

Household Instability Increases Dramatically—Chicago At-Risk

Nearly half of all Chicago households spend too much on housing. More than 472,000 households in the entire city are at-risk, with insufficient income to pay for transportation, education, health care, and other essential items. Decreased disposable income affects local and city economies as Chicagoans spend less at stores, restaurants, museums, and other points of commerce.

Recent updates from the U.S. Census show that housing cost burden has continued to worsen. Any household paying more than 30% of their income is considered cost burdened and the impact on that household also affects the city as a whole. Housing stress exists due to the lack of affordable housing and the resulting housing and income mismatch.

- **Overall, nearly 55 percent of renters citywide spend more than a third of their income on housing.** This is an increase of 10 percent from 2000.
- **Half of all Chicago owners are at risk of disruption in their housing stability.** CRN's analysis also shows that the share of homeowners who are cost burdened increased to 1 in 2 from 1 in 3 in the year 2000. That limits their economic freedom and ability to support the local commerce.

More communities are at-risk

Housing stress has remained high in communities that have long-struggled, and efforts in the last ten years, if any, have done little to abate the problem. Now, traditionally stable and affluent neighborhoods are also experiencing signs of destabilization. Communities which have been traditionally middle- and working-class neighborhoods are showing growing indications of housing stress. Bridgeport, Brighton Park, McKinley Park, and its surrounding communities [PUMA 3512] experienced a 30-percentage point increase in cost burdened homeowners since 2000—from 36 percent to 65 percent cost burden rate. The communities of Portage Park, Belmont Cragin, and Montclare show a similar trend. **This means that ten years ago 7 out of 10 owners in those communities lived in affordable housing; today, less than 4 out of 10 owners live affordably.**

In more affluent communities throughout the North Side [PUMA 3501-3506], cost burdened renters and owners, on average, have increased from approximately 1 in 3 households to 1 in 2. This mirrors the housing stress felt in historically disinvested communities in the South and West Sides, including Englewood and Far South Side community areas [PUMA 3515, 3516, 3519] as well as the West Side communities of Austin, East and West Garfield Park and Humboldt Park [PUMA 3507, 3508].

While it is disturbing that housing stress continues to affect the same communities for both owners and renters, it is even more alarming to see that cost burden rates have become much higher in the last ten years. In 2000, the highest cost burden rates for both renters and owners did not go above 50 percent. But by 2009, we are seeing cost burden rates at well above 60 percent, or 2 out of 3 households. **In fact, at least half of all households in 15 of the 19 Chicago PUMAs—covering 57 of the 77 community areas— cannot afford their housing.**

Information on housing cost burden in this release is derived from the latest data from the U.S. Census American Community Survey. PUMAs are groupings of Chicago Community Areas that are designated by the U.S. Census to allow for analysis in between the ten-year Census. (See the *Understanding the City Snapshot* section of the Building Our Future Chicago Toolkit for more information.)

