

CECD

**Coalition
for
Equitable
Community
Development**

**Hyde Park–South Kenwood
Affordable Rental Housing
Market Study**

February 9, 2013



Hyde Park– South Kenwood Affordable Rental Housing Market Study

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About the Study

Founded in 2008, the mission of the Coalition for Equitable Development (CECD) is to promote an economically and racially diverse community of Hyde Park-Kenwood through the convening of residents, faith-based communities, civic, educational, and social organizations and the business community in order to plan, guide and monitor housing and related activities to this end. In December 2012, CECD completed a market study of the affordable rental housing needs of the Hyde Park-Kenwood community so that it could work with its allies in an informed manner to more accurately propose specific policies that address housing need gaps, e.g., price points, geographic distribution, accessibility, family and senior housing, etc. CECD also wants to be in a better position to advocate for more affordable rental housing within existing and future developments with large housing developers in the Hyde Park-Kenwood community.

In order to do a comprehensive market study, CECD hired community economic development (CED) consultant Heather D. Parish to conduct the affordable rental housing market study on the organization's behalf. Ms. Parish has over 16 years experience as an independent consultant in the CED field working with nonprofit community organizations, and at one time was a renter in Hyde Park for a period of eight years. For this project, Ms. Parish worked in partnership with Associate Professor Janet L. Smith, Co-Director of the Nathalie P. Voorhees Center for Neighborhood and Community Improvement at the University of Illinois at Chicago (UIC Voorhees Center) to assist with data collection and analysis. The UIC Voorhees Center has completed numerous affordable housing research reports and market studies, and thereby contributed significant data analysis expertise to this project. Ms. Parish also worked with real estate development consultant Linda K. Greene of Lucas Greene Associates LLC, who provided industry knowledge and guidance where appropriate. In October 2011, Ms. Greene facilitated the annual meeting of the Hyde Park-Kenwood Community Conference, and thereby brought added continuity to this project along with her expertise in real estate development of affordable housing.

Acknowledgements

Heather D. Parish and her consultant team would like to thank Jessica Page, candidate for UIC Master of Urban Planning and Policy, for her dedication and hard work to provide the underlying data for this report.

CECD would like to thank the Pierce Family Foundation for providing the funding to support this project, as well as Will Towns from the University of Chicago, Office of Civic Engagement, for providing some of the information on the University used in this report. CECD would also like to thank the Hyde Park-Kenwood Community Conference, the South East Chicago Commission, and numerous individuals who have provided on-going financial and in-kind support for CECD's work around affordable housing and economic development in the Hyde Park-South Kenwood communities.

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Executive Summary

Founded in 2008, the mission of the Coalition for Equitable Development (CECD) is to promote an economically and racially diverse community of Hyde Park-Kenwood through the convening of residents, faith-based communities, civic, educational, and social organizations and the business community in order to plan, guide and monitor housing and related activities to this end. While CECD and its members are deeply involved in various economic development initiatives in Hyde Park-Kenwood, CECD has a strong focus on promoting economic diversity through affordable rental housing. To this end, in December 2012, CECD completed a market study of the affordable rental housing needs of the Hyde Park-Kenwood community, both as a whole and subdivided into smaller neighborhood submarkets—west, central, and east. Specifically, CECD wanted the market study to examine the composition of the existing housing stock, along with current and projected demographic trends, in order to determine the current and future needs for:

- Affordable family housing (being mindful of unit size)
- Affordable senior housing
- Accessible units, including partial access with elevators in cases where the building is not fully accessible
- Geographic distribution of affordable housing to address concerns about concentrating low-income families in certain areas

CECD will use the findings from this market study to work with its allies in an informed manner to more accurately propose specific policies that address housing need gaps, e.g., price points, access to transportation, geographic distribution of affordable housing, accessibility, family and senior housing, etc. CECD also wants to be in a better position to advocate for more affordable rental housing within existing and future developments with large housing developers in the Hyde Park-Kenwood community.

Target Geography

The geographic boundaries chosen by CECD for the market study are 47th Street to 59th Street/Midway (north-south boundaries) and Cottage Grove Avenue to the Lakefront (west-east boundaries). CECD also wanted to incorporate a smaller neighborhood areas analysis comprised of east, central, and west Hyde Park-South Kenwood in order to better determine how to promote greater economic diversity, as there are already concentrated pockets of rental housing on the western end of Hyde Park that predominantly house low-to-moderate income residents.

Data Sources

With some exceptions, the majority of data is from the US Census American Community Survey (ACS), which is collected annually. This data is compiled into 1-, 3-, and 5-year summary reports. The Census recommends using the 5-year reports when working with small geographies such as census tracts, which this report does. The most current available is the 2006-2010 data. Demographic data projections were obtained from Claritas/Nielsen Solutions Company.

Measuring Affordability and Demand

Using the Federal guideline of paying no more than 30 percent of income for rent, affordability is determined by looking at what housing is affordable relative to different income levels, which is referred to here as “effective” demand. It is important to note that in this study, CECD uses the Metropolitan Statistical Area definition of median household income (AMI), with the standard of “affordability” set for families earning 60% of AMI, or \$45,480 for a family of four in 2012. The MSA data are used because data more narrowly focused on the City of Chicago are not available in sufficient detail. In contrast with the metropolitan data, the median income in the city is \$47,371. Housing studies such as this, which looks at the current population and households occupying the existing housing stock, are not the same as a market study completed for a specific housing development. This study looks at the people living in the community (current demand) but also looks at who can afford to live there based on the current housing prices charged. It is important to keep in mind that the current demand—who lives in the community now—is driven by supply (housing units available)—and not vice versa—as well as by what a household is willing to pay to live in that location. In general, we know that rental households in Chicago earning more than \$50,000 do not pay more than 30 percent of income for rent.

Summary of Key Findings

Population

- As of 2010, Hyde Park-Kenwood had a total population of 37,671. Almost 30% of the population is 20-29 years of age, which is expected given the presence of the University of Chicago with approximately 5,400 undergraduate students and 9,500 graduate students.
- Seniors (age 65 and older) comprise approximately 14% of the population, which is higher than the elderly population for Chicago (10%).

- The mix of White/Caucasian (41%), Black/African American (43%), and Asian (11%) populations is relatively similar to Chicago, while the proportion of Latinos (5%) is much lower than the City's (29%).
- 34% of households in Hyde Park-South Kenwood have annual incomes under \$25,000, which is a larger percentage than that for Chicago (24%).
- Relative to Chicago, Hyde Park-South Kenwood has 11,422 residents with disabilities, which represents a smaller proportion of its total population (27%) as compared to Chicago (37%). However, the community's aging population (65+) with disabilities is greater than that of the City's (30% vs. 26%). (NOTE: Data is from 2000 American Community Survey (ACS); 2010 ACS disabilities population data was not available at the time this market study was conducted.)
- The Hyde Park-South Kenwood community maintains a significantly lower unemployment rate (8%) relative to the City of Chicago, which is about 15%. Unemployment is higher in the West submarket (11%) as compared to the Central (6%) and East (7%).
- University of Chicago students, faculty, staff, and Medical Center staff (UC Community) represent approximately 25% of the population in Hyde Park-South Kenwood. Approximately 45% of the UC student body lives in university-affiliated housing in the community and 19% of UC's 16,620 faculty, staff, and Medical Center staff lives in Hyde Park-Kenwood and Woodlawn. There are also four seminaries located in the Hyde Park community that have an estimated combined total of 1,000 students.

Housing Supply

- As of 2010, there are 22,578 total housing units in the community, of which 13,583 (65%) are rental units.
- From 2000 - 2010, there has been an increase of 144 total housing units (approximately 1%). There has also been a net increase in owner-occupied units (+557), which suggests that some existing rental units may have been converted to condominiums during the decade.
- The vacancy rate since 2000 has substantially increased by 9%, with the highest rental vacancy rate in the Central submarket followed closely by the West. About one-third of vacant units are not on the market for rent or sale. According to the US Census, these units may be recent foreclosures, housing units that owners or renters have walked away from or housing units where the owners have not yet determined whether to sell or rent.
- The largest reduction in renter-occupied housing occurred in buildings with 10-19 units and 20-49 units. However, this does not mean a real loss of rental units. There were 2,472 fewer renter households in Hyde Park based on the 2006-10 data than in 2000. Given the increase in rental vacancy rates and the fact that Hyde Park actually increased

the total number of housing units, these data suggest that vacancies have increased in the larger rental properties.

- Of the total housing stock, 57% of the units have 1 and 2 bedrooms while only 17% have 3 bedrooms or more. Renters primarily occupy 1 and 2 bedroom units while owners occupy 3+ bedroom units. In fact, 88% of renter-occupied units have 2 bedrooms or less with the large majority (60%) having 1 bedroom or less. In contrast, 58% of owner-occupied units have 3+ bedrooms. ***This data suggests families with 2 or more children have limited options in the Hyde Park-South Kenwood rental housing market.*** The West has a larger percentage of 3 bedroom rental units when compared to the other submarkets but still a relatively low proportion overall (16%). Hence ***families, particularly those that are low-moderate income, are more likely to live in the West submarket.***
- The **median rent for the community is \$910, which is \$25 higher than the median rent for Chicago.** When looking at rental prices by bedroom size, rental units of all sizes in Hyde Park-South Kenwood generally tend to be more expensive as compared to the city, and lower-cost rental units are harder to find. 80% of renters in 3 bedroom units and 65% of renters in 2 bedroom units pay \$1,000 or more a month. The majority of renters in 1 bedroom units (47%) are paying \$750-999 while the majority of renters in 0 bedroom units (60%) are paying \$500-749 a month.
- **Rental prices for units in buildings dedicated for University of Chicago graduate students and faculty/staff tend to be higher in general as compared to rental units in the Hyde Park-South Kenwood private market.** However, rent for many of the university-affiliated units includes utilities and amenities. Faculty/staff rental prices tend to be significantly higher, however, many of these units are large with 3 or more bedrooms. Therefore, UC staff with families that earn 60% or less of AMI would have a hard time finding an affordable unit to rent in the community.
- **Approximately 8% of rental units in the Hyde Park-South Kenwood area are subsidized** and contained in one of 17 buildings, **with the majority of properties located in the West submarket.** Project-based subsidized housing appears to be limited, particularly for low-moderate income families and seniors.
- **Subsidized units with accessibility are even more limited,** as only three of the 17 buildings cited above contain accessible units. Because Hyde Park-South Kenwood's multi-family housing stock tends to be older (built well before the 1991 Fair Housing Act), it is reasonable to expect that accessible units are few. While larger properties with elevators could be viewed as options for accessible units, the units themselves may not meet ADA requirements and elevator buildings in general tend not to be affordable.
- **There are not many multi-family developments targeting seniors,** as the majority of seniors in Hyde Park-South Kenwood tend to live in single-family homes. In addition,

there are very few all-inclusive independent/assisted living facilities for seniors in the community. Montgomery Place, one of if not the only Continuing Care Retirement Community (CCRC) in Hyde Park-South Kenwood, provides rental housing targeting seniors but it is far from affordable for low-income seniors on fixed incomes.

Housing Demand

- There are **11,952 households that rent in the community (62% of the total households)**. Renters are predominately under the age of 44 with about one-third between 25-34 years of age. The majority of owner-occupied units (55%) have heads of household age 55 and above; 35% have heads of household age 65 and above.
- **About half of all household incomes in Hyde Park-South Kenwood are at or below \$45,480 (60% of AMI for a family of 4)**. The majority are renters (68%) when compared with homeowners (22%). They also are younger, between 25 and 44 years of age.
- The proportion of renters paying 30% or more of income (i.e., **rent burdened**) **increased from 43% in 2000 to 58% in 2010**. This rate is higher than Chicago (53%).
- More renters in the East and Central submarkets are rent burdened, compared to those who live in the West submarket. In fact, **the majority of rent burdened households between 35-64 years of age and over age 65 live in the East submarket**. These households may be choosing to live in the East to access higher quality housing and amenities (schools, transportation, proximity to the lake, elevators, security, etc.).
- Higher-income renters (earning more than 60% AMI) tend to be concentrated in the East submarket, where rents are also higher.
- **The largest concentration of the UC Community lives in the Central submarket where they represent 31% of the population**; this community represents 26% of the population in the West and 19% of the population in the East.

Affordability Gap Analysis

Housing Affordability for Very Low Income/Families — There is a clear shortage of affordable units at the lowest end of the housing spectrum, specifically, for households earning 0-30% of AMI (Extremely Low Income (ELI)). At this lower range, there are only 1,820 units (1,565 + 255 no cash rent units) that are affordable for 5,051 households – a gap or deficit of 3,231 units. Further analysis shows that those renter households between 50 – 60% of AMI still tend to be cost burdened, which may confirm findings presented earlier from the National Low Income Housing Coalition as they are competing with higher income renters who want to pay less than 30% of income for housing. *Given current housing prices and unit size*

availability, it means people may be leaving the community in search of more affordable rental housing that is a better fit for their household size.

Senior Housing Affordability — Given the supply-demand mismatch presented above for ELI and VLI affordable rental housing, it goes without saying that seniors on fixed incomes of 60% or less of AMI also have limited affordable housing options. Between 27% and 37% of all seniors age 65 and older in Hyde Park-South Kenwood have household incomes less than \$35,000. Rental housing stock in the East submarket tends to cater more to seniors, but is also the most expensively priced. Currently, 35% of all homeowners in Hyde Park-South Kenwood are 65 and older. While this corresponds with national trends, a concern is that many of these households are likely to be “house rich” and cash poor. The community’s senior population is also expected to increase through 2017. All of this points to the need to have more affordable housing options for seniors, including affordable rental senior developments and programs for aging in place that can leverage homeownership assets.

Workforce Housing Affordability — 60% of all renters in Hyde Park-South Kenwood earn \$35,000 or less, which means the vast majority of households in this category are earning 60% or less of AMI. Most workers in the Hyde Park-South Kenwood community are employed in educational services, health care, and social assistance. **Assuming salaries are on par with 0-30% of AMI where housing is most scarce, many could be earning salaries comparable for a social worker, nursing aide, dental assistant, fire fighter, or school teacher in the range of \$23,000 to \$37,000. They will have the hardest time finding affordable housing in Hyde Park-South Kenwood.** For example, a firefighter may find it difficult to live in the area as 25% of rental units are priced at \$500 – \$749 per month and median rent is \$910.

Rental Housing Demand Projections — When looking at population projections through 2017, *the younger adult population (ages 21-35) is projected to decline, which means families with young children may also decline.* Parallel to the trend of a declining younger adult population, households with annual earnings of \$35,000 or less are also expected to decline. These trends could be impacted by a combination of factors, including less affordable rental housing and owner-occupied foreclosures. *In order to keep low-income workers and families in the community, more affordable rental housing would have to become available as well as larger units of 3+ bedrooms.* Some type of subsidized housing could help mitigate this trend.

Recommendations – Using Existing Resources to Maintain Affordability

Given that Hyde Park-South Kenwood has very little vacant land, any future affordable housing will have to be integrated into the existing or already planned for single-family and multi-family housing stock. CECD should consider advocating for the following:

Affordable Housing Designation/Percentage Set-Asides

CECD has identified at least eight developments that have been announced and/or are underway that will provide rental housing in Hyde Park-South Kenwood. In all likelihood, these developments will require the use of Tax Increment Financing or other public subsidies, which opens the way for CECD to advocate for permanent affordable housing in these developments. CECD recently provided a letter of support for the development underway at the former Village Foods site because the developer has agreed to offer 38 affordable rental units on site in perpetuity. CECD may be able to advocate for comparable terms in other future developments.

Subsidized/Supportive Housing for Target Populations

CECD could partner with a developer that is open to providing project-based affordable housing for families, seniors, and disabled populations. This could take the form of multi-family properties that are converted into affordable rental developments that include amenities targeted for these specific populations (e.g., 3+ bedrooms, accessibility, etc.). Another option would be to partner with the new Cook County Land Bank to acquire foreclosed properties that could be rehabbed and converted to meet the affordable housing needs of CECD's target populations. If pursued, special attention should be paid to low income families as they have limited housing options given the predominance of smaller rental units in the community.

Regarding seniors, CECD could partner with a nonprofit organization that administers “aging in place” programs, such as the Chicago Hyde Park Village (CHPV). CHPV is a grassroots nonprofit community organization that provides access to connections, services, advice, and activities that members need to remain living where they choose. CECD could help the CHPV mission by contacting multi-family property owners who have higher than normal vacancies to see if they have an interest in offering targeted housing for low income seniors, and encourage these property owners to utilize and contribute to the development of CHPV in order to attract low-income seniors that could fill vacant units. CECD should also look to the Northwest Side Housing

Center (NWSHC)'s senior housing programs for examples of aging in place and rental preservation models. For the last several years, NWSHC has run (a) "Staying Rented," which matches senior homeowners with affordable vacant units with renters looking for affordable housing; and (b) "Home Sharing," which matches older adults with extra living quarters with roommates who want reduced rent in exchange for providing assistance around the home.

As pointed out in the market study, there are relatively high vacancies in multi-family rental buildings in the East submarket. Subsidies could be sought out to incentivize landlords to rent these units at more affordable rents. The use of Housing Choice Vouchers (HCV) would be a logical next step; however, this would need to be negotiated with the Chicago Housing Authority (CHA). Anecdotal evidence suggests that HCV holders have been deterred from looking for housing in Hyde Park because of the high rental prices, therefore CHA would have to seek out landlords to increase the utilization of HCVs in the community. Because available rental units in Hyde Park-South Kenwood tend to be smaller (under 3 bedrooms), this may be a promising way to attract low income seniors and smaller families.

CECD and its partners should seek out subsidized rental housing resources from the Chicago Low Income Housing Trust Fund, which offers two project-based subsidy programs targeting Extremely Low Income (ELI) renters who earn 30% or less of AMI. IHDA and HUD may also be able to offer similar resources. IFF's Home First Illinois should be sought out to obtain resources for *accessible* affordable housing.

Owner-Occupied Affordable Housing Strategies

While owner-occupied housing was not the focus of CECD's market study, CECD should also explore how to promote strategies to assist families in acquiring affordable owner-occupied housing utilizing tools such as community land trusts, employer assisted housing and foreclosure conversions.



Hyde Park— South Kenwood Affordable Rental Housing Market Study

1 Introduction—Project Background, Objectives, and Methodology

Founded in 2008, the mission of the Coalition for Equitable Development (CECD) is to promote an economically and racially diverse community of Hyde Park-South Kenwood through the convening of residents, faith-based communities, civic, educational, and social organizations and the business community in order to plan, guide and monitor housing and related activities to this end. CECD has 12 board members that volunteer in various capacities through its three committees: Affordable Housing Advocacy, Fundraising, and Membership/Communications. In addition, CECD has 10 organizational members, one of which is the Hyde Park-Kenwood Community Conference (HPKCC). Another key member is Interfaith Open Communities (IOC), the organization from which CECD's origins and charge to promote economic diversity emerged in response to IOC's concerns regarding the lack of affordable housing in the Hyde Park/South Kenwood communities. Currently there is no paid staff.

While CECD and its members are deeply involved in various economic development initiatives in Hyde Park-South Kenwood, CECD has a strong focus on promoting economic diversity through affordable rental housing. As part of its annual meeting, on February 25, 2012 CECD hosted a symposium titled "What's Happening to Rental Housing in Hyde Park" featuring Geoff Smith from DePaul University's Institute for Housing Studies who spoke about the state of affordable rental housing in Cook County with an emphasis on Hyde Park-South Kenwood. This meeting also featured a panel of real estate brokers — including MAC Properties, Marian Realty, McKey &

Pogue, and TLC — who provided their opinions about the state of the local rental housing market. Some of CECD's key actions with respect to affordable housing also include the following¹:

- In October 2008, CECD convened a community forum and presented an issue paper on how the 2016 Olympics, if awarded to Chicago, would impact affordable housing in Hyde Park-South Kenwood.
- In February 2009, CECD convened a community forum about the impact of the federal stimulus and the state budget on affordable housing in Hyde Park-South Kenwood.
- In September 2010, CECD endorsed the Sweet Home Chicago Coalition's campaign to require a portion of Tax Increment Financing (TIF) funds to be dedicated for affordable housing. Also in 2010, CECD convened and moderated a community forum with the developers who bid on the Harper Court mixed-use commercial residential project during the Request for Proposal process.
- In February 2011, CECD used its annual meeting to host a forum for candidates running for alderman in the 4th ward, and posed several key questions to gauge the candidates' positions on affordable housing in the community.
- In 2012, CECD wrote letter of support for the new City Hyde Park mixed-use development that will be located on the Southwest corner of Hyde Park Boulevard and Lake Park Avenue. The development will include 120,000 square feet of retail, a Whole Foods Market, underground parking, and 182 apartments. At least 20% of the residential units are to be designated for low-income renters (with annual incomes up to 60% of Area Median Income), the first development in Hyde Park to do so in many years. CECD has the assurances of Antheus Capital developer Eli Ungar that the units will be on site and held in perpetuity. This achievement builds on CECD's earlier advocacy with Antheus Capital with respect to its proposed 142-unit condominium building at 56th Street and South Cornell Avenue – the developer has committed to maintaining the adjacent apartment building at 5528 South Cornell, with 53 rental apartments as affordable, in perpetuity.

Generally, moderating and providing comment on/advocacy for affordable housing and economic development initiatives in the Hyde Park- South Kenwood community has been one of CECD's major functions. In addition, both CECD and HPKCC have held extensive community meetings and gathered a great deal of anecdotal evidence to demonstrate the need for affordable rental housing, constituting a *qualitative* analysis. Hence, CECD felt strongly that what was now needed was a *quantitative* analysis that builds the case for affordable rental housing.

¹ <http://www.hpkcoalition.org>

To this end, in May 2012 CECD embarked upon conducting a market study of the affordable rental housing needs of the Hyde Park-South Kenwood community, both as a whole and subdivided into smaller neighborhood areas. Specifically, CECD wanted the market study to examine the composition of the existing housing stock, along with current and projected demographic trends, in order to determine the current and future needs for:

- Affordable family housing (being mindful of unit size)
- Affordable senior housing
- Accessible units, including partial access with elevators in cases where the building is not fully accessible
- Geographic distribution of affordable housing to address concerns about concentrating low-income families in certain areas

By conducting such a market study, CECD believes it will be in a better position to: (1) support conclusions previously reached in community forums and via anecdotal research; (2) work with its allies in an informed manner to more accurately propose specific policies that address housing need gaps, e.g., price points, access to transportation, geographic distribution of affordable housing, accessibility, etc. CECD also wants to be in a better position to advocate for more affordable rental housing within existing and future developments with large housing developers in the Hyde Park-South Kenwood community. In particular, the University of Chicago (U of C) and Antheus Capital LLC/MAC Properties are the two largest private land owners in Hyde Park-South Kenwood, and CECD wants to be in a position to proactively advocate with these and other entities if/when they pursue housing and mixed-use developments in areas of the community that lack affordable rental housing.

The following should be noted as pertains to this study:

Target Geography: The geographic boundaries chosen by CECD for the market study are 47th Street to 59th Street/Midway (north-south boundaries), and Cottage Grove Avenue to the Lakefront (west-east boundaries). CECD also wanted to incorporate a smaller neighborhood areas analysis comprised of east, central, and west Hyde Park-South Kenwood in order to better determine how to promote greater economic diversity, as there are already concentrated pockets of rental housing on the western end of Hyde Park that predominantly house low-to-moderate income residents. The targeted geographic area (using 2010 census tract boundaries) and smaller neighborhood subdivisions (also referred to as submarkets) are illustrated in chart and census tract map below.

**TABLE 1.1. HOUSING SUBMARKETS IN THE HYDE PARK-SOUTH KENWOOD AREA:
CENSUS TRACT SPLIT**

West	Central	East
3904	3906	3907
3905	4102	4101
4105	4107	4109
4106	4108	4110
8362	4112	
8363	4111	

Data sources: With some exceptions, the majority of data is from the US Census American Community Survey (ACS), which is collected annually.² These data are compiled into 1, 3, and 5 year summary reports. The Census recommends using the 5 year reports when working with small geographies such as census tracts, which this report does. The most current is for 2006-2010. Demographic data projections were obtained from Claritas/Nielsen Solutions Company.

Measuring Affordability and Demand: Using the Federal guideline of paying no more than 30 percent of income for rent, affordability is determined by looking at what housing is affordable relative to income levels, referred to here as “effective” demand. It is important to note that in this study, CECD uses the Metropolitan Statistical Area definition of median household income (AMI), with the standard of “affordability” set for families earning 60% of AMI, or \$45,480 for a family of four in 2012. The MSA data are used because data more narrowly focused on the City of Chicago are not available in sufficient detail. In addition to the 60 percent of AMI threshold, this study uses the following income categories to examine housing supply and demand:

Extremely Low Income (ELI): 0-30% of AMI
Very Low Income (VLI): up to 50% of AMI
Low Income (LI): up to 80% of AMI

TABLE 1.2. 2012 INCOME LIMITS BY SIZE OF HOUSEHOLD BY INCOME LEVEL

% OF AMI	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	\$15,950	\$18,200	\$20,500	\$22,750	\$24,600	\$26,400	\$28,250	\$30,050
50%	\$26,550	\$30,350	\$34,150	\$37,900	\$40,950	\$44,000	\$47,000	\$50,050
60%	\$31,860	\$36,420	\$40,980	\$45,480	\$49,140	\$52,800	\$56,400	\$60,060
80%	\$42,500	\$48,550	\$54,600	\$60,650	\$65,550	\$70,400	\$75,250	\$80,100

Source: US Department of Housing and Urban Development

² While the 2010 Census data is available now, only limited data on population and housing is available, and therefore was not used in this report unless noted.

Housing studies, such as this which looks at the current population and households occupying the existing housing stock, are not the same as a market study completed for a specific housing development. This study looks at the people living in the community (current demand) but also looks at who can afford to live there based on the current housing prices charged. It is important to keep in mind that the current demand — who lives in the community now — is driven by supply — and not vice versa — as well as by what a household is willing to pay to live in that location. We recognize that the issue of affordability most heavily impacts rental households with lower earnings. Renters earning more than \$50,000 are much less likely to pay more than 30% of their income for rent.

Caveat: References in the report to rental housing do not distinguish between single-family vs. multi-family housing except where specifically noted in the Housing Supply section. For example, subsidized rental housing may involve the use of Housing Choice Vouchers in single-family homes as well as condominiums or cooperatives. Hence, CECD will need to be mindful of how this data may be interpreted moving forward.

CECD's affordable rental housing market study begins with an overview of the rental housing market and noteworthy trends. The market study then proceeds to describe as relates to Hyde Park-South Kenwood: a) population demographic statistics and trends; b) local housing market supply and demand, with special attention paid to affordable rental housing for low-moderate income families, seniors, accessible housing-seeking populations, as well as the University of Chicago and four theological seminaries in the community; and c) the local rental housing market affordability gap. The market study concludes with recommendations for CECD to consider when advocating for affordable rental housing in the future.

2 Rental Housing Market – Overall Trends and Dynamics

2.1 National Housing Trends

Current data suggests that the housing sector overall is in the midst of a recovery. Some parts of the country are recovering faster than others, and the owner-occupied housing market, while recovering, is subdued due to the backlog of foreclosures that continue to be released into the marketplace. The growth segment in the housing sector is in the multi-family rental market, which is on an upswing. In the report *The State of the Nation's Housing 2012* produced by the Joint Center for Housing Studies of Harvard University, the following trends are noted³:

- **Continued Growth of Renter Households** — The decade of the 2000s marked the highest decade-long growth in renter households in the last 60 years. While there was a small net loss in 2000-2004, renter household growth averaged 730,000 each year through 2011, nearly three times the 270,000 average in the 1990s. Young adults under age 25 generally drive the growth in new renter households, although in this case the recent turnaround in renter household growth was fueled to an even greater extent by young adults in the 25-34 age group. There are also more households with adults aged 35-44 that are renting.
- **Growing Diversity of Renter Households** — Traditionally, households comprised of people of color make up a large and growing share of renters. In 2011, people of color accounted for only 30% of all households but 46% of renters. They also contributed 59% of the increase in the number of renter households between the homeownership peak in 2004 and 2011. Due to the foreclosure crisis and the aging of the population, there are also more renter households that are middle-aged, Caucasian, married and represent a wider range of incomes. Married couples accounted for more than 50% of the growth in renter households in 2006-2011, while households earning more than \$75,000 contributed nearly a fifth of the increase in renter households during this time period.
- **Rebound in Multi-Family Housing Starts** — The overall rental vacancy rate fell from 10.6% in 2009 to 9.5% in 2011, the lowest annual posting since 2002. The falling vacancy rate coupled with the increase in renter households has resulted in an increase

³ *The State of the Nation's Housing 2012*, Chapter 5 – Rental Housing, Pages 22 – 25, Joint Center for Housing Studies of Harvard University.

in multi-family housing starts. In 2011, construction began on 178,000 units in buildings with two or more units, up from 109,000 units in 2009. In early 2012, multi-family housing starts increased to 225,000 units on a seasonally adjusted annual basis. This level is still well below the approximately 340,000 starts averaged each year in the decade prior to the downturn. However, a continuation of current trends would give the multi-family construction market a significant lift this year.

- **Rental Market Tightening** — According to the Housing Vacancy Survey, rental vacancy rates fell in more than two-thirds of the country's largest 75 metropolitan areas in 2011. In more than one-third of these areas, the decline from the national peak in 2009 was in excess of 2 percentage points. This tightening has lifted rents, particularly at the upper end of the market. According to the measure based on MPF Research data, nominal rents for professional managed buildings with five or more units, adjusted for concessions, rose 4.7% between the fourth quarters of 2010 and 2011 – double the 2.3% increase a year earlier.
- **Shrinking Supply of Low-Cost Rentals** — The bust in the housing market and the Great Recession starting in 2008 helped to swell the numbers of low-income renters in the 2000s, thereby increasing already intense competition for a diminishing supply of low-cost units. Between 2001 and 2010, the number of ELI renters (earning \$15,000 or less) grew while the number of adequate and affordable rental units declined resulting in a widening gap between supply and demand for low-cost units. In 2001, 8.1 million low-income renters competed for 5.7 million affordable units, leaving a gap of 2.4 million units. By 2012, the gap had more than doubled to 5.1 million units. Furthermore, over 40% of these affordable units were occupied by higher-income renters.

Unfortunately, and contrary to popular belief, the filtering of properties from higher to lower rents over time has not replenished the supply. In reality, losses due to rising rents are a major drain on the low-cost inventory. From 1999-2009, for every two units that moved down to the low-cost category, three units moved up to higher rent levels. Consequently, 8.7% of the low-cost rental stock was upgraded to higher rents on net over this decade. In the meantime, most new construction is adding units at the upper end of the market. The median monthly asking rent for newly completed apartments exceeded \$1,000 each year in 2006-2011, and would have been even higher were it not for the significant share of multi-family construction supported by the federal Low Income Housing Tax Credit program.

