

7. Bursting

Albany Park, Avondale, Austin, Belmont Craigin, Bridgeport, Brighten Park, Chatham, Chicago Lawn, Gage Park, Hermosa, Irving Park, Lower West Side, McKinley Park, North Park, O'Hare, Portage Park, South Lawndale, West Ridge

Defining Criteria: Population outpacing housing = overcrowding
 Archetype: Brighton Park, Albany Park
 Outlier: O'Hare, Lower West Side
 Total Population: 918,519 (31.7% of city), grew 15.4%
 Housing Stock: Single and small multifamily, majority rental
 Racial/Ethnicity: Racial mix, largely Hispanic
 Household Income: \$37,615, increased 3.4%



Cluster Characteristics

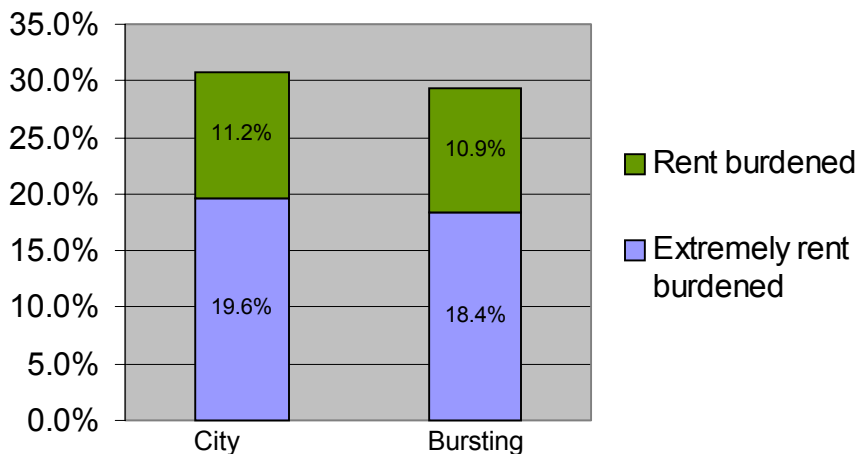
The Bursting Cluster is the largest, with one third of the city's entire population residing in just over 300,000 units. Though predominantly rental, these neighborhoods have a mix of multi-family and single family units located in the 'second ring' near the city's edge. These areas are more affordable than other community clusters, and have experienced extreme shifts in population. 104,000 whites moved out of Bursting communities in the 1990s (more than any other community cluster); but over 122,000 new residents—mostly Hispanic—moved in. Though the area has added rental units, and construction permits are high, the cluster's housing stock has not kept pace with the population boom. Bursting communities are the most overcrowded in the city and have the highest number of rent burdened units—even though they contain a relatively low number of households living in poverty. They also have very few numbers of assisted housing units.

Population	2000	Race & Ethnicity	% Change in Race and Ethnicity Since 1990	
Total Population	918,519		White	-31.5%
% Immigrant	34.8%		African American	+24.7%
Average Household Size	3.3		Hispanic	+63.5%
% of Residents in Poverty	17.2%			
% Change in Poverty	+22.6%			
% Children with Lead Poisoning	11.4%			

Housing Market	2000	Total Housing Units: 300,645	% Change in Units Since 1990	
Vacancy Rate	4.0%		Total Units	+4.4%
Rent Burdened (see reverse)	29.3%		Owner Units	+4.2%
Housing Stock Built Since 1990	8,359 units 2.8%		Rental Units	+6.1%
Overcrowding	15.9%		Overcrowded Units	+64.4%
Number of New Construction Permits	3,375			
Demolition Permits	1,882			
Abandoned Buildings	6,793			
City Owned Vacant Properties	379			
Real Change in Median Rent	+14.9%	Number of Assisted Units At Risk		1,318
% of Housing in 2-9 Unit Buildings	53.1%			

Affordability Factor

29.3% of Renters in Bursting Cluster are Burdened by Rent



Key Affordable Housing Issues for Bursting Cluster

- Overcrowding as demand increases faster than supply
- Very little government assisted housing
- Preservation
- Rental Assistance

Increased demand is fast outpacing supply in these communities as families turn to overcrowding in neighborhoods with little new construction and little available land. A targeted mix of new construction, rehabilitation, and repair should provide quality affordable housing for families and seniors, helping to accommodate demand without pushing prices up. Non-profit affordable housing development should be increased in these areas to provide stability through public investment.

Notes