CITY SNAPSHOT: Housing Cost Burden



PUMA Community Area Groupings				Median Household Income			2009 Median Monthly Rent	% Cost Burdened Renters			2009 Median Owner Cost	% Cost Burdened Owners		
				2000	2009	% change		2000	2009	% change		2000	2009	% change
3501	Rogers Park	Edgewater	Uptown	\$41,402	\$40,075	(3.2%)	\$777	40.3%	53.2%	31.9%	\$1,901	30.3%	42.9%	41.5%
3502	Lake View	Lincoln Park		\$76,305	\$73,451	(3.7%)	\$1,155	32.0%	42.0%	31.4%	\$2,718	23.2%	33.1%	42.5%
3503	West Ridge	Lincoln Square	North Center	\$55,565	\$57,887	4.2 %	\$970	36.4%	49.6%	36.0%	\$2,228	31.6%	47.0%	48.9%
3504	Forest Glen Irving Park	North Park	Albany Park	\$62,363	\$50,775	(18.6%)	\$849	33.9%	51.7%	52.3%	\$2,211	33.5%	50.0%	49.4%
3505	Edison Park Dunning	Norwood Park O'Hare	Jefferson Park	\$63,049	\$59,315	(5.9%)	\$990	35.1%	48.8%	39.1%	\$1,936	33.4%	50.9%	52.4%
3506	Portage Park	Belmont Cragin	Montclare	\$56,027	\$45,558	(18.7%)	\$881	35.2%	50.8%	44.1%	\$2,044	38.8%	62.1%	60.0%
3507	Austin			\$41,939	\$31,908	(23.9%)	\$879	46.3%	68.6%	48.3%	\$1,781	40.4%	57.6%	42.5%
3508	Humboldt Park North Lawndale	West Garfield Park	East Garfield Park	\$29,404	\$23,663	(19.5%)	\$888	48.7%	68.6%	40.8%	\$1,566	48.0%	71.6%	49.2%
3509	Hermosa West Town	Avondale	Logan Square	\$46,718	\$51,304	9.8 %	\$982	38.6%	49.2%	27.4%	\$2,439	34.2%	51.8%	51.4%
3510	Near North Side Near South Side	Near West Side	Loop	\$58,199	\$70,518	21.2 %	\$1,241	41.3%	51.3%	24.0%	\$2,548	29.2%	38.3%	31.0%
3511	South Lawndale	Lower West Side		\$37,427	\$32,031	(14.4%)	\$694	35.7%	50.0%	40.1%	\$1,654	43.1%	65.6%	52.3%
3512	Armour Square McKinley Park	Archer Heights Bridgeport	Brighton Park New City	\$40,620	\$37,805	(6.9%)	\$776	39.7%	50.6%	27.6%	\$1,725	36.4%	65.2%	79.2%
3513	Garfield Ridge Clearing	West Elsdon West Lawn	Gage Park Chicago Lawn	\$53,103	\$45,669	(14.0%)	\$867	42.7%	57.9%	35.6%	\$1,668	33.7%	54.4%	61.3%
3514	Douglas Grand Boulevard	Oakland Hyde Park/Kenwood	Fuller Park Washington Park	\$27,752	\$28,985	4.4 %	\$816	44.5%	63.0%	41.4%	\$2,287	35.4%	48.8%	37.9%
3515	Woodlawn Avalon Park	South Shore Greater Grand Crossing	Chatham	\$37,529	\$27,040	(27.9%)	\$773	44.7%	60.9%	36.3%	\$1,601	36.8%	43.6%	18.4%
3516	West Englewood Washington Heights	Englewood	Auburn Gresham	\$38,337	\$29,199	(23.8%)	\$809	49.0%	68.8%	40.4%	\$1,373	41.5%	49.2%	18.5%
3517	Ashburn Morgan Park	Beverly	Mount Greenwood	\$71,974	\$71,023	(1.3%)	\$954	37.6%	42.7%	13.4%	\$1,657	28.2%	31.0%	10.1%
3518	Roseland Riverdale	Pullman	West Pullman	\$38,266	\$36,062	(5.8%)	\$878	43.3%	61.9%	42.9%	\$1,364	36.4%	47.9%	31.6%
3519	South Chicago South Deering	Burnside East Side	Calumet Heights Hegewisch	\$47,254	\$37,819	(20.0%)	\$778	45.0%	64.5%	43.4%	\$1,308	32.1%	51.5%	60.4%
City of Chicago				\$49,738	\$45,734	(8.1%)	\$886	49.6%	54.6%	10.1%	\$1,514	34.4%	48.3%	40.4%

Notes: 2000 data adjusted to 2009 dollars. Owner cost burden data is for mortgaged owner households. Data from U.S. Census Bureau: 2000 Census and Estimates from the 2009 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, composed of an aggregate of Chicago community areas. For more information, visit <http://www.census.gov/acs> or contact CRN.

