METROPOLITAN PLANNING COUNCIL

Key Findings from the Regional Rental Market Analysis

Development of Rental Housing

INTRODUCTION

Quality rental housing is a crucial part of a healthy housing market and is fundamental to the stability of families and neighborhoods throughout the region. Renters are a diverse group, from young adults starting out on their own to working families with children to households with special needs to senior citizens looking to simplify their lifestyles. A range of rental options is needed for the growing workforce in the region, whether hourly service employees or highly specialized professionals.

In November, 1999, the Metropolitan Planning Council published *For Rent: Housing Options in the Chicago Region*, prepared by the University of Illinois at Chicago, the Urban Institute, and Applied Real Estate Analysis, Inc., which summarizes seven technical reports and provides new information about the rental housing market in the six-county region, including demographic data, rent levels and vacancy rates, and qualitative information from focus groups and interviews. *For Rent* provides the baseline information necessary to craft innovative policies, programs, and investment strategies for the region's rental housing market. This is one of a series of briefing papers presenting highlights from the Regional Rental Market Analysis focused on particular geographic areas and subjects of interest.

BACKGROUND

- Approximately 1,024,00 households, representing 38% of all households throughout the six-county region, rented their home in 1999.
- The region's rental market is at a low 4.2% vacancy rate, well below the 6% measure of a tight market set by the U.S. Department of Housing and Urban Development (HUD).
- While the region's population has grown by close to 8% (over 500,000 people) between 1990 and 1999, the number of rental units has declined by more than 50,000 units.
- The region's renters are diverse in their economic status, with about 11% of all renter households earning annual incomes in excess of $76,000 and approximately 50% earning less than $32,000 per year.
- Between 264,000 and 395,000 entry-level workers regionwide earning less than $30,000 per year cannot afford to pay more than $750 per month for rent (the recommended 30% threshold for income spent on rent). In many parts of the region, including the high job growth areas of DuPage County and north suburban Cook, the average cost of a two-bedroom apartment ranges from $859 to $883. Commuting from lower-cost areas can take up to 90 minutes each way.
- Regionwide, there is a deficit of 153,000 units affordable to families earning less than $20,000 per year.

LACK OF CONSTRUCTION OF RENTAL HOUSING

Despite the extensive demand for rental housing in this tight housing and job market, an analysis of construction data from the last decade suggests that the Chicago region is adding fewer rental housing units than traditional economics would predict, especially when compared to other metropolitan areas in the Midwest.

While econometric forecasts estimate demand for approximately 40,000 new units per year, the region has been adding only about 31,000 units per year. Almost all new construction has been for-sale housing. The same formula which accurately describes activity in ten Midwest metropolitan areas overstates production in the Chicago region by 27% for Cook County, 52% for DuPage County, and 26% for Will County. Other non-market-driven factors seem to play a significant role in hindering rental development.

FACTORS LIMITING DEVELOPMENT OF RENTAL HOUSING

To understand some of the factors affecting development of rental housing, researchers conducted focus groups and interviews with developers, housing advocates, public officials, and others involved in the housing market. While these discussions cannot be viewed as statistically representative of the general population, they did generate common themes and in-depth data, and are thus useful to understand the perspectives shaping the housing market.

- Community resistance to apartments was consistently mentioned as the primary barrier to the devel--- opment of rental housing.
- This resistance to rental housing is often reflected in local zoning ordinances that limit multi-family housing.
- Inflexible building codes, lengthy permit review periods, and high land costs are additional barriers preventing local developers from meeting the region's strong demand for rental housing.
- Cook County's property classification system taxes rental properties with more than six units at more than double the level of single-family homes. According to the Institute for Real Estate Management, real estate taxes on large multifamily buildings as a percentage of total expenses average 27.6% in Chicago versus 15.7% nationally.
- Condominium conversions have reduced the supply of rental housing in parts of the region.
- Limited public investment also makes it difficult to develop rental housing attainable for entry-level workers and other lower-income families.

These conditions limit rental housing development of any type - including apartments for middle-income or elderly people. Increasing the supply of rental units will increase housing options for all renter households.

HOW TO INCREASE SUPPLY

Focus group participants and key informants suggested:

- Conducting outreach and education to public officials and to citizens about the need for housing options.
- Creating project-based subsidies out of a portion of the region's tenant-based housing vouchers.
- Expanding the various housing trust funds that underwrite project costs and tenant rents.
- Making public and private dollars available for mortgage payments to support home ownership, thus reducing demand for rental housing.
- Increasing federal funding for public housing.
- Tying new initiatives to existing affordable housing production programs. For example, 10% of apart ments created using public funding could be earmarked for tenants needing an additional rent subsidy provided by Housing Choice Vouchers (HCV) or housing trust funds.
- Lowering the assessment level of rental housing in Cook County.
- Expanding exception rents to allow HCV participants to live in higher cost job-rich communities.