The research findings cited by Harvard University's Joint Center for Housing Studies regarding the shrinking supply of affordable rental housing confirms the analysis put forth by the National Low Income Housing Coalition (NLIHC) earlier in this year. In its February 2012 issue of *Housing*

Spotlight, NLIHC published an article titled “The Shrinking Supply of Affordable Housing” that used data from the 2010 American Community Survey (ACS) Public Use Microdata Sample (PUMS) to examine the disparity between the current supply of rental housing and the number of low income households that need affordable rental housing. In particular, NLIHC wanted to shine a “spotlight” on the state of affordable rental housing for Extremely Low Income (ELI) and Very Low Income (VLI) households nationally, and noted the following trends:

- For every 100 ELI renters in 2010, there were only 56 units they could potentially live in without being rent burdened, i.e., spending more than 30% of their income on housing and utility costs. The comparable number of affordable units in 2009 was 59. For every 100 VLI renter households, there were only 87 affordable units they could potentially live in without being cost burdened, down from 94 affordable units in 2009.
- When looking at the availability of units that are both affordable and available to live in, these numbers are significantly lower. In 2010, there were only 30 affordable and available rental units for every 100 ELI renters (down from 33 in 2009), and only 58 units affordable and available for VLI renter households (down from 62 in 2009). These findings provide more evidence that higher-income households are occupying units at the lower rental spectrum.
- The percentage of renter households that are severely rent burdened, i.e., paying more than 50% of their incomes on rent and utilities, increased across all income groups from 2009 to 2010, with ELI (76%) and VLI (36%) renters most affected.
- When comparing Illinois to other states, Illinois is in the top 13 states that have less than the national level of affordable and available rental units per 100 households at or below the ELI threshold. In Illinois, 77% of ELI and 31% of VLI renter households are severely cost burdened, there are only 28 affordable and available units for every 100 ELI renter households, and only 59 affordable and available units for every 100 VLI renter households.

These national trends clearly demonstrate that rental markets are tightening, which makes it increasingly difficult for lower-income households to find affordable and available housing. While multi-family housing development is on the upswing, it appears to be focused more on the higher rental spectrum, hence doing very little to alleviate the rental housing affordability gap. Currently, the Low Income Housing Tax Credit (LIHTC) program serves as the primary avenue for adding to the affordable housing stock, but as the research above demonstrates, reaching the lowest-income renters will take much deeper subsidies than what is being provided under the current program.

2.2 City of Chicago Housing Trends⁴

Rental Housing. Multi-family rental housing trends in Chicago mirror much of what is going on at the national level. According to the U.S. Census, 52% of Chicago households rent. The median rent in 2010 for Chicago was \$885 (including utilities). Thirty-three percent of units rented for less than \$750 per month, 30% of the units rented for between \$750 and \$999 and 37% of the units rented for \$1,000 or higher per month. With increased demand, rents are expected to increase 4-5% this year.⁵

While not as tight as it was in 2000, Chicago's rental vacancy rate is projected to go below 5% by the end of the year.⁶ At the same time, the city has been losing rental property due to foreclosure. From 2009-2011, foreclosure was filed on nearly 17,000 apartment buildings.⁷ While not all were lost, nearly 52,000 units were affected (9% of Chicago's rental units). Most of these units were in lower income communities like Austin and Englewood, but also in Rogers Park and South Shore where historically there has been a lot of rental housing.

On the development side, the 2012 National Apartment Index (NAI) projects 1,200 new rental units will come online by the end of year in Chicago, which is nearly twice the number that came online in 2011. While the exact rents are unknown, most likely these units will be at the higher end of the market given construction costs. According to the same report, Chicago is in the Top 10 markets for absorption in 2012 (approximately 4,000 units), which suggests there is demand for market rate rental units.

The findings from the September 2012 release of the "Cook County House Price Index" from the DePaul University Institute for Housing Studies corroborate the aforementioned data. According to this report, unlike smaller multi-family buildings, larger rental buildings have experienced a substantial price recovery after hitting rock bottom in late 2010. Specifically, larger multi-family buildings have seen price gains for three consecutive quarters, and year over year, a 30% price increase.

⁴ This section contains key excerpts from research completed by the UIC Voorhees Center for the "Central Advisory Council (CAC) 2012 Strategies and Recommendations Report" submitted to the Chicago Housing Authority, Lucas Greene Associates LLC, August 2012.

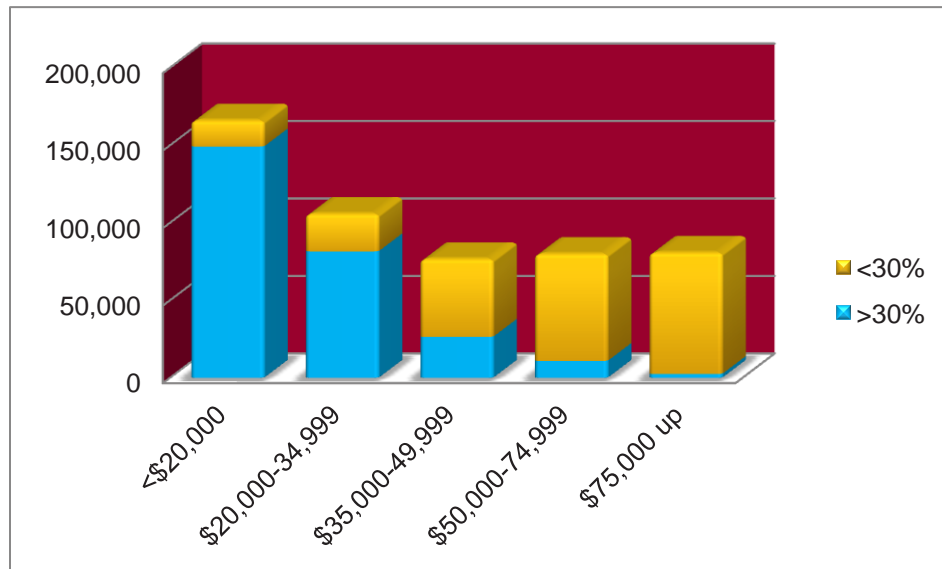
⁵ Marcus & Millichap, 2012 National Apartment Report, <http://www.ipsmanagement.cc/blog/marcus-millichaps-2012-national-apartment-index>.

⁶ Marcus & Millichap, 2012.

⁷ Lawyers Committee for Better Housing, Three year impact assessment: Apartment Building Foreclosures and the Depletion of Rental Housing in Chicago, July 25, 2012.

Housing Need and Affordability. The majority of renters in Chicago (54%) are rent burdened. This rate is 17% higher than it was in 1999 and most of these families are extremely low-income. According to “*The State of Rental Housing in Cook County*” there was a shortage of 130,952 affordable rental units in Chicago as of 2009, an increase of 10 percent since 2005.⁸ The report estimates that the number of affordable units will continue to decline, and the share of rent burdened households will range between 43.3% and 62.9% by 2020. Currently, about 257,000 low-income renters are rent burdened in Chicago, with the majority being “extremely low income” (below \$20,000):

**FIGURE 2.1. CHICAGO RENTERS:
PERCENT PAID FOR HOUSING COSTS, BY INCOME LEVEL**



Source: US Census, American Community Survey, 2006-2010

Another way to understand the affordability problem is by looking at the wages needed to afford rental housing. Using HUD’s Fair Market Rent (FMR) for 2012, no one can afford to rent housing in Chicago at the current minimum wage (\$8.85/hour) unless there are two to three full-time workers contributing to the household’s income (see Table 2.1). Even at the average income of a Chicago renter, current FMRs are not affordable.

⁸Institute for Housing Studies at DePaul University, 2009.

TABLE 2.1. WAGES NEEDED TO AFFORD RENTAL HOUSING

Chicago Metropolitan Area	0 bdrm FMR	1 bdrm FMR	2 bdrm FMR	3 bdrm FMR	4 bdrm FMR
2012 HUD FMR	\$745	\$853	\$958	\$1,171	\$1,323
Housing Wage	\$14.33	\$16.40	\$18.42	\$22.52	\$25.44
Percent of income working at Minimum wage (\$8.85/hour)	174%	199%	223%	273%	308%
FMR as % of average income of Chicago area renters	92%	105%	118%	144%	163%

Source: National Low Income Housing Coalition, Out of Reach report, 2012

Target Population Needs in Chicago

- **Families.** Among the families with incomes below 50% of the AMI, approximately 88% are renters.⁹ Most are small families, with approximately 95,000 households comprised of 2 to 4 people. Still, there are about 43,000 large families (5 or more people) earning less than \$37,000 and between 80-90% have some type of housing challenge, including overcrowding.
- **Aging Population.** Households headed by someone 65 years or older (elderly) have declined since 2000.¹⁰ Most elderly people currently own their own homes. Of the 66,000 who rent, most are below 50% of area median income. According to the city's Consolidated Plan, nearly 2/3 of elderly households are facing a housing challenge – rent burden and/or poor housing conditions.¹¹
- **People with Disabilities.** Nearly 250,000 people 16 years of age and older with a disability live in Chicago. Very few are employed (18% compared to 62% of people without a disability) and of those working, median annual earnings are about \$22,000 (as compared to \$30,000 for people without a disability). Twenty-nine percent of the city's disabled population is living at or below the poverty level, which is nearly twice the rate of non-disabled people. The American Housing Survey estimates that about 51,000 renter households have 1 or more persons with a disability, and most (34,000) have a physical disability which may require some form of accommodation or accessible feature. Based on estimates from the 2009 American Housing Survey, 86% of the multi-family rental

⁹2010-2014 Consolidated Plan.

¹⁰The 2006 - 2010 American Community Survey estimates 182,000 households and the 2000 US Census estimated nearly 196,000 households headed by a person 65 years or older.

¹¹2010-2014 Consolidated Plan, City of Chicago. Data is provided by HUD using the 2000 census. While later data is available for eligible jurisdictions, it is not for public access.

units and 92% of single family rental units in Chicago are *not* accessible to people in a wheel chair or with limited mobility because entering the building requires the use of steps.

The information in this section of the report now provides a richer context for examining the local population and housing market dynamics in the Hyde Park-South Kenwood community. It will be important to note where the local community mirrors or differs from the trends in the city at large, in order to have a fuller understanding of market dynamics that are driving local development and rental housing demand.

3 Population Demographics and Trends

Total Population and Age Demographics. Based on 2006-10 American Community Survey data, the total population in the Hyde Park-South Kenwood area is 37,671 (Table 3.1). Compared to the City of Chicago, Hyde Park-South Kenwood has a higher proportion of residents who are 65 years and older (14% compared to 10% in Chicago).

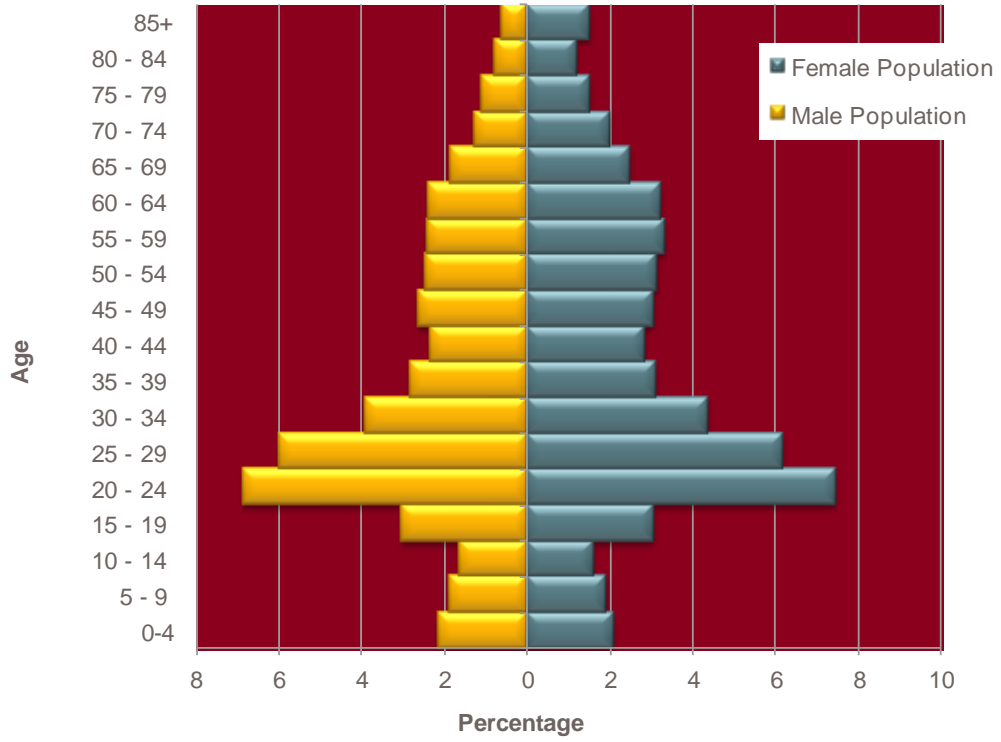
TABLE 3.1. TOTAL POPULATION

	Hyde Park - South Kenwood		Chicago	
Total population	37,671	%		%
< 5 years	1,580	4.2%		6.9%
5 to 9	1,423	3.8%		6.2%
10 to 14	1,215	3.2%		6.1%
15 to 19	2,284	6.1%		6.8%
20 to 24	5,387	14.3%		8.3%
25 to 29	4,582	12.2%		10.2%
30 to 34	3,117	8.3%		8.9%
35 to 39	2,237	5.9%		7.4%
40 to 44	1,953	5.2%		6.6%
45 to 49	2,137	5.7%		6.4%
50 to 54	2,114	5.6%		6.2%
55 to 59	2,147	5.7%		5.4%
60 to 64	2,114	5.6%		4.4%
65 to 69	1,634	4.3%		3.2%
70 to 74	1,228	3.3%		2.4%
75 to 79	975	2.6%		1.9%
80 to 84	753	2.0%		1.5%
85 and over	791	2.1%		1.4%
Median age (years)	34			33
65+		14.3%		10.4%

Source: U.S. Census Bureau, 2010 Census

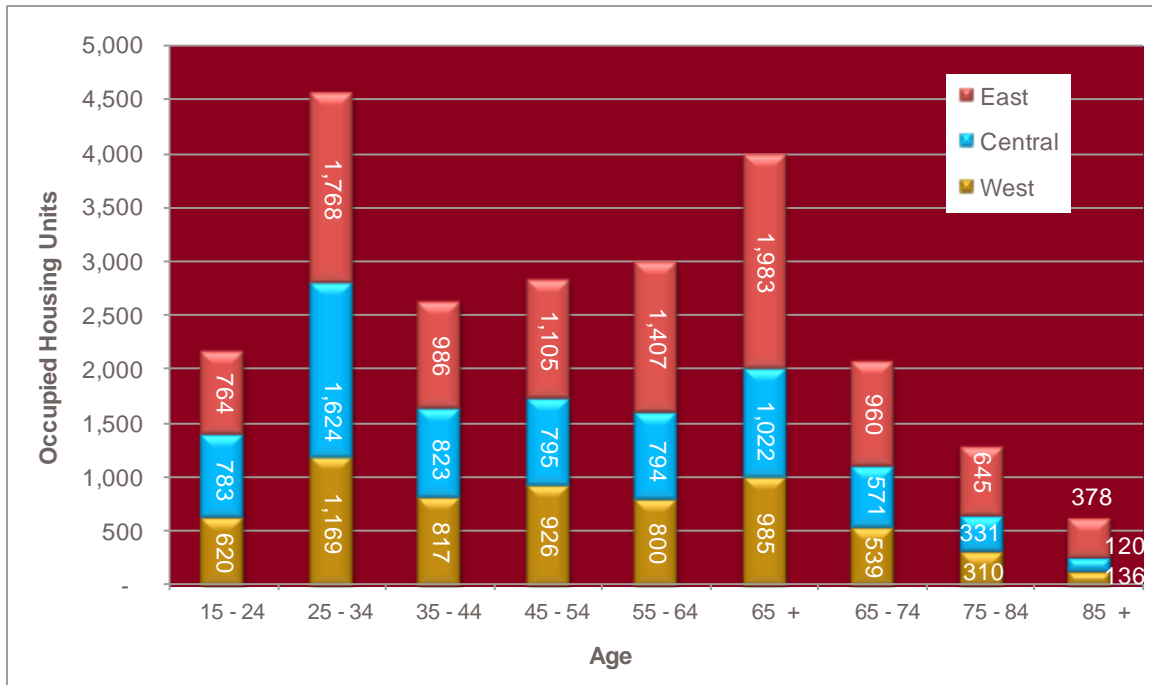
There are more females than males (54%) and the largest cohort is 20-29 years of age (Figure 3.1). This age group is larger proportionally when compared to Chicago, but is to be expected since the majority (greater than 50%) of the University of Chicago’s undergraduate students live on or near campus (will provide data later in this report).

FIGURE 3.1. AGE DISTRIBUTION BY GENDER



Source: U.S. Census Bureau, 2010 Census

FIGURE 3.2. AGE DISTRIBUTION BY SUBMARKET



Source: U.S. Census Bureau, 2010 Census

Heads of households under age 44 are equally distributed throughout the community, whereas heads of households that are age 65 and above are more likely to be in the East (Figure 3.2).

Race Demographics (Table 3.2). The racial mix of Hyde Park-South Kenwood is primarily comprised of non-Hispanic White (41%), African American (43%), and Asian (11%) residents. This distribution is fairly similar to Chicago; however, when comparing Latino to non-Latino residents, Hyde Park-South Kenwood has a significantly lower Latino population (5% compared to 29% citywide). When looking at the racial mix across the three submarkets, the Central area has the smallest proportion of African Americans (24%) and largest proportion of Whites (56%) and Asians (15%). Latinos are fairly evenly distributed across all three submarkets.

TABLE 3.2. HYDE PARK-SOUTH KENWOOD POPULATION BY RACE, 2010

	West		Central		East	
Total	12,233	%	11,897	%	13,541	%
Not Hispanic or Latino	11,722	96%	11,194	94%	12,725	94%
White	3,693	32%	6,231	56%	4,765	37%
Black or African American	6,624	57%	2,696	24%	6,070	48%
American Indian & Alaska Native	16	0%	18	0%	16	0%
Asian	953	8%	1,727	15%	1,394	11%
Native Hawaiian & Other Pacific	0	0%	0	0%	4	0%
Some Other Race	26	0%	63	1%	46	0%
Two or more races	410	3%	459	4%	430	3%
Hispanic or Latino	511	4%	703	6%	816	6%
White	257	50%	418	59%	391	48%
Black or African American	68	13%	26	4%	106	13%
Other Race	186	36%	259	37%	319	39%

	Total HP-SK		Chicago
Total	37,671	%	%
Not Hispanic or Latino	35,641	95%	71%
White	14,689	41%	45%
Black or African American	15,390	43%	46%
American Indian & Alaska Native	50	0%	0%
Asian	4,074	11%	8%
Native Hawaiian & Other Pacific	4	0%	0%
Some Other Race	135	0%	0%
Two or more races	1,299	4%	2%
Hispanic or Latino	2,030	5%	29%
White	1,066	53%	46%
Black or African American	200	10%	2%
Other Race	764	38%	52%

Source: U.S. Census Bureau, 2010 Census

Income Distribution (Table 3.3). When compared to the City of Chicago, Hyde Park-South Kenwood has a larger percentage of households with annual incomes under \$25,000 (34% vs. 29%). Another 20% earn between \$25,000 and \$49,999, which means the majority of households in Hyde Park-South Kenwood can be classified as very low-income, meeting 50% of AMI for family household sizes up to seven. Eighteen percent of households earn \$50,000–\$74,999 (comparable to 17% for the city), and 28% earn greater than \$75,000 (compared to 31% for the city).

**TABLE 3.3. HOUSEHOLD INCOME COMPARISON:
HYDE PARK-SOUTH KENWOOD AND CHICAGO, 2006-2010**

	Hyde Park - South Kenwood		Chicago	
	Occupied Households	% of Total Occupied Households	Occupied Households	% of Total Occupied Households
Less than \$5,000	1,519	8%	52,199	5%
\$5,000 to \$9,999	1,088	6%	61,328	6%
\$10,000 to \$14,999	1,211	6%	64,606	6%
\$15,000 to \$19,999	1,380	7%	63,370	6%
\$20,000 to \$24,999	1,279	7%	59,285	6%
\$25,000 to \$34,999	1,777	9%	104,098	10%
\$35,000 to \$49,999	2,101	11%	137,014	13%
\$50,000 to \$74,999	3,388	18%	177,613	17%
\$75,000 to \$99,999	1,497	8%	113,429	11%
\$100,000 to \$149,999	1,628	8%	110,858	11%
\$150,000+	2,353	12%	89,222	9%
Total Occupied Households	19,221		1,033,022	

Source: U.S. Census Bureau, 2006-2010 American Community Survey

Disabled Population Demographics (Table 3.4). Relative to Chicago, Hyde Park-South Kenwood has fewer residents with disabilities as a proportion of its total population (27%); however, the community’s aging population (65+) with disabilities is greater than that of the City’s (30% vs. 26%). The majority of people with disabilities that are ages 16 to 64 have a disability that prevents or limits their ability to work, which means they are most likely lower income and dependent on public assistance. Residents age 65 and older mainly have a physical disability or some type of disability that prevents them from leaving the house. Overall, more residents with disabilities are living in the West, particularly younger adults, while older adults live in the East. It is important to note that the most recent data available from ACS is for the year 2000. CECD will want to be mindful as to when the 2010 data from ACS is released in order to identify changes in the community’s disabled population.

TABLE 3.4. AGE BY TYPE OF DISABILITY, 2000

	West		Central		East	
Total Population	13,657	%	12,892	%	15,931	%
Total Disabled Population	4,646	41%	2,742	24%	4,034	35%
Total Disabled Age 5 to 15	296	72%	109	26%	7	2%
Sensory disability	21	7%	0	0%	0	0%
Physical disability	63	21%	5	5%	0	0%
Mental disability	162	55%	104	95%	7	100%
Self-care disability	50	17%	0	0%	0	0%
Total Disabled Age 16 to 64	3,136	42%	1,878	25%	2,535	34%
Sensory disability	249	8%	128	7%	122	5%
Physical disability	525	17%	293	16%	492	19%
Mental disability	445	14%	299	16%	354	14%
Self-care disability	217	7%	161	9%	122	5%
Go-outside-home disability	717	23%	398	21%	524	21%
Employment disability	983	31%	599	32%	921	36%
Total Disabled Age 65+	1,214	35%	755	22%	1,492	43%
Sensory disability	153	13%	141	19%	238	16%
Physical disability	411	34%	217	29%	555	37%
Mental disability	173	14%	64	8%	172	12%
Self-care disability	152	13%	129	17%	146	10%
Go-outside-home disability	325	27%	204	27%	381	26%
	Total HP-SK		Chicago			
Total Population	42,480	%			%	
Total Disabled Population	11,422	27%			37%	
Total Disabled Age 5 to 15	412	4%			4%	
Sensory disability	21	5%			14%	
Physical disability	68	17%			16%	
Mental disability	273	66%			52%	
Self-care disability	50	12%			18%	
Total Disabled Age 16 to 64	7,549	66%			70%	
Sensory disability	499	7%			5%	
Physical disability	1,310	17%			15%	
Mental disability	1,098	15%			10%	
Self-care disability	500	7%			6%	
Go-outside-home disability	1,639	22%			26%	
Employment disability	2,503	33%			38%	
Total Disabled Age 65+	3,461	30%			26%	
Sensory disability	532	15%			14%	
Physical disability	1,183	34%			33%	
Mental disability	409	12%			13%	
Self-care disability	427	12%			13%	
Go-outside-home disability	910	26%			27%	

Source: U.S. Census Bureau, 2000 Census

Employment Status (Table 3.5). The Hyde Park-South Kenwood community maintains a significantly lower unemployment rate (8%) relative to the City of Chicago, which is about 15%. Unemployment is higher in the West submarket (11%) as compared to the Central (6%) and East (7%).

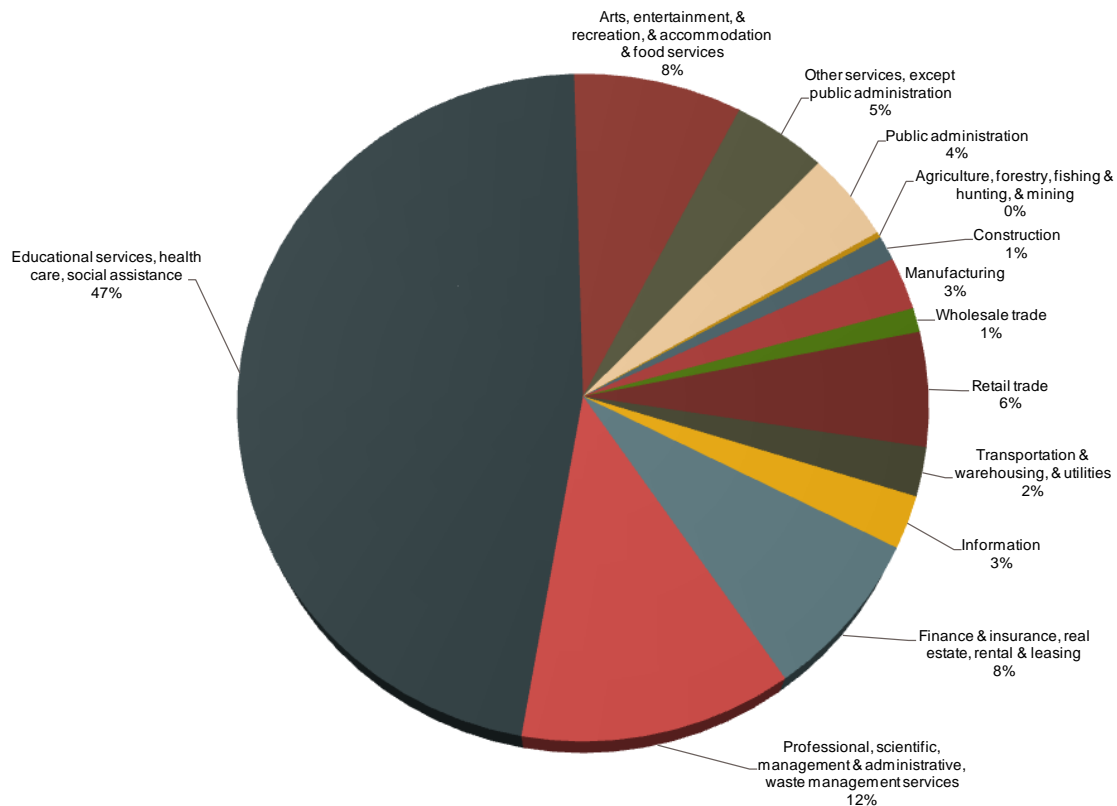
TABLE 3.5. EMPLOYMENT, 2006-2010

	West	Central	East	HP-SK	Chicago
Population 16 Years & Over	9,893	9,625	12,921	32,439	2,138,303
In labor force	6,199	6,405	8,255	20,859	1,404,806
Civilian labor force	6,190	6,405	8,255	20,850	1,404,308
Employed	5,500	6,038	7,691	19,229	1,196,022
Unemployed	690	367	564	1,621	208,286
Armed Forces	9	0	0	9	498
Not in labor force	3,694	3,220	5,088	12,002	733,497
Percent Unemployed	11%	6%	7%	8%	15%

Source: U.S. Census Bureau, 2006-2010 American Community Survey

Residents are primarily employed in the education, health care, and social assistance fields, which is expected since the University of Chicago and Hospital are the primary employers in the community (Figure 3.3).

FIGURE 3.3. INDUSTRY OF EMPLOYMENT



Source: U.S. Census Bureau, 2006-2010 American Community Survey

University of Chicago Population. As of October 2011, the University's total student body is 14,979: 5,320 full-time undergraduates, 82 part-time undergraduates, 7,137 full-time graduate students and 2,440 part-time graduate students.¹² In contrast to the larger Hyde Park-South Kenwood community, 57% of the total student body is male, 44% Caucasian, 12% Asian, 4.4% African-American and 4.3% Latino. According to data provided by the University's Office of Civic Engagement, approximately 45% of the student body lives in university-affiliated housing in the Hyde Park-South Kenwood community, 10% lives in university-affiliated housing in Woodlawn and the rest live off-campus and/or in other communities.

As of Fall 2011, there are 2,750 full-time and part-time faculty, 7,729 staff and 6,141 Medical Center staff, for a grand total of 16,620.¹³ Approximately 19% of them (3,100) live primarily in Hyde Park-Kenwood and Woodlawn. University and Medical Center staff account for 2,395 or 77% of this subtotal (See University of Chicago population and residency data in Appendix B).

Seminaries Population. There are four seminaries located in the Hyde Park community: Catholic Theological Union (CTU), Chicago Theological Seminary (CTS), Lutheran School of Theology at Chicago (LSTC) and McCormick Theological Seminary (MTS). Up until December 2011, Meadville Lombard Theological Seminary was located in Hyde Park but has since relocated to a downtown campus. The estimated total number of full-time and part-time students combined at all four seminaries is under 1,000. Available data on student, faculty, and staff populations for the seminaries are shown in Table 3.6.

TABLE 3.6. SEMINARY RESIDENCE

	Students	Faculty	Staff	% that live in Hyde Park/South Kenwood
CTU	N/A	N/A	N/A	N/A
CTS¹⁴	225	15	20	Approx. 20%; Another 10-15% live in Woodlawn
LSTC¹⁵	290	19	53	Approx. 66% of students
MTS¹⁶	150	16	39	Approx. 50% of students

¹² Integrated Post Secondary Education Data System (IPEDS) Autumn 2011 Survey, University of Chicago, Census Date – October 19, 2011.

¹³ https://data.uchicago.edu/at_a_glance

¹⁴ Chicago Theological Seminary Office of the Registrar

¹⁵ www.lstc.edu/about/facts.php

¹⁶ www.mccormick.edu/content/who-we-are-today

4 Hyde Park-South Kenwood Housing Market – Supply

4.1 Current Housing Market

Total Units. There are 22,578 total housing units in the community as of 2010, of which 13,583 are for rent. Since 2000, there has been a small increase in the total number of housing units (144 added; approximately 1% increase). The data suggest that since there was a total increase in housing units and a net increase in owner occupied units (+557), some *existing* rental units may have been converted to condominiums between 2000-2010.

Occupied Units. The majority (62%) are renter occupied (Table 4.1).¹⁷ The East has the largest number of housing units (9,486) and the largest number of rental units (5,308).

TABLE 4.1. HOUSING OCCUPANCY, 2006-2010

	West	Central	East	Hyde Park-South Kenwood
Total housing units	6,435	6,657	9,486	22,578
Occupied housing units	5,144	5,849	8,228	19,221
Owner-occupied	1,937 38%	2,412 41%	2,920 35%	7,269 38%
Renter-occupied	3,207 62%	3,437 59%	5,308 65%	11,952 62%
Vacant housing units	1,291	808	1,258	3,357
Homeowner vacancy rate	7%	3%	2%	4%
Rental vacancy rate	11%	12%	9%	10%

Source: U.S. Census Bureau, 2006-2010 American Community Survey

Since 2000, the overall vacancy rate has increased substantially – approximately 9 percent – with most vacancies in the rental housing supply (Table 4.2). The highest rental vacancy rate is in the Central submarket followed closely by the West.

¹⁷ This includes 1,300 units for graduate students in 28 apartment buildings owned and managed by the University. http://rs.uchicago.edu/graduate_housing/index.shtml.

**TABLE 4.2. HYDE PARK-SOUTH KENWOOD
HOUSING OCCUPANCY COMPARISON, 1990-2010**

	1990	2000	2006-2010
Total housing units	22,228	22,434	22,578
Occupied housing units	20,165	21,136	19,221
Owner occupied	5,747	6,712	7,269
Renter occupied	14,418	14,424	11,952
Vacant Units	2,063	1,298	3,357
For sale	134	128	433
For rent	1,595	687	1,631
Other	334	483	1,293

Source: U.S. Census Bureau, 2006-2010 American Community Survey; 1990 and 2000 Census

As Table 4.3 illustrates, about one-third of the vacant units in Hyde Park-South Kenwood are not on the market for rent or sale. According to the US Census, these units may be recent foreclosures, housing units that owners or renters have “walked away from,” or housing units where the owners have not yet determined if they plan to sell or rent.¹⁸

TABLE 4.3. VACANT HOUSING UNITS BY TYPE OF VACANCY, 2006-10

	West	Central	East	Total
Total Vacant Housing Units	1,291	808	1,258	3,357
<i>For rent</i>	469	525	506	1,500
<i>Rented, not occupied</i>	54	35	42	131
For sale only	172	104	89	365
Sold, not occupied	35	-	33	68
For seasonal, recreational, or occasional use	49	35	102	186
Other vacant (<i>see narrative above</i>)	512	109	486	1,107

Source: U.S. Census Bureau, 2006-2010 American Community Survey

Building Size. The Hyde Park- South Kenwood area has a variety of housing structures. The majority of units (58%) are located in buildings with 20 or more units, with most in the East submarket (Table 4.4A). Since 2000, the largest reduction in *renter occupied* housing units occurred in buildings with 10-19 units and 20-49 units (Figure 4.1).