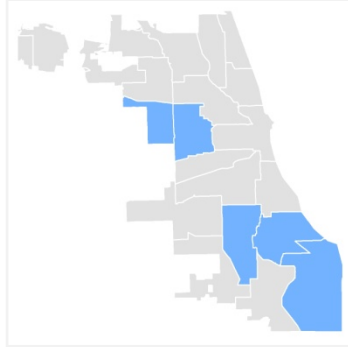
Housing Cost Burden – Summary

CHANGES SINCE 2000

Top 5 Areas with Most Cost Burdened Renters in 2000

PUMA % Cost Burden

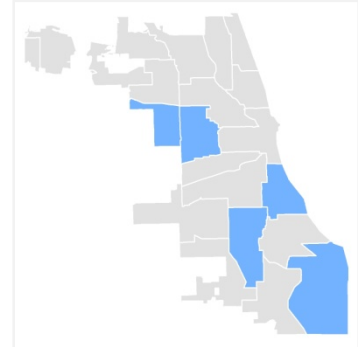
3516	49
3508	48.7
3507	46.3
3519	45
3515	44.7



Top 5 Areas with Most Cost Burdened Renters in 2009

PUMA % Cost Burden

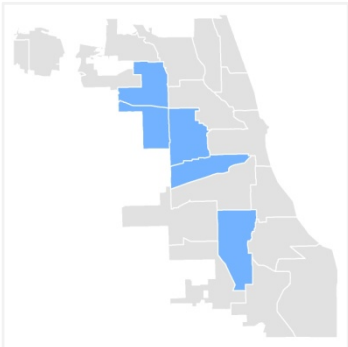
3516	68.8
3507	68.6
3508	68.6
3519	64.5
3514	63



Top 5 Areas with Most Cost Burdened Owners in 2000

PUMA % Cost Burden

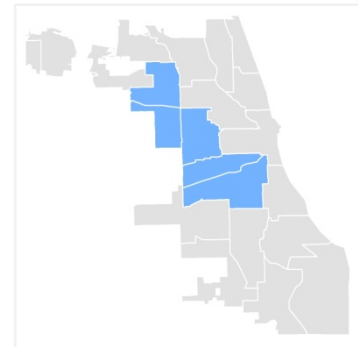
3508	48
3511	43.1
3516	41.5
3507	40.4
3506	38.8



Top 5 Areas with Most Cost Burdened Owners in 2009

PUMA % Cost Burden

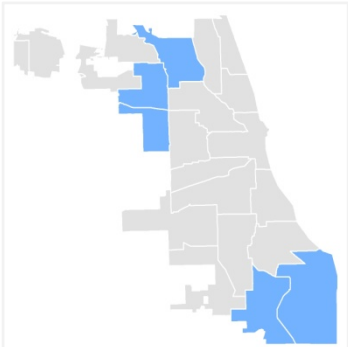
3508	71.6
3511	65.6
3512	65.2
3506	62.1
3507	57.6



Top 5 Increase in Renter Cost Burden

PUMA % change

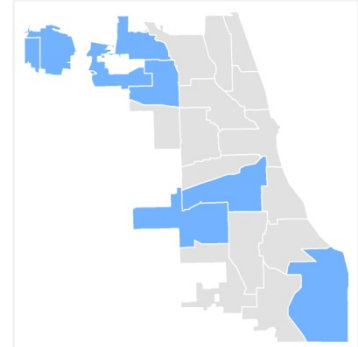
3504	52.3
3507	48.3
3506	44.1
3519	43.4
3518	42.9



Top 5 Increase in Owner Cost Burden

PUMA % change

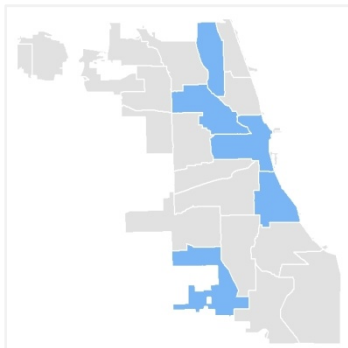
3512	79.2
3513	61.3
3519	60.4
3506	60
3505	52.4



Top 5 Increase in Household Income

PUMA % change

3510	21.2
3509	9.8
3514	4.4
3503	4.2
3517	-1.7



Top 5 Decrease in Household Income

PUMA % change

3515	-27.9
3507	-23.9
3516	-23.8
3519	-20
3508	-19.5

