Housing Cost Burden

Chicago Rehab Network

In Chicago, **41%** of homeowners and **45%** of renters are
spending more than one-third of their income on housing.

Legend

|	GAIN	LOSS
2% - 5%		
6% - 15%		
16% - 25%		
26% - 30%		
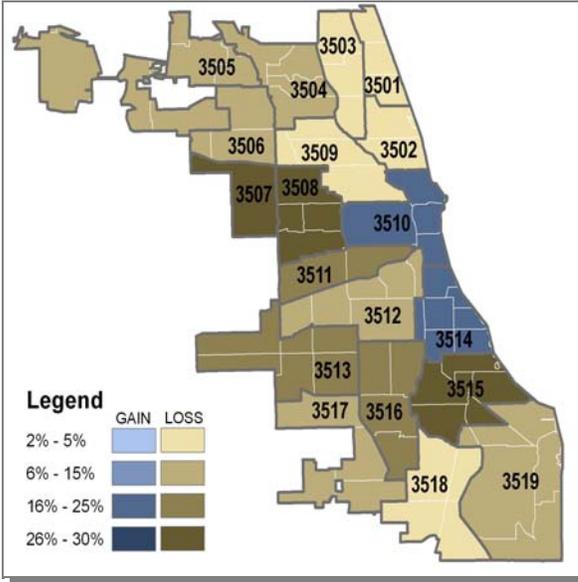
For the entire city of Chicago, the median monthly housing costs for owners with mortgages are **$1,840** and **$803** for renters. The recent Census release shows that at least a quarter of owners and a third of renters in any of the given areas* below are paying more the 35% of their income on housing. Five of the community groupings, mostly on the West side show severely cost burdened homeowners --paying more than half of their income towards housing. Seven of the groupings, mostly on the South side show severely cost burdened renters. The most cost burdened communities also suffered the largest declines in median household incomes (See Map on the left).

The area with highest rate of both owner and renter cost-burden in the city is in the Humboldt Park, Garfield Park and North Lawndale community grouping (Area 3508 on map) where 65% of owners and 69% of renters are cost-burdened. Like the previous year, this area also reports the lowest median household income of **$29,303** compared to the Citywide median of **$43,223.**

See page 2 (City Snapshot) for detailed list of housing cost-burden rates in Chicago neighborhoods

Map (left): Percent Change in Median Household Incomes, 2000-2006

Percent of Cost-Burdened Households

Legend

0% - 25%	
26% - 35%	
36% - 50%	
51% - 75%	
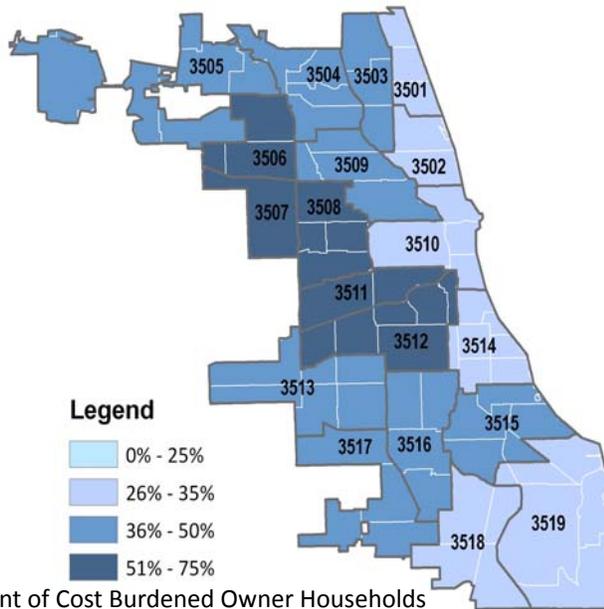
Percent of Cost Burdened Owner Households

Legend

0% - 25%	
26% - 35%	
36% - 50%	
51% - 75%	
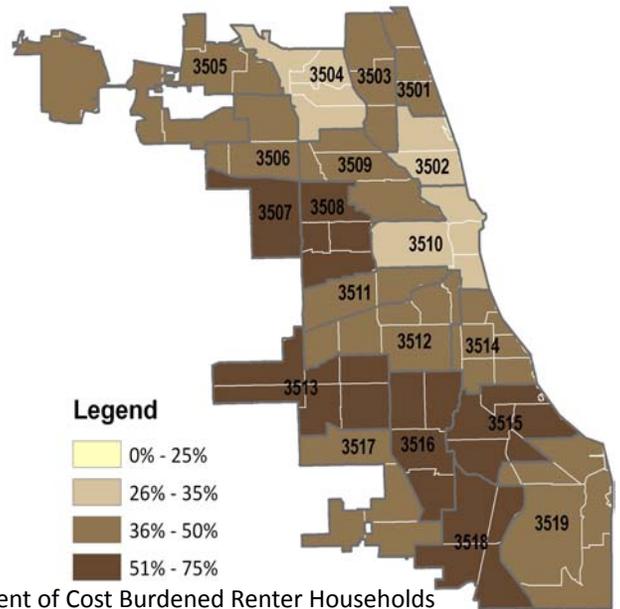
Percent of Cost Burdened Renter Households

What does this mean?

