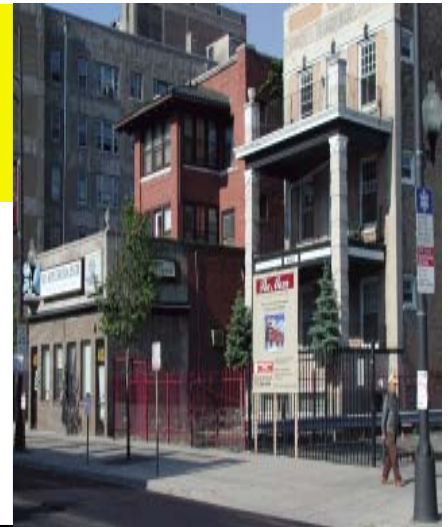


4. Converting

Edgewater, Humboldt Park, Lincoln Park, Lincoln Square, Rogers Park, Uptown

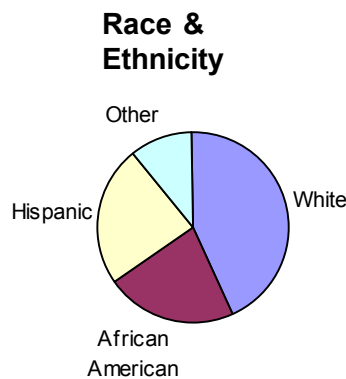


Defining Criteria: Vacancies and rental stock decreasing
 Archetype: Edgewater
 Outlier: Humboldt Park
 Total Population: 363,963 (12.6% of city), grew 1.5%
 Housing Stock: Multifamily, new homeowners
 Racial/Ethnicity: Largely White, racial mix
 Household Income: \$39,599, increased 10.4%

Cluster Characteristics

Converting communities are characterized by extremely tight rental markets as vacancy rates fall and rental units are converted to homeownership. Of all seven community clusters, these areas had the steepest decrease in vacancy rate. Homeownership rates in Converting communities rose significantly--as much as 70% in one community. Overcrowding increased as well, making the Converting cluster the second most overcrowded market. Poverty rates decreased significantly between 1990 and 2000 pointing to displacement, though a substantial number of households in Converting communities continue to be rent burdened as rents increased above the city norm. These lakefront communities, home to many immigrants, were unstable in the 90's as indicated by high numbers of residents new to their units in the last half of the decade. Converting communities have significant numbers of subsidized units at risk due to expiring federal contracts.

Population	2000
Total Population	363,963
% Immigrants	27.4%
Average Household Size	2.3
% of Residents in Poverty	19.0%
% Change in Poverty	-7.4%
% Children with Lead Poisoning	11.5%

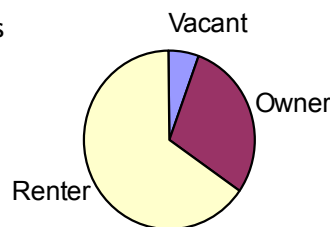


% Change in Race and Ethnicity Since 1990

White	-5.4%
African American	-2.2%
Hispanic	+10.0%

Housing Market	2000
Vacancy Rate	4.3%
Rent Burdened (see reverse)	29.6%
Housing Stock Built Since 1990	6,452 units 3.8%
Overcrowding	10.9%
Number of New Construction Permits	2,132
Demolition Permits	1,479
Abandoned Buildings	2,342
City Owned Vacant Properties	239
Real Change in Median Rent	+15.7%
% of Housing in 10+ Unit Buildings	54.9%

Total Housing Units: 169,294



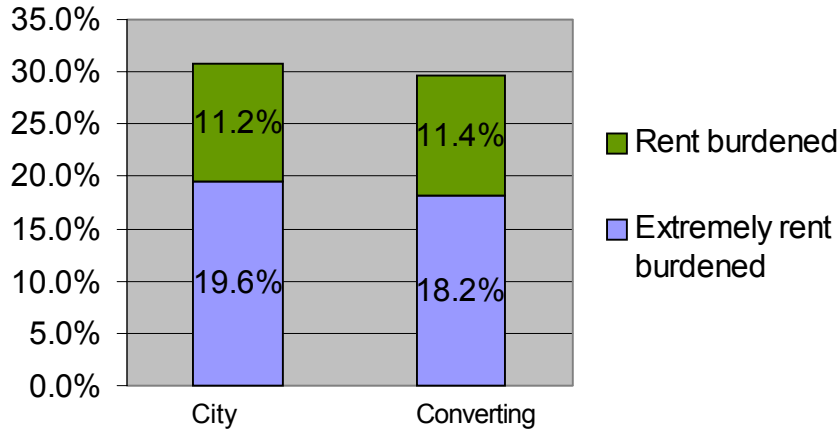
% Change in Units Since 1990

Total Units	-0.0%
Owner Units	+23.6%
Rental Units	-3.9%
Overcrowded Units	+10.3%

Number of Assisted Units At Risk 3,190

Affordability Factor

29.6% of Renters in Converting Cluster are Burdened by Rent



Key Affordable Housing Issues for Converting Cluster

- Preservation of existing affordable rental housing
- Infill
- Construction to meet rising demand
- Creating affordable options through set-asides and zoning incentives

Supply of affordable housing in these neighborhoods is not meeting rising demand, leading to rapidly rising prices and displacement. Preservation and affordable rehabilitation of existing affordable housing stock is crucial; the market has caused substantial rehabilitation, but not without raising prices. All new development should include affordable housing, especially if construction involves demolition of existing affordable units. Rising rents and property taxes should be curbed to prevent continued wide-scale displacement.

Notes
