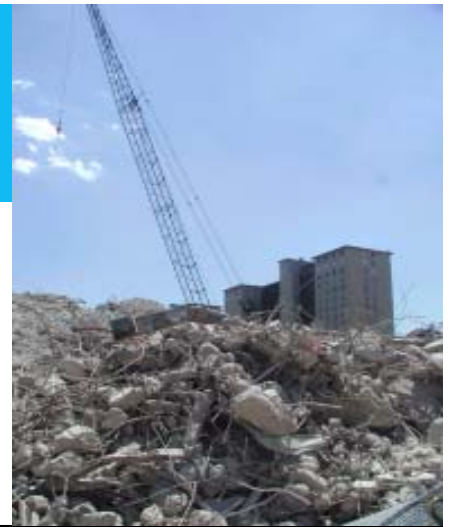


3. Tightening

Douglas, Grand Boulevard, Greater Grand Crossing, Kenwood, Near West Side, New City, North Lawndale, Oakland, Washington Park, Woodlawn



Defining Criteria: Vacancies decreasing, rentals decreasing
 Archetype: Kenwood, Oakland
 Outlier: Near West Side
 Total Population: 298,708 (10.3% of city), decreased 8.1%
 Housing Stock: Multifamily, new homeowners moving in
 Racial/Ethnicity : Primarily African American
 Household Income: \$23,587, increased 19.7%

Cluster Characteristics

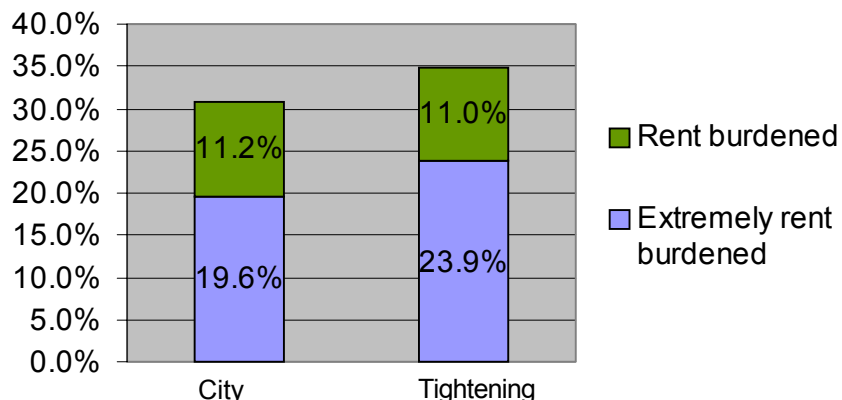
Tightening communities are marked by tension between population and unit loss and significant new development. This cluster overlaps Chicago's largest public housing developments - Henry Horner on the Near West Side, and Stateway Gardens and Robert Taylor in the Douglas and Grand boulevard areas on the South Side. Tightening areas have the highest vacancy rates of all the clusters - half the areas in this group have vacancies over 10%. This cluster has also lost more housing units than any other. Between 1990 and 2000 these communities lost over 26,000 residents and showed the steepest drop in poverty households. Yet, several communities are showing signs of rising demand. Large numbers of lead poisoned children and rent burdened households co-exist with dramatic increases in homeownership and income rates, suggesting instability fueled by growing income irregularity.

Population	2000	Race & Ethnicity	% Change in Race and Ethnicity Since 1990	
Total Population	298,708		White	-4.3%
% Immigrants	8.9%		African American	-14.2%
Average Household Size	2.8		Hispanic	+21.4%
% of Residents in Poverty	37.1%			
% Change in Poverty	-23.2%			
% Children with Lead Poisoning	20.6%			

Housing Market	2000	Total Housing Units: 126,341	% Change in Units Since 1990	
Vacancy Rate	9.4%		Total Units	-8.9%
Rent Burdened (see reverse)	34.9%		Owner Units	+16.8%
Housing Stock Built Since 1990	7,101 units 5.6%		Rental Units	-12.5%
Overcrowding	11.4%		Overcrowded Units	-8.3%
Number of New Construction Permits	2,393			
Demolition Permits	4,004			
Abandoned Buildings	15,328	Number of Assisted Units At Risk	7,354	
City Owned Vacant Properties	4,046			
Real change in median rent	29.4%			
% of Housing in 2-9 Unit Buildings	46.1%			

Affordability Factor

34.9% of Renters in Tightening Cluster are Burdened by Rent



Key Affordable Housing Issues for Tightening Cluster

- Target available land for affordable development
- New construction
- Maintaining affordability
- Rehabilitation

Demand for housing in these neighborhoods is increasing, but many still have ample supplies of available land. Community land trusts are ideal for this situation, since a land trust can buy land at current low prices keeping land affordable even if land prices increase. Non-profit developers can still buy or develop buildings at reasonable costs, helping to maintain and build affordable supply to meet rising demand before vacancies fall and prices spike. Continued rehabilitation and modernization of older buildings will improve quality and safety. Rental subsidies should be expanded to protect existing renters from displacement. Pursue protections for long-term renters.

Notes