Low and moderate income households continue to bear the burden for increasing housing costs. When families and individuals pay more of their income on housing, less resources are directed towards essential needs such as food, medicine, and childcare. Affordable housing is key to stable and healthy communities. We saw staggering rates of defaults and foreclosures in the past year in many of the areas that show high rates of cost burdened households. It is without question that households that are at-risk of foreclosure are severely cost burdened. Faced with rising consumer and housing costs and declining incomes, low and moderate income families are forced to make difficult choices and will continue to struggle to maintain their quality of life.

The Chicago Rehab Network has outlined its housing policy recommendations in its 2008 Policy Platform. Contact CRN for more information at 312-663-3936 or visit www.chicagorehab.org

CITY SNAPSHOT: Housing Cost Burden

Chicago Rehab Network

PUMA	Community Area Groupings			2000 Median Household Income	2006 Median Household Income	% Change	Median Monthly Rent	% Cost Burdened Renters	Median Monthly Owner Costs	% Cost Burdened Owners w/ Mortgages
3501	Rogers Park	Edgewater	Uptown	$40,214	$38,300	-4.8%	$740	41.4%	$1,863	34.2%
3502	Lake View	Lincoln Park		$74,114	$70,667	-4.7%	$1,029	29.3%	$2,476	27.0%
3503	West Ridge	Lincoln Square	North Center	$53,970	$52,562	-2.6%	$847	36.0%	$1,947	39.3%
3504	Forest Glen Irving Park	North Park	Albany Park	$60,572	$54,942	-9.3%	$837	34.9%	$2,136	44.6%
3505	Edison Park Dunning	Norwood Park O'Hare	Jefferson Park	$61,118	$53,982	-11.7%	$922	37.6%	$1,962	43.5%
3506	Portage Park	Belmont Cragin	Montclare	$54,418	$47,541	-12.6%	$808	44.2%	$1,954	54.8%
3507	Austin			$40,735	$28,673	-29.6%	$760	57.9%	$1,618	51.7%
3508	Humboldt Park North Lawndale	West Garfield Park	East Garfield Park	$28,560	$21,235	-25.6%	$852	65.2%	$1,885	68.9%
3509	Hermosa West Town	Avondale	Logan Square	$45,377	$44,659	-1.6%	$843	40.6%	$2,241	45.1%
3510	Near North Side Near South Side	Near West Side	Loop	$56,278	$68,278	21.3%	$1,071	34.7%	$2,402	27.0%
3511	South Lawndale	Lower West Side		$36,353	$30,360	-16.5%	$673	43.7%	$1,700	65.8%
3512	Armour Square McKinley Park	Archer Heights Bridgeport	Brighton Park New City	$39,454	$36,600	-7.2%	$751	45.8%	$1,615	53.3%
3513	Garfield Ridge Clearing	West Elsdon West Lawn	Gage Park Chicago Lawn	$51,578	$42,321	-17.9%	$808	56.2%	$1,624	46.2%
3514	Douglas Grand Boulevard	Oakland Hyde Park/Kenwood	Fuller Park Washington Park	$26,998	$31,752	17.6%	$728	49.8%	$1,905	33.4%
3515	Woodlawn Avalon Park	South Shore Greater Grand Crossing	Chatham	$36,241	$27,055	-25.3%	$716	51.3%	$1,473	40.3%
3516	West Englewood Washington Heights	Englewood	Auburn Gresham	$37,237	$29,833	-19.9%	$780	56.4%	$1,316	47.4%
3517	Ashburn Morgan Park	Beverly	Mount Greenwood	$69,907	$62,179	-11.1%	$794	47.8%	$1,708	47.4%
3518	Roseland Riverdale	Pullman	West Pullman	$37,167	$35,367	-4.8%	$806	67.6%	$1,230	35.4%
3519	South Chicago South Deering	Burnside East Side	Calumet Heights Hegewisch	$46,049	$40,438	-12.2%	$670	50.0%	$1,229	35.0%

Notes: 2000 Income is in 2006 dollars. Data from U.S. Census Bureau: 2000 Census and 2006 American Community Survey.
*The ACS uses statistically-defined areas called Public Use Microdata Areas (PUMAs). This is the smallest geographic level available in the ACS. There are 19 PUMAs in Chicago, comprised of an aggregate of Chicago community areas. For more information, visit http://www.census.gov/acs or contact CRN.