Chicago Rehab Network
Press Breakfast
The Marquette Building – 17th Floor
February 10, 2015
For more information, visit www.chicagorehab.org
CRN has analyzed our Affordable Housing Fact Book information for the 50 wards using the most recent ward boundaries (2012).

Because demographic trends help the most to put community change in context, we also included analysis of 2000 data using the newest ward boundaries—looking at the trends as if the current ward boundaries had been around at that time.

This way, we are comparing apples to apples when it comes to looking at conditions in the wards over time.
Key Trends Impacting Affordability Citywide:

1. Decline in Median Household Income

2. Increase in Housing Costs

3. Increase in Cost Burdened Households

These trends are impacting communities throughout Chicago and beyond…
After adjusting for inflation, from 1980 to 2010,

Chicago median income has increased only 15.8%,

while median rent has increased 94.5%.

Source: CRN Affordable Housing Fact Book
Chicago: Change in Cost Burdened Renter and Owner Households, 2000 to 2010

Source: CRN Affordable Housing Fact Book
The following illustrations will explore how these dynamics are playing out in wards across Chicago.
Do you know who can live in affordable housing?

Households that make less than the middle income in the Chicago Metro area, about $75,000 per year.

In the city of Chicago, 71% of all households qualify for some kind of housing assistance:

- 29% make $75,000 or more per year.
- 71% make less than $75,000 per year.

<table>
<thead>
<tr>
<th>Job Type</th>
<th>Percentage of Households</th>
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</thead>
<tbody>
<tr>
<td>$50,000 - $74,999</td>
<td>12%</td>
</tr>
<tr>
<td>$35,000 - $49,999</td>
<td>6%</td>
</tr>
<tr>
<td>$25,000 - $34,999</td>
<td>13%</td>
</tr>
<tr>
<td>$15,000 - $24,999</td>
<td>11%</td>
</tr>
<tr>
<td>$10,000 - $14,999</td>
<td>13%</td>
</tr>
<tr>
<td>Less than $10,000</td>
<td>16%</td>
</tr>
</tbody>
</table>

What kinds of jobs make these wages in Chicago?

- Civil Engineer: $69,788
- Nurse (Registered): $68,099
- Secondary School Teacher: $56,397
- Police Officer: $51,892
- Electrician: $51,320
- HVAC Mechanic: $49,793
- Graphic Designer: $49,317
- Nurse (Licensed Practitioner): $42,834
- Welder: $41,782
- Assemblyline Worker: $37,018
- Fast Food Cook: $33,127
- Data Entry Keyer: $31,453
- Home Health Aide: $26,794
- Bank Teller: $26,096
- Janitor: $25,338
- Retail Salesperson: $24,429
- Cashier: $21,536
- Restaurant Worker: $17,032

We need the people who need affordable housing!
From 2000 to 2010, median household income declined in 30/50 (60%) of Chicago wards.

The citywide median household income in 2010 was $46,877. The 24th Ward had the lowest median household income at $26,851, while the 43rd Ward had the highest at $89,751.

Note: Median household income is the middle income in the ward: statistically, half of households make more, while half make less. Household income includes the aggregate income of related and unrelated persons over the age of 15 living together in one place.
Change in Median Gross Rent, 2000 to 2010

Median rent increased in 48 out of 50 wards from 2000 to 2010. Increases were clustered most strongly in near south and southwest side wards, including:

24th Ward – 45% increase
28th Ward – 42% increase
25th Ward – 42% increase
3rd Ward – 41% increase
11th Ward – 35% increase

Note: Gross rent is the contract rent plus the estimated average monthly cost of utilities and fuels. 2000 rent has been adjusted for inflation to 2010 constant dollars using the CPI-U.

Source: CRN Affordable Housing Fact Book
Change in Cost Burdened Owner Households, 2000 to 2010

Cost burden increased among owners in 50/50 wards from 2000 to 2010.

The lowest increase (38%) was in the 42\textsuperscript{nd} ward, while the highest (137%) was a tie between the 10\textsuperscript{th} and 44\textsuperscript{th} Wards.

14/50 (28\%) of wards had increases in cost burdened owners greater than 100%.

Source: CRN Affordable Housing Fact Book
Change in Cost Burdened Renter Households, 2000 to 2010

Cost burden also increased among renters in 50/50 wards from 2000 to 2010.

The lowest increase was 60% in the 19th Ward, while the greatest was 172% in the 22nd Ward.

More than half of the wards had increases in cost burdened renters over 100%: numbers more than doubled.

Source: CRN Affordable Housing Fact Book
In 2010, more than 1 out of 2 renter households were cost burdened in 94% of wards (47/50).

Source: CRN Affordable Housing Fact Book
A significant portion of owners in Chicago wards are cost burdened. In the more affluent lakefront communities with the lowest rates of owner cost burden, about 1 out of 2 households are struggling to meet mortgage and other homeowner costs. In northwest and westside wards, this rate reaches as high as 4 out of 5 home owning households.

Source: CRN Affordable Housing Fact Book
What does this growing housing insecurity mean for Chicago families?

A recent study found that more than half of U.S. adults have had to make serious economic sacrifices in the last three years to pay for their rent or mortgage, including:

• 21% took a second job or worked more hours
• 19% stopped saving for retirement
• 16% accumulated credit card debt
• 14% cut back on health care
• 12% cut back on healthy food
• 6% moved to neighborhood they feel is less safe
• 3% moved to a neighborhood they feel has schools that are not as good

When individuals and families cannot affordably meet their costs of living, they may leave the city or region in search of opportunity.

This can have a very negative impact on neighborhoods and the municipal tax base.
Change in Population, 2000 to 2010

36 out of 50 wards lost population from 2000 to 2010

Source: CRN Affordable Housing Fact Book
Change in Family Households, 2000 to 2010

38 out of 50 wards lost family households from 2000 to 2010

Source: CRN Affordable Housing Fact Book
Housing affordability is an issue in every community, yet resources are not being committed to meet these needs.

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

<table>
<thead>
<tr>
<th>Period</th>
<th>Total Cost (2013 Dollars)</th>
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</thead>
<tbody>
<tr>
<td>1993 - 1998:</td>
<td>$1,075,650,459</td>
</tr>
<tr>
<td>1999 - 2003:</td>
<td>$1,636,554,589</td>
</tr>
<tr>
<td>2004 - 2008:</td>
<td>$2,114,135,970</td>
</tr>
<tr>
<td>2009 - 2013:</td>
<td>$2,175,071,240</td>
</tr>
<tr>
<td>2014 - 2018:</td>
<td>$1,329,941,604</td>
</tr>
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Source: CRN Affordable Housing Fact Book

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.
CRN Platform Objectives

- Link development to positive returns for communities
- Percolate-up rather than trickle-down
- Establish equity and fairness
- Prevent displacement
- Support long term owners with property tax relief
- 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
- Create new capacity
We Can Help!

Find information about your community area or ward on our website: www.chicagorehab.org
We Can Help!

Contact CRN:

by calling 312.663.3936 or
by emailing Rachel@chicagorehab.org

to set up a community-specific meeting.