003	520	$199,640	
2005	354	$195,540	
2008	354	$177,379	
2010	335	$96,855	
2012	275	$76,757	
2013	141	$77,250	

FORECLOSURE FILINGS			
2009	*393*	2011	*296*
2010	*395*	2012	*312*

PROJECT-BASED SECTION 8	
Buildings	0
Units	0

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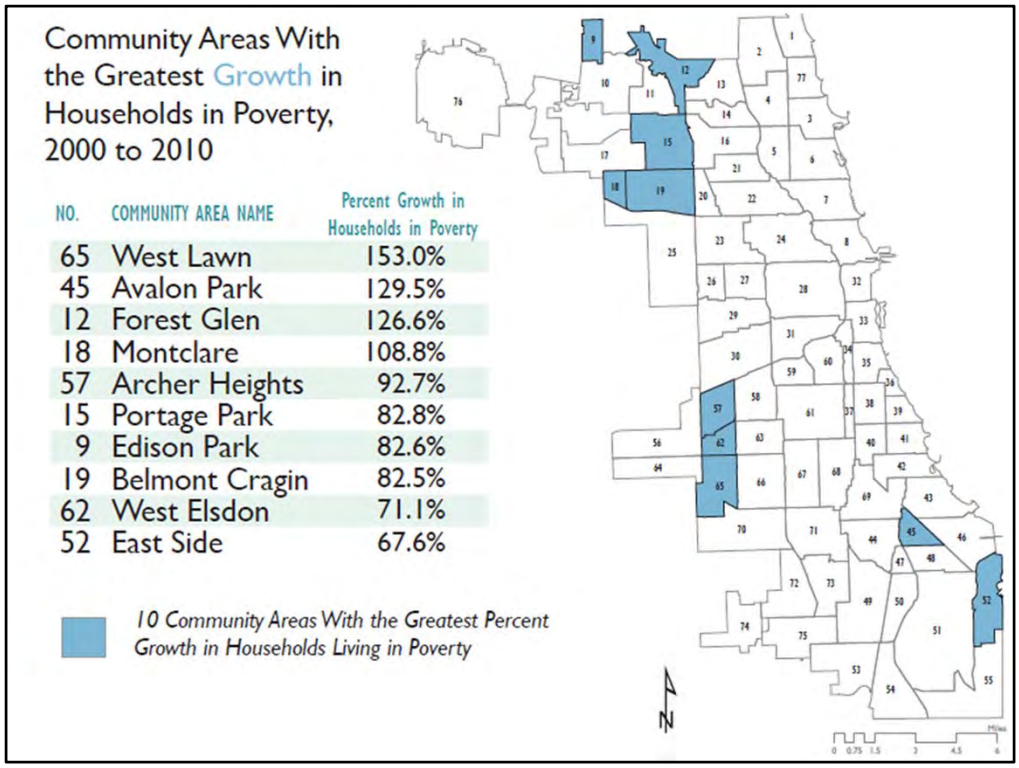
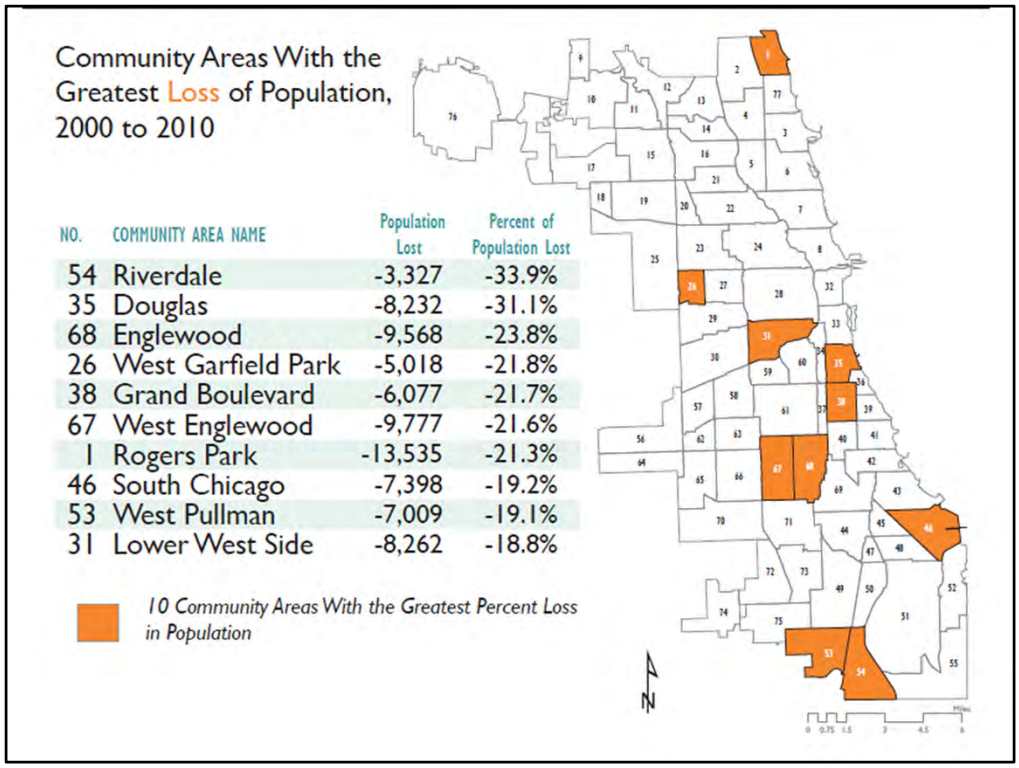