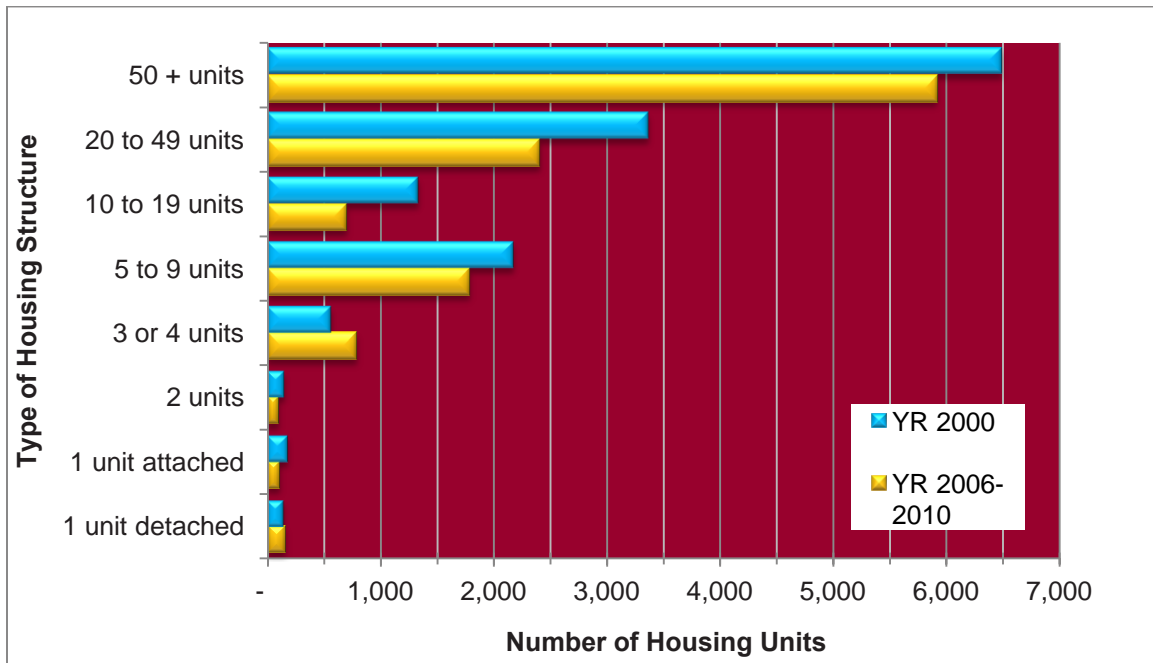
¹⁸ The 2010 Census data indicates 2,200 units “for rent” and 421 units “for sale.”

TABLE 4.4A. HOUSING UNITS IN STRUCTURE, 2006-2010

	West	Central	East	HP-SK
Total Housing Units	6,435	6,657	9,486	22,578
1-unit, detached	8%	9%	2%	6%
1-unit, attached	9%	10%	2%	7%
2 units	1%	1%	0%	1%
3 or 4 units	15%	7%	1%	7%
5 to 9 units	21%	18%	11%	16%
10 to 19 units	10%	6%	3%	6%
20 or more units	36%	48%	80%	58%

Source: U.S. Census Bureau, 2006-2010 American Community Survey

FIGURE 4.1. NUMBER OF RENTER-OCCUPIED HOUSING UNITS



Source: U.S. Census Bureau, 2006-2010 American Community Survey, 2000 Census

However, this does not mean a real loss of rental units. As Table 4.4B illustrates, there were 2,472 fewer renter households in Hyde Park based on the 2006-10 data than in 2000. Given the increase in rental vacancy rates and the fact that Hyde Park actually increased the total number

of housing units, these data suggest that vacancies have increased in the larger rental properties. The West submarket saw the greatest decline in occupancy in 20-49 unit buildings but also in 5-9 unit buildings (Table 4.5). While the East submarket's occupancy decreased in 10-19 units buildings, it also saw a decline in occupancy of 50+ unit buildings.

**TABLE 4.4B. CHANGE IN RENTER-OCCUPIED UNITS
IN HYDE PARK-SOUTH KENWOOD, 2000 TO 2006-10**

Renter-occupied housing units	2000	2006-2010	Change
Total	14,424	11,952	(2,472)
1-unit, detached	148	154	15
1-unit, attached	184	108	(76)
2 units	155	99	(56)
3 or 4 units	567	787	220
5 to 9 units	2,178	1,787	(391)
10 to 19 units	1,337	696	(641)
20 to 49 units	3,368	2,406	(962)
50 or more units	6,487	5,915	(572)

TABLE 4.5. CHANGE IN RENTER-OCCUPIED UNITS BY SUBMARKET, 2000 TO 2006-10

Renter-occupied housing units	West			Central			East		
	2000	2006-10	change	2000	2006-10	change	2000	2006-10	change
Total	4,358	3,207	(1,151)	4,234	3,437	(797)	5,832	5,308	(524)
1	169	120	(49)	75	105	30	79	37	(42)
2	54	41	(13)	101	18	(83)	-	40	40
3 or 4	309	448	139	143	283	140	115	56	(59)
5 to 9	1,104	700	(404)	678	539	(139)	396	548	152
10 to 19	516	391	(125)	462	172	(290)	359	133	(226)
20 to 49	1,287	615	(672)	1,070	836	(234)	1,011	955	(56)
50 or more	919	892	(27)	1,705	1,484	(221)	3,863	3,539	(324)

Group Quarters. In addition to the housing stock, there are approximately 2,900 people living in group quarters (Table 4.6). This includes institutional settings such as nursing homes and skilled nursing facilities (139 people) and non-institutional facilities including University of Chicago-affiliated and seminary-affiliated housing (2,467).¹⁹ More than half of the group quarters are located in the West submarket, which has 73% of all institutional and 55% of all non-institutional facilities.

TABLE 4.6. GROUP QUARTERS POPULATION BY QUARTER TYPE, 2010

	West		Central		East		Hyde Park-South Kenwood	
Total Group Quarters Population	1,635		762		520		2,917	
Institutionalized population	101	73%	0	0%	38	27%	139	5%
Nursing facilities/Skilled-nursing	101	100%	0	0%	38	100%	139	100%
Noninstitutionalized population	1,534	55%	762	27%	482	17%	2,778	95%
College/University student housing	1,361	89%	686	90%	420	87%	2,467	89%
Other noninstitutional facilities	173	11%	76	10%	62	13%	311	11%
Group homes intended for adults	10	6%	33	43%	0	0%	43	14%
Workers' group living quarters & Job Corps centers	87	50%	0	0%	0	0%	87	28%
Other noninstitutional facilities	76	44%	43	57%	62	100%	181	58%

Source: U.S. Census Bureau, 2010 Census.

University of Chicago Housing Supply. There are 10 residence halls on or near the campus that have the capacity to house 2,786 *undergraduate students*. There are also units at the International House and the New Graduate Residence Hall that house an additional 218 undergraduate students, for a total undergraduate housing student population of 3,004. All University of Chicago freshmen are required to live in a residence hall. Upper classman can also be accommodated, regardless of whether they choose to stay all four years or move out and decide to return. It is unclear as to how this number overlaps with the college/university student housing cited under Group Quarters-Non-institutionalized Population in Table 4.6. It is also unclear how many units this represents as a significant number of these units require double occupancy. See Appendix 8.2 for more information on the specific buildings.

In addition, there are 28 multi-unit buildings dedicated to *graduate student housing* with 1,439 units (see chart and map on the following pages). Twelve of these buildings contain only studio and 1-bedroom apartments totaling 603 units (approximately 42% of the total units available).

¹⁹It is unclear how much of this population can be directly attributed to University of Chicago-affiliated student housing and seminary-affiliated residential housing. It is also unclear as to whether there is additional seminary-affiliated housing in the “other noninstitutional facilities” category (181).

Eight buildings include 3-bedroom units but it is unclear as to how many of this unit type exist, as they are mixed in with 1-bedroom and 2-bedroom units. Six of these buildings have total units of 28 or less, while the other two buildings have 76-90 units each. Most if not all utilities (heat, water, gas, electricity) are included in the rental price, and many units come furnished. 16 out of 28 buildings have an elevator. With the exception of the New Graduate Residence Hall, rental prices for furnished and unfurnished apartments range as follows:

UC Graduate Student Rental Housing

Studio	\$639 - \$927
1 bedroom	\$770 - \$1,080
2 bedroom	\$944 - \$1,452
3 bedroom	\$1,020 - \$1,776

There are another 300+ units that are designated for *faculty and staff housing* that, along with graduate student housing (see above), are leased and managed by University of Chicago Residential Services (<http://rs.uchicago.edu>). Based on what is listed on the website, there are 288 rental units available for faculty and staff that range in size from studio to 6-bedroom apartments (see chart and map on the following pages). Three out of 16 buildings have an elevator and one is designated as ADA accessible. All units are unfurnished and heat and water, at a minimum, is included in the rent. Rental prices vary widely based on size, amenities and location:

UC Faculty and Staff Rental Housing

Studio	\$791 - \$889
1 bedroom	\$866 - \$1,710
2 bedroom	\$1,086 - \$2,213
3 bedroom	\$1,400 - \$2,918
4 bedroom	\$1,624 - \$2,899
5 bedroom	\$3,134 - \$3,224
6 bedroom	\$3,567 - \$3,581

Per a conversation with Ellen Huckelberry, Manager of Residential Services, vacancy rates for graduate student and faculty/staff rental housing range between 1 – 3% at the beginning of the academic year, and generally these properties tend to be fully occupied. On occasion, Residential Services will go to the private market to accommodate housing requests when their housing is fully occupied.

University of Chicago Graduate Student Housing 2012-13

Bldg #	Address	Location	# of Units	Rental Prices, 2012 - 2013								NOTES:
				Studio - F	Studio - U	1 bd - F	1bd - U	2bd - F	2bd - U	3bd - F	3bd - U	
1	6051-57 S. Drexel	Woodlawn	24				805-818			944-949	1020	
2	6054-56 S. Ingleside	Woodlawn	21		755-821		826-908			957-994		
3	6044-52 S. Ingleside	Woodlawn	18									
4	6022 S. Drexel	Woodlawn	71	639-720				830-993				
5	5118 S. Dorchester	Hyde Park - C	75	632-732	651-726	872	807-881					
6	5330 S. Blackstone	Hyde Park - C	43	682-780			830-938					
8	5455 S. Blackstone	Hyde Park - C	61	703-816	671-798		846-1002					
12	1215 E. Hyde Park Blvd, Max Mason	Hyde Park - C	55				778-964	828-923	1201			Only one 2bd apt on 2nd fl
13	5482 S. Greenwood	Hyde Park - W	45	769-902			921-1032					
14	5428-32 S. Kimbark	Hyde Park - C	18				954-1048					
15	5233-37 S. Greenwood	Hyde Park - W	27				959-984			1054-1171	1209-1319	
16	5410-18 S. Ridgewood Ct	Hyde Park - C	31				972-978			1045-1078		
17	5316 S. Dorchester, Gaylord	Hyde Park - C	86	772-899			927-1109			929		Only one 2bd apt on ground fl
18	5345 S. Harper, Harper Crest	Hyde Park - C	50	800-894			893-961		621-668			2bd must be a shared unit
19	5220 S. Kenwood, Grosvenor	Hyde Park - C	56	662-763			805-1011		770-954			
20	5125 S. Kenwood, Chicago Arms	Hyde Park - C	51						802-868	584-659	995-1013	Furnished 2bd must be shared
21	5110 S. Kenwood, Shelbyrne	Hyde Park - C	92	753-815	748-785				861-996			
22	1310-16 E. Hyde Park, Madison Park	Hyde Park - C	24						830-861		1110-1120	
23	1318-24 E. Hyde Park, Madison Park	Hyde Park - C	26		774				830-861		1110-1120	
24	1334-40 E. Hyde Park, Madison Park	Hyde Park - C	28						774-861		1141-1152	
25	1369 E. Hyde Park, Fairfax	Hyde Park - C	90	807-826					803-992	627-658	1033-1181	2bd furnished must be shared
26	1401 E. Hyde Park, Carlson	Hyde Park - C	46						867-918	580-676	1038-1327	2bd furnished must be shared
27	5107 S. Blackstone, Piccadilly	Hyde Park - C	76		901				821-1080		1131-1336	Only one studio and one 3bd available
28	6011, 6027 S. Ingleside	Woodlawn	9							703-726		Must be shared
29	5301-23 S. Kimbark	Hyde Park - C	61		677-739				920-941			
30	5532 S. Kenwood, Sylvan Arms	Hyde Park - C	43		803-889	783-869				808-975		
31	5514 S. Blackstone, Blackstone Villa	Hyde Park - C	90	821-927	829-895	968-1031			933-969			Dorm style, undergrads live on 3rd floor
32	1307 E. 60th St. New Graduate Residence Hall*	Campus	122	798-1046								

* Rental prices based on annual rent divided by 9 mos (\$7,188 - 9,419). Includes exercise room and paid parking.

UNIVERSITY OF CHICAGO FACULTY AND STAFF HOUSING



University of Chicago Faculty and Staff Housing 2011-2012

Bldg #	Address	Location	# of Units	# of Bdrs	Rental Prices, 2011 - 2012						NOTES:		
					Studio	1 bdr	2 bdr	3 bdr	4 bdr	5 bdr		6 bdr	
A	1321 E. 57th Street	Hyde Park - C	3	3			\$1,664 - \$1,780						
B	1323 E. 57th Street	Hyde Park - C	2	4				\$1,700					
C	1413-15 E. 57th Street	Hyde Park - C	6	3,4			\$2,088	\$2,311					Premium upgrades, in-unit laundry
D	5409-11 S. Blackstone Ave.	Hyde Park - C	6	1,3		\$1,175	\$1,735						
E	5427-29 S. Greenwood Ave.	Hyde Park - W	6	4				\$1,850 - \$1,868					
F	5439-45 S. Woodlawn Ave.	Hyde Park - C	18	1		\$866 - \$921							
G	5447-57 S. Woodlawn Ave.	Hyde Park - C	18	1,2		\$1,308 - \$1,318	\$1,515 - \$1,586						
H	5470 S. Greenwood Ave.	Hyde Park - W	3	4				\$1,976					
I	5533-35 S. Blackstone Ave.	Hyde Park - C	6	4				\$2,443 - \$2,538					Premium upgrades, in-unit laundry
J	5623-25 S. Dorchester Ave.	Hyde Park - C	6	4				\$2,284 - \$2,393					Premium upgrades, in-unit laundry in some units
K	5706-10 S. Blackstone Ave.	Hyde Park - C	9	2,3,4		\$1,931	\$2,112	\$1,886					Four bedrooms, not renovated; Premium upgrades, in-unit laundry only in 5706-08.
L	5801-11 S. Dorchester Ave.	Hyde Park - C	86	1,2,3,4,5,6		\$1,277 - \$1,710	\$1,941 - \$2,213	\$2,774 - \$2,863	\$3,134 - \$3,224	\$3,567 - \$3,581			Elevator; Some premium amenities; Gas also included in rent
M	5825 S. Dorchester Ave.	Hyde Park - C	35	2,3,4			\$1,822 - \$1,868	\$2,447 - \$2,918					Elevator; Premium upgrades, laundry in most units; Gas also included in rent
N	6005-11 S. Woodlawn Ave. (1201-09 E. 60th St.)	Woodlawn	27	Studio, 1,2	\$791	\$977 - \$1,052	\$1,086 - \$1,428						
O	6019 S. Ingleside Ave.	Woodlawn	33	Studio, 1,2,3	\$854 - \$889	\$1,013 - \$1,182	\$1,363 - \$1,405	\$1,518 - \$1,523					Elevator; ADA Accessible; All utilities included in rent (heat, water, gas, electricity)
P	6021-35 S. Kimbark Ave.	Woodlawn	24	1,2,3,4		\$1,038 - \$1,100	\$1,175 - \$1,193	\$1,400 - \$1,474	\$1,624 - \$1,643				

All units come unfurnished and include heat and water in the rent. Additional utilities included where noted. All units are 3-story walk-ups except where noted.

Source: http://rs.chicago.edu/faculty_housing/property_comparisons.shtml

Antheus/MAC Properties. It is important to note that historically there have been units in the Hyde Park-South Kenwood private market that have been designated for University of Chicago students. These units tend to be in the Central and East submarkets. Antheus Capital LLC/MAC Properties owns 4,500 units in 89 apartment buildings,²⁰ or about one-third of the total rental housing stock in the community, and accommodates many students from the university. Contrary to initial reports regarding the elimination of monetary incentives (subsidies) for students living in their properties, Peter Cassel, Director of the Silliman Group, LLC/MAC Property Management, stated that the company continues to provide discounts to encourage students (and general population) to rent at their various developments. According to Mr. Cassel, these discounts change from week to week depending upon demand and apartment availability. Because students are viewed as a “captive” community that tend to double up in their living arrangements, more investigation is needed as to how rental pricing in this context has and will impact the larger community.

Seminaries Housing. With the exception of the Chicago Theological Seminary, all of the seminaries provide their own residential housing for students. Students from CTS and other seminaries that are members of the Association of Chicago Theological Schools (ACTS) can be accommodated at these facilities once all student housing requests have been fulfilled. Specific seminary housing arrangements are as follows:

- **Catholic Theological Union²¹** – Has a residential hall across from the Academic Building at 5401 South Cornell Avenue. CTU has single-occupancy rooms that rent for \$2,640 for each of the fall and spring semesters (approximately 12 weeks @ \$880/month), and \$660 for the one-month January term (J-term). Seminary residents are charged separately for meal plans, ranging from \$1,040 - \$2,100 for the semester term and \$260 - \$525 for the J-term.
- **Lutheran School of Theology at Chicago²²** – Provides apartments for both single and married students in vintage Chicago brownstones located across the street from the seminary in the 1100 block of E. 55th Street. LSTC has units that range in size from 1 to 3 bedrooms and include all utilities. Family rental prices range from \$750/month for a 1-bedroom to \$890/month for a 3-bedroom. Shared occupancy apartments ranges from

²⁰ “Hyde Park Rides Again: Developer making long term bet” by Corilyne Shropshire, Chicago Tribune, Business Section Page 1, February 12, 2012. While the article cites Antheus Capital’s assertion that it controls just under 20% of Hyde Park’s total rental housing stock, based on total rental units of 13,583 for Hyde Park-South Kenwood in the 2006-2010 American Community Survey, Antheus Capital actually controls approximately one-third.

²¹ www.ctu.edu/student-life/housing.

²² www.lstc.edu/life/community/housing.

\$390/month per person for a 2-bedroom to \$220-\$270/month per person for a 4-bedroom. Based on availability, ACTS students can rent apartments at prices ranging from \$888/month for a 1-bedroom to \$1,155/month for a 3-bedroom.

- **McCormick Theological Seminary**²³ – Has two residential buildings which house approximately 50% of its masters students (equivalent to up to 75) located at 1400 E. 57th Street and 5535-39 South Kimbark Avenue. The 1400 Building is a seven-story elevator building with 2 and 3-bedroom apartments that includes on-site parking. The Kimbark Building is a three story walk-up that has 1 and 2-bedroom apartments. All apartments are unfurnished and include all utilities in the rent, which range from \$800 to \$1,220/month. Shared apartment arrangements in both buildings can also be made for \$465 to \$630/month per person. Guest rooms are also available at the 1400 Building for Doctor of Ministry students, commuting students and short-term guests for \$60/night per person or \$90/night per couple.
- **Chicago Theological Seminary**²⁴ – As stated earlier, CTS does not have its own residential building to provide students with housing. However, CTS students can live in other ACTS residential housing as vacancies allow. In addition, CTS has a formal arrangement with University of Chicago Residential Services to accommodate its seminary students in the university's graduate student housing. CTS students apply along side U of C graduate students for these housing units. CTS students can also apply for housing at the U of C's International House at 1414 East 59th Street, with room rates ranging from \$2,230 to \$2,960 for the academic year per quarterly housing term (equivalent to \$741 to \$987/month). Other housing options for CTS students (as well as other student populations) include the following. In all likelihood, most of these facilities are accounted for in Table 4.6 under "Other Non-institutional Facilities":
 - *Area Seminary & Denominational Housing:* (1) The Disciples Divinity House²⁵ of the University of Chicago at 1156 East 57th Street provides 23 furnished dorm-style single rooms with shared bathrooms and other communal amenities. Rent for 2012-13 academic year is \$1,725/quarter (\$575/month) and is partially subsidized for DDH students; (2) Brent House²⁶ is an Episcopal campus ministry of the University of Chicago that provides 7 single rooms with shared bathroom facilities. Rental prices range from \$525 to \$550 and include all utilities, laundry and wi-fi access.
 - *Communal Housing: Qumbya Housing Cooperative*²⁷ is an affordable group-equity

²³ <http://mccormick.edu/content/residential-life-1>

²⁴ www.ctschicago.edu/mnucurrentstudents/housing

²⁵ <http://ddh.uchicago.edu/resources/ecumenical.shtml>

²⁶ <http://brenthouse.org/community/residents>

²⁷ www.qumbya.com/faqs; Updated data provided by CECD Board Member David Nekimken, a Qumbya resident.

housing cooperative that has three house locations – Bowers (52nd and University), Concord (53rd and Blackstone) and Haymarket (54th and Ridgewood). Between the three properties, there are 47 private bedrooms and each facility has shared common bathrooms, kitchens and living spaces. Monthly rental rates range from \$320 to \$620, and all residents must pay “food group” to cover all monthly food and utilities costs ranging from \$175 to \$190.

- *Additional Housing Resources:* Gabrielle, owner of B’Gabs Goodies, a raw vegan deli located behind CTS’ parking lot rents properties in the Hyde Park area. She offers 2 to 4 bedroom condominium units as well as rooms in houses that can be either furnished or unfurnished in Hyde Park and South Shore, with rental prices ranging from \$600 to \$700 per month for each bedroom.²⁸

While it would be interesting to obtain more detailed information regarding number of units, rental prices and vacancy rates for seminary and alternative housing, the total number of housing units they represent are not that significant vis-à-vis the community’s housing supply.

4.2 Rental Housing Supply Vis-à-vis Target Populations

Bedroom Size. Based on current occupancy, 88% of the renter-occupied units have 2 bedrooms or less and most (60%) are 1 bedroom or less (Table 4.7). In contrast to owner-occupied units, there are relatively few large rental units (less than 13% are 3+ bedrooms). This data suggests families with 2 or more children have limited options in the Hyde Park-South Kenwood rental housing market. The exception to this was shown in the University of Chicago Faculty and Staff rental housing units that tend to be large with multiple bedrooms and bathrooms, and can go up to as high as six bedrooms. Otherwise, it is also safe to assume that any larger apartments that do exist are probably within condominium buildings.

Generally, the supply of 1 and 2 bedroom rental units is distributed throughout the community (Figure 4.2). One bedroom units are the highest proportion of rental units in all three submarkets and the largest percentage of the Central submarket (44%). The West has a larger percentage of 3 bedroom units when compared to the other submarkets but still a relatively low proportion overall (16%). Hence families, particularly those that are low-moderate income, are more likely to live in the West submarket.

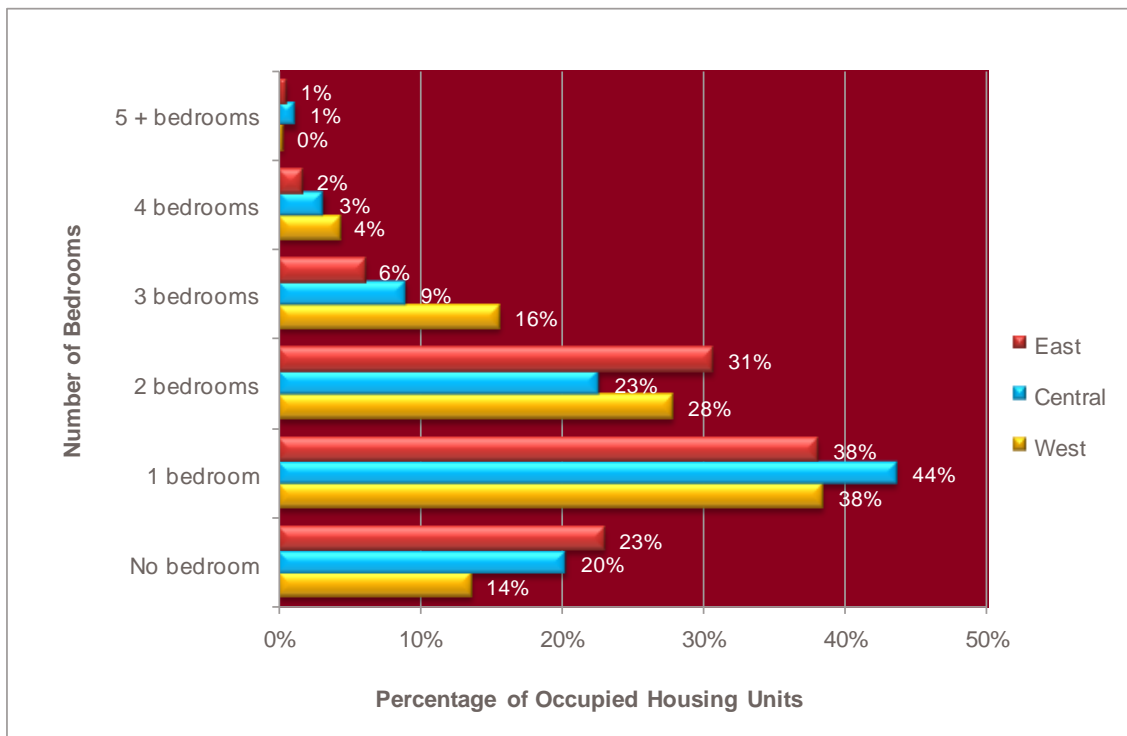
²⁸ Per email response from Gabrielle received on December 7, 2012.

TABLE 4.7. OWNER/RENTER BY NUMBER OF BEDROOMS IN HOUSING UNIT, 2006-2010

Hyde Park - South Kenwood		
Total Occupied Housing units	19,221	
Owner occupied:	7,269	38%
No bedroom	149	2%
1 bedroom	966	13%
2 bedrooms	1,997	27%
3 bedrooms	2,264	31%
4 bedrooms	1,059	15%
5 or more bedrooms	834	11%
Renter occupied:	11,952	62%
No bedroom	2,351	20%
1 bedroom	4,754	40%
2 bedrooms	3,298	28%
3 bedrooms	1,131	9%
4 bedrooms	339	3%
5 or more bedrooms	79	1%

Source: U.S. Census Bureau, 2006-2010 American Community Survey.

FIGURE 4.2. NUMBER OF BEDROOMS IN RENTER-OCCUPIED HOUSING UNITS BY SUBMARKET



Source: U.S. Census Bureau, 2006-2010 American Community Survey

Rental Prices. When looking at gross rent (contract rent plus utilities) in the Hyde Park-South Kenwood area, the distribution generally mirrors the city of Chicago with the exception of having a smaller proportion of units renting for \$300-499 (2%) and a slightly higher proportion of units in the \$500-999 range (Table 4.8A). As a result, the median rent paid in the community is \$910, which is \$25 higher than City median rent. Rents are highest in the East submarket (median \$941) where 45% of the units are renting for \$1,000 or more per month.

TABLE 4.8A. GROSS RENT, 2006-2010

	West		Central		East	
Occupied Units Paying Rent	3,099		3,371		5,227	
Less than \$200	269	9%	58	2%	16	0%
\$200 to \$299	119	4%	9	0%	11	0%
\$300 to \$499	64	2%	87	3%	136	3%
\$500 to \$749	765	25%	891	26%	1,218	23%
\$750 to \$999	980	32%	1,283	38%	1,487	28%
\$1,000 to \$1,499	706	23%	692	21%	1,531	29%
\$1,500 or more	196	6%	351	10%	828	16%
Median	\$901		\$890		\$941	

	Total HP-SK		Chicago	
Occupied Units Paying Rent	11,697			
Less than \$200	343	3%	3%	
\$200 to \$299	139	1%	3%	
\$300 to \$499	287	2%	6%	
\$500 to \$749	2,874	25%	21%	
\$750 to \$999	3,750	32%	30%	
\$1,000 to \$1,499	2,929	25%	26%	
\$1,500 or more	1,375	12%	11%	
Median	\$910		\$885	

Source: U.S. Census Bureau, 2006-2010 American Community Survey.

Rental prices in Hyde Park-South Kenwood as compared to the city become even more pronounced when factoring in the size of the units (using number of bedrooms as a measure). As shown in Table 4.8B (see next page), a significantly larger proportion of smaller units in Hyde Park-South Kenwood (0 – 1 bedroom) are priced in the \$500 to \$999 range as compared to the city. A higher proportion of smaller units in the city rent for \$1,000+/month. For larger units (2 – 3+ bedrooms) the opposite is true, as 65-80% of these larger units in Hyde Park-South Kenwood rent for \$1,000+/month as compared to 39-57% for Chicago. Hence, rental units of all sizes in Hyde Park-South Kenwood generally tend to be more expensive as compared to the city, and lower-cost rental units are harder to find. It is not known as to how many rental units under \$500

per month represent the tenant's share versus the full rental price of the unit. However, it is likely that these lower-cost units include Housing Choice Voucher families and others living in subsidized rental housing that report the rent they pay based on 30% of their annual income versus the actual contract rent.

TABLE 4.8B. BEDROOM SIZE BY RENT, 2006-2010

	Hyde Park - South Kenwood		Chicago
Total Renter Occupied Units	11,952		539,203
No bedroom:	2,351	20%	10%
With cash rent:	2,306		
Less than \$200	62	3%	4%
\$200 to \$299	23	1%	3%
\$300 to \$499	92	4%	10%
\$500 to \$749	1,392	60%	42%
\$750 to \$999	619	27%	24%
\$1,000 or more	118	5%	16%
No cash rent	45		
1 bedroom:	4,754	40%	30%
With cash rent:	4,697		
Less than \$200	143	3%	5%
\$200 to \$299	63	1%	5%
\$300 to \$499	149	3%	7%
\$500 to \$749	1,238	26%	26%
\$750 to \$999	2,201	47%	32%
\$1,000 or more	903	19%	26%
No cash rent	57		
2 bedrooms:	3,298	28%	36%
With cash rent:	3,201		
Less than \$200	93	3%	2%
\$200 to \$299	53	2%	2%
\$300 to \$499	7	0%	5%
\$500 to \$749	195	6%	18%
\$750 to \$999	760	24%	34%
\$1,000 or more	2,093	65%	39%
No cash rent	97		
3 or more bedrooms:	1,549	13%	24%
With cash rent:	1,493		
Less than \$200	45	3%	1%
\$200 to \$299	0	0%	2%
\$300 to \$499	39	3%	4%
\$500 to \$749	49	3%	12%
\$750 to \$999	170	11%	25%
\$1,000 or more	1,190	80%	57%
No cash rent	56		

Source: U.S. Census Bureau, 2006-2010 American Community Survey.