CONTINUING USES FOR THE DATA

The Regional Rental Market Analysis was designed to provide updated information so that a variety of stakeholders—from government officials and community leaders to housing providers and tenant advocates—can make informed decisions and better serve the region's housing needs. It has given new momentum to housing initiatives underway, both regionally and locally. These efforts include coordinated planning for sensible growth, employer-assisted housing models, rent subsidies linked to supportive services, and innovative private investment and development strategies.

Many initiatives using this information are already underway. Cook County Assessor Houlihan has proposed decreasing the tax assessment levels for rental buildings of more than 6 units to stimulate increased production of rental housing. The City of Chicago, in conjunction with the Metropolitan Tenants Organization and the Chicagoland Apartment Association, has initiated a RentsRight program to educate both renters and property owners and managers about their rights and responsibilities. HUD has begun piloting a program that allows housing vouchers to support home ownership. In addition, MPC has begun exploring the opportunities available to convert tenant-based vouchers to project-based vouchers, stimulating development of lower-cost apartments.

FOR MORE INFORMATION OR DISCUSSION

Contact Housing Director Robin Snyderman (rsnyderman@metroplanning.org) or Project Manager Samantha DeKoven (sdekoven@metroplanning.org) at (312) 922-5616. **For Rent: Housing Options in the Chicago Region** and the seven technical reports are available from the Metropolitan Planning Council's web page, www.metroplanning.org.

METROPOLITAN PLANNING COUNCIL

Key Findings from the Regional Rental Market Analysis

Increasing Access to the Rental Market through Housing Choice Vouchers

INTRODUCTION

In November, 1999, the Metropolitan Planning Council published *For Rent: Housing Options in the Chicago Region*, prepared by the University of Illinois at Chicago, the Urban Institute, and Applied Real Estate Analysis, Inc., which summarizes seven technical research reports and provides new information about the rental housing market in the six-county region, including demographic data, rent levels and vacancy rates, and qualitative information from focus groups and interviews. *For Rent* provides baseline information necessary to craft innovative policies, programs, and investment strategies for the region's rental housing market. This is one of a series of briefing papers presenting highlights from the Regional Rental Market Analysis focused on particular geographic areas and subjects of interest.

BACKGROUND

The Housing Choice Voucher program is a federally-funded tenant-based subsidy program administered by local housing authorities to increase tenant access to the private rental housing market. Previously referred to as "Section 8," the program was restructured in October, 1999 to allow greater opportunity for apartment seekers through improved service coordination and more flexible policies. For instance, vouchers are valid nation wide, allowing a family to move outside the jurisdiction of the particular housing authority that issued the voucher. To be eligible for the program, a household must earn below 50% of the Area Median Income. (In the Chicago region in 1999, a family of four with an annual income of less than $30,000 is eligible. In some cases, families earning up to $45,000 may be eligible.) Fourteen public housing authorities and three other agencies administer tenant-based assistance in the six-county Chicago region. Eligible households can apply to be added to waiting lists maintained by the housing authorities.

DEMAND FOR HOUSING ASSISTANCE

- While 38,000 of the region's 1,024,000 apartments are affordable to households earning less than 30% of the Area Median Income (which is $20,000 for a family of four), close to 200,000 households are seeking those units. A Housing Choice Voucher provides a family with greater purchasing power, effectively enabling the family to access more expensive units in a competitive market.
- In the Chicago region, 37.5% of all renter households (between 357,000 and 410,000) pay more than 30% of their income for rent. Over 110,000 households pay more than 50% of their income for rent.
- More than 500,000 regional households qualify for Housing Choice Vouchers.
- Currently, there are approximately 60,000 households across the region on waiting lists for Housing Choice Vouchers.
- Most applicants on the waiting lists are female and, with the exception of Lake County, most are African-American. Roughly 50% receive income from employment and 50% receive Temporary Assistance to Needy Families (TANF).
- Between 264,000 and 395,000 entry-level workers earning less than $30,000 cannot afford to pay more than $750 per month for rent, but in many parts of the region this does not cover the cost of a two-bedroom unit.
- 67,000 households receiving TANF do not receive any form of housing subsidy and may face income fluctuation as they transition from welfare to work, increasing the risk of paying more than 30% of their income toward rent.

HOW DOES THE PROGRAM WORK?

A household awarded a Housing Choice Voucher looks for an available apartment in a building where the property owner or manager agrees to participate in the program. The unit must meet minimum Housing Quality Standards (HQS) established by the U.S. Department of Housing and Urban Development (HUD). The local housing authority makes housing assistance payments directly to the property owner on behalf of the voucher holder. The maximum subsidy is based on a payment standard established by the housing authority. A household may choose to live in a unit costing more than the payment standard if they pay that excess, in addition to the "total tenant payment," which is based on approximately 30% of income. The total cost born by the tenant (rent plus utilities) cannot exceed 40% of the family's monthly adjusted income.