Here you'll see the community areas with the **greatest percent increases in poverty**.

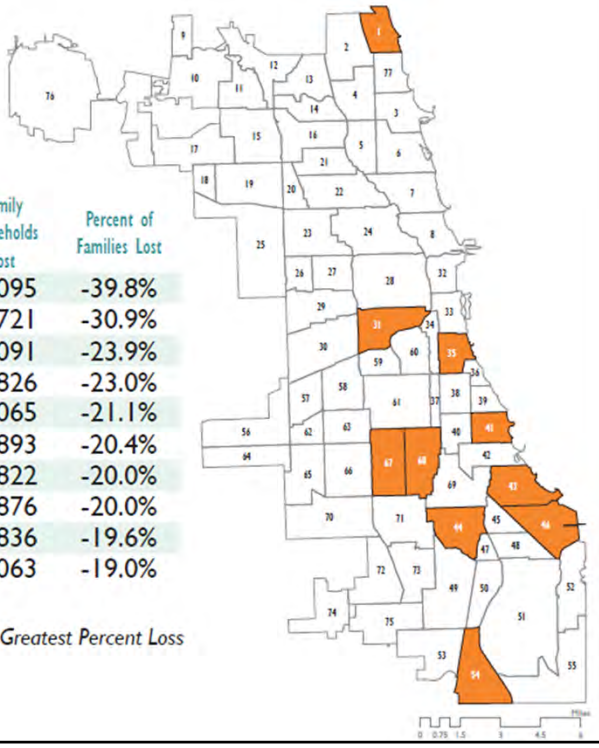
Run through next slides pretty fast…..



Areas with highest population losses

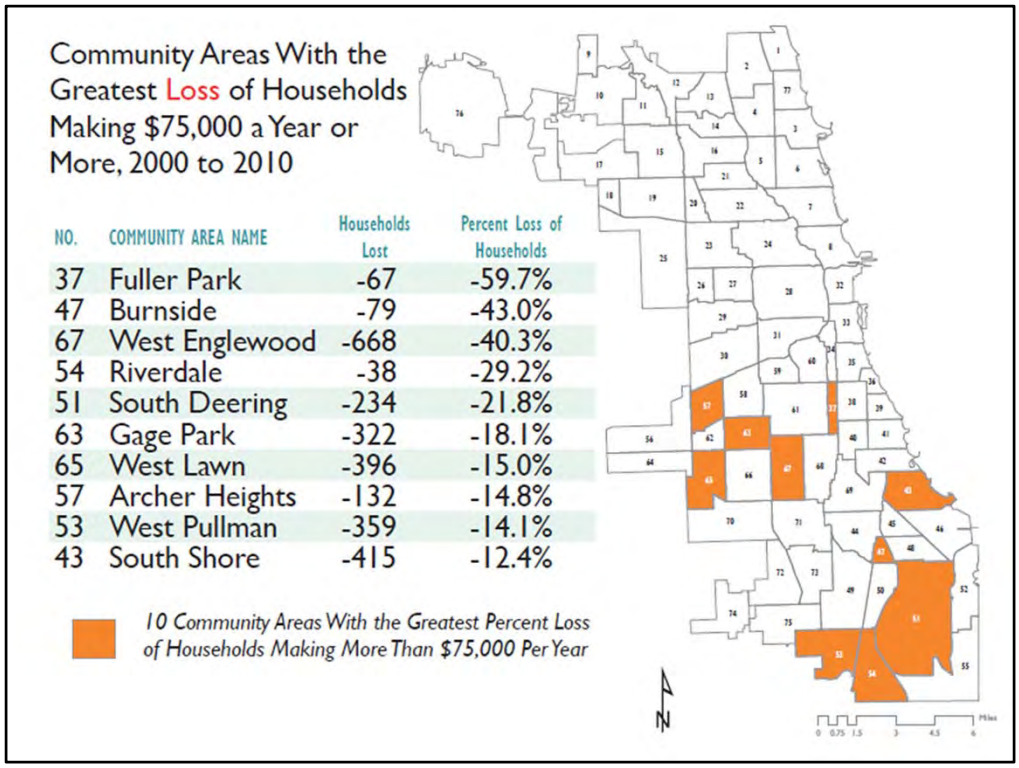
Community Areas with the Greatest Loss of Family Households, 2000 to 2010