Based on current asking rents, Hyde Park (excluding South Kenwood) and East Hyde Park have the highest number of units on the market (1,765 as of July 31, 2012) and also the higher rent price (\$1,190-\$1,220) than neighboring communities (Table 4.9A), and represents 13% of 13,583 total units in Hyde Park. The rent rate is also higher when controlling for the size of unit (\$1.63 per square foot). Compared to a year ago, prices have dropped a little in East Hyde Park (-1.5%) while they have increased significantly in Hyde Park proper (17.2%). It is worth noting here that data for the month prior (ending June 30) actually showed a year over year rental price decrease of -0.4% in Hyde Park and -5.6% in East Hyde Park. So within just a one month period, rental prices increased significantly. In fact, with the exception of South Kenwood, monthly rental prices in Hyde Park, East Hyde Park, and Woodlawn from June to July increased by \$10-\$30, with the steepest being in Woodlawn. When looking at more recent data through October 31 (Table 4.9B), rental prices increased again in Woodlawn by \$90, while rents in East Hyde Park and Washington Park declined by \$20 and \$100 respectively. This could be an indication of higher demand in Woodlawn, which many perceive to be a lower cost rental market, when in reality Woodlawn has seen a 21% year over year increase. It could also reflect the only units left and so rent is at a premium. The price decline in East Hyde Park where a majority of the high-rise rental properties are could have been done to attract more tenants. These price fluctuations could be in response to the rental demand from university-affiliated populations. It is worth noting that rental prices in South Shore are by far the lowest at \$750. Anecdotal evidence suggests that university-affiliated populations are in fact moving further south to take advantage of these lower rents.

TABLE 4.9A. AVAILABLE FOR RENT PRICE COMPARISON, 2012

		Median rent list price (\$)				
Community	Type	Current	Number for Rent	Month Over Month	Quarter Over Quarter	Year Over Year
Hyde Park	All Homes	\$1,220	1,045	-6.8%	2.9%	17.2%
East Hyde Park	All Homes	\$1,190	721	1.3%	-1.0%	-1.5%
Kenwood	All Homes	\$960	249	0.0%	0.0%	-19.8%
South Shore	All Homes	\$750	315	0.0%	0.0%	0.0%
Washington Park	All Homes	\$1,150	61	4.5%	4.5%	-17.3%
Woodlawn	All Homes	\$1,030	133	0.4%	3.4%	11.3%

		Median rent list price / sq. ft. (\$)				
Community	Type	Current	Month Over Month	Quarter Over Quarter	Year Over Year	
Hyde Park	All Homes	---	---	---	---	
East Hyde Park	All Homes	\$1.63	-0.5%	3.3%	9.2%	
Kenwood	All Homes	\$1.23	-3.4%	-3.4%	---	
South Shore	All Homes	\$0.94	2.4%	0.1%	-0.1%	
Washington Park	All Homes	\$0.92	-0.6%	-0.6%	---	
Woodlawn	All Homes	\$1.07	-6.1%	-3.7%	11.2%	

Source: www.zillow.com, accessed September 24, 2012. Data through July 31, 2012

TABLE 4.9B. AVAILABLE FOR RENT PRICE COMPARISON, 2012

		Median rent list price (\$)				
Community	Type	Current	Number for Rent	Month Over Month	Quarter Over Quarter	Year Over Year
Hyde Park	All Homes	\$1,220	1,056	0.0%	-6.8%	8.4%
East Hyde Park	All Homes	\$1,170	746	-0.1%	0.0%	2.6%
Kenwood	All Homes	\$960	265	0.0%	0.0%	-19.8%
South Shore	All Homes	\$750	581	0.0%	0.0%	0.0%
Washington Park	All Homes	\$1,050	123	-4.5%	-4.5%	-4.5%
Woodlawn	All Homes	\$1,120	121	8.7%	9.1%	21.0%

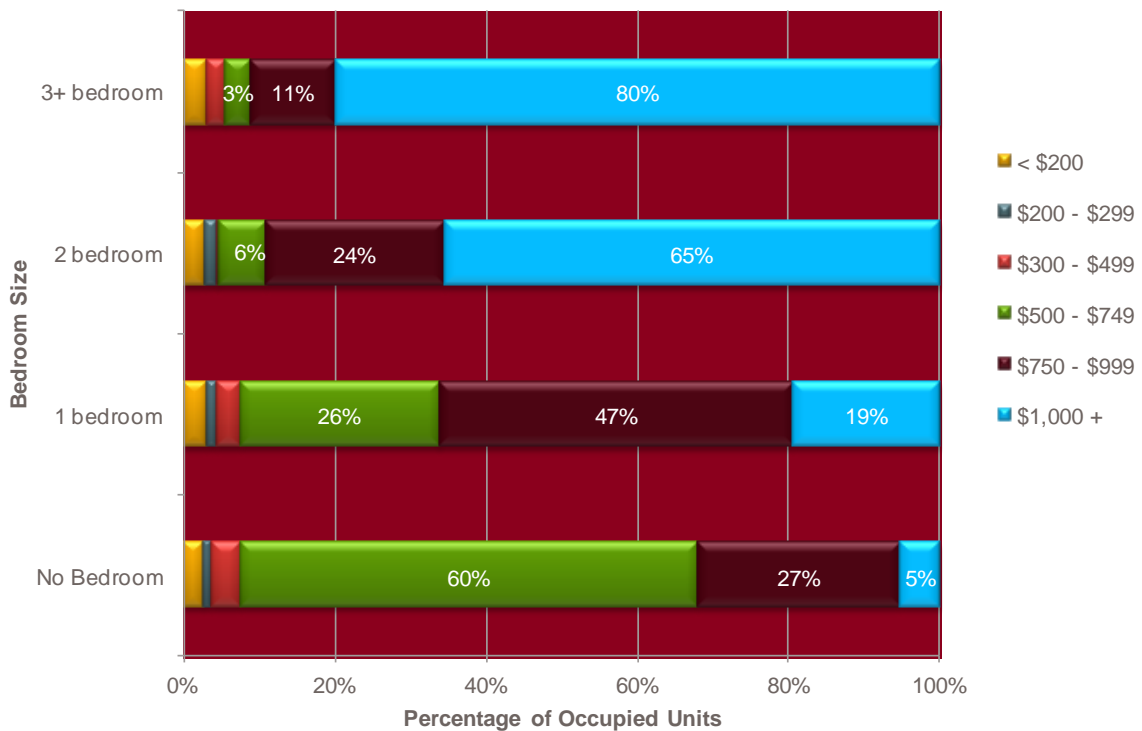
		Median rent list price / sq. ft. (\$)				
Community	Type	Current	Month Over Month	Quarter Over Quarter	Year Over Year	
Hyde Park	All Homes	\$1.57	-0.3%	0.8%	16.4%	
East Hyde Park	All Homes	\$1.60	-1.5%	-2.4%	-3.0%	
Kenwood	All Homes	\$1.27	0.0%	0.0%	---	
South Shore	All Homes	\$0.93	-0.5%	1.8%	-3.6%	
Washington Park	All Homes	\$0.92	-1.4%	-1.4%	---	
Woodlawn	All Homes	\$1.08	7.6%	-5.3%	7.6%	

Source: www.zillow.com, accessed December 5, 2012. Data through October 31, 2012

Rental prices by Bedroom Size (Figure 4.3). Looking at the actual rent paid by size, 80% of renters in 3 bedroom units and 65% of renters in 2 bedroom units pay \$1,000 or more a month. The majority of renters in 1 bedroom units (47%) are paying \$750-999 while the majority of renters in 0 bedroom units (60%) are paying \$500-749 a month.

The data illustrate and confirm the national trend in increasing rental prices and a tightening rental market. *Trends also indicate that low income families, as well as seniors on fixed incomes, will become even more rent burdened.*

FIGURE 4.3. BEDROOM SIZE BY RENT, HYDE PARK-SOUTH KENWOOD



Source: U.S. Census Bureau, 2006-2010 American Community Survey

Subsidized Housing. Approximately 8% of rental units in the Hyde Park-South Kenwood area are subsidized through the US Department of Housing and Urban Development (HUD), Illinois Housing Development Authority (IHDA), Chicago Housing Authority (CHA), or a combination of these sources (Table 4.10). Most are located in the West submarket. All these units are included in the count of rental units in the housing supply and the households are accounted for in the housing demand as non-burdened renters since by definition the rent should not exceed 30 percent of income.

It is important to note that Table 4.10 may not be complete. CECD asserts that there are four additional scattered site CHA developments not listed that are located at the following addresses: 4900 block of South Blackstone Avenue, Southwest corner of 53rd Street and Woodlawn Avenue, Southeast corner of 55th Street and Woodlawn Avenue, and on or near the corner of 54th Street and Dorchester Avenue. The consultant team has reviewed information listed on CHA’s website and cannot find these developments listed in any category. The consultant team made an inquiry with CHA Local Advisory Council President Francine Washington who represents scattered site developments on the south side, and she confirmed that these scattered site developments exist, but may be classified as senior housing at CHA. Ms. Washington also indicated that the developments on Blackstone and Dorchester were recently re-opened after undergoing rehab.

TABLE 4.10. SUBSIDIZED HOUSING UNITS, 2010

	Property Name	Total Assisted Units	Total Units	Address	Population Served	Tract	Chicago Community Area
Central	Hyde Park Apartments	73	73	5330 S Harper Ave	Family	4108	Hyde Park
Central	5604-12 S Dorchester	6	6	5604 S Dorchester	Family	4112	Hyde Park
Central	5120-24 S Blackstone	6	6	5120 S Blackstone Ave	Family	4102	Hyde Park
Central	Kenwood Apartments	48	48	4710 S Woodlawn Ave	Family	3906	Kenwood
East	DARE	24	24	1616 E 55th St	Supportive housing	4109	Hyde Park
East	Hyde Park Tower	31	155	5140 S Hyde Park Blvd	Family	4101	Hyde Park
East	Lake Village East Apartments	43	43	4700 S Lake Park Ave	Family	3907	Kenwood
East	Harper Square Coop.	84	591	4800 S Lake Park Ave	Family	3907	Kenwood
West	Hyde Park West Apartments	64	160	5325 S Cottage Grove Ave	Family	4105	Hyde Park
West	Frances Larry Apts.	37	61	824 E 53rd St	Family, Elderly	4105	Hyde Park
West	Drexel Square	103	104	810 E Hyde Park Blvd	Elderly	3904	Kenwood
West	Drexel Towers Apartments	136	136	4825 S Drexel Blvd	Family	3904	Kenwood
West	Greencastle Of Kenwood	60	60	4909 S Cottage Grove Ave	Elderly	3904	Kenwood
West	5042-44 S. Drexel	12	12	5042 S Drexel Blvd	Family	3904	Kenwood
West	Cottage View Terrace	96	97	4801 S Cottage Grove Ave	Elderly	3904	Kenwood
West	Mcgill Terrace	48	48	821 E 49th St	Family	3904	Kenwood
West	Wilmington Apts.	122	123	4901 S Drexel Blvd	Family	3904	Kenwood

Source: Institute for Housing Studies

Project-based subsidized housing appears to be limited, particularly for low-moderate income families and seniors. Both Harper Square Cooperative and Greencastle of South Kenwood have very low turnover, serving family and senior populations respectively. Harper Square, the largest of the developments, currently has no availability and the waiting list is closed. Greencastle currently has 25 people on its waiting list but expects to have availability in November; housing options consists of 1 bedroom and studio apartments.

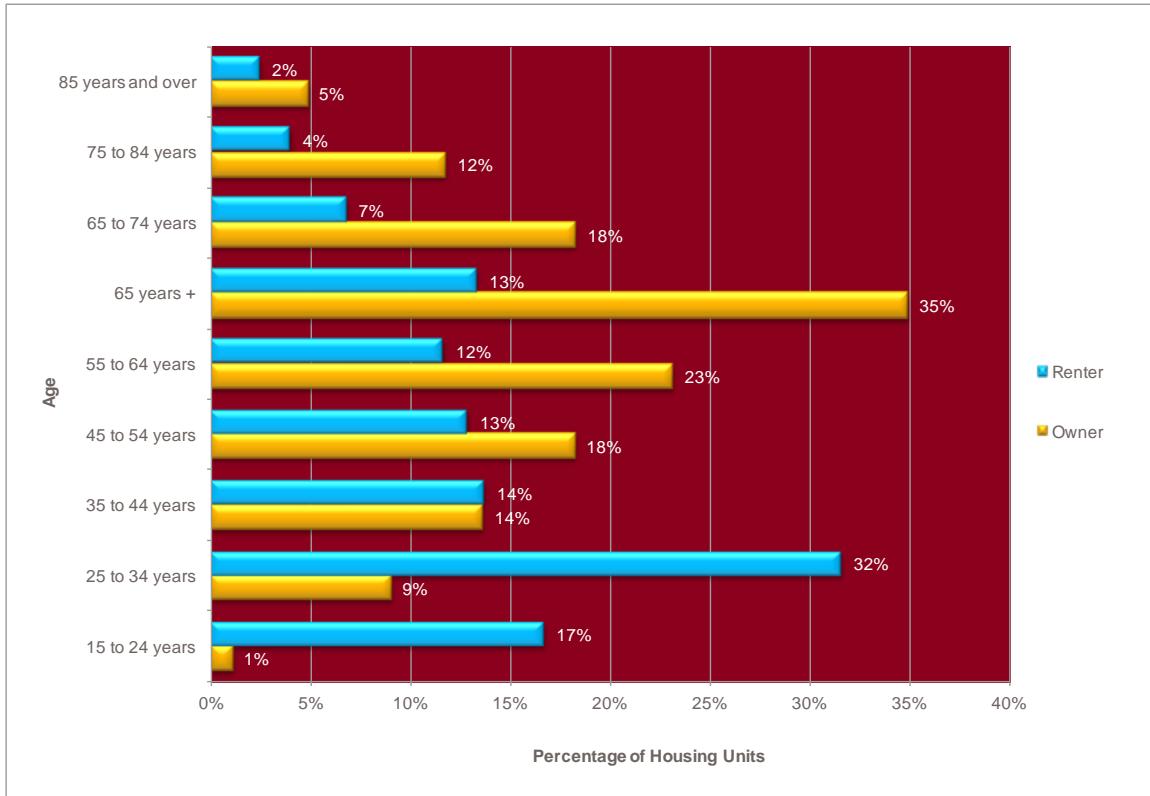
Accessible Housing. When it comes to subsidized units with *accessibility*, these are even more limited. Of the 17 developments listed above, only three—Cottage View Terrace, Disabled Adults Residential Enterprise, Inc. (DARE), and Hyde Park West Apartments—have subsidized accessible units.²⁹ CECD states that these developments have on-going waiting lists. DARE is 100% subsidized accessible housing, with 20 1-bedroom apartments that rent for \$853 and four 2-bedroom apartments that rent for \$958 (prices include subsidy).³⁰ At Cottage View Terrace, 12 out of 97 units are accessible (and we assume subsidized), while the number of accessible units at Hyde Park West Apartments is unknown. Optimistically, all 64 subsidized units at Hyde Park West are accessible also, but it is more probable that the number of accessible units is 8, or the standard 5% of units in a development. There is one additional unit coming on line in Hyde Park in the near future through a state-funded initiative and will be developed by IFF (formerly the Illinois Facilities Fund).

²⁹ www.ILHousingSearch.org

³⁰ <http://section-8-housing.findthebest.com/1/5570/DARE>

Because Hyde Park-South Kenwood’s multi-family housing stock tends to be older (built well before the 1991 Fair Housing Act), it is reasonable to expect that accessible units are few and far between. While larger properties with elevators could be viewed as options for accessible units, the units themselves may not meet ADA requirements and elevator buildings in general tend not to be affordable.

FIGURE 4.4. RENTER VERSUS OWNER BY AGE OF HOUSEHOLDER



Source: U.S. Census Bureau, 2010 Census

Senior Housing. There are not many multi-family developments targeting seniors, as the majority of seniors in Hyde Park-South Kenwood tend to live in single-family homes (Figure 4.4). In addition, there are very few all-inclusive independent/assisted living facilities for seniors in the community. Montgomery Place, one of if not the only Continuing Care Retirement Community (CCRC) in Hyde Park-South Kenwood, provides rental housing targeting seniors but it is far from affordable (see Table 4.11, which shows one floor plan price as an example; other prices apply for different floor plans). According to anecdotal research conducted by CECD, depending on whether you are a renter versus an owner of the unit, monthly assessments could range from \$2,775 to \$6,000. Renters also have to demonstrate that they hold \$250,000 in assets to qualify as a renter. While Montgomery Place touts their residence as an all-inclusive living facility, it is

clearly not affordable for low-income seniors on a fixed income. There are a few other independent/assisted living facilities in the surrounding communities such as Senior Suites of South Shore that are more affordable.

TABLE 4.11. AVERAGE MONTHLY EXPENSES COMPARISON TO MONTGOMERY PLACE SENIOR HOUSING

	Example Cost in Your Home	Cost at Montgomery Place*
Mortgage or Rent Payment	\$ 1,060	Included
Utilities <i>(electricity, gas, water and sewer, recycling, central A/C, heat)</i>	\$ 200	Included
Property Taxes	Included	Included
Property Owner's Association Dues	\$ 220	Included
Homeowner's and Liability Insurance	\$ 20	Included
Home Maintenance <i>(plumbing, electrical, and appliance repair)</i>	\$ 50	Included
Seasonal Maintenance <i>(lawn care, tree pruning, gutter cleaning, swimming pool maintenance)</i>	Included	Included
Major Home Repairs <i>(roof, air conditioning and heating systems, exterior painting, driveway, foundation, water heater)</i>	\$ 100	Included
Basic Cable	\$ 50	Included
Dining <i>(one meal a day)</i>	\$ 12	Included
Entertainment	\$ 100	Included
Transportation <i>(car-related costs for daily errands)</i>	\$ 400	Included
Home Security/Emergency Response	\$ 30	Included
Recreation	\$ -	Included
Wellness Center/Health Club	\$ 75	Included
Concierge Services	\$ -	Included
Weekly Housekeeping	\$ -	Included
Great View	\$ -	Included
Total	\$ 2,317	\$ 2,775

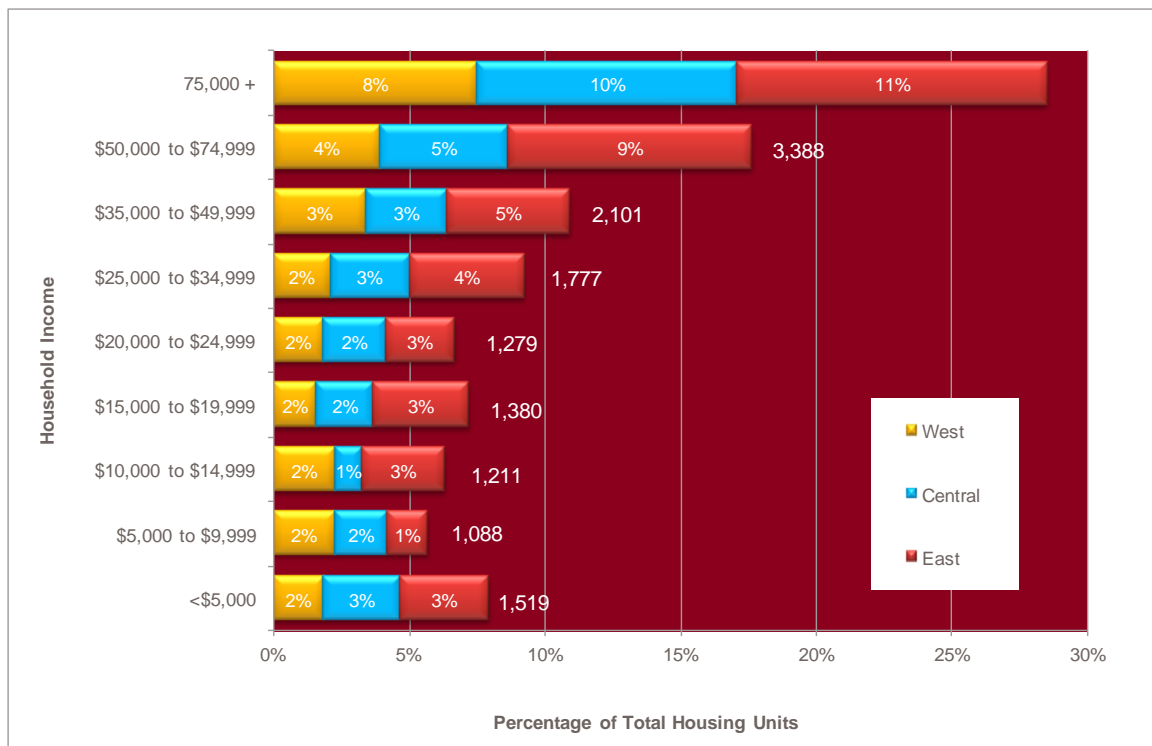
* "The Seagull." Other prices apply for different floor plans

5 Housing Market – Demand

Current housing occupancy provides some insight into housing demand in Hyde Park-South Kenwood, keeping in mind that the housing supply determines who can and cannot live in the community, and where relative to the size, cost and type of housing. We focus on income since this determines what people can afford. Hence, in order to measure housing demand, the two primary factors of focus are: (1) *income*, since this determines what people can afford; and (2) *cost burden*, using the rule of thumb that a household should not pay more than 30% of its income on housing. Households that are rent burdened typically have limited options as to where they can live, or they choose to live in a higher rent area to access better quality housing and thereby sacrifice income needed to meet other living expenses.

Household Income. The distribution of households across the three submarkets is fairly even when looking at different income categories with the exception of the larger portion of renters earning \$50,000-74,999 in the East. The largest proportion of households are earning in excess of \$75,000 (Figure 5.1).

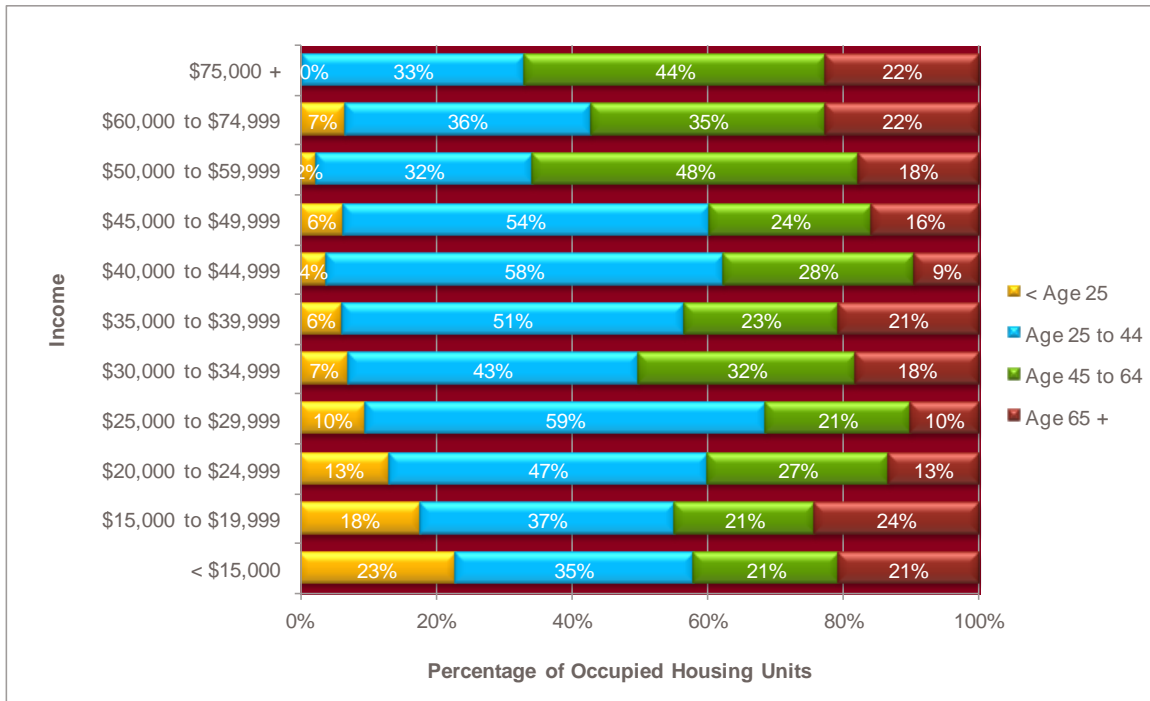
FIGURE 5.1. HOUSEHOLD INCOME DISTRIBUTION BY SUBMARKET



Source: U.S. Census Bureau, 2006-2010 American Community Survey

Household Income by Age. Generally, income increases with age, with the exception of people ages 65 and over, who are likely to be on fixed incomes based on retirement and/or social security payments (Figure 5.2).

FIGURE 5.2. DISTRIBUTION OF INCOME BY AGE



Source: U.S. Census Bureau, 2006-2010 American Community Survey

Household Income for Renters and Owners. The majority of renters earn less than \$35,000 when compared to homeowners (60% versus 16%) (Table 5.1).

**TABLE 5.1. HYDE PARK-SOUTH KENWOOD RENTER VERSUS OWNER
BY HOUSEHOLD INCOME, 2006-2010**

	West	Central	East	Total	%
Occupied Units:	5,144	5,849	8,228	19,221	
Owner occupied:	1,937	2,412	2,920	7,269	38%
Less than \$5,000	84	98	138	320	4%
\$5,000 to \$9,999	9	48	33	90	1%
\$10,000 to \$14,999	92	28	73	193	3%
\$15,000 to \$19,999	49	66	76	191	3%
\$20,000 to \$24,999	10	32	56	98	1%
\$25,000 to \$34,999	44	102	132	278	4%
\$35,000 to \$49,999	177	155	278	610	8%
\$50,000 to \$74,999	406	407	655	1,468	20%
\$75,000 to \$99,999	334	244	324	902	12%
\$100,000 to \$149,999	303	429	398	1,130	16%
\$150,000 or more	429	803	757	1,989	27%
Renter occupied:	3,207	3,437	5,308	11,952	62%
Less than \$5,000	270	449	480	1,199	10%
\$5,000 to \$9,999	423	332	243	998	8%
\$10,000 to \$14,999	346	163	509	1,018	9%
\$15,000 to \$19,999	260	336	593	1,189	10%
\$20,000 to \$24,999	342	414	425	1,181	10%
\$25,000 to \$34,999	357	461	681	1,499	13%
\$35,000 to \$49,999	480	417	594	1,491	12%
\$50,000 to \$74,999	349	506	1,065	1,920	16%
\$75,000 to \$99,999	109	106	380	595	5%
\$100,000 to \$149,999	208	121	169	498	4%
\$150,000 or more	63	132	169	364	3%

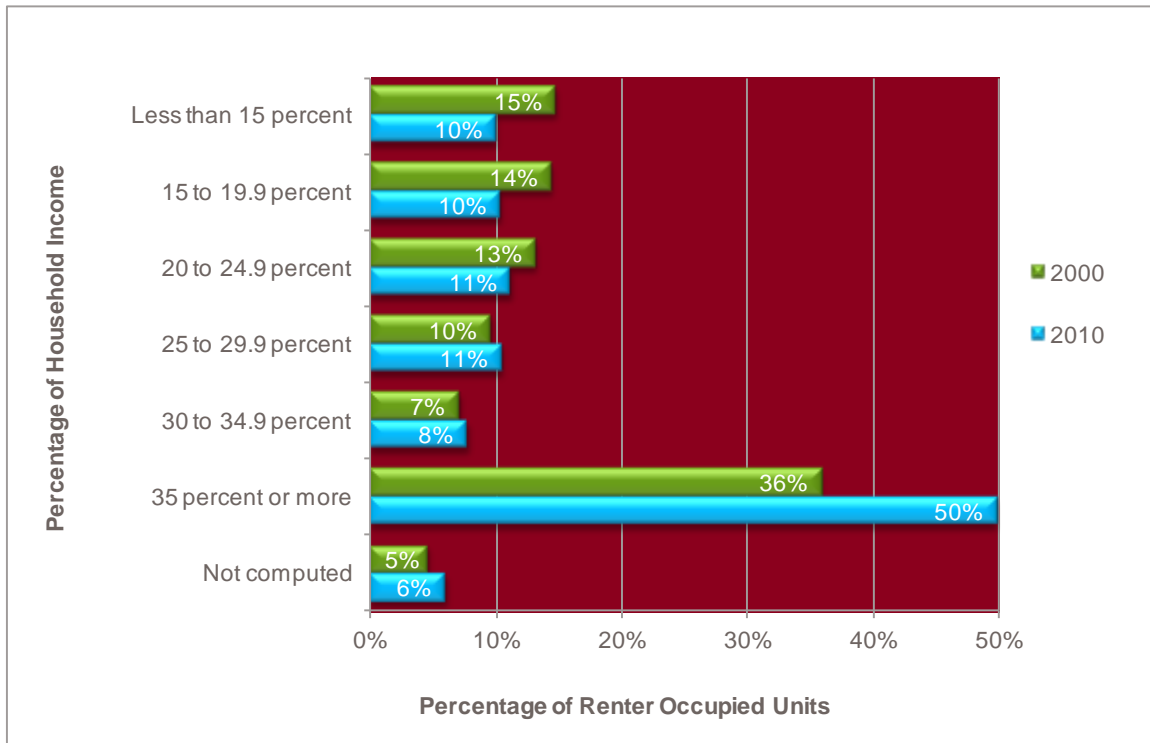
Source: U.S. Census Bureau, 2006-2010 American Community Survey

5.1 Rent Burden

As noted in the introduction, the assumption is that housing is affordable if the household pays no more than 30 percent of income for it. For renters, this cost includes the gross rent plus the estimated cost of utilities. Being “burdened” means the household is paying more than 30 percent of income. Rent burdened households indicate a demand for location or housing quality or some other feature. Assuming a household is willing to pay a higher proportion of income for their rent — usually for the location and/or the quality of the housing unit — a burdened household indicates demand for housing in a submarket. Rent burdened households are also considered to be more at risk of losing their housing, particularly if they are low-income, since they have limited income remaining after paying rent to cover other living expenses.

Change in Burdened Renters 2000-2010. The proportion of renters paying more than 30% of income on housing increased from 43% in 2000 to 58% in 2010. This is higher than the city of Chicago rate (53%) (Figure 5.3).

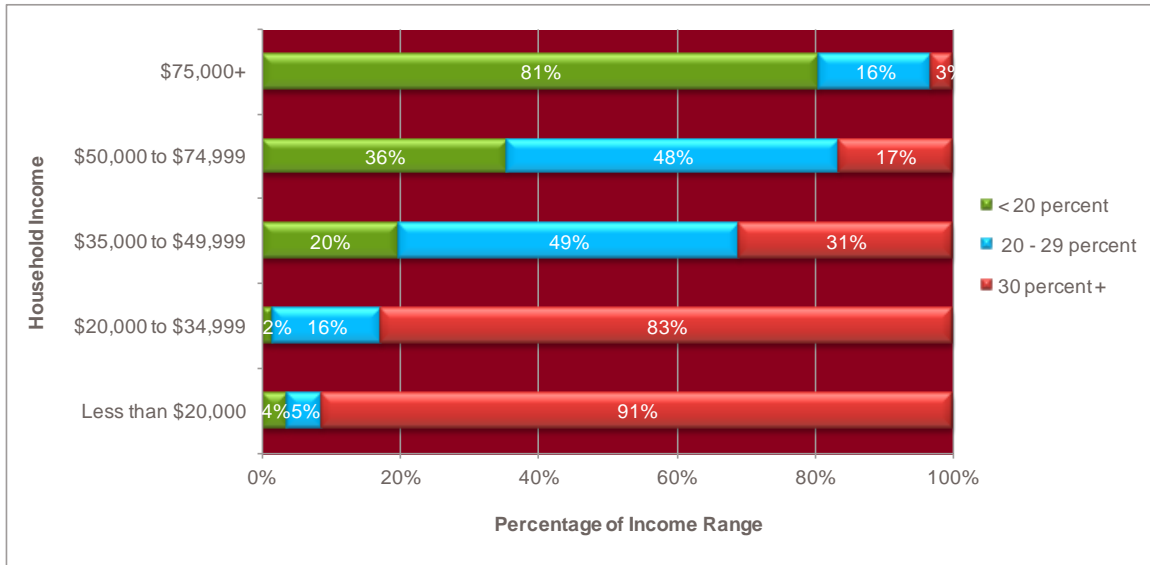
FIGURE 5.3. RENTER HOUSING COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME



Source: U.S. Census Bureau, 2006-2010 American Community Survey

Rent Burden by Income. Of the renter households earning less than \$35,000, most are rent burdened (Figure 5.4). Note that owners earning between \$35,000 and \$49,999 are more cost burdened than renters in the same income bracket.

