

# 2. Thinning

East Garfield Park, Englewood, Fuller Park, Gresham, Riverdale, Roseland, South Chicago, West Englewood, West Garfield Park



**Defining Criteria:** Vacancies increasing  
**Archetype:** Englewood  
**Outlier:** Roseland  
**Total Population:** 289,880 (10% of city), decreased 9.9%  
**Housing Stock:** Mixed multifamily and single-family  
**Racial/Ethnicity :** Primarily African American  
**Household Income:** \$28,369, increased 1.6%

## Cluster Characteristics

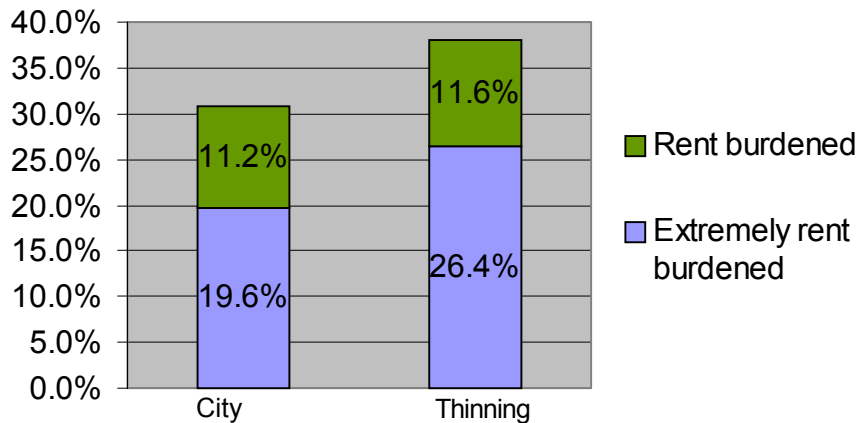
The communities in the Thinning cluster experienced a softening in their markets as vacancy rates increased and residents left these areas. Between 1990 and 2000, Thinning lost more residents than any other community cluster. Though it had relatively low homeownership rates to begin with, Thinning was the only cluster to actually lose homeowners between 1990 and 2000. The neighborhoods in this category fall on the south and west sides and are predominantly minority. They appear to be segregating further as Hispanics move out. These areas have extremely high numbers of children with lead poisoning; also, a precariously high number of vacant buildings: 20% of the building stock in this cluster is abandoned.

Population	2000	Race & Ethnicity	% Change in Race and Ethnicity Since 1990
Total Population	289,880		
% Immigrants	2.7%		White -42%
Average Household Size	3.2		African American -9.8%
% of Residents in Poverty	29.6%		Hispanic -15.8%
% Change in Poverty	-12.7%		
% Children with Lead Poisoning	26.6%		

Housing Market	2000	Total Housing Units: 101,955	% Change in Units Since 1990
Vacancy Rate	9.1%		Total Units -4.3%
Rent Burdened (see reverse)	37.9%		Owner Units -5.8%
Housing Stock Built Since 1990	2,709 units 2.7%		Rental Units -7.7%
Overcrowding	9.9%		Overcrowded Units +8.7%
Number of New Construction Permits	1,093		
Demolition Permits	3,995		
Abandoned Buildings	14,831		
City Owned Vacant Properties	3,046		
Real Change in Median Rent	27.6%		
% of Housing in 2-9 Unit Buildings	52.7%	Number of Assisted Units At Risk	2,834

## Affordability Factor

### 38% of Renters in Thinning Cluster are Burdened by Rent



### Key Affordable Housing Issues for Thinning Cluster

- Improving quality, lead remediation
- Unabandonment
- Rehabilitation
- New construction

New demand for housing should be stimulated through comprehensive economic development strategies, from expanding local employment options and investing in local schools to building better transportation links. Demand can also be stimulated by improving public safety. The quality and safety of older buildings needs to be improved through rehabilitation. Home repair loans and comprehensive rehabs can improve both small and large buildings. New low- and moderate-income housing can help to stabilize communities scarred by vacant lots. Abandonment and deterioration of the housing stock can be curtailed by stabilizing and increasing demand.

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