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%

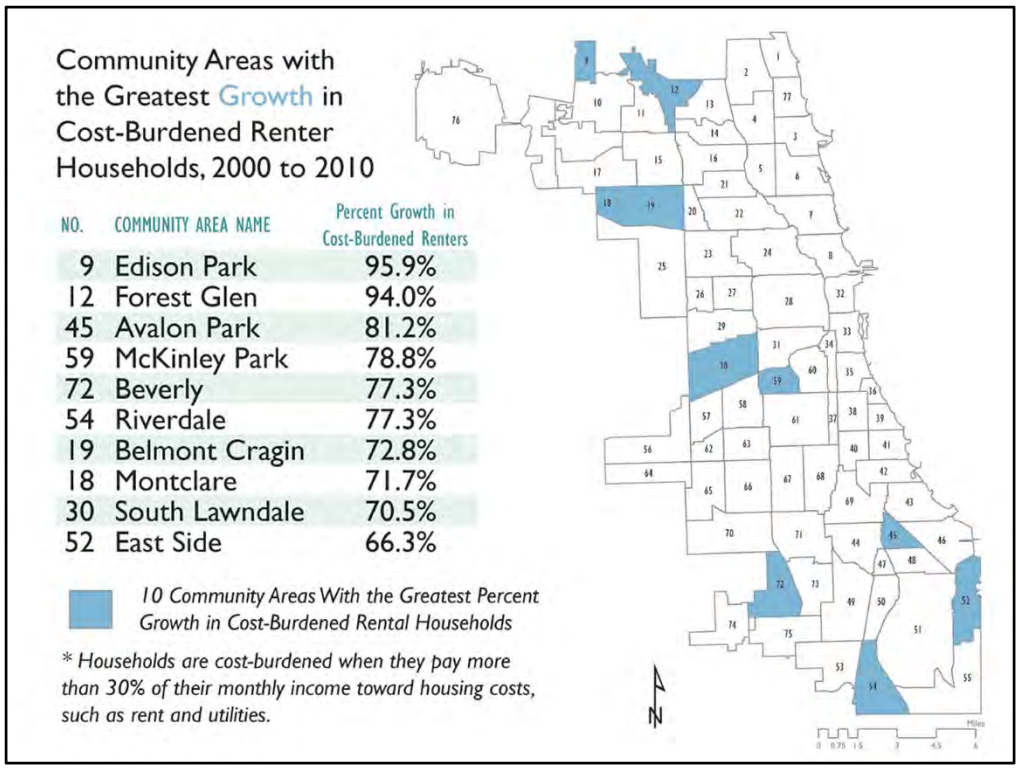


10 Community Areas With the Greatest Percent Loss of Family Households

Areas with highest losses of family households



Loss of households earning over 75000 per year….