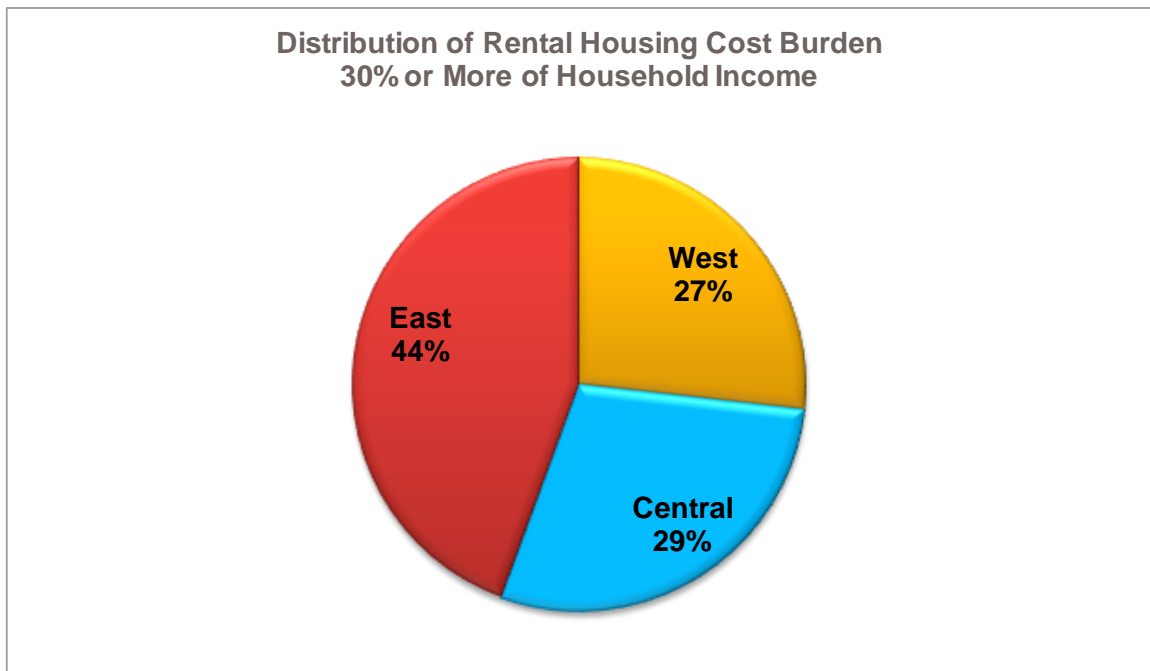
FIGURE 5.4. RENTER OCCUPIED HOUSING COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME



Source: U.S. Census Bureau, 2006-2010 American Community Survey

Rent Burden by Location. The largest proportion of renters that are burdened live in the East submarket (Figure 5.5).

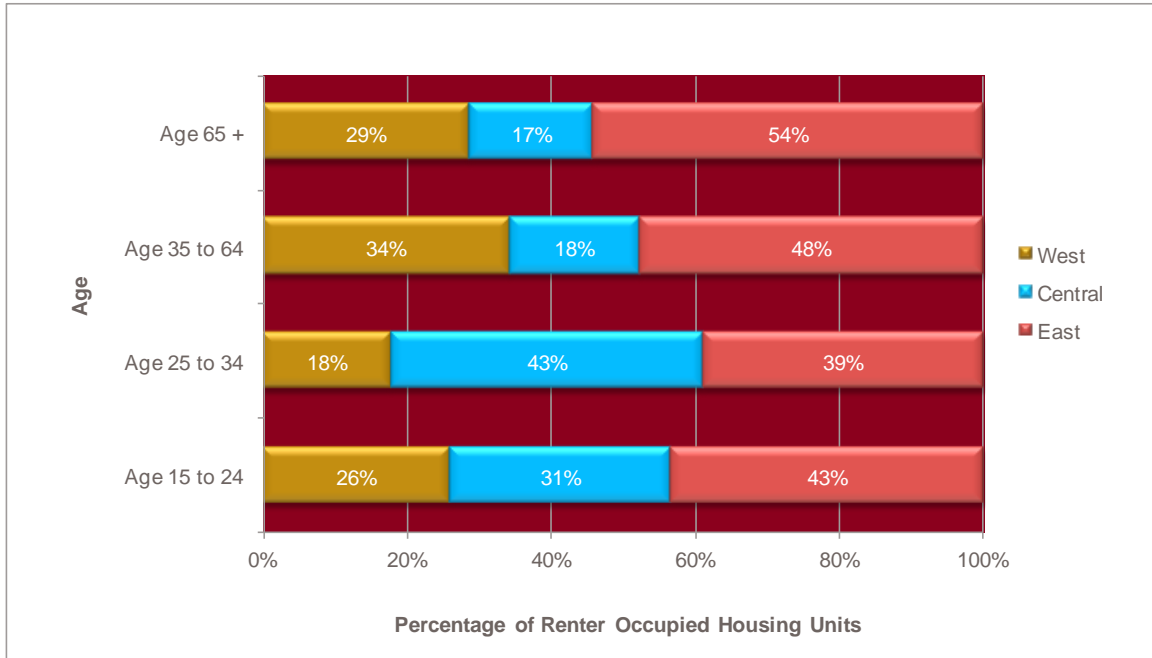
FIGURE 5.5. OCCUPIED UNITS PAYING RENT, BY SUBMARKET



Source: U.S. Census Bureau, 2006-2010 American Community Survey

Rent Burden by Age. The majority of rent burdened households between 35-64 years of age and over 65 live in the East submarket (Figure 5.6).

FIGURE 5.6. DISTRIBUTION OF RENT BURDEN BY AGE FOR HOUSEHOLDERS PAYING 35 PERCENT +



Source: U.S. Census Bureau, 2006-2010 American Community Survey

These data clearly indicate that rent-burdened households may be choosing to live in the East submarket to access higher quality housing and amenities (schools, transportation, proximity to the lake, elevators, security, etc.).

5.2 Housing Demand Vis-à-vis Targeted Populations

Families. When examining household age by income, 25-44 year olds is the dominant age group at all income levels less than \$50,000. Given that this is the prime age group that represents heads of households raising families, it is going to be difficult for families at this income level to find housing with multiple bedrooms that is affordable. Furthermore, households with annual incomes less than \$35,000 make up approximately 60% of all renter occupied households in Hyde Park-South Kenwood. Specifically, 62% of renter households in the West submarket, 63% of renter households in the Central submarket and 55% of renter households in the East submarket earn less than \$35,000 annually, which also confirms that lower priced rental housing is further west into the community. Those households that choose to live on the east side may have no other options or they may choose to do so to access higher quality housing and neighborhood amenities. This is borne out in the earlier data presented that shows: 1) a larger proportion of rent burdened households, particularly those in the 35-64 years of age group, are living in the East submarket, and 2) the proportion of renters paying more than 30% of their income has increased from by 15 percentage points to 58% in 2010.

Seniors. Householders age 65 and over who rent are also heavily rent burdened. Fifty-four percent of all renters in this age group who pay 35% or more of their income on rent live in the East submarket. The East submarket is where there are more high-rise buildings that have doormen, elevators and other building amenities that are attractive for seniors. Montgomery Place is also located in the East submarket, and in all likelihood this population contributes significantly to the data on rent burdened seniors. However, it is also important to keep in mind that there are at least four subsidized buildings in the South Kenwood/West submarket that cater to Seniors. It is our understanding that these developments have very low turnover and some may have waiting lists. Given that Hyde Park-South Kenwood has a higher proportion of Seniors age 65 and older as compared to the Chicago (14% vs. 10%), this community appears to be one where Seniors are choosing to age in place or moving into buildings that cater to Seniors, regardless of income status.

Affordable Housing. While data for low-to-moderate income households overlaps somewhat with data for Families and Seniors, lack of affordability of rental housing is clearly illustrated when looking at rent burdened households with annual income under \$35,000. As shown in Figure 5.3, 91% of all households with annual income less than \$20,000 pay more than 30% of their income on rent, and 83% of all households with annual income between \$20,000 and \$34,999 pay more than 30% of their income on rent. This, coupled with the data that shows that 44% of all rent burdened households live in the East submarket (Figure 5.5), again

demonstrates that low-income households may sacrifice paying for other life expenses in order to live in higher quality housing and near quality amenities.

Accessible Housing. Based on 2000 data, 30% (3,461) of the disabled population in Hyde Park-South Kenwood is comprised of seniors with a physical or other disability that prevents them from leaving the home without assistance. In all likelihood, there are significant number of these seniors living on limited/low incomes who would qualify for subsidized accessible housing. Research conducted for this report indicates there are only two subsidized housing developments (DARE, Cottage View Terrace) in the community that contain 36 units total designated for disabled senior residents. Hence, there is a high probability that accessible units for seniors are in demand.

Hyde Park West apartments is the only subsidized housing development for families and it is not known what percentage of its 160 units are designated for disabled residents. However, given that the disabled population between ages 16–64 was 7,549 in 2000, and that 46% of these residents have either a physical, self-care or go-outside-home disability, there is a high probability that there is high demand for accessible units for this age cohort as well.

Population Projections. Demographic projects for Hyde Park-South Kenwood were obtained through the Nielsen Solutions Center (formerly Claritas), which provides customized data analysis by census tract using the 2000 Census to calculate projections for 2012 and 2017. Based on the data as presented in Appendix 8.3, key demographic projections for the Hyde Park-South Kenwood community include the following:

- **Total** — Population for 2012 is estimated to be 37,270 (slightly lower than the 37,671 ACS population data for 2010), and is expected to decrease by about 3% to 36,195 in 2017. This would represent an overall population decrease of 15% since 2000. Consequently, the number of households is also projected to decrease by 318. By 2017, total population is projected to decrease more in the East submarket (4.1%) as compared to the Central (2.8%) and West (1.6%) submarket. Overall, *this implies there may be slightly less demand for housing and a slight increase in vacancies.*
- **Age** — The median and average ages for the community are projected to increase. The median age is projected to go from 36.93 in 2012 to 38.95 in 2017, while the average age is expected to increase from 39.00 to 40.20 during the same time period. The East submarket is projected to have higher median and average ages (43.16 and 44.20 respectively), compared to the Central and West submarkets. Overall in the community:
 - Adults between the ages of 21-35 are expected to decrease by about 17%, while youth under age 21 will also decrease in absolute numbers but in some cases

represent a slightly higher percentage of the population (e.g, ages 5-9 and 18-20). *This implies that the percentage of families with school age children in the community may decline as well, and that young adults (including post-secondary education students) may choose to live elsewhere outside of the community. Families may also be leaving the community in search of more suitable housing (i.e., larger units) that is affordable.*

- Adults ages 35-44 are projected to represent a slightly larger percentage of the population (16.68% vs. 16.31%) despite a small increase in absolute numbers, while adults ages 45-74 and 85+ will represent a greater percentage and larger numbers of the population (35.59% vs. 32.46%). *This implies there may be a greater demand for senior housing and/or housing for adults who may want to age in place.*
- It is important to note that there is a projected decrease in population for 2017, albeit slight, in the 75-84 age range. *This may also be an indicator of seniors moving out of the community in search of housing options that cater to elderly populations.*
- **Gender** — Men are expected to represent a higher percentage of the population in 2017 at 48.14%, which represents an increasing and consistent trend since 2000. In fact, in the Central submarket it is estimated that men and women are represented in equal numbers in 2012, and men are projected to outnumber women by 0.50% by 2017. *This trend lends support to the data that indicates a potential decrease in families in the community, and possibly more students coming to the University of Chicago or local seminaries. Consequently, there may be less demand for larger rental housing units to accommodate families.*
- **Race** — In 2017, Caucasians are projected to represent a higher percentage of the population (43.3% vs. 42.01% in 2012) despite a decrease in absolute numbers, and are projected to increase more in the West submarket. African-Americans are projected to decrease in population by percentage and in absolute numbers (39.67% vs. 41.96% in 2012), while Asians are expected to increase slightly by percentage and absolute numbers (12.67% vs. 11.78% in 2012). Latinos are projected to increase by percentage and absolute numbers to 6.7% in 2017 vs. 5.9% in 2012. Based on the 2012 estimated population, Latinos have increased in representation in Hyde Park-South Kenwood by approximately 44% since 2000 across all three submarkets.
- **Income** — All three household income indicators — average, median and per capita — are projected to increase from 2012 to 2017, albeit at a slower rate as compared to the increase from 2000 to 2012. Specifically in 2017: average household income is projected to be \$63,767 (slightly above 80% of AMI for a family of four); median household income is projected to be \$42,588 (somewhere between 50 to 60% of AMI for a family of four) and per capita income is projected to be \$34,148. While the percentage makeup of

households at all incomes will remain consistent for the most part, there are marked declines for all household income ranges under \$50,000 with the exception of a very minor increase of .03% in the \$25,000 - \$34,999 income range. In absolute numbers, it is projected that all households with incomes under \$50,000 will decrease by approximately 2.2% to 10,882, which still represents close to 58% of the community's population. *This projected trend implies that while low-income households may be moving out of the community in search of more affordable housing, a significant number of low-income households will remain, more than likely in a rent burdened scenario.*

It is interesting to note that median household income is projected to increase slightly for all the major racial groups (White, Asian, Latino) with the exception of African Americans whose median household income is projected to decline by \$191 to \$39,620, and American Indian/Alaska Native at a projected decline of over \$9,000 to \$42,500. For both of these populations, median household income will decrease by a larger percentage in the West submarket.

By far, Whites are projected to have the highest median household income at \$49,128, with median household income for Asians projected to be \$32,513 and for Latinos it is projected to be \$34,241. In general for all racial groups, median household income levels decline as one moves from East to West. The exception is for Latinos, whose median household income in the Central submarket is approximately \$11,000 higher than for those who live in either the east or west submarkets.

With respect to Seniors, the median household income for householders age 65-74 is projected to be \$33,962 in 2017, which is over \$23,000 lower than the projected median household income for householders age 55-64. The median household income for seniors in this age range has been declining since 2000. Another noteworthy trend is the percentage of seniors that will be in need of affordable housing, as by 2017 the majority of them are projected to have household incomes less than \$35,000:

Population Group	% of Population Projected to Have Income < \$35,000
Age 65 – 74.....	51%
Age 75 – 84.....	48%
Age 85+	54%

Furthermore, at least 25% from each population group is projected to have household income under \$15,000 (which is comparable to figures for 2012 and a slight increase

from 2000 for ages 65-84). *This data confirms why CECD has chosen seniors as a target population for which it will focus its efforts to increase affordable housing options.*

University of Chicago Population Demand. Because of the university's presence as the largest employer in the community along with its sizeable student population, it will be important for CECD to understand the university's projected population in order to anticipate potential dynamics that may arise in the Hyde Park-South Kenwood rental market that could ultimately impact housing affordability. The university representative that has served as a contact for this study (Will Towns) indicated that no population projections have been prepared regarding the University of Chicago population. However, using the University of Chicago residency data provided that shows in which communities and census tracts approximately 55% of students and 19% of faculty, staff and Medical Center staff live (see chart on next page), we were able to determine the following with respect to those who live in Hyde Park-South Kenwood:

- *The highest concentration of University students, faculty, staff, and Medical Center staff (UC Community) live in the Central submarket, where they represent 31% of the total population of 11,897. Representation by census tract ranges from 16% to 45%, with the largest concentration in census tract 4111. This census tract has north-south boundaries from 55th Street to 60th Street and east-west boundaries from Lake Park/Stony Island Avenues to Dorchester Avenue.*
- *The next highest concentration of the UC Community can be found in the West submarket, where they represent 26% of the total population of 12,233. Representation by census tract ranges from 2% to 96%, with the largest concentration in census tract 8362 (formerly 4113 and 4114). Census tract 8362 has north-south boundaries from 55th Street to 60th Street and east-west boundaries from Woodlawn Avenue to Cottage Grove Avenue. This makes sense as this census tract contains the heart of the university campus and most of the surrounding undergraduate residency halls.*
Note: Population demographics in Census Tract 8362 will be impacted in the future by the demolition of housing between 56th and 57th Streets, Cottage Grove and Maryland Avenues to make way for a new parking garage being built in conjunction with the new addition to the University of Chicago Hospital.
- *In the East submarket, the UC Community represents 19% of the total population of 13,541. Representation by census tract ranges from 18% to 23%, with the highest concentration in census tract 4110. Census tract 4110 has north-south boundaries from 55th Street to 60th Street and east-west boundaries from Lake Shore Drive to Lake Park/Stony Island Avenues.*

Summary of University of Chicago and Hospital Residence in Surrounding Communities

Community Area	2010 Census Tract	HPK Submarket	2010 Census Total Population	UC Faculty	UC College	UC Grads	UC Staff	UCMC Staff	UC and UCMC Total	% rep in Census Tract
Central										
Hyde Park	4102	Central	1443	8	48	338	81	12	487	34%
Hyde Park	4107	Central	2154	36	255	340	141	10	782	36%
Hyde Park	4108	Central	2662	26	85	365	155	25	656	25%
Hyde Park	4111	Central	2132	174	313	214	240	22	963	45%
Hyde Park	4112	Central	1640	100	109	140	186	14	549	33%
So. Kenwood	3906	Central	1866	60	31	103	89	9	292	16%
		Subtotal	11897	404	841	1500	892	92	3729	
				3%	7%	13%	7%	1%	31%	
East										
Hyde Park	4101	East	1802	9	16	181	55	12	273	15%
Hyde Park	4109	East	2838	51	74	186	152	39	502	18%
Hyde Park	4110	East	3309	30	421	175	117	26	769	23%
So. Kenwood	3907	East	5592	35	133	621	145	57	991	18%
		Subtotal	13541	125	644	1163	469	134	2535	
				1%	5%	9%	3%	1%	19%	
West										
Hyde Park	8363 (4103)	West	1288	12	63	40	17	6	138	13%
Hyde Park	8363 (4104)	West		1	6	16	7	4	34	
Hyde Park	4105	West	2557	22	351	155	94	30	652	25%
Hyde Park	4106	West	2327	48	322	183	130	11	694	30%
Hyde Park	8362 (4113)	West	1529	31	1265	69	26	4	1395	96%
Hyde Park	8362 (4114)	West		2	34	16	13	2	67	
So. Kenwood	3904	West	2934	7	0	11	18	10	46	2%
So. Kenwood	3905	West	1598	23	22	20	34	3	102	6%
		Subtotal	12233	146	2063	510	339	70	3128	
				1%	17%	4%	3%	1%	26%	
Grand Total			37671	675	3548	3173	1700	296	9392	

Source: "A Summary of University and Hospital Residency in Surrounding Communities (As of January 2011)." University of Chicago Office of Civic Engagement, April 14, 2011

In sum, the UC Community represents approximately 25% of the Hyde Park-South Kenwood community. It is possible that this may be an underestimate, but regardless, it is uncertain as to how much the university population influences the local rental market. This also means that 75% of the UC Community has chosen to live outside of the immediate area, and one must wonder why. Coupled with a declining population trend dating back to 2000 and continuing into 2017, it is possible that the UC Community also is searching for communities with more affordable housing options and/or housing that can accommodate families in need of three or more bedrooms. It is assumed that housing to accommodate families would be of high importance to the UC Community, as UC and Medical Center staff account for 13,870 (61%) of total faculty and staff.

6 Hyde Park-South Kenwood Housing Market – Affordability Gap Analysis

As stated earlier, CECD wanted to complete this rental housing market study to determine current and future needs for affordable housing targeting families, seniors and disabled populations in Hyde Park-South Kenwood. Upon presentation of the earlier data on rental housing supply and demand, the need for affordable housing in general for the community has become very clear. For purposes of this report, it is also important to clearly document the affordability gap for households with annual incomes equivalent to 60% of AMI or less in order to fully understand the nature of this challenge. In other words, one must examine whether there are in fact enough rental units that are affordable for 60% of AMI low income households, currently and in the future.

Housing Affordability for Very Low Income/Families. In order to gain a better understanding of the possible affordable housing gaps in the market, American Community Survey data was used to create two tables below: current households (assuming a family of four) in Hyde Park-South Kenwood by income level (Table 6.1) and price points of housing units that are affordable for households by income level (Table 6.2). When comparing this data, upon first glance it appears that households at 60% of AMI or less that rent (8,126) have access to 8,452 units (8,197 + 255 no cash rent units) that are affordable based on paying no more than 30% of annual income for housing. However, ***upon closer analysis of the subsets within the 60% of AMI range, there is a clear shortage of affordable units at the lowest end of the housing spectrum.*** Specifically, for households earning 0-30% of AMI (Extremely Low Income (ELI)), there are only 1,820 units (1,565 + 255 no cash rent units) that are affordable for 5,051 households – a gap or deficit of 3,231 units. Because these 3,231 households cannot find housing that is affordable they have no choice but to become cost burdened and search for units that are more affordable to those 2,321 households earning 30 to 50% of AMI. This results in potentially 5,552 households at 50% of AMI or less (Very Low Income (VLI)) vying for 5,060 units—a gap or deficit of 492 units. Similarly, these 492 families now must make the decision to become cost burdened in order to compete for affordable units in the 50 – 80% of AMI range, where total number of units (3,783) outnumbers the renter households (2,020) that can already afford to be in this range. Further analysis shows that those renter households between 50 – 60% of AMI still tend to be cost burdened, which may confirm findings presented earlier from the National Low Income Housing Coalition as they are competing with higher income renters who want to pay less than 30% of income for housing.

TABLE 6.1. RENTER AND OWNER HOUSEHOLD INCOME, 2006-2010

Income Level	Owner Households		Renter Households		Total Hyde Park - Kenwood		Chicago		Affordable Rent*
	#	%	#	%	#	%	#	%	
60% of AMI and less (up to \$45,480)	1,596	22%	8,126	68%	9,722	51%	500,619	48%	up to \$1,137
0 to 30% of AMI (up to \$22,740)	848	12%	5,051	42%	5,899	31%	273,998	27%	up to \$569
30 to 50% of AMI (\$22,740 to 37,900)	440	6%	2,321	19%	2,761	14%	157,379	15%	\$569 to 948
50-80% of AMI (\$37,900 - 60,640)	1,117	15%	2,020	17%	3,137	16%	186,118	18%	\$948 to 1,516
80-120% of AMI (\$60,640 - 90,960)	1,419	20%	1,483	12%	2,902	15%	174,434	17%	\$1,516 to 2,274
120% or more of AMI (\$90,960 and above)	3,445	47%	1,077	9%	4,522	24%	241,093	23%	above \$2,274
Total	7,269		11,952		19,221		1,033,022		

* Affordability of monthly rent is assumed to be 30% of annual income and based on what a family of four can afford

Source: U.S. Census Bureau, 2006-2010 American Community Survey

TABLE 6.2. DISTRIBUTION OF AFFORDABLE RENTAL UNITS IN HYDE PARK-SOUTH KENWOOD, BY INCOME LEVEL, 2006-2010

Income Level (affordable rent*)	#	%
60% of AMI and less (up to \$1,137)	8,452	72%
0 to 30% of AMI (up to \$569)	1,820	16%
30 to 50% of AMI (\$569-948)	5,060	43%
50-80% of AMI (\$948-1,516)	3,783	32%
80% or more (\$1,516 and above)	1,289	11%
Total	11,952	

* Affordability of monthly rent is assumed to be 30% of annual income

Source: U.S. Census Bureau, 2006-2010 American Community Survey

The rental supply-demand mismatch for ELI households is further exacerbated when examining units that are *affordable relative to family size*. Examining the mismatch based on the size of units that are affordable and can *accommodate* different family sizes reveals that affordable units based on what a family of four can afford *overstates* how many units in Hyde Park-South Kenwood are affordable to households earning up to 60% of AMI. In order to do this analysis, American Community Survey data was used to create two additional tables: one showing rent that is affordable to various sized households based on bedroom size (Table 6.3), and a second table showing affordable units that are available in Hyde Park–South Kenwood based on household income level and bedroom size (Table 6.4). This was done so that we can show for small households with 1 to 3 persons or large households with 4 persons or more (including up to 8 persons), a comparison of the level of rent that is affordable given the likely number of bedrooms a household would need (demand), versus the number of affordable units that are available with the desirable number of bedrooms (supply).³¹ Upon review of Table 6.4 (A and B), it is clear that there is a greater supply-demand mismatch of 1,580 for households at 60% of AMI or less, however, the vast majority of units (93%) are meant to accommodate only small households with three persons or less. Hence, ***it is highly probable that large families of 4 persons or more are either doubling up or searching for higher-rent units that force them to become cost burdened.***

**TABLE 6.3. AFFORDABLE MONTHLY RENT*
BY HOUSEHOLD SIZE AND BEDROOM SIZE, 2006-2010**

Household Size	Bedroom size	60% of AMI and less	0-30% AMI	30 to 50% AMI	50-80% AMI	80% or more
1 person	Studio	up to \$797	up to \$398	\$399-664	\$665-1,062	above \$1,062
2 persons	1 bedroom	up to \$911	up to \$455	\$456-759	\$760-1,214	above \$1,214
3 persons	2 bedrooms	up to \$1,025	up to \$512	\$513-854	\$855-1,366	above \$1,366
4 or more persons	3 bedrooms or more	up to \$1,137	up to \$569	\$570-948	\$949-1,516	above \$1516

* Affordability of monthly rent is assumed to be 30% of annual income

Source: U.S. Census Bureau, 2006-2010 American Community Survey

³¹ Note that this analysis using household versus bedroom size is for illustration only. This can vary in the market with some households doubling up while other households have more bedrooms than people.

TABLE 6.4A. DISTRIBUTION OF SMALL AFFORDABLE RENTAL UNITS* BY INCOME LEVEL AND BEDROOM SIZE, 2006-2010

Income Level	Bedroom Size					
	0 Bedroom		1 Bedroom		2 Bedrooms	
	#	%	#	%	#	%
60% of AMI and less	1,686	73%	3,016	64%	1,158	36%
0 to 30% of AMI**	130	6%	315	7%	162	5%
30 to 50% of AMI	964	42%	1,358	29%	503	16%
50-80% of AMI	1,107	48%	2,357	50%	1,173	37%
80% or more	106	5%	668	14%	1,363	43%
Renter Occupied Units	2,306		4,697		3,201	

* Affordability of monthly rent is assumed to be 30% of annual income.

** Units with no cash rent were included in the units affordable to 0-30% of AMI.

Source: U.S. Census Bureau, 2006-2010 American Community Survey

TABLE 6.4B. DISTRIBUTION OF AFFORDABLE RENTAL UNITS* AVAILABLE BY INCOME LEVEL AND BEDROOM SIZE, 2006-2010

Income Level	Affordable* Rental Units						Total Renter Households		Supply-Demand Mismatch
	Small Households		Large Households		Total Rental Units		HP-SK		
	0-2 bedroom		3 + bedroom		HP-SK		HP-SK		
	#	%	#	%	#	%	#	%	
60% of AMI and less	6,059	58%	487	31%	6,546	54%	8,126	68%	-1,580
0 to 30% of AMI**	806	8%	154	10%	960	6%	5,051	42%	-4,091
30 to 50% of AMI	2,825	27%	171	11%	2,995	26%	2,321	19%	674
50-80% of AMI	4,636	45%	517	33%	5,153	44%	2,020	17%	3,133
80% or more	2,136	21%	708	46%	2,844	24%	2,560	21%	284
Renter Occupied Units	10,403	100%	1,549	100%	11,952	100%	11,952	100%	

* Affordability of monthly rent is assumed to be 30% of annual income.

** Units with no cash rent were included in the units affordable to 0-30% of AMI.

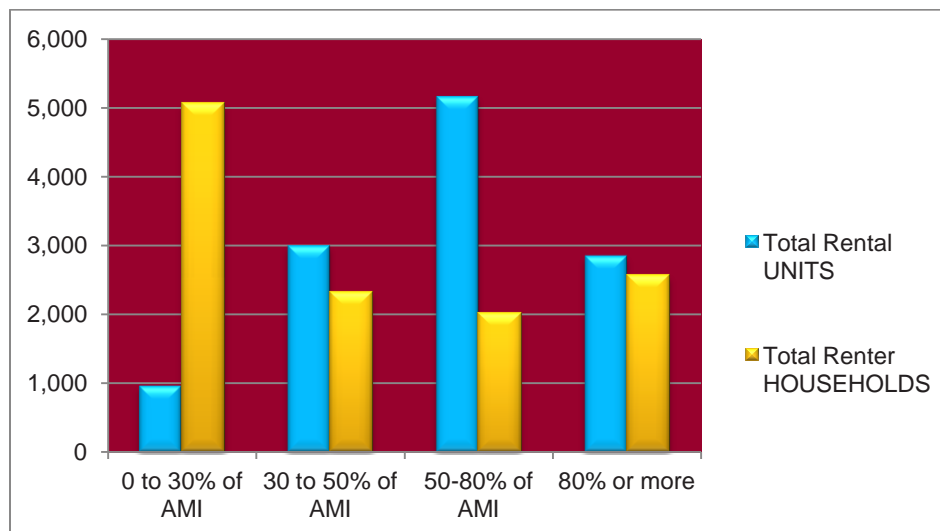
Source: U.S. Census Bureau, 2006-2010 American Community Survey

The distribution of affordable units by income levels in Table 6.4A and B are different from Table 6.2 because we calculated the precise rent ranges that correspond to the income level for each family size (see page 4). For example, according to HUD's calculations, the ELI income ceiling for a single person is \$15,950, while it is \$30,050 for family of 8. This means the larger family can afford nearly twice the rent that a single person can afford. This also means that when we calculate rent ranges for small and large families, the distribution of affordable units will change because some rents that are affordable to a family of 4 in one income bracket will not be

affordable to a family with 3 or fewer people in that same income bracket, so these units move up a bracket. This is the case in Hyde Park-South Kenwood, where many smaller units are not affordable to ELI households. The same appears to be true for smaller units for VLI households.