Payment standards are set by the housing authority at between 80 and 110% of the HUD-determined "fair market rent" (FMR), which is set at the 40th percentile of rents in the region. For example, the 1999 FMR for the Chicago region is $737 for a two-bedroom apartment. ("Exception rents" have been granted for some higher cost areas.) For esample, family with an income of $400 per month would pay 30%, or $120, toward rent and HUD would pay the remainder, up to $617 per month.

Fair Market Rent Levels for the Chicago region, 1999 and 2000

YEAR	STUDIO	ONE BEDROOM	TWO BEDROOM	THREE BEDROOM	FOUR BEDROOM
1999	$516	$619	$737	$922	$1,031
2000	$533	$640	$762	$953	$1,066

SUPPLY OF HOUSING CHOICE VOUCHERS

- In the Chicago region, Housing Choice Vouchers currently provide housing for about 41,000 households. Approximately 25,000 are in Chicago (administered by CHAC, Inc.), about 11,000 are in subur ban Cook County, 2,000 are in each of DuPage and Lake Counties, and the remainder are in other areas, including Aurora, Joliet, Park Forest, Waukegan, Maywood, Elgin, Oak Park, North Chicago, McHenry County, and Cicero.
- Across the region, more households use Housing Choice Vouchers (41,000) than live in public housing (approximately 30,000).
- Each housing authority maintains a waiting list, all of which are currently closed except that administered by the Lake County Housing Authority.
- Approximately 3,500 vouchers become available each year through normal turnover.
- Additional vouchers have been allocated by HUD to assist the Chicago Housing Authority (CHA) in relocating public housing residents and to assist TANF recipients on public housing authority waiting lists in Cook, Lake and DuPage Counties where the need for housing is critical for those seeking employment. To ensure success, counseling on housing options and supportive services will be provided to households participating in both initiatives.

OTHER FACTORS AFFECTING THE PROGRAM- EXPERIENCES, ATTITUDES, AND PERSPECTIVES

The Regional Rental Market Analysis gathered qualitative information related to people's perceptions and experiences through focus groups and interviews with renters and property owners and managers. While these discussions cannot be viewed as statistically representative of the general population, they do generate common themes and in-depth data, and thus are useful to understand the perspectives shaping the housing market.

OWNER AND MANAGER CONCERNS

While many property owners and managers who had direct experience with the program praised the prompt, reliable payments and stable, long-term tenants, others with and without direct experience listed numerous concerns about participating. They expressed:

- Concern about loss of control over their property.
- Fear of being forced to deal with "difficult people" who will be rougher on the apartment.
- Hesitation about their inability to select and evict tenants.
- An unwillingness to deal with a bureaucracy that does not return phone calls and requires excessive paperwork.
- Concern about losing income due to the time spent waiting for an inspection, as well as fear that their units would be reviewed by subjective inspectors.
- Apprehension about losing market rate tenants, driven away by subsidized tenants.

Participants were encouraged to openly share their attitudes and experiences: some fears and concerns may be more perception than reality. Education and outreach can play an important role in correcting misperceptions. Indeed, participants who had attended property management courses were able to correct some of the misperceptions reported by others in the discussion group.

OWNER AND MANAGER RECOMMENDATIONS

When invited to provide recommendations to improve the program and encourage their participation, owners and managers suggested:

- More rigorous screening of applicants.
- Simplified inspections.
- Higher Fair Market Rent levels.
- Incentives for property owners/managers to participate, such as a one-time signing bonus for accepting each new tenant or a property tax credit.
- Greater involvement on the part of the HCV administrator to resolve problems.
- Increased tenant counseling and supportive services.
- Outreach to the property management industry and to the general public.
- Dramatically revamping the program into a two-party subsidy, in which payment is provided to the renter household so that the government is not directly involved.

RENTER CONCERNS

Renters also provided insights regarding their objections to the Housing Choice Voucher program, including:

- Lack of time to search for a unit.
- Discrimination on the part of owners and managers - renters had experienced or expected to encounter discrimination based on race, family, and HCV participation. In addition, CHA residents felt they were stereotyped as problem tenants.
- Problems reaching the program administrator staff by phone.
- Difficulty getting extensions for additional search time.
- Delays in inspections.
- General difficulty understanding the program: many focus group participants did not understand how to conduct a housing search, how the lease and inspection processes work, or how their share of rent is calculated. Among the CHA families, a common rumor reported was that this subsidy would only be good for one year. (Congress annually reauthorizes Housing Choice Vouchers.)