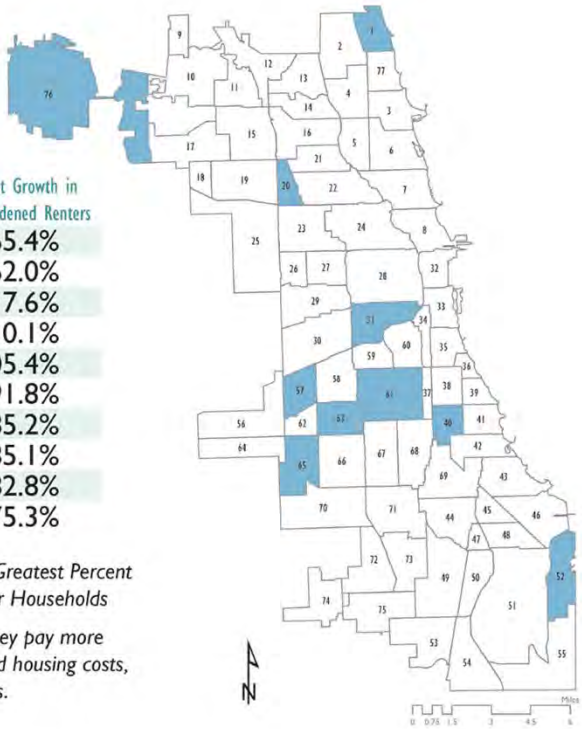
Increases in cost burdened renters

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

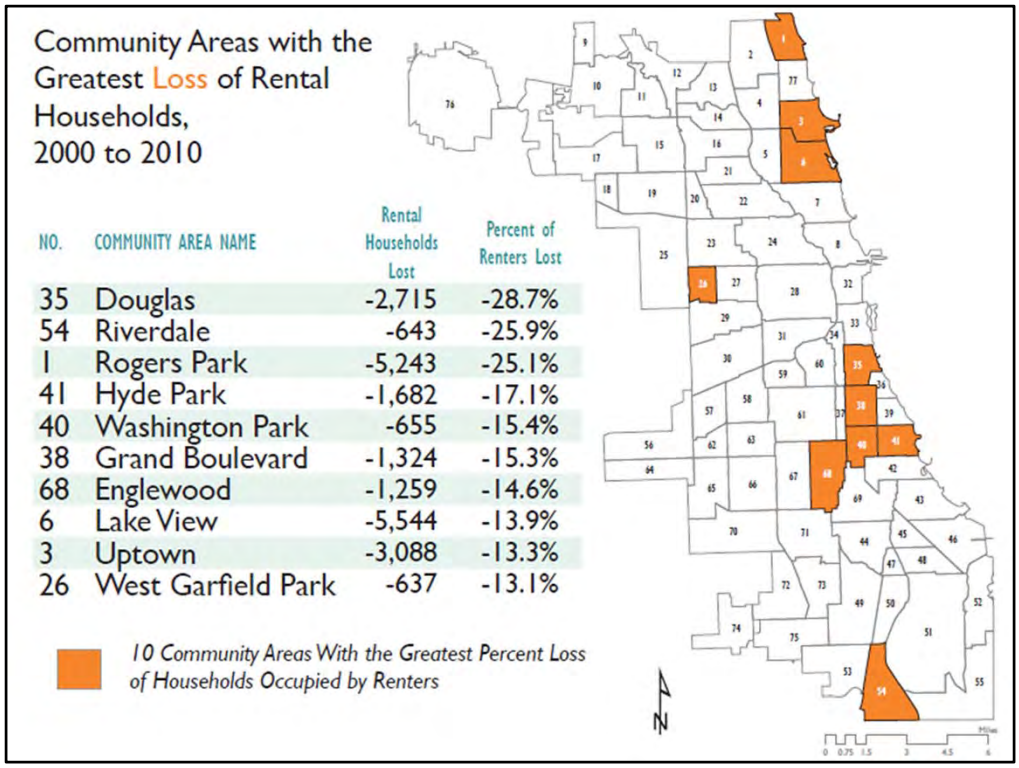
NO.	COMMUNITY AREA NAME	Percent Growth in Cost-Burdened Renters
40	Washington Park	165.4%
57	Archer Heights	162.0%
52	East Side	117.6%
65	West Lawn	110.1%
31	Lower West Side	105.4%
1	Rogers Park	91.8%
76	O'Hare	85.2%
20	Hermosa	85.1%
63	Gage Park	82.8%
61	New City	75.3%

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

** Households are cost-burdened when they pay more than 30% of their monthly income toward housing costs, including mortgage payments and utilities.*



Increases in cost burdened owners



Loss of rental households….