Again, the supply-demand mismatch is even more pronounced when examining data for households earning 30% or less of AMI, where there are only 960 total units that are both affordable and available for 5,051 households based on bedroom size, a deficit of 4,091 units (Figure 6.1). Similar to the analysis of affordable units above, these 4,091 households now have to compete with 2,321 households earning 30 to 50% of AMI for 2,995 units, the vast majority of which are meant to accommodate smaller sized households. **Consequently, larger families with 4 or more persons with household income of 50% of AMI or less are more than likely cost burdened because of the limited availability of larger rental units with three or more bedrooms.**

FIGURE 6.1. TOTAL RENTAL UNITS AND HOUSEHOLDS, BY % OF AMI

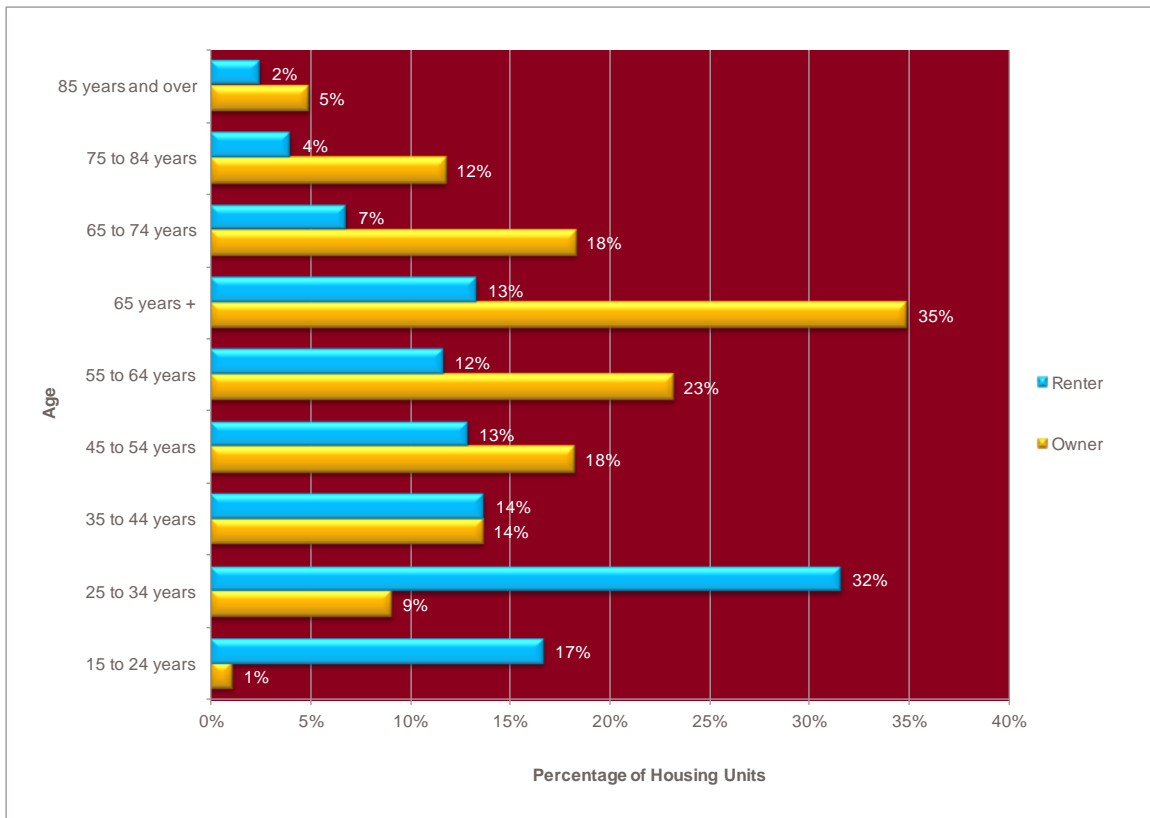


It is worth noting that when looking at household composition in Hyde Park-South Kenwood, 58% are 1-person households, 25% are 2-person households, and the remaining 17% are 3-or-more-person households. This, coupled with the rental supply-demand mismatch at 0 to 30% of AMI, is not surprising given the student populations tied to the University of Chicago and the four local seminaries that are living in non-university/seminary affiliated housing. However, **the presence of a deficit of affordable housing for households earning 60% or less of AMI (representing 68% of the community) is a compelling reason as to why there has been a decline in population.** As it is, there are only 1,549 rental units with three or more bedrooms available for 2,032 households with 3 or more persons, regardless of household income. Market tendencies are such that higher-income households will pay higher rental prices for access to larger units. In

addition, there is anecdotal evidence that suggests a significant number of large apartment units in Hyde Park-South Kenwood are under condominium or cooperative ownership. **Given current housing prices and unit size availability, it means people may be leaving the community in search of more affordable rental housing that is a better fit for their household size.**

Senior Housing Affordability. Given the supply-demand mismatch presented above for ELI and VLI affordable rental housing, seniors on fixed incomes of 60% or less of AMI also have limited affordable housing options. Between 27% and 37% of all seniors age 65 and older in Hyde Park-South Kenwood have household incomes less than \$35,000. Rental housing stock in the East submarket tends to cater more to seniors, but is also the most expensively priced.

FIGURE 6.2. RENTER VERSUS OWNER, BY AGE OF HOUSEHOLDER



Source: U.S. Census Bureau, 2010 Census

Currently, 35% of all homeowners in Hyde Park-South Kenwood are 65 and older (Figure 6.2). While this corresponds with national trends, a concern is that many of these households are likely to be “house rich” and cash poor. Given this situation, housing options for this population include:

- Reverse annuity mortgages or equity loans to get cash out of their home.
- Senior Living housing developments like Montgomery Place, which is affordable based on mortgage payment comparison but not when all other costs are added in to the monthly payment. As stated earlier, monthly assessments could range from \$2,775 to \$6,000 depending on whether you rent or own. In addition, it is not known what is required upfront for an investment/down payment.
- Downsizing into a “regular” unit in the private market
- Seeking subsidized housing

Key questions that must be answered relate to how at-risk this population is of losing their housing and/or independence. Several factors must be taken into consideration, including rising taxes, inability to age in place due to housing design, willingness to move, and current options in the Hyde Park-South Kenwood housing market, which for those on low fixed incomes is very limited.

Workforce Housing Affordability. As shown earlier in Table 6.1, 60% of all renters in Hyde Park-South Kenwood earn \$35,000 or less, which means the vast majority of households in this category are earning 60% or less of AMI. Workers earning salaries at this level typically represent occupations in retail, food service, social service, and administrative support and public service, which means they also have a need for affordable housing.

Most workers in the Hyde Park-South Kenwood community are employed in educational services, health care, and social assistance. ***Assuming salaries are on par with 0-30% of AMI where housing is most scarce, many could be earning the equivalent of what is shown below for a social worker, nursing aide, dental assistant, fire fighter, or school teacher (Table 6.5). They will have the hardest time finding affordable housing in Hyde Park-South Kenwood.*** For example, a firefighter may find it difficult to live in the area as 25% of rental units are priced at \$500 – \$749 per month and median rent is \$910.

TABLE 6.5. ILLINOIS WORKFORCE SALARIES, 2011

Workforce	Entry-Level Annual Wage	Affordable* Monthly Housing Cost
Public		
Fire Fighter	\$ 27,500	\$ 688
Kindergarten Teacher	\$ 29,470	\$ 737
Postsecondary Teacher	\$ 37,094	\$ 927
Police & Sheriff's Patrol Officer	\$ 55,880	\$ 1,397
Firefighter/Prevention Manager	\$ 70,280	\$ 1,757
Private		
Social Worker	\$ 29,810	\$ 745
Nursing Aide	\$ 20,760	\$ 519
Dental Assistant	\$ 23,160	\$ 579
Chiropractor	\$ 51,370	\$ 1,284
Registered Nurse	\$ 53,460	\$ 1,337

*Affordability of monthly rent is assumed to be 30% of annual income. Note these data are specific to the Chicago region.

Source: Illinois Department of Employment Security, 2011

University of Chicago Students/Staff Housing Affordability. It is not known how much undergraduate students pay for on-campus rental housing. However, when examining rental housing prices for graduate students, faculty, and staff housing, **it is clear that households with incomes at 60% of less of AMI will have a difficult time acquiring anything affordable beyond a 1-bedroom apartment.** With rents ranging from \$773 to \$1,080, even most unfurnished 1-bedroom graduate student housing units are unaffordable to households at 60% of AMI unless there are two people in the household. Most 2-bedroom apartments require a shared housing arrangement in order to make it affordable. In comparison, faculty and staff housing is much more expensive. **Any staff earning income at 60% or less of AMI would have to live in a 2-person household in Woodlawn or decide to live in Hyde Park-South Kenwood and be cost burdened, as none of the developments in Hyde Park would be considered affordable.** With median rents at \$750 and \$1,030 respectively, the communities of South Shore and Woodlawn have become viable alternatives for students and staff that want to live in affordable rental housing close to campus.

Rental Housing Demand Projections. Finally, when taking into account demographic projections through 2017 presented earlier in the Housing Demand section of the report, future demand for affordable housing may play out as follows:

- **The younger adult population (ages 21-35) is projected to decline, which means families with young children may also decline.** Parallel to the trend of a declining

younger adult population, households with annual earnings of \$35,000 or less are also expected to decline.

- These trends could be impacted by a combination of factors, including less affordable rental housing and owner-occupied foreclosures, the latter of which has increased by 7% since the beginning of 2012.³² ***In order to keep low-income workers and families in the community, more affordable rental housing would have to become available as well as larger units of 3+ bedrooms.*** Some type of subsidized housing could help mitigate this trend.
- ***Adults age 45 and up along with seniors are projected to increase in population in both absolute numbers and percentage of representation.*** Currently, there are very limited options in the rental housing market that are affordable for seniors on fixed incomes. ***Hence, subsidized assistance may be needed for seniors who will need affordable rental housing as well as for those who choose to age in place.***
- Population projections for the disabled population are not yet available. However, ***one can anticipate an increased need for accessible rental housing that is affordable given the projected increase in the senior population,*** along with the current disabled population which has extremely limited options for affordable units that are accessible in the community.

Based on the organization's extensive on-the-ground experience in the Hyde Park-South Kenwood community, CECD has gathered qualitative research and anecdotal evidence that affordable rental housing was needed for families, seniors and the disabled community. With the completion of this affordable rental housing market study, CECD now has quantitative research which demonstrates what it has known for quite some time.

³² Source: realtytrac.com.

7 Recommendations – Using Existing Resources to Maintain Affordability

Given that Hyde Park-South Kenwood has very little vacant land, any future affordable housing will have to be integrated into the existing or already planned for single-family and multi-family housing stock. CECD should consider advocating for the following:

Affordable Housing Designation/Percentage Set-Asides

CECD has identified at least eight developments that have been announced and/or are underway that will provide rental housing in Hyde Park-South Kenwood (see Appendix D). In all likelihood, these developments will require the use of Tax Increment Financing or other public subsidies, which opens the way for CECD to advocate for permanent affordable housing in these developments. CECD recently provided a letter of support for the development underway at the former Village Foods site because the developer has agreed to offer 38 affordable rental units on site in perpetuity. CECD may be able to advocate for comparable terms in other future developments.

Subsidized/Supportive Housing for Target Populations

Ideally, CECD could partner with a developer that is open to providing project-based affordable housing for families, seniors and disabled populations. This could take the form of multi-family properties that are converted into affordable rental developments that include amenities targeted for these specific populations (e.g., 3+ bedrooms, accessibility, etc.). Another option would be to partner with the new Cook County Land Bank to acquire foreclosed properties that could be rehabbed and converted to meet the affordable housing needs of CECD's target populations. If pursued, special attention should be paid to low income families as they have limited housing options given the predominance of smaller rental units in the community.

Regarding Seniors, CECD could partner with a nonprofit organization that administers “aging in place” programs, such as the Chicago Hyde Park Village (CHPV). CHPV is a grassroots nonprofit community organization that provides access to connections, services, advice, and activities that members need to remain living where they choose. CECD could help the CHPV mission by contacting multi-family property owners who have higher than normal vacancies to see if they have an interest in offering targeted housing for low income seniors, and encourage these property owners to utilize and contribute to the development of CHPV in order to attract low-income seniors that could fill vacant units. CECD should also look to the Northwest Side Housing

Center (NWSHC)'s senior housing programs for examples of aging in place and rental preservation models. For the last several years, NWSHC has run: a) "Staying Rented," which matches senior homeowners with affordable vacant units with renters looking for affordable housing; and b) "Home Sharing," which matches older adults with extra living quarters with roommates who want reduced rent in exchange for providing assistance around the home.

As pointed out in the market study, there are relatively high vacancies in multi-family rental buildings in the East submarket. Subsidies could be sought out to incentivize landlords to rent these units at more affordable rents. The use of Housing Choice Vouchers (HCV) would be a logical next step, however, this would need to be negotiated with the Chicago Housing Authority (CHA). Anecdotal evidence from Housing Choice Partners suggests that HCV holders have been deterred from looking for housing in Hyde Park because of the high rental prices. Therefore, CHA would have to seek out landlords to increase the utilization of HCVs, particularly in the East and Central submarkets as most voucher holders are long-term residents that live in the West submarket. Because available rental units in Hyde Park-South Kenwood tend to be smaller (under 3 bedrooms), utilizing HCVs presents a promising way to attract low income seniors and smaller families, as well as persons with disabilities. Currently, the largest proportion of HCV holders with disabilities live in the East submarket where there are a significant number of high-rise elevator buildings.

CECD and its partners should seek out subsidized rental housing resources from the Chicago Low Income Housing Trust Fund, which offers two project-based subsidy programs targeting Extremely Low Income (ELI) renters who earn 30% or less of AMI. IHDA and HUD may also be able to offer similar resources. IFF's Home First Illinois (HFI) program should be sought out to explore how to increase affordable housing options for persons with disabilities, as HFI's focus is to acquire and develop permanent, affordable community-based housing for this target population.

Owner-Occupied Affordable Housing Strategies

While owner-occupied housing was not the focus of CECD's market study, CECD should also explore how to promote strategies to assist families in acquiring affordable owner-occupied housing utilizing tools such as community land trusts, employer assisted housing and foreclosure conversions. CECD should look to the West Humboldt Park Development Council's community land trust as a potential model, as well as explore how to broaden the University of Chicago's Employer Assisted Housing program to serve UC community members that earn 60% or less of AMI.

8 Appendices

8.1 Rental Housing Overview – References

Bipartisan Policy Center

“Demographic Challenges and Opportunities for U.S. Housing Markets”, Prepared for the Bipartisan Policy Center, March 2012.

Chicago Metropolitan Agency for Planning (CMAP)

“Housing Policy Updates” Implementing Go to 2040, Blog posting on September 10, 2012.

ChicagoRealEstateDaily.com (Powered by Crain’s Chicago Business)

“Downtown apartment rents hit another all-time high” by Alby Gallun, August 20, 2012.

Chicago Tribune

“Uneven steps for housing rebound: Single-family homes, condos lag larger buildings,” by Mary Ellen Podmolik, Business Section, September 25, 2012.

“What do we do about all the city’s ‘empties’?,” by John McCarron, Perspective Section, September 30, 2012.

“Smaller markets a big deal,” by Mary Umberger, Money and Real Estate Section, October 7, 2012.

Institute for Housing Studies at DePaul University

“The State of Rental Housing in Cook County”, 2009.

Joint Center for Housing Studies of Harvard University

“The State of the Nation’s Housing 2012.”

Lucas Greene Associates LLC

“Central Advisory Council 2012 Strategies and Recommendations Report,” Submitted to the Chicago Housing Authority, August 2012. Excerpts taken from Chapter 1: National and Local Housing Market Conditions Impacting CHA’s Plan 2.0 prepared by the Nathalie P. Voorhees Center for Neighborhood and Community Improvement at the University of Illinois, Chicago.

National Low Income Housing Coalition

“The Shrinking Supply of Affordable Housing,” Housing Spotlight, Volume 2, Issue 1, February 2012.

8.2 University of Chicago Population and Residency Data

University of Chicago Faculty and Staff at a Glance

https://data.uchicago.edu/at_a_glance.php?cid=16&pid=2&sel=atg

All figures refer to non-student headcount, and are for Fall 2011 unless otherwise noted

University Faculty & Other Academic Appointees

Total	2,750
of which are Full Time	2,188
of which are Part Time	562
of which are Tenured & Tenure Track	1,143
of which are Non-Tenure Track	122
of which are Other Academic Appointees	1,485
% of Tenured & Tenure Track faculty that are non-US citizens	27
# of faculty members emeritus	369
# of Nobel Prize winners currently on the faculty	8

University Non-Faculty

Total	8,178
Postdoctoral Scholars	449
Staff	7,729

Medical Center

Total	6,141
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National Labs

Total	5,672
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All Faculty and Staff

Grand Total	22,741
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IPEDS Autumn 2011 Survey
 University of Chicago
 Census Date = October 19, 2011

Line	Non-Resid. Alien		Black Non-Hisp.		Amer. Ind. /Alaskan Native		Asian		Native Hawaiian Pac. Islander		Hispanic		White Non-Hisp.		Two or more races		Unknown		Total		
	Men (01)	Women (02)	Men (03)	Women (04)	Men (05)	Women (06)	Men (07)	Women (08)	Men (17)	Women (18)	Men (09)	Women (10)	Men (11)	Women (12)	Men (19)	Women (20)	Men (13)	Women (14)	Men (15)	Women (16)	
FULL-TIME UNDERGRADUATES																					
01	88	68	26	33	4	4	1	102	117	0	0	40	35	340	311	36	46	99	65	735	676
02	5	4	3	0	0	0	0	1	2	0	0	0	3	15	15	2	1	6	5	32	30
03	66	45	24	33	1	2	144	162	1	0	43	25	383	286	46	74	44	41	752	668	1420
04	57	65	23	37	2	2	95	102	1	1	47	46	289	214	23	41	121	93	658	598	1256
05	55	53	25	47	1	1	80	91	0	1	48	58	244	212	16	45	100	86	569	593	1162
06	3	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	4	5
07	274	239	101	150	8	3	422	474	2	1	178	167	1271	1038	123	207	371	291	2750	2570	5320
PART-TIME UNDERGRADUATES																					
08																					
09																					
10																					
11								1													
12	1	2						12	3					15	11			1	1	1	4
13	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	6	6	36
14	1	2	0	0	0	0	13	3	0	0	2	1	15	12	0	2	14	16	45	37	82
FULL-TIME PROFESSIONAL PRACTICE AND GRADUATE																					
15	3	4	12	4			15	16	17	12	82	66	12	82	66	6	1	17	19	152	122
16	6	7	26	31			50	54	21	16	227	165	22	19	52	39	404	333	737	737	333
17	385	231	37	30	0	1	71	93	23	19	403	350	36	41	52	70	1007	835	1842	1842	835
18	789	428	80	109	5	8	148	129	81	56	1057	797	60	74	214	177	2434	1778	4212	4212	1778
19	36	29	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	5	36	72
20	1219	699	155	174	5	11	284	293	0	0	142	103	1769	1379	124	135	335	310	4033	3104	7137
PART-TIME PROFESSIONAL PRACTICE AND GRADUATE																					
21																					
22	170	33	9	14	0	0	84	17	8	2	170	59	4	5	4	5	28	14	473	144	617
23	228	70	30	22	2	1	172	73	28	7	588	221	16	11	16	11	58	22	1122	427	1549
24	8	10	2	8	0	0	11	5	5	0	57	24	0	0	0	0	1	43	98	127	274
25	406	113	41	44	2	1	267	95	0	42	10	815	304	20	17	129	134	1729	134	1722	2440
26	1900	1053	297	369	15	15	986	865	2	1	364	281	3870	2733	267	361	849	751	8550	6429	14979
27																					

Graduate Student Housing Locations

The chart below contains detailed information about individual buildings in the Graduate Student Housing system. You may use the map on the reverse side to locate buildings of interest to you.

To view photographs and floor plans, please visit our website at reo.uchicago.edu.

Eligible students can be accommodated in all buildings listed. Apartments for single students who choose to share housing with another single student are available only in buildings marked with an asterisk (*). All shared apartments are furnished. Heat, water, electricity, and gas are included.

A pet icon after the building name indicates that pets are allowed. Visit reo.uchicago.edu for more information on the pet policy. 🐾

Some or all of the following utilities are included with the rent: heat, water, electricity, and gas. Rent does not include cable television, private telephone service, or Internet connection, except at Max Mason and the New Graduate Residence Hall, which include the University (IBX) telephone system and Internet service as indicated by a telephone icon. 📞

Building Number	Address	Three-Story		Limited Pay		Units in Building	Bedrooms in Units	Utilities Included
		Walk-up (W) or Elevator (E)	Unfurnished (U) or Furnished (F)	Parking Available?	Units in Building			
1	6051–57 S. Drexel Ave. (906–14 E. 61st St.) 🐾	W	U	No	24	1, 2, 3	Heat, Water	
2	6054–56 S. Ingleside Ave. (920–28 E. 61st St.) 🐾	W	U	No	21	Studio, 1, 2	Heat, Water	
3	6044–52 S. Ingleside Ave. 🐾	W	U	No	18	1, 2, 3	Heat, Water	
4	6022 S. Drexel Ave.	E	F	No	71	Studio, 1	All	
5	5118 S. Dorchester Ave.	E	Both	Yes	75	Studio, 1	Heat, Water, Gas	
6	5330 S. Blackstone Ave.	W	F	No	43	Studio, 1	All	
7	(not used)							
8	5455 S. Blackstone Ave.	E	Both	No	61	Studio, 1	All	
9	(not used)							
10	(not used)							
11	(not used)							
12	1215 E. Hyde Park Blvd., Max Mason	E	Both	Yes	55	1	Heat, Water, 📞	
13	5482 S. Greenwood Ave.	E	F	Yes	45	Studio, 1	All	
14	5428–32 S. Kimbark Ave. 🐾	W	U	No	18	1	Heat, Water	
15	5233–37 S. Greenwood Ave. (1100–10 E. 53rd St.) 🐾	W	U	No	27	1, 2, 3	Heat, Water, Gas	
16	5410–18 S. Ridgewood Ct. 🐾	W	U	No	31	1, 2	Heat, Water, Gas	
17	5316 S. Dorchester Ave., Gaylord	E	F	Yes	86	Studio, 1	All	
18	5345 S. Harper Ave., Harper Crest*	E	F	Yes	50	1, 2	All	
19	5220 S. Kenwood Ave., Grosvenor	E	Both	Yes	56	Studio, 1	All	
20	5125 S. Kenwood Ave., Chicago Arms* 🐾	E	Both	Yes	51	1, 2	Heat, Water	
21	5110 S. Kenwood Ave., Shelbyrne 🐾	E	Both	Yes	92	Studio, 1, 2	All	
22	1310–16 E. Hyde Park Blvd. (1311–17 Madison Park) 🐾	W	U	No	24	1, 3	Heat, Water, Gas	
23	1318–24 E. Hyde Park Blvd. (1319–25 Madison Park) 🐾	W	U	No	26	1, 3	Heat, Water, Gas	
24	1334–40 E. Hyde Park Blvd. (1335–41 Madison Park) 🐾	W	U	No	28	1, 3	Heat, Water, Gas	
25	1369 E. Hyde Park Blvd., Fairfax*	E	Both	Yes	90	Studio, 1, 2, 3	Heat, Water, Gas	
26	1401 E. Hyde Park Blvd., Carlson* 🐾	E	Both	Yes	46	1, 2	Heat, Water, Gas	
27	5107 S. Blackstone Ave., Piccadilly	E	U	Yes	76	Studio, 1, 2, 3	All	
28	6011 S. Ingleside Ave.,* 6027 S. Ingleside Ave.*	W	F	Yes	9	2	All	
29	5301–23 S. Kimbark Ave. 🐾	W	U	No	61	Studio, 1	Heat, Water	
30	5532 S. Kenwood Ave., Sylvan Arms	E	U	No	43	Studio, 1	All	
31	5514 S. Blackstone Ave., Blackstone Villa	E	Both	No	90	Studio, 1	All	
32	1307 E. 60th St., New Graduate Residence Hall	E	F	Yes	122	N/A	All, 📞	

2-09 / 7.5 M / HOU09389(b)



THE UNIVERSITY OF CHICAGO OFFICE OF UNDERGRADUATE STUDENT HOUSING ROOM SELECTION GUIDE

RESIDENCE HALL	ROOM TYPES AVAILABLE TO ENTERING STUDENTS	TOTAL CAPACITY *	TYPE OF BATH	SINGLE-SEX FLOORS AVAILABLE?	HOUSE TABLE LOCATION
Blackstone	Shared Singles	79	Private	No	Bartlett
Breckinridge	Singles, Doubles	92	Community	Yes	South Campus
Broadview	Singles, Doubles	197	Private	No	Pierce
Burton-Judson **	Singles, Doubles	313	Community	Yes	South Campus
Maclean	Singles, One Double	98	Community	No	Pierce
Max Palevsky **	Doubles	714	Private	Yes	Bartlett
Pierce **	Doubles	268	Community	No	Pierce
Snell-Hitchcock	Singles, Doubles	157	Community	Yes	Bartlett
South Campus **	Doubles, Small Singles	791	Community	Yes	South Campus
Stony Island	Quad Apartments	77	Private	No	Bartlett

Smoking is not permitted in student rooms. All residence halls, including public spaces, are non-smoking areas.

* Number of freshman spaces per building varies widely.

** Dining Commons located within or steps away from residence hall.

**A SUMMARY
OF UNIVERSITY AND HOSPITAL RESIDENCY
IN SURROUNDING COMMUNITIES *
(As of January 2011)**

*** Defined here as the communities
of Woodlawn, Hyde Park, Kenwood,
Oakland, and the Highlands.**

**The University of Chicago
The Office of Civic Engagement
April 14, 2011**

1. UNIVERSITY AND HOSPITAL RESIDENCY IN THE UNIVERSITY AREA (1/11)

1. DISTRIBUTION BY COMMUNITY (#)								
COMMUNITY	2000 CENSUS TOTAL POP	2010 CENSUS TOTAL POP	UC FACULTY	UC COLLEGE	UC GRADS	UC STAFF	UCMC STAFF	UC AND UCMC TOTAL
WOODLAWN	27,086	24,722	23	1,218	332	202	90	1,865
HYDE PARK	29,920	25,681	550	3,362	2,418	1,414	217	7,961
KENWOOD	18,363	17,841	131	187	766	321	103	1,508
OAKLAND	6,110	5,918	1	0	2	12	20	35
HIGHLANDS	NA	NA	2	2	9	7	9	29
TOTAL	81,479	74,162	707	4,769	3,527	1,956	439	11,398

2. DISTRIBUTION BY COMMUNITY (%)								
COMMUNITY	2010 CENSUS TOTAL POP	2010 CENSUS TOTAL POP	UC FACULTY	UC COLLEGE	UC GRADS	UC STAFF	UCMC STAFF	UC AND UCMC TOTAL
WOODLAWN	33%	33%	3%	26%	9%	10%	21%	16%
HYDE PARK	37%	35%	78%	70%	69%	72%	49%	70%
KENWOOD	23%	24%	19%	4%	22%	16%	23%	13%
OAKLAND	7%	8%	0%	0%	0%	1%	5%	0%
HIGHLANDS	NA	NA	0%	0%	0%	0%	2%	0%
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%

3. DISTRIBUTION IN EACH COMMUNITY (%)								
COMMUNITY	2010 CENSUS TOTAL POP	2010 CENSUS TOTAL POP	UC FACULTY	UC COLLEGE	UC GRADS	UC STAFF	UCMC STAFF	UC AND UCMC TOTAL
WOODLAWN	NA	NA	1%	65%	18%	11%	5%	100%
HYDE PARK	NA	NA	7%	42%	30%	18%	3%	100%
KENWOOD	NA	NA	9%	12%	51%	21%	7%	100%
OAKLAND	NA	NA	3%	0%	6%	34%	57%	100%
HIGHLANDS	NA	NA	7%	7%	31%	24%	31%	100%
TOTAL	NA	NA	6%	42%	31%	17%	4%	100%

SOURCES: 2000 and 2010 US Census, Student Data Base (University Registrar's Office), University Employee Data Base (ITS), Hospital Employee Data Base (Hospital Human Resources) as of 1/11.

2. UNIVERSITY AND HOSPITAL RESIDENCY IN WOODLAWN (1/11)

1. DISTRIBUTION BY CENSUS TRACT (#)								
2010 CENSUS TRACT	2000 CENSUS TOTAL POP	2010 CENSUS TOTAL POP	UC FACULTY	UC COLLEGE	UC GRADS	UC STAFF	UCMC STAFF	UC AND UCMC TOTAL
4201	1,420	1,441	0	1	6	10	6	23
4202	1,856	1,723	10	16	110	46	20	202
4203	1,868	2,488	8	1,163	44	58	22	1,295
4204	1,763	1,329	4	36	153	53	21	267
4205	3,336	2,624	0	0	4	0	0	4
4206	3,053	2,219	0	1	4	0	0	5
4207	4,458	3,261	0	0	2	0	0	2
4208	2,564	2,213	0	0	1	3	4	8
8344 (4209*)	2,269	3,772	0	0	4	13	4	21
8344 (4210*)	1,194		0	1	4	12	9	26
8439 (4211**)	1,516	2,272	1	0	0	7	4	12
4212	1,789	1,380	0	0	0	0	0	0
TOTAL	27,086	24,722	23	1,218	332	202	90	1,865

2. DISTRIBUTION BY CENSUS TRACT (%)								
2010 CENSUS TRACT	2010 CENSUS TOTAL POP	2010 CENSUS TOTAL POP	UC FACULTY	UC COLLEGE	UC GRADS	UC STAFF	UCMC STAFF	UC AND UCMC TOTAL
4201	5%	6%	0%	0%	2%	5%	7%	1%
4202	7%	7%	43%	1%	33%	23%	22%	11%
4203	7%	10%	35%	95%	13%	29%	24%	69%
4204	7%	5%	17%	3%	46%	26%	23%	14%
4205	12%	11%	0%	0%	1%	0%	0%	0%
4206	11%	9%	0%	0%	1%	0%	0%	0%
4207	16%	13%	0%	0%	1%	0%	0%	0%
4208	9%	9%	0%	0%	0%	1%	4%	0%
8344 (4209*)	8%	15%	0%	0%	1%	6%	4%	1%
8344 (4210*)	4%		0%	0%	1%	6%	10%	1%
8439 (4211**)	6%	9%	4%	0%	0%	3%	4%	1%
4212	7%	6%	0%	0%	0%	0%	0%	0%
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%

3. DISTRIBUTION IN EACH CENSUS TRACT (%)								
2010 CENSUS TRACT	2010 CENSUS TOTAL POP	2010 CENSUS TOTAL POP	UC FACULTY	UC COLLEGE	UC GRADS	UC STAFF	UCMC STAFF	UC AND UCMC TOTAL
4201	NA	NA	0%	4%	26%	43%	26%	100%
4202	NA	NA	5%	8%	54%	23%	10%	100%
4203	NA	NA	1%	90%	3%	4%	2%	100%
4204	NA	NA	1%	13%	57%	20%	8%	100%
4205	NA	NA	0%	0%	100%	0%	0%	100%
4206	NA	NA	0%	20%	80%	0%	0%	100%
4207	NA	NA	0%	0%	100%	0%	0%	100%
4208	NA	NA	0%	0%	13%	38%	50%	100%
8344 (4209*)	NA	NA	0%	0%	19%	62%	19%	100%
8344 (4210*)	NA	NA	0%	4%	15%	46%	35%	100%
8439 (4211**)	NA	NA	8%	0%	0%	58%	33%	100%
4212	NA	NA	NA	NA	NA	NA	NA	NA
TOTAL	NA	NA	1%	65%	18%	11%	5%	100%

SOURCES: 2000 and 2010 US Census, Student Data Base (University Registrar's Office), University Employee Data Base (ITS), Hospital Employee Data Base (Hospital Human Resources) as of 1/11.

* This was the census tract number for 2000. In 2010, this tract was merged with another tract.

