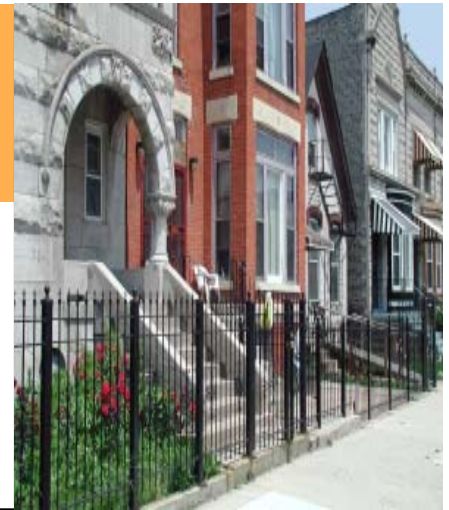


5. Filling

South Shore, Hyde Park, Logan Square, North Center, Pullman

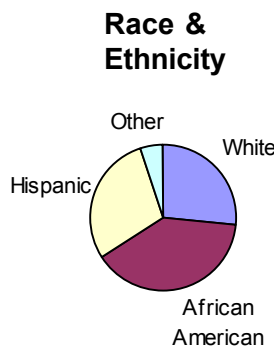


Defining Criteria: Vacancies decreasing, rental stock stable
 Archetype: Hyde Park
 Outlier: Logan Square
 Total Population: 215,007 (7.4% of city), stable
 Housing Stock: Multifamily, new homeowners and renters
 Racial/Ethnicity: Racially mixed
 Household Income: \$35,859, increased 10.1%

Cluster Characteristics

Communities in the Filling Cluster tightened in the 1990's as each experienced a decrease in vacancy rates and a steady demand for housing. Filling communities have a mixed housing stock with a prevalence of large, dense, multi-family courtyard buildings. This housing stock has allowed several communities in the cluster to meet rising demand by placing out of service units on-line. Several communities in this category cover large geographic areas and include pockets of middle-income homeowners. Race and income changes in these communities, however, point to significant rates of displacement, which in some instances, have increased dramatically since the 2000 Census. Though poverty rates are decreasing in the Filling cluster, the number of rent burdened households is on the rise. These communities have significant numbers of assisted housing units, which may be at risk as the markets continue to tighten.

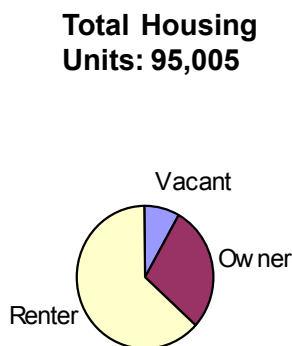
Population	2000
Total Population	215,007
% Immigrants	16.2%
Average Household Size	2.5
% of Residents in Poverty	19.5%
% Change in Poverty	-14.3%
% Children with Lead Poisoning	12.9%



% Change in Race and Ethnicity Since 1990

White	-3.0%
African American	+0.1%
Hispanic	-4.5%

Housing Market	2000
Vacancy Rate	6.6%
Rent Burdened (see reverse)	32.1%
Housing Stock Built Since 1990	3,549 units 3.7%
Overcrowding	7.8%
Number of New Construction Permits	1,599
Demolition Permits	1,105
Abandoned Buildings	1,782
City Owned Vacant Properties	161
Real Change in Median Rent	17.4%
% of Housing in 2-9 Unit Buildings	49.8%



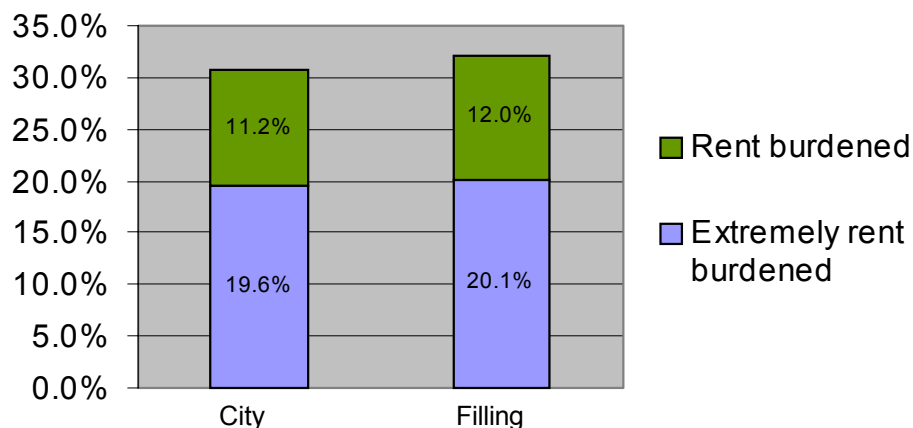
% Change in Units Since 1990

Total Units	+2.2%
Owner Units	+10.7%
Rental Units	+3.0%
Overcrowded Units	+0.1%

Number of Assisted Units At Risk: 1,657

Affordability Factor

32.1% of Renters in Filling Cluster are Burdened by Rent



Key Affordable Housing Issues for Filling Cluster

- Preservation of existing affordable rental housing
- Affordable homeowner opportunities
- Infill construction

Sustained demand without a corresponding rise in supply can lead to pressure on local rental markets. Strategies to increase the supply of rental housing include new infill construction (perhaps mixed-use in underutilized commercial areas), set-asides for affordable units, and limits on conversion activity and on rent or property tax increases. The existing stock of affordable housing – in project-based Section 8 buildings, for example – should be maintained as contracts expire.

Notes