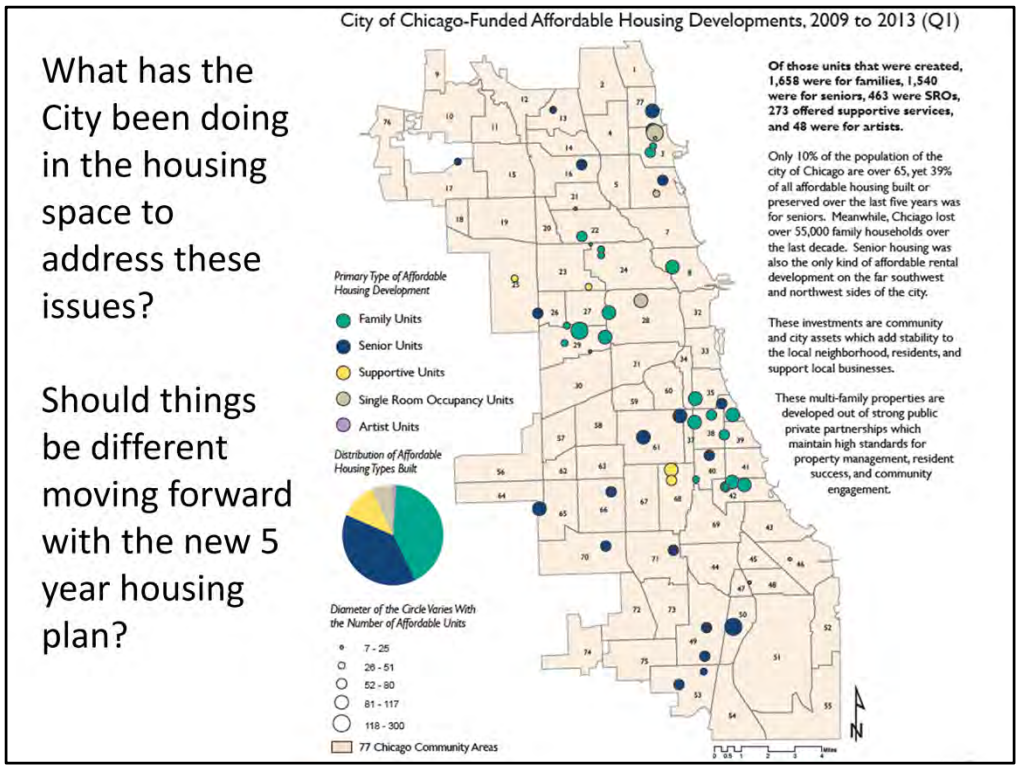
This is a sliver of the information that can be produced and should be analyzed to understand how to move forward. We will be overlaying important information such as city-owned land, data by ward, types of housing, TIF districts, etc that can assist you in your work to advocate for equitable policies.

Move to Kevin next

Comments? Questions? If you've had a chance to look at the community area sheets on your table, anything striking you could share?

What has the City been doing in the housing space to address these issues?

Should things be different moving forward with the new 5 year housing plan?



Kevin –

Thanks Michael for that overview – As we move towards a discussion about the next 5 years - I want to note several points that you'll find in the Housing Toolkit.

A little background here – we are completing the City's 4th 5-year Housing Plan that was first mandated in 1993 after a successful Affordable Housing and Jobs Campaign. This Campaign resulted in an ordinance which requires that a plan be created with quarterly reporting on production and outcomes.

This map shows multifamily production funded by the City over the course of the last housing plan, now in its last year. You will see the diversity of housing created by the Department – the larger the circle, the more affordable housing units being provided to that community. The color represents the type of housing.

Please note that presently the Department does not disseminate public data on housing for People With Disabilities.

*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)

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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

PAGE 10

The top table details our analysis of the City's multifamily production by bedroom size. This pattern replicates the previous 10 years of production with the largest bulk of production targeting 0-1 bedroom units.

The bottom table calculates the economic impact of all city-funded projects since 2009. With a total development cost of over $1.1 billion dollars, the income generated is over $326 million with job creation of over 6000 jobs. Ultimately, city investment and city policy matters and creates impacts beyond those who find secure housing in each development.

Kevin –

DHED has draft of the next Five Year plan - however, it is not ready for distribution. One of the outcomes you should expect to see is a reduction in resources of almost 50%.

Here's what we know – the City has convened a steering committee and broader advisory committee –
DHED organized a series of meetings and "consultations" and a public hearing – we await the final plan and announcement of a public comment period –

Nevertheless, we do have a number of colleagues who participated and they will give a few observations. Pat, Ophelia, Beto, Joy

Each will share a **point of hope** and a **point of concern** regarding projected plan outcomes as it the directing document which shapes neighborhood development and distribution of resources.

CRN Platform Objectives

- Link development to positive returns for communities
- 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

Pat –

We have been developing our final platform through analysis of current gaps, resource analysis, and most importantly from listening to community leaders and practitioners.

We are guided by our mission, values, and these objectives.

We'd like to hear from you ----

The Housing Plan will be open for a public comment period soon. This will be an opportunity for you to submit your ideas, concerns, and comments.

The second key milestone will occur in the annual City Budget process which is another chance to submit comments and talk to your alderman.

The previous administration held local public hearings for input while our current administration tends to take comments through the web.

We will be sending you reminders to participate, more data and analysis, and our final recommendations which will incorporate items we have heard today and at other events we have convened.

We Can Help!

Chicago Rehab Network

Contact CRN :

by calling 312.663.3936 or
by emailing Rachel@chicagorehab.org

to set up a more detailed Caucus presentation or ward-specific meeting.