** This was the census tract number for 2000. In 2010, this tract was assigned a different number.

3. UNIVERSITY AND HOSPITAL RESIDENCY IN HYDE PARK (1/11)

1. DISTRIBUTION BY CENSUS TRACT (#)								
2010 CENSUS TRACT	2000 CENSUS TOTAL POP	2010 CENSUS TOTAL POP	UC FACULTY	UC COLLEGE	UC GRADS	UC STAFF	UCMC STAFF	UC AND UCMC TOTAL
4101	2,110	1,802	9	16	181	55	12	273
4102	1,313	1,443	8	48	338	81	12	487
8363 (4103*)	991	1,288	12	63	40	17	6	138
8363 (4104*)	635		1	6	16	7	4	34
4105	3,141	2,557	22	351	155	94	30	652
4106	2,490	2,327	48	322	183	130	11	694
4107	2,227	2,154	36	255	340	141	10	782
4108	2,964	2,662	26	85	365	155	25	656
4109	4,122	2,838	51	74	186	152	39	502
4110	3,606	3,309	30	421	175	117	26	769
4111	2,420	2,132	174	313	214	240	22	963
4112	2,176	1,640	100	109	140	186	14	549
8362 (4113*)	783	1,529	31	1,265	69	26	4	1,395
8362 (4114*)	942		2	34	16	13	2	67
TOTAL	29,920	25,681	550	3,362	2,418	1,414	217	7,961

2. DISTRIBUTION BY CENSUS TRACT (%)								
2010 CENSUS TRACT	2010 CENSUS TOTAL POP	2010 CENSUS TOTAL POP	UC FACULTY	UC COLLEGE	UC GRADS	UC STAFF	UCMC STAFF	UC AND UCMC TOTAL
4101	7%	7%	2%	0%	7%	4%	6%	3%
4102	4%	6%	1%	1%	14%	6%	6%	6%
8363 (4103*)	3%	2%	2%	2%	2%	1%	3%	2%
8363 (4104*)	2%	5%	0%	0%	1%	0%	2%	0%
4105	10%	10%	4%	10%	6%	7%	14%	8%
4106	8%	9%	9%	10%	8%	9%	5%	9%
4107	7%	8%	7%	8%	14%	10%	5%	10%
4108	10%	10%	5%	3%	15%	11%	12%	8%
4109	14%	11%	9%	2%	8%	11%	18%	6%
4110	12%	13%	5%	13%	7%	8%	12%	10%
4111	8%	8%	32%	9%	9%	17%	10%	12%
4112	7%	6%	18%	3%	6%	13%	6%	7%
8362 (4113*)	3%	6%	6%	38%	3%	2%	2%	18%
8362 (4114*)	3%	6%	0%	1%	1%	1%	1%	1%
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%

3. DISTRIBUTION IN EACH CENSUS TRACT (%)								
2010 CENSUS TRACT	2010 CENSUS TOTAL POP	2010 CENSUS TOTAL POP	UC FACULTY	UC COLLEGE	UC GRADS	UC STAFF	UCMC STAFF	UC AND UCMC TOTAL
4101	NA	NA	3%	6%	66%	20%	4%	100%
4102	NA	NA	2%	10%	69%	17%	2%	100%
8363 (4103*)	NA	NA	9%	46%	29%	12%	4%	100%
8363 (4104*)	NA	NA	3%	18%	47%	21%	12%	100%
4105	NA	NA	3%	54%	24%	14%	5%	100%
4106	NA	NA	7%	46%	26%	19%	2%	100%
4107	NA	NA	5%	33%	43%	18%	1%	100%
4108	NA	NA	4%	13%	56%	24%	4%	100%
4109	NA	NA	10%	15%	37%	30%	8%	100%
4110	NA	NA	4%	55%	23%	15%	3%	100%
4111	NA	NA	18%	33%	22%	25%	2%	100%
4112	NA	NA	18%	20%	26%	34%	3%	100%
8362 (4113*)	NA	NA	2%	91%	5%	2%	0%	100%
8362 (4114*)	NA	NA	3%	51%	24%	19%	3%	100%
TOTAL	NA	NA	7%	42%	30%	18%	3%	100%

SOURCES: 2000 and 2010 US Census, Student Data Base (University Registrar's Office), University Employee Data Base (ITS), Hospital Employee Data Base (Hospital Human Resources) as of 1/11.

* This was the census tract number for 2000. In 2010, this tract was merged with another tract.

4. UNIVERSITY AND HOSPITAL RESIDENCY IN KENWOOD (1/11)

1. DISTRIBUTION BY CENSUS TRACT (#)								
2010 CENSUS TRACT	2000 CENSUS TOTAL POP	2010 CENSUS TOTAL POP	UC FACULTY	UC COLLEGE	UC GRADS	UC STAFF	UCMC STAFF	UC AND UCMC TOTAL
3901	1,238	1,268	1	0	6	9	6	22
3902	1,581	1,840	2	1	4	21	11	39
3903	2,741	2,743	3	0	1	5	7	16
3904	2,883	2,934	7	0	11	18	10	46
3905	1,792	1,598	23	22	20	34	3	102
3906	2,035	1,866	60	31	103	89	9	292
3907	6,093	5,592	35	133	621	145	57	991
TOTAL	18,363	17,841	131	187	766	321	103	1,508

2. DISTRIBUTION BY CENSUS TRACT (%)								
2010 CENSUS TRACT	2010 CENSUS TOTAL POP	2010 CENSUS TOTAL POP	UC FACULTY	UC COLLEGE	UC GRADS	UC STAFF	UCMC STAFF	UC AND UCMC TOTAL
3901	7%	7%	1%	0%	1%	3%	6%	1%
3902	9%	10%	2%	1%	1%	7%	11%	3%
3903	15%	15%	2%	0%	0%	2%	7%	1%
3904	16%	16%	5%	0%	1%	6%	10%	3%
3905	10%	9%	18%	12%	3%	11%	3%	7%
3906	11%	10%	46%	17%	13%	28%	9%	19%
3907	33%	31%	27%	71%	81%	45%	55%	66%
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%

3. DISTRIBUTION IN EACH CENSUS TRACT (%)								
2010 CENSUS TRACT	2010 CENSUS TOTAL POP	2010 CENSUS TOTAL POP	UC FACULTY	UC COLLEGE	UC GRADS	UC STAFF	UCMC STAFF	UC AND UCMC TOTAL
3901	NA	NA	5%	0%	27%	41%	27%	100%
3902	NA	NA	5%	3%	10%	54%	28%	100%
3903	NA	NA	19%	0%	6%	31%	44%	100%
3904	NA	NA	15%	0%	24%	39%	22%	100%
3905	NA	NA	23%	22%	20%	33%	3%	100%
3906	NA	NA	21%	11%	35%	30%	3%	100%
3907	NA	NA	4%	13%	63%	15%	6%	100%
TOTAL	NA	NA	9%	12%	51%	21%	7%	100%

SOURCES: 2000 and 2010 US Census, Student Data Base (University Registrar's Office), University Employee Data Base (ITS), Hospital Employee Data Base (Hospital Human Resources) as of 1/11.

5. UNIVERSITY AND HOSPITAL RESIDENCY IN OAKLAND (1/11)

1. DISTRIBUTION BY CENSUS TRACT (#)								
2010 CENSUS TRACT	2000 CENSUS TOTAL POP	2010 CENSUS TOTAL POP	UC FACULTY	UC COLLEGE	UC GRADS	UC STAFF	UCMC STAFF	UC AND UCMC TOTAL
3602	1,683	1,443	0	0	0	0	0	0
8365 (3601)	1,088	1,496	0	0	1	0	1	2
8365 (3603)	961		1	0	0	5	8	14
8634 (3604)	1,718	2,979	0	0	0	5	5	10
8364 (3605)	660		0	0	1	2	6	9
TOTAL	6,110	5,918	1	0	2	12	20	35

2. DISTRIBUTION BY CENSUS TRACT (%)								
2010 CENSUS TRACT	2010 CENSUS TOTAL POP	2010 CENSUS TOTAL POP	UC FACULTY	UC COLLEGE	UC GRADS	UC STAFF	UCMC STAFF	UC AND UCMC TOTAL
3602	28%	24%	0%	NA	0%	0%	0%	0%
8365 (6301)	18%	25%	0%	NA	50%	0%	5%	6%
8365 (3603)	16%		100%	NA	0%	42%	40%	40%
8634 (3604)	28%	50%	0%	NA	0%	42%	25%	29%
8364 (3605)	11%		0%	NA	50%	17%	30%	26%
TOTAL	100%	100%	100%	NA	100%	100%	100%	100%

3. DISTRIBUTION IN EACH CENSUS TRACT (%)								
2010 CENSUS TRACT	2010 CENSUS TOTAL POP	2010 CENSUS TOTAL POP	UC FACULTY	UC COLLEGE	UC GRADS	UC STAFF	UCMC STAFF	UC AND UCMC TOTAL
3602	NA	NA	NA	NA	NA	NA	NA	NA
8365 (6301)	NA	NA	0%	NA	50%	0%	50%	100%
8365 (3603)	NA		7%	NA	0%	36%	57%	100%
8634 (3604)	NA	NA	0%	NA	0%	50%	50%	100%
8364 (3605)	NA		0%	NA	11%	22%	67%	100%
TOTAL	NA	NA	3%	NA	6%	34%	57%	100%

SOURCES: 2000 and 2010 US Census, Student Data Base (University Registrar's Office), University Employee Data Base (ITS), Hospital Employee Data Base (Hospital Human Resources) as of 1/11.

**6. UNIVERSITY AND HOSPITAL RESIDENCY
IN THE HIGHLANDS * (SOUTH SHORE) (1/11)**

1. DISTRIBUTION BY THE AREA (#)						
	UC FACULTY	UC COLLEGE	UC GRADS	UC STAFF	UCMC STAFF	UC AND UCMC TOTAL
HIGHLANDS	2	2	9	7	9	29
TOTAL	2	2	9	7	9	29

2. DISTRIBUTION BY THE AREA (%)						
	UC FACULTY	UC COLLEGE	UC GRADS	UC STAFF	UCMC STAFF	UC AND UCMC TOTAL
HIGHLANDS	100%	100%	100%	100%	100%	100%
TOTAL	100%	100%	100%	100%	100%	100%

3. DISTRIBUTION IN THE AREA (%)						
	UC FACULTY	UC COLLEGE	UC GRADS	UC STAFF	UCMC STAFF	UC AND UCMC TOTAL
HIGHLANDS	7%	7%	31%	24%	31%	100%
TOTAL	7%	7%	31%	24%	31%	100%

* DEFINED HERE AS THE AREA OF SOUTH CREGIER, CONSTANCE, BENNETT, AND EUCLID AVENUES BETWEEN 67TH TO 71ST STREET

SOURCES: 2000 and 2010 US Census, Student Data Base (University Registrar's Office), University Employee Data Base (ITS), Hospital Employee Data Base (Hospital Human Resources) as of 1/11.

8.3 Nielsen Solutions Center (Claritas) Demographic Projections

Pop-Facts: Demographic Trend 2012

HydePark

HYDE PARK, Tract (see appendix for geographies), Total

Description	2000		2012		2017	
	Census	%	Estimate	%	Projection	%
Population by Age	42,723		37,270		36,195	
Age 0 - 4	2,011	4.71%	1,670	4.48%	1,548	4.28%
Age 5 - 9	1,821	4.26%	1,728	4.64%	1,701	4.70%
Age 10 - 14	1,701	3.98%	1,622	4.35%	1,688	4.66%
Age 15 - 17	1,011	2.37%	914	2.45%	858	2.37%
Age 18 - 20	3,051	7.14%	2,163	5.80%	2,121	5.86%
Age 21 - 24	3,987	9.33%	1,913	5.13%	1,710	4.72%
Age 25 - 34	9,186	21.50%	7,453	20.00%	6,084	16.81%
Age 35 - 44	5,943	13.91%	6,077	16.31%	6,039	16.68%
Age 45 - 54	5,237	12.26%	4,832	12.96%	5,065	13.99%
Age 55 - 64	3,630	8.50%	4,127	11.07%	4,217	11.65%
Age 65 - 74	2,596	6.08%	2,333	6.26%	2,731	7.55%
Age 75 - 84	1,819	4.26%	1,628	4.37%	1,563	4.32%
Age 85 and over	730	1.71%	810	2.17%	870	2.40%
Age 16 and over	36,854	86.26%	31,943	85.71%	30,968	85.56%
Age 18 and over	36,179	84.68%	31,336	84.08%	30,400	83.99%
Age 21 and over	33,128	77.54%	29,173	78.27%	28,279	78.13%
Age 65 and over	5,145	12.04%	4,771	12.80%	5,164	14.27%
Median Age	33.47		36.93		38.95	
Average Age	37.10		39.00		40.20	
Population by Sex	42,723		37,270		36,195	
Male	19,988	46.79%	17,855	47.91%	17,425	48.14%
Female	22,735	53.21%	19,415	52.09%	18,770	51.86%
Male/Female Ratio	0.88		0.92		0.93	



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Prepared By:

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Nielsen Solution Center 1 800 866 6511

Prepared For:

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Pop-Facts: Demographic Trend 2012

HydePark

HYDE PARK, Tract (see appendix for geographies), Total

Description	2000 Census	%	2012 Estimate	%	2017 Projection	%
Pop. by Single Race Class. and Hispanic or Latino						
Hispanic or Latino:	1,479		2,128		2,423	
White Alone	754	50.98%	1,118	52.54%	1,276	52.66%
Black or African American Alone	173	11.70%	201	9.45%	211	8.71%
American Indian and Alaska Native Alone	9	0.61%	34	1.60%	37	1.53%
Asian Alone	10	0.68%	23	1.08%	27	1.11%
Native Hawaiian and Other Pacific Islander Alone	7	0.47%	0	0.00%	0	0.00%
Some Other Race Alone	382	25.83%	527	24.77%	612	25.26%
Two or More Races	144	9.74%	225	10.57%	260	10.73%
Not Hispanic or Latino:	41,244		35,142		33,772	
White Alone	15,867	38.47%	14,762	42.01%	14,623	43.30%
Black or African American Alone	19,820	48.06%	14,744	41.96%	13,399	39.67%
American Indian and Alaska Native Alone	60	0.15%	50	0.14%	51	0.15%
Asian Alone	4,142	10.04%	4,139	11.78%	4,279	12.67%
Native Hawaiian and Other Pacific Islander Alone	23	0.06%	2	0.01%	2	0.01%
Some Other Race Alone	177	0.43%	129	0.37%	112	0.33%
Two or More Races	1,155	2.80%	1,316	3.74%	1,306	3.87%
Households by Age of Householder						
	21,136		19,140		18,822	
Householder Under 25 Years	2,261	10.70%	1,175	6.14%	1,099	5.84%
Householder 25 to 34 Years	5,435	25.71%	4,364	22.80%	3,532	18.77%
Householder 35 to 44 Years	3,728	17.64%	3,932	20.54%	3,933	20.90%
Householder 45 to 54 Years	3,474	16.44%	3,250	16.98%	3,439	18.27%
Householder 55 to 64 Years	2,508	11.87%	2,869	14.99%	2,941	15.63%
Householder 65 to 74 Years	1,922	9.09%	1,763	9.21%	2,082	11.06%
Householder 75 to 84 Years	1,355	6.41%	1,235	6.45%	1,196	6.35%
Householder 85 Years and over	453	2.14%	552	2.88%	600	3.19%
Median Age of Householder						
	42.70		45.31		47.46	



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Project Code: final data

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Pop-Facts: Demographic Trend 2012

HydePark

HYDE PARK, Tract (see appendix for geographies), Total

Description	2000 Census	%	2012 Estimate	%	2017 Projection	%
Households by Household Income	21,150		19,140		18,822	
Income Less than \$15,000	4,485	21.21%	3,751	19.60%	3,674	19.52%
Income \$15,000 - \$24,999	2,728	12.90%	2,210	11.55%	2,143	11.39%
Income \$25,000 - \$34,999	2,728	12.90%	2,116	11.06%	2,088	11.09%
Income \$35,000 - \$49,999	3,100	14.66%	3,046	15.91%	2,977	15.82%
Income \$50,000 - \$74,999	3,692	17.46%	3,300	17.24%	3,243	17.23%
Income \$75,000 - \$99,999	1,476	6.98%	1,620	8.46%	1,624	8.63%
Income \$100,000 - \$124,999	959	4.53%	973	5.08%	970	5.15%
Income \$125,000 - \$149,999	603	2.85%	632	3.30%	625	3.32%
Income \$150,000 - \$199,999	639	3.02%	628	3.28%	622	3.30%
Income \$200,000 - \$499,999	587	2.78%	699	3.65%	688	3.66%
Income \$500,000 or more	153	0.72%	165	0.86%	168	0.89%
Average Household Income	\$57,421		\$63,382		\$63,767	
Median Household Income	\$38,068		\$42,352		\$42,588	
Per Capita Income	\$29,324		\$33,497		\$34,148	
2012 Median HH Inc. by Single Race Class						
White Alone	45,590		48,511		49,128	
Black or African American Alone	36,069		39,811		39,620	
American Indian and Alaska Native Alone	29,231		51,786		42,500	
Asian Alone	29,604		32,037		32,513	
Native Hawaiian and Other Pacific Islander Alone	23,333		0		0	
Some Other Race Alone	52,193		32,159		32,404	
Two or More Races	32,305		41,598		42,170	
Hispanic or Latino	30,260		33,561		34,241	
Not Hispanic or Latino	38,324		42,754		43,023	



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Pop-Facts: Demographic Trend 2012

HydePark

Appendix: Area Listing

Area Name: HYDE PARK

Type: List - Tract

Reporting Detail: Aggregate

Reporting Level: Tract

<u>Geography Code</u>	<u>Geography Name</u>	<u>Geography Code</u>	<u>Geography Name</u>
17031390400	17031-390400	17031390500	17031-390500
17031390600	17031-390600	17031390700	17031-390700
17031410100	17031-410100	17031410200	17031-410200
17031410300	17031-410300	17031410400	17031-410400
17031410500	17031-410500	17031410600	17031-410600
17031410700	17031-410700	17031410800	17031-410800
17031410900	17031-410900	17031411000	17031-411000
17031411100	17031-411100	17031411200	17031-411200
17031411300	17031-411300	17031411400	17031-411400

Project Information:

Site: 3

Order Number: 971212547



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Project Code: final data

Prepared For:

Prepared By:

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Pop-Facts: Demographic Trend 2012

East

EAST, Tract (see appendix for geographies), Total

Description	2000 Census	%	2012 Estimate	%	2017 Projection	%
Population by Age	15,931		13,333		12,780	
Age 0 - 4	620	3.89%	497	3.73%	440	3.44%
Age 5 - 9	410	2.57%	538	4.04%	509	3.98%
Age 10 - 14	411	2.58%	521	3.91%	523	4.09%
Age 15 - 17	292	1.83%	235	1.76%	266	2.08%
Age 18 - 20	1,092	6.85%	405	3.04%	428	3.35%
Age 21 - 24	1,313	8.24%	353	2.65%	376	2.94%
Age 25 - 34	3,551	22.29%	2,674	20.06%	1,907	14.92%
Age 35 - 44	2,032	12.76%	2,402	18.02%	2,378	18.61%
Age 45 - 54	2,070	12.99%	1,781	13.36%	1,947	15.23%
Age 55 - 64	1,590	9.98%	1,657	12.43%	1,599	12.51%
Age 65 - 74	1,164	7.31%	1,000	7.50%	1,161	9.08%
Age 75 - 84	927	5.82%	802	6.02%	752	5.88%
Age 85 and over	459	2.88%	468	3.51%	494	3.87%
Age 16 and over	14,399	90.38%	11,703	87.77%	11,226	87.84%
Age 18 and over	14,198	89.12%	11,542	86.57%	11,042	86.40%
Age 21 and over	13,106	82.27%	11,137	83.53%	10,614	83.05%
Age 65 and over	2,550	16.01%	2,270	17.03%	2,407	18.83%
Median Age	36.36		41.01		43.16	
Average Age	40.60		42.80		44.20	
Population by Sex	15,931		13,333		12,780	
Male	7,193	45.15%	6,069	45.52%	5,832	45.63%
Female	8,738	54.85%	7,264	54.48%	6,948	54.37%
Male/Female Ratio	0.82		0.84		0.84	



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Project Code: final data

Prepared For:

Prepared By:

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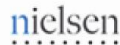
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Pop-Facts: Demographic Trend 2012

East

EAST, Tract (see appendix for geographies), Total

Description	2000 Census	%	2012 Estimate	%	2017 Projection	%
Pop. by Single Race Class. and Hispanic or Latino						
Hispanic or Latino:	585		856		977	
White Alone	308	52.65%	406	47.43%	456	46.67%
Black or African American Alone	59	10.09%	111	12.97%	122	12.49%
American Indian and Alaska Native Alone	4	0.68%	16	1.87%	18	1.84%
Asian Alone	5	0.85%	7	0.82%	8	0.82%
Native Hawaiian and Other Pacific Islander Alone	4	0.68%	0	0.00%	0	0.00%
Some Other Race Alone	147	25.13%	227	26.52%	269	27.53%
Two or More Races	58	9.91%	89	10.40%	104	10.64%
Not Hispanic or Latino:	15,346		12,477		11,803	
White Alone	5,832	38.00%	4,717	37.81%	4,483	37.98%
Black or African American Alone	7,366	48.00%	5,882	47.14%	5,497	46.57%
American Indian and Alaska Native Alone	25	0.16%	14	0.11%	14	0.12%
Asian Alone	1,578	10.28%	1,394	11.17%	1,378	11.67%
Native Hawaiian and Other Pacific Islander Alone	11	0.07%	2	0.02%	2	0.02%
Some Other Race Alone	69	0.45%	43	0.34%	35	0.30%
Two or More Races	465	3.03%	425	3.41%	394	3.34%
Households by Age of Householder						
Householder Under 25 Years	809	9.09%	301	3.77%	349	4.47%
Householder 25 to 34 Years	2,252	25.31%	1,724	21.61%	1,232	15.79%
Householder 35 to 44 Years	1,376	15.46%	1,694	21.24%	1,701	21.80%
Householder 45 to 54 Years	1,479	16.62%	1,314	16.47%	1,465	18.77%
Householder 55 to 64 Years	1,162	13.06%	1,250	15.67%	1,227	15.72%
Householder 65 to 74 Years	894	10.05%	795	9.97%	941	12.06%
Householder 75 to 84 Years	674	7.57%	597	7.48%	565	7.24%
Householder 85 Years and over	252	2.83%	302	3.79%	324	4.15%
Median Age of Householder						
	45.08		47.05		49.23	



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Project Code: final data

Prepared For:

Prepared By:

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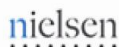
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Pop-Facts: Demographic Trend 2012

East

EAST, Tract (see appendix for geographies), Total

Description	2000 Census	%	2012 Estimate	%	2017 Projection	%
Households by Household Income	8,751		7,977		7,804	
Income Less than \$15,000	1,506	17.21%	1,249	15.66%	1,212	15.53%
Income \$15,000 - \$24,999	931	10.64%	774	9.70%	746	9.56%
Income \$25,000 - \$34,999	1,068	12.20%	847	10.62%	840	10.76%
Income \$35,000 - \$49,999	1,459	16.67%	1,358	17.02%	1,320	16.91%
Income \$50,000 - \$74,999	1,990	22.74%	1,765	22.13%	1,718	22.01%
Income \$75,000 - \$99,999	599	6.84%	789	9.89%	789	10.11%
Income \$100,000 - \$124,999	449	5.13%	392	4.91%	396	5.07%
Income \$125,000 - \$149,999	253	2.89%	276	3.46%	265	3.40%
Income \$150,000 - \$199,999	261	2.98%	253	3.17%	249	3.19%
Income \$200,000 - \$499,999	209	2.39%	240	3.01%	233	2.99%
Income \$500,000 or more	26	0.30%	34	0.43%	36	0.46%
Average Household Income	\$57,794		\$63,063		\$63,404	
Median Household Income	\$43,950		\$47,355		\$47,545	
Per Capita Income	\$32,977		\$38,135		\$39,114	
2012 Median HH Inc. by Single Race Class						
White Alone	49,806		53,470		54,423	
Black or African American Alone	43,787		46,996		46,950	
American Indian and Alaska Native Alone	30,000		33,333		32,000	
Asian Alone	31,712		33,309		32,887	
Native Hawaiian and Other Pacific Islander Alone	20,000		0		0	
Some Other Race Alone	50,781		34,444		50,000	
Two or More Races	30,658		38,705		39,082	
Hispanic or Latino	27,656		31,181		31,529	
Not Hispanic or Latino	44,544		48,162		48,526	



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Project Code: final data

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Pop-Facts: Demographic Trend 2012

East

Appendix: Area Listing

Area Name: EAST

Type: List - Tract

Reporting Detail: Aggregate

Reporting Level: Tract

<u>Geography Code</u>	<u>Geography Name</u>	<u>Geography Code</u>	<u>Geography Name</u>
17031390700	17031-390700	17031410100	17031-410100
17031410900	17031-410900	17031411000	17031-411000

Project Information:

Site: 2

Order Number: 971212547



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Project Code: final data

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Pop-Facts: Demographic Trend 2012

Central trends

CENTRAL, Tract (see appendix for geographies), Total

Description	2000 Census	%	2012 Estimate	%	2017 Projection	%
Population by Age	13,135		11,774		11,445	
Age 0 - 4	611	4.65%	523	4.44%	491	4.29%
Age 5 - 9	585	4.45%	547	4.65%	538	4.70%
Age 10 - 14	517	3.94%	516	4.38%	540	4.72%
Age 15 - 17	282	2.15%	318	2.70%	282	2.46%
Age 18 - 20	841	6.40%	359	3.05%	338	2.95%
Age 21 - 24	1,397	10.64%	630	5.35%	527	4.60%
Age 25 - 34	3,093	23.55%	2,713	23.04%	2,317	20.24%
Age 35 - 44	1,811	13.79%	1,958	16.63%	1,918	16.76%
Age 45 - 54	1,576	12.00%	1,551	13.17%	1,642	14.35%
Age 55 - 64	1,105	8.41%	1,362	11.57%	1,417	12.38%
Age 65 - 74	773	5.89%	737	6.26%	856	7.48%
Age 75 - 84	429	3.27%	405	3.44%	403	3.52%
Age 85 and over	115	0.88%	155	1.32%	176	1.54%
Age 16 and over	11,338	86.32%	10,088	85.68%	9,787	85.51%
Age 18 and over	11,140	84.81%	9,870	83.83%	9,594	83.83%
Age 21 and over	10,299	78.41%	9,511	80.78%	9,256	80.87%
Age 65 and over	1,317	10.03%	1,297	11.02%	1,435	12.54%
Median Age	32.55		36.44		38.60	
Average Age	35.90		38.50		39.70	
Population by Sex	13,135		11,774		11,445	
Male	6,372	48.51%	5,895	50.07%	5,751	50.25%
Female	6,763	51.49%	5,879	49.93%	5,694	49.75%
Male/Female Ratio	0.94		1.00		1.01	



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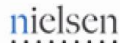
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Pop-Facts: Demographic Trend 2012

Central trends

CENTRAL, Tract (see appendix for geographies), Total

Description	2000 Census	%	2012 Estimate	%	2017 Projection	%
Pop. by Single Race Class. and Hispanic or Latino						
Hispanic or Latino:	502		733		830	
White Alone	284	56.57%	435	59.35%	487	58.67%
Black or African American Alone	43	8.57%	23	3.14%	21	2.53%
American Indian and Alaska Native Alone	0	0.00%	14	1.91%	17	2.05%
Asian Alone	3	0.60%	5	0.68%	6	0.72%
Native Hawaiian and Other Pacific Islander Alone	2	0.40%	0	0.00%	0	0.00%
Some Other Race Alone	129	25.70%	177	24.15%	206	24.82%
Two or More Races	41	8.17%	79	10.78%	93	11.20%
Not Hispanic or Latino:	12,633		11,041		10,615	
White Alone	6,662	52.73%	6,253	56.63%	6,181	58.23%
Black or African American Alone	3,952	31.28%	2,476	22.43%	2,046	19.27%
American Indian and Alaska Native Alone	17	0.13%	19	0.17%	20	0.19%
Asian Alone	1,532	12.13%	1,768	16.01%	1,858	17.50%
Native Hawaiian and Other Pacific Islander Alone	1	0.01%	0	0.00%	0	0.00%
Some Other Race Alone	68	0.54%	61	0.55%	56	0.53%
Two or More Races	401	3.17%	464	4.20%	454	4.28%
Households by Age of Householder						
	6,408		5,830		5,743	
Householder Under 25 Years	812	12.67%	415	7.12%	363	6.32%
Householder 25 to 34 Years	1,811	28.26%	1,495	25.64%	1,283	22.34%
Householder 35 to 44 Years	1,102	17.20%	1,160	19.90%	1,139	19.83%
Householder 45 to 54 Years	1,010	15.76%	974	16.71%	1,033	17.99%
Householder 55 to 64 Years	725	11.31%	853	14.63%	888	15.46%
Householder 65 to 74 Years	542	8.46%	514	8.82%	599	10.43%
Householder 75 to 84 Years	320	4.99%	306	5.25%	306	5.33%
Householder 85 Years and over	86	1.34%	113	1.94%	132	2.30%
Median Age of Householder						
	40.27		43.66		45.84	



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Pop-Facts: Demographic Trend 2012

Central trends

CENTRAL, Tract (see appendix for geographies), Total

Description	2000 Census	%	2012 Estimate	%	2017 Projection	%
Households by Household Income	6,470		5,830		5,743	
Income Less than \$15,000	1,362	21.05%	1,147	19.67%	1,128	19.64%
Income \$15,000 - \$24,999	897	13.86%	762	13.07%	747	13.01%
Income \$25,000 - \$34,999	775	11.98%	565	9.69%	558	9.72%
Income \$35,000 - \$49,999	831	12.84%	878	15.06%	862	15.01%
Income \$50,000 - \$74,999	982	15.18%	801	13.74%	785	13.67%
Income \$75,000 - \$99,999	502	7.76%	511	8.77%	507	8.83%
Income \$100,000 - \$124,999	323	4.99%	333	5.71%	332	5.78%
Income \$125,000 - \$149,999	239	3.69%	229	3.93%	225	3.92%
Income \$150,000 - \$199,999	241	3.72%	244	4.19%	241	4.20%
Income \$200,000 - \$499,999	221	3.42%	273	4.68%	271	4.72%
Income \$500,000 or more	97	1.50%	87	1.49%	87	1.51%
Average Household Income	\$63,966		\$70,556		\$70,841	
Median Household Income	\$38,628		\$42,534		\$42,631	
Per Capita Income	\$32,067		\$35,796		\$36,441	
2012 Median HH Inc. by Single Race Class						
White Alone	43,995		47,478		47,996	
Black or African American Alone	38,333		42,433		41,926	
American Indian and Alaska Native Alone	14,999		54,167		53,125	
Asian Alone	25,810		28,239		29,066	
Native Hawaiian and Other Pacific Islander Alone	112,500		0		0	
Some Other Race Alone	63,281		32,121		31,538	
Two or More Races	38,293		42,115		41,538	
Hispanic or Latino	44,141		41,595		42,383	
Not Hispanic or Latino	38,407		42,601		42,650	



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Pop-Facts: Demographic Trend 2012

Central trends

Appendix: Area Listing

Area Name: CENTRAL

Type: List - Tract

Reporting Detail: Aggregate

Reporting Level: Tract

<u>Geography Code</u>	<u>Geography Name</u>	<u>Geography Code</u>	<u>Geography Name</u>
17031390600	17031-390600	17031410200	17031-410200
17031410700	17031-410700	17031410800	17031-410800
17031411100	17031-411100	17031411200	17031-411200

Project Information:

Site: 1

Order Number: 971212547



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Project Code: final data

Prepared For:

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Pop-Facts: Demographic Trend 2012

WEST, Tract (see appendix for geographies), Total

Description	2000		2012		2017	
	Census	%	Estimate	%	Projection	%
Population by Age	13,657		12,163		11,970	
Age 0 - 4	780	5.71%	650	5.34%	617	5.15%
Age 5 - 9	826	6.05%	643	5.29%	654	5.46%
Age 10 - 14	773	5.66%	585	4.81%	625	5.22%
Age 15 - 17	437	3.20%	361	2.97%	310	2.59%
Age 18 - 20	1,118	8.19%	1,399	11.50%	1,355	11.32%
Age 21 - 24	1,277	9.35%	930	7.65%	807	6.74%
Age 25 - 34	2,542	18.61%	2,066	16.99%	1,860	15.54%
Age 35 - 44	2,100	15.38%	1,717	14.12%	1,743	14.56%
Age 45 - 54	1,591	11.65%	1,500	12.33%	1,476	12.33%
Age 55 - 64	935	6.85%	1,108	9.11%	1,201	10.03%
Age 65 - 74	659	4.83%	596	4.90%	714	5.96%
Age 75 - 84	463	3.39%	421	3.46%	408	3.41%
Age 85 and over	156	1.14%	187	1.54%	200	1.67%
Age 16 and over	11,117	81.40%	10,152	83.47%	9,955	83.17%
Age 18 and over	10,841	79.38%	9,924	81.59%	9,764	81.57%
Age 21 and over	9,723	71.19%	8,525	70.09%	8,409	70.25%
Age 65 and over	1,278	9.36%	1,204	9.90%	1,322	11.04%
Median Age	31.36		32.32		33.69	
Average Age	34.20		35.40		36.30	
Population by Sex	13,657		12,163		11,970	
Male	6,423	47.03%	5,891	48.43%	5,842	48.81%
Female	7,234	52.97%	6,272	51.57%	6,128	51.19%
Male/Female Ratio	0.89		0.94		0.95	



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Pop-Facts: Demographic Trend 2012

WEST, Tract (see appendix for geographies), Total

Description	2000 Census	%	2012 Estimate	%	2017 Projection	%
Pop. by Single Race Class. and Hispanic or Latino						
Hispanic or Latino:	392		539		616	
White Alone	162	41.33%	277	51.39%	333	54.06%
Black or African American Alone	71	18.11%	67	12.43%	68	11.04%
American Indian and Alaska Native Alone	5	1.28%	4	0.74%	2	0.32%
Asian Alone	2	0.51%	11	2.04%	13	2.11%
Native Hawaiian and Other Pacific Islander Alone	1	0.26%	0	0.00%	0	0.00%
Some Other Race Alone	106	27.04%	123	22.82%	137	22.24%
Two or More Races	45	11.48%	57	10.58%	63	10.23%
Not Hispanic or Latino:	13,265		11,624		11,354	
White Alone	3,373	25.43%	3,792	32.62%	3,959	34.87%
Black or African American Alone	8,502	64.09%	6,386	54.94%	5,856	51.58%
American Indian and Alaska Native Alone	18	0.14%	17	0.15%	17	0.15%
Asian Alone	1,032	7.78%	977	8.41%	1,043	9.19%
Native Hawaiian and Other Pacific Islander Alone	11	0.08%	0	0.00%	0	0.00%
Some Other Race Alone	40	0.30%	25	0.22%	21	0.18%
Two or More Races	289	2.18%	427	3.67%	458	4.03%
Households by Age of Householder						
	5,830		5,333		5,275	
Householder Under 25 Years	640	10.98%	459	8.61%	387	7.34%
Householder 25 to 34 Years	1,372	23.53%	1,145	21.47%	1,017	19.28%
Householder 35 to 44 Years	1,250	21.44%	1,078	20.21%	1,093	20.72%
Householder 45 to 54 Years	985	16.90%	962	18.04%	941	17.84%
Householder 55 to 64 Years	621	10.65%	766	14.36%	826	15.66%
Householder 65 to 74 Years	486	8.34%	454	8.51%	542	10.27%
Householder 75 to 84 Years	361	6.19%	332	6.23%	325	6.16%
Householder 85 Years and over	115	1.97%	137	2.57%	144	2.73%
Median Age of Householder						
	42.22		44.85		46.50	



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Project Code: final data

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Pop-Facts: Demographic Trend 2012

WEST, Tract (see appendix for geographies), Total

Description	2000		2012		2017	
	Census	%	Estimate	%	Projection	%
Households by Household Income	5,929		5,333		5,275	
Income Less than \$15,000	1,617	27.27%	1,355	25.41%	1,334	25.29%
Income \$15,000 - \$24,999	900	15.18%	674	12.64%	650	12.32%
Income \$25,000 - \$34,999	885	14.93%	704	13.20%	690	13.08%
Income \$35,000 - \$49,999	810	13.66%	810	15.19%	795	15.07%
Income \$50,000 - \$74,999	720	12.14%	734	13.76%	740	14.03%
Income \$75,000 - \$99,999	375	6.32%	320	6.00%	328	6.22%
Income \$100,000 - \$124,999	187	3.15%	248	4.65%	242	4.59%
Income \$125,000 - \$149,999	111	1.87%	127	2.38%	135	2.56%
Income \$150,000 - \$199,999	137	2.31%	131	2.46%	132	2.50%
Income \$200,000 - \$499,999	157	2.65%	186	3.49%	184	3.49%
Income \$500,000 or more	30	0.51%	44	0.83%	45	0.85%
Average Household Income	\$49,727		\$56,016		\$56,601	
Median Household Income	\$30,056		\$34,055		\$34,471	
Per Capita Income	\$22,424		\$26,186		\$26,653	
2012 Median HH Inc. by Single Race Class						
White Alone	34,767		42,018		43,079	
Black or African American Alone	27,872		30,035		29,410	
American Indian and Alaska Native Alone	62,500		56,250		45,000	
Asian Alone	38,750		45,714		47,188	
Native Hawaiian and Other Pacific Islander Alone	0		0		0	
Some Other Race Alone	20,909		24,286		25,000	
Two or More Races	36,630		47,708		48,720	
Hispanic or Latino	22,632		29,706		31,111	
Not Hispanic or Latino	30,158		34,276		34,656	



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Pop-Facts: Demographic Trend 2012

Appendix: Area Listing

Area Name: WEST

Type: List - Tract

Reporting Detail: Aggregate

Reporting Level: Tract

<u>Geography Code</u>	<u>Geography Name</u>	<u>Geography Code</u>	<u>Geography Name</u>
17031390400	17031-390400	17031390500	17031-390500
17031410300	17031-410300	17031410400	17031-410400
17031410500	17031-410500	17031410600	17031-410600
17031411300	17031-411300	17031411400	17031-411400

Project Information:

Site: 4

Order Number: 971212547



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Project Code: final data

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Senior Life 2012

HydeParkSeniors

HYDE PARK, Tract (see appendix for geographies), Total

Population	Totals
2017 Projection	36,195
2012 Estimate	37,270
2000 Census	42,723
1990 Census	41,158
Growth 1990 - 2000	3.80%

Population by Age	2000 Census	%	2012 Estimate	%	2017 Projection	%
Total Population	42,723		37,270		36,195	
Age 45 - 54	5,237	12.26%	4,832	12.96%	5,065	13.99%
Age 55 - 64	3,630	8.50%	4,127	11.07%	4,217	11.65%
Age 65 - 74	2,596	6.08%	2,333	6.26%	2,731	7.55%
Age 75 - 84	1,819	4.26%	1,628	4.37%	1,563	4.32%
Age 85 and over	730	1.71%	810	2.17%	870	2.40%
Age 65 and over	5,145	12.04%	4,771	12.80%	5,164	14.27%
Total Population, Male	19,988		17,855		17,425	
Age 45 - 54	2,289	11.45%	2,311	12.94%	2,439	14.00%
Age 55 - 64	1,567	7.84%	1,793	10.04%	1,887	10.83%
Age 65 - 74	1,099	5.50%	984	5.51%	1,139	6.54%
Age 75 - 84	669	3.35%	667	3.74%	640	3.67%
Age 85 and over	207	1.04%	257	1.44%	281	1.61%
Age 65 and over	1,975	9.88%	1,908	10.69%	2,060	11.82%
Total Population, Female	22,735		19,415		18,770	
Age 45 - 54	2,948	12.97%	2,521	12.98%	2,626	13.99%
Age 55 - 64	2,063	9.07%	2,334	12.02%	2,330	12.41%
Age 65 - 74	1,497	6.58%	1,349	6.95%	1,592	8.48%
Age 75 - 84	1,150	5.06%	961	4.95%	923	4.92%
Age 85 and over	523	2.30%	553	2.85%	589	3.14%
Age 65 and over	3,170	13.94%	2,863	14.75%	3,104	16.54%



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Senior Life 2012

HydeParkSeniors

HYDE PARK, Tract (see appendix for geographies), Total

Population by Single Race Classification	2000 Census	%	2012 Estimate	%	2017 Projection	%
White Alone	16,621		15,880		15,899	
Age 65 and over	2,046	12.31%	2,010	12.66%	2,234	14.05%
Black or African American Alone	19,993		14,945		13,610	
Age 65 and over	2,777	13.89%	2,281	15.26%	2,368	17.40%
American Indian and Alaska Native Alone	69		84		88	
Age 65 and over	4	5.80%	10	11.90%	11	12.50%
Asian Alone	4,152		4,162		4,306	
Age 65 and over	202	4.87%	317	7.62%	381	8.85%
Native Hawaiian and Other Pacific Islander Alone	30		2		2	
Age 65 and over	1	3.33%	0	0.00%	0	0.00%
Some Other Race Alone	559		656		724	
Age 65 and over	26	4.65%	27	4.12%	28	3.87%
Two or More Races	1,299		1,541		1,566	
Age 65 and over	89	6.85%	126	8.18%	142	9.07%

Population by Hispanic or Latino	2000 Census	%	2012 Estimate	%	2017 Projection	%
Hispanic or Latino	1,479		2,128		2,423	
Age 65 and over	60	4.06%	118	5.55%	140	5.78%
Not Hispanic or Latino	41,244		35,142		33,772	

Household Income by Age of Householder	2000 Census	%	2012 Estimate	%	2017 Projection	%
Householder Age 45 - 54	3,346		3,250		3,439	
Income less than \$15,000	409	12.22%	419	12.89%	431	12.53%
Income \$15,000 - \$24,999	265	7.92%	247	7.60%	246	7.15%
Income \$25,000 - \$34,999	281	8.40%	245	7.54%	259	7.53%
Income \$35,000 - \$49,999	480	14.35%	475	14.62%	493	14.34%
Income \$50,000 - \$74,999	792	23.67%	711	21.88%	761	22.13%
Income \$75,000 - \$99,999	291	8.70%	305	9.38%	342	9.94%
Income \$100,000 - \$124,999	271	8.10%	240	7.38%	257	7.47%
Income \$125,000 - \$149,999	160	4.78%	168	5.17%	176	5.12%
Income \$150,000 - \$199,999	155	4.63%	167	5.14%	183	5.32%
Income \$200,000 or more	242	7.23%	273	8.40%	291	8.46%
Median Household Income	\$57,513		\$58,404		\$59,543	



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Senior Life 2012

HydeParkSeniors

HYDE PARK, Tract (see appendix for geographies), Total

Household Income by Age of Householder	2000 Census	%	2012 Estimate	%	2017 Projection	%
Householder Age 55 - 64	2,610		2,869		2,941	
Income less than \$15,000	379	14.52%	432	15.06%	461	15.67%
Income \$15,000 - \$24,999	232	8.89%	209	7.28%	214	7.28%
Income \$25,000 - \$34,999	168	6.44%	174	6.06%	191	6.49%
Income \$35,000 - \$49,999	406	15.56%	401	13.98%	426	14.48%
Income \$50,000 - \$74,999	527	20.19%	640	22.31%	635	21.59%
Income \$75,000 - \$99,999	292	11.19%	319	11.12%	332	11.29%
Income \$100,000 - \$124,999	228	8.74%	208	7.25%	212	7.21%
Income \$125,000 - \$149,999	119	4.56%	156	5.44%	149	5.07%
Income \$150,000 - \$199,999	137	5.25%	158	5.51%	153	5.20%
Income \$200,000 or more	122	4.67%	172	6.00%	168	5.71%
Median Household Income	\$55,693		\$58,535		\$57,028	
Householder Age 65 - 74	1,971		1,763		2,082	
Income less than \$15,000	484	24.56%	440	24.96%	520	24.98%
Income \$15,000 - \$24,999	198	10.05%	226	12.82%	288	13.83%
Income \$25,000 - \$34,999	278	14.10%	219	12.42%	260	12.49%
Income \$35,000 - \$49,999	199	10.10%	204	11.57%	258	12.39%
Income \$50,000 - \$74,999	346	17.55%	230	13.05%	260	12.49%
Income \$75,000 - \$99,999	122	6.19%	145	8.22%	168	8.07%
Income \$100,000 - \$124,999	63	3.20%	68	3.86%	80	3.84%
Income \$125,000 - \$149,999	86	4.36%	69	3.91%	76	3.65%
Income \$150,000 - \$199,999	71	3.60%	61	3.46%	67	3.22%
Income \$200,000 or more	124	6.29%	101	5.73%	105	5.04%
Median Household Income	\$36,922		\$34,840		\$33,962	
Householder Age 75 - 84	1,382		1,235		1,196	
Income less than \$15,000	333	24.10%	310	25.10%	300	25.08%
Income \$15,000 - \$24,999	170	12.30%	139	11.26%	143	11.96%
Income \$25,000 - \$34,999	150	10.85%	139	11.26%	133	11.12%
Income \$35,000 - \$49,999	205	14.83%	151	12.23%	156	13.04%
Income \$50,000 - \$74,999	203	14.69%	169	13.68%	158	13.21%
Income \$75,000 - \$99,999	96	6.95%	126	10.20%	119	9.95%
Income \$100,000 - \$124,999	66	4.78%	71	5.75%	72	6.02%
Income \$125,000 - \$149,999	32	2.32%	26	2.11%	23	1.92%
Income \$150,000 - \$199,999	69	4.99%	40	3.24%	35	2.93%
Income \$200,000 or more	58	4.20%	64	5.18%	57	4.77%
Median Household Income	\$37,780		\$37,930		\$37,115	



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HydeParkSeniors

HYDE PARK, Tract (see appendix for geographies), Total

Household Income by Age of Householder	2000		2012		2017	
	Census	%	Estimate	%	Projection	%
Householder Age 85 and over	352		552		600	
Income less than \$15,000	120	34.09%	178	32.25%	188	31.33%
Income \$15,000 - \$24,999	45	12.78%	65	11.78%	77	12.83%
Income \$25,000 - \$34,999	37	10.51%	60	10.87%	61	10.17%
Income \$35,000 - \$49,999	47	13.35%	69	12.50%	85	14.17%
Income \$50,000 - \$74,999	43	12.22%	72	13.04%	71	11.83%
Income \$75,000 - \$99,999	19	5.40%	42	7.61%	41	6.83%
Income \$100,000 - \$124,999	11	3.12%	28	5.07%	30	5.00%
Income \$125,000 - \$149,999	9	2.56%	9	1.63%	13	2.17%
Income \$150,000 - \$199,999	14	3.98%	13	2.36%	15	2.50%
Income \$200,000 or more	7	1.99%	16	2.90%	19	3.17%
Median Household Income	\$27,973		\$30,500		\$30,738	

Households by Household Income	2000		2012		2017	
	Census	%	Estimate	%	Projection	%
Total Household Income	21,150		19,140		18,822	
Income Less than \$15,000	4,485	21.21%	3,751	19.60%	3,674	19.52%
Income \$15,000 - \$24,999	2,728	12.90%	2,210	11.55%	2,143	11.39%
Income \$25,000 - \$34,999	2,728	12.90%	2,116	11.06%	2,088	11.09%
Income \$35,000 - \$49,999	3,100	14.66%	3,046	15.91%	2,977	15.82%
Income \$50,000 - \$74,999	3,692	17.46%	3,300	17.24%	3,243	17.23%
Income \$75,000 - \$99,999	1,476	6.98%	1,620	8.46%	1,624	8.63%
Income \$100,000 - \$124,999	959	4.53%	973	5.08%	970	5.15%
Income \$125,000 - \$149,999	603	2.85%	632	3.30%	625	3.32%
Income \$150,000 - \$199,999	639	3.02%	628	3.28%	622	3.30%
Income \$200,000 - \$499,999	587	2.78%	699	3.65%	688	3.66%
Income \$500,000 or more	153	0.72%	165	0.86%	168	0.89%

Average Household Income	\$57,421	\$63,382	\$63,767
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Median Household Income	\$38,068	\$42,352	\$42,588
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Per Capita Income	\$29,324	\$33,497	\$34,148
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HYDE PARK, Tract (see appendix for geographies), Total

All Owner-Occupied Housing Unit Values	2000 Census	%	2012 Estimate	%	2017 Projection	%
Total All Owner-Occupied Housing Unit Values	6,711		7,042		6,838	
Value Less than \$20,000	58	0.86%	42	0.60%	39	0.57%
Value \$20,000 - \$39,999	173	2.58%	89	1.26%	63	0.92%
Value \$40,000 - \$59,999	297	4.43%	165	2.34%	169	2.47%
Value \$60,000 - \$79,999	582	8.67%	271	3.85%	197	2.88%
Value \$80,000 - \$99,999	700	10.43%	507	7.20%	456	6.67%
Value \$100,000 - \$149,999	1,453	21.65%	1,250	17.75%	1,167	17.07%
Value \$150,000 - \$199,999	1,020	15.20%	1,188	16.87%	1,059	15.49%
Value \$200,000 - \$299,999	1,172	17.46%	1,473	20.92%	1,502	21.97%
Value \$300,000 - \$399,999	433	6.45%	828	11.76%	814	11.90%
Value \$400,000 - \$499,999	184	2.74%	322	4.57%	401	5.86%
Value \$500,000 - \$749,999	329	4.90%	396	5.62%	419	6.13%
Value \$750,000 - \$999,999	133	1.98%	252	3.58%	266	3.89%
Value \$1,000,000 or more	178	2.65%	259	3.68%	286	4.18%
Median All Owner-Occupied Housing Unit Value	\$154,559		\$200,611		\$217,909	

Group Quarters by Population Type*	2000 Census	%	2012 Estimate	%	2017 Projection	%
Group Quarters Population			2,926		2,936	
Correctional Institutions			0	0.00%	0	0.00%
Juvenile Institutions			0	0.00%	0	0.00%
Nursing Homes			141	4.82%	144	4.90%
Other Institutions			0	0.00%	0	0.00%
College Dormitories			2,473	84.52%	2,480	84.47%
Military Quarters			0	0.00%	0	0.00%
Other Noninstitutional Quarters			312	10.66%	312	10.63%

Tenure of Occupied Housing Units	2000 Census		2012 Estimate		2017 Projection	
Owner Occupied	6,711		7,042		6,838	
Renter Occupied	14,425		12,098		11,984	



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HYDE PARK, Tract (see appendix for geographics), Total

2000 Tenure By Age of Householder	Totals	
Total Households	21,136	
Owner Occupied	6,712	
Householder 55 to 59 Years	827	12.32%
Householder 60 to 64 Years	635	9.46%
Householder 65 to 74 Years	1,132	16.87%
Householder 75 to 84 Years	725	10.80%
Householder 85 and over	263	3.92%
Renter Occupied	14,424	
Householder 55 to 59 Years	745	5.17%
Householder 60 to 64 Years	437	3.03%
Householder 65 to 74 Years	926	6.42%
Householder 75 to 84 Years	620	4.30%
Householder 85 and over	249	1.73%

2000 Pop 65 and over by HH Type and Relationship	Totals	
Total for Pop 65 and over	5,132	
In Households:	4,862	
In Family Households:	2,325	45.30%
Householder	1,250	24.36%
Male	817	15.92%
Female	433	8.44%
Spouse	809	15.76%
Parent	153	2.98%
Other Relatives	68	1.33%
Nonrelatives	45	0.88%
In Non-Family Households:	2,537	49.43%
Male householder	710	13.83%
Living Alone	685	13.35%
Not Living Alone	25	0.49%
Female Householder	1,745	34.00%
Living Alone	1,721	33.53%
Not Living Alone	24	0.47%
Nonrelatives	82	1.60%
In Group Quarters:	270	
Institutionalized population	227	4.42%
Noninstitutionalized population	43	0.84%



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HYDE PARK, Tract (see appendix for geographies), Total

2000 Mobility and Disability Civilian Noninstitutionalized Persons Age 16 and over	Totals	%	65 Yrs And Over	%
Total Disability	8,507		3,461	
Sensory Disability	1,031	12.12%	532	15.37%
Physical Disability	2,493	29.31%	1,183	34.18%
Mental Disability	1,507	17.71%	409	11.82%
Self-Care Disability	927	10.90%	427	12.34%
Go-Outside-Home Disability	2,549	29.96%	910	26.29%

2000 Mobility and Disability Civilian Noninstitutionalized Persons Age 16 and over	Totals	%	65 - 74 Yrs	%	75 Yrs And Over	%
Disability by Sex by Age	36,683		2,592		2,313	
Male	17,021	46.40%	1,078	41.59%	798	34.50%
With a Disability	2,722	7.42%	345	13.31%	342	14.79%
No Disability	14,299	38.98%	733	28.28%	456	19.71%
Female	19,662	53.60%	1,514	58.41%	1,515	65.50%
With a Disability	3,466	9.45%	463	17.86%	634	27.41%
No Disability	16,196	44.15%	1,051	40.55%	881	38.09%

2000 Occupied Housing Units	Totals	%	65 - 74 Yrs	%	75 Yrs And Over	%
Total Units	21,136		2,058		1,857	
With Telephone	20,577	97.36%	2,000	97.18%	1,831	98.60%
No Telephone	559	2.64%	58	2.82%	26	1.40%

2000 Census Poverty Status in 1999 Families By Household Type by Age of Householder	Totals	%	65 - 74 Yrs	%	75 Yrs And Over	%
Population with Known Poverty Status	39,647		2,592		2,313	
Married-Couple Families	15,107	38.10%	989	38.16%	804	34.76%
In other Families	9,057	22.84%	290	11.19%	242	10.46%
Male householder, no wife present	1,519	3.83%	81	3.12%	47	2.03%
Female householder, no husband present	7,538	19.01%	209	8.06%	195	8.43%
Unrelated individuals	15,483	39.05%	1,313	50.66%	1,267	54.78%
Income At or Above Poverty Level	32,934	83.07%	2,272	87.65%	2,045	88.41%
Married-Couple Families	14,223	35.87%	960	37.04%	804	34.76%
In other Families	7,099	17.91%	243	9.38%	217	9.38%
Male householder, no wife present	1,281	3.23%	70	2.70%	40	1.73%
Female householder, no husband present	5,818	14.67%	173	6.67%	177	7.65%
Unrelated individuals	11,612	29.29%	1,069	41.24%	1,024	44.27%
Income Below Poverty Level	6,713	16.93%	320	12.35%	268	11.59%
Married-Couple Families	884	2.23%	29	1.12%	0	0.00%
In other Families	1,958	4.94%	47	1.81%	25	1.08%



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HYDE PARK, Tract (see appendix for geographies), Total

2000 Census Poverty Status in 1999 Families By Household Type by Age of Householder	Totals	%	65 - 74 Yrs	%	75 Yrs And Over	%
Male householder, no wife present	238	0.60%	11	0.42%	7	0.30%
Female householder, no husband present	1,720	4.34%	36	1.39%	18	0.78%
Unrelated individuals	3,871	9.76%	244	9.41%	243	10.51%

Some median values are assigned pre-determined amounts rather than calculated amounts. Med HH Inc by Age values more than \$200,000 are displayed as \$200,001. Med HH Inc values less than \$15,000 are displayed as \$14,999. Med HH Inc values more than \$500,000 are displayed as \$500,001. Med Housing Values more than \$1,000,000 are displayed as \$1,000,001.



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Appendix: Area Listing

Area Name: HYDE PARK

Type: List - Tract

Reporting Detail: Aggregate

Reporting Level: Tract

<u>Geography Code</u>	<u>Geography Name</u>	<u>Geography Code</u>	<u>Geography Name</u>
17031390400	17031-390400	17031390500	17031-390500
17031390600	17031-390600	17031390700	17031-390700
17031410100	17031-410100	17031410200	17031-410200
17031410300	17031-410300	17031410400	17031-410400
17031410500	17031-410500	17031410600	17031-410600
17031410700	17031-410700	17031410800	17031-410800
17031410900	17031-410900	17031411000	17031-411000
17031411100	17031-411100	17031411200	17031-411200
17031411300	17031-411300	17031411400	17031-411400

Project Information:

Site: 5

Order Number: 971212547



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8.4 Development in Hyde Park–South Kenwood

*By George Rumsey, HPKCC Development Committee (4/13/2011)**

With the pending start of construction at two of the neighborhood's largest development projects, it is time to take stock of the state of development in HP-K. There are several announced projects or projects currently underway. But additional projects could impact the Lakefront, the local parks, and several neighborhoods in the area. The items that are marked with numbers are those which have been announced or are in process. Those marked with letters are planned (but with no specific dates), rumored, or likely candidates for future development.

Announced or Underway:

1. **Sutherland Hotel** (MAC Properties)—Renovate historic hotel (with landmark status), immediate plans call for retaining affordable rental; long-term plans unclear. 1/3 affordable until 2018; tenants granted longer stays, more help, easier priority to return. *In process.*
2. **Village Foods Center** (MAC Properties)—Two towers (179 condos or rental units in 2 buildings, 22 stories and 9 stories); 3 levels of retail. Underground parking, 400 spaces. 100,000 sq. ft. of commercial development, 384,000 sq. ft. of residential development. First announced tenant, Whole Foods. *Estimated completion 2015.*
3. **Harper Court** (Vermilion/University of Chicago)—14 storey office building for UofC; 26 storey condo tower; 2 apartment buildings; 6-8 storey hotel; 105,000 sq. ft. of retail, including fitness center. 200+ condos/rentals. Still pending final financial agreements, approved by City Council, receiving \$21M in TIF funds. *2 phases, starting late-2011; estimated completion 2015.*
4. **Hyde Park Theater** (University of Chicago)—Restore theater building into 5-screen art house. The New 400 Theaters will offer a mix of art, children's, and wide-release films. Also restore Herald Building along 53rd, with restaurants and office space. *In process, first restaurant to open in October.*
5. **MAC Rental Offices** (MAC Properties)—Long-term plans to turn into retail, perhaps a restaurant. *No dates.*
6. **Mac/Mobil** (University of Chicago)—Long-term, possibly a graduate student dorm for UofC. *No dates.*
7. **Cornell & 53rd** (MAC Properties)— Perhaps short-term parking lot due to Harper Court development. No announced long-term plans.
8. **Del Prado** (MAC Properties)— Medium to high-end (\$1-1.5K/mo) rental, with restaurants and other amenities. Plans and options for tenants are not complete. *Work is underway toward reopening in 2011.*
9. **Shoreland** (MAC Properties)—350 high-end rental apartments, plus upscale restaurant. \$50-60 M. Up to 266 parking spaces. *Almost all approved, completion late 2012 or early 2013.*
10. **Solstice on the Park** (MAC Properties/Antheus)—26-story condo tower. *Currently on hold.*
11. **University of Chicago Lab School Expansion** (University of Chicago)—Replace Doctors Hospital with a new lower school for the Lab School. *Approved, construction to start in fall.*

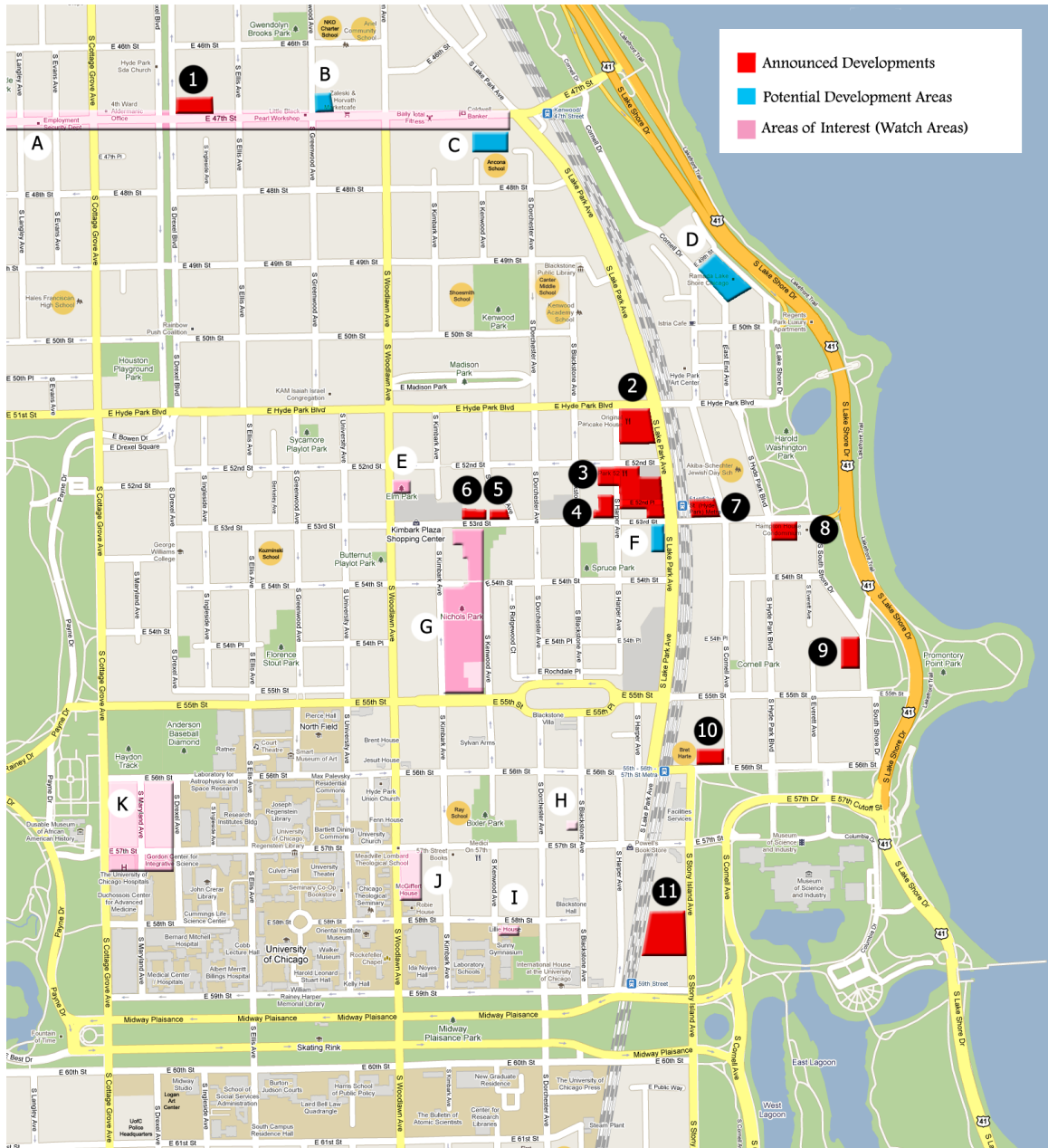
Planned, Rumored, or Potential:

- A. **47th Street**—Facelift from the Dan Ryan to Lake Shore Drive. Under discussion and analysis. New development at 47th and Cottage, with Aldi and 72 subsidized rental units.
- B. **Muntu Dance Theater**—Stalled.
- C. **Ancona School**—Some discussion of larger development. Stalled.
- D. **Ramada Inn**—Potential hotspot for development once the new Hyatt opens.
- E. **Borders**—Big question mark.
- F. **Elm Park**—Kimbark Plaza wants to convert it to a parking lot.
- G. **Nichols Park**—Possible facelift to make the park more appealing, better lit, and safer at night.
- H. **St. Stephens Church**—Stalled.
- I. **Lille House**—Possible site for Lab School expansion.
- J. **Historic Houses on Woodlawn**—Possible site for University expansion.
- K. **University of Chicago Medical Center Expansion**—Removal of housing units between 55th and 59th, Cottage and Ellis. On-going.

L. **Parking lot north of the Narragansett (1640 E. 50th) in Indian Village**—With a significant part of the parking spaces in foreclosure, plans for a high rise have been discussed, with much opposition from neighboring buildings.

*Sources: hydepark.org; hydeparkherald.org; 53rd Street TIF meetings; *Chicago Tribune*, *Chicago Sun-Times*, *Crain's*

Map of Development in Hyde Park-South Kenwood



Coalition for Equitable Community Development

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Mission: The Coalition for Equitable Community Development will convene residents, faith-based communities, civic, educational, and social organizations, and the business community in planning, guiding, and monitoring housing and related activities that will support the maintenance of an economically and racially diverse community in Hyde Park and Kenwood.

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