Again, while some fears and concerns may be more perception than reality, these misperceptions underscore the value of outreach and education.

RENTER RECOMMENDATIONS

To improve the program, renters suggested that they would benefit from:

- An up-to-date list of available apartments and participating landlords.
- More assistance finding units.
- Additional time to search for a unit.
- Ongoing assistance and connection to social services, including information about the community.
- Help with the move.
- Security deposit assistance.

CONTINUING USES FOR THE DATA

The Regional Rental Market Analysis was designed to provide updated information so that a variety of stakeholders, from government officials and community leaders to housing providers and tenant advocates, will be able to make informed decisions and better serve the region's housing needs. It has given new momentum to various initiative, both regionally and locally. These efforts include consolidated planning processes, effective subsidy policies, and investment and development strategies.

Many initiatives using this data are already underway:

- CHAC, the HCV administrator for the CHA, has set payment standards at 110 % of HUD's FMR throughout the city and has established exception rents in various other neighborhoods.
- Families relocating from the CHA receive housing counseling, financial assistance with the security deposit, and physical assistance with the move (as required by the Uniform Relocation Act).
- The MetroLinks welfare-to-work program also offers participating families housing mobility counseling as well as other services.
- The City of Chicago, in conjunction with the Metropolitan Tenants Organization and the Chicagoland Apartment Association, has initiated a RentsRight program to educate both renters and owners/managers about their respective rights and responsibilities.

FOR MORE INFORMATION OR DISCUSSION

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Metropolitan Planning Council
25 EAST WASHINGTON STREET, SUITE 1600 • CHICAGO, ILLINOIS 60602
PHONE: 312.922.5616 • FAX: 312.922.5619 • WEB: WWW.METROPLANNING.ORG

METROPOLITAN PLANNING COUNCIL

Key Findings from the Regional Rental Market Analysis

A Closer Look at the Jobs-Housing Mismatch

INTRODUCTION

Quality rental housing is a crucial part of a healthy housing market and is fundamental to the stability of families and neighborhoods throughout the region. Renters are a diverse group, from young adults starting out on their own to working families with children to households with special needs to senior citizens looking to simplify their lifestyles. A range of rental options is needed for the growing workforce in the region, whether hourly service employees or highly specialized professionals.

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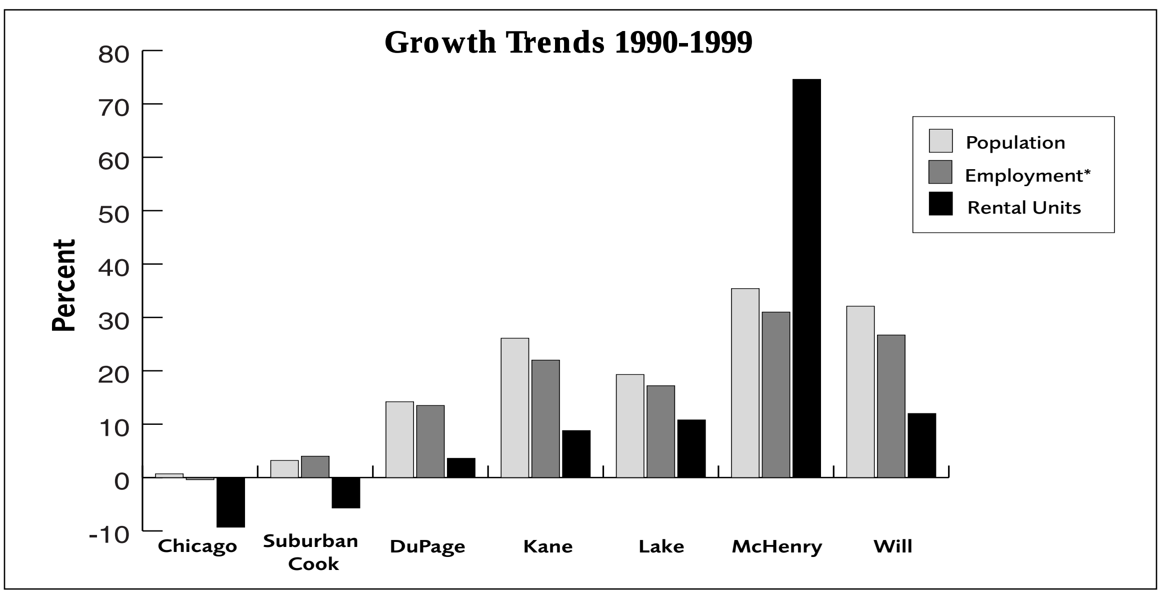
BACKGROUND

The Chicago region has experienced unprecedented development and expansion in the last thirty years. This has included significant growth in the real estate market and a strong trend toward job suburbanization. In the 1990s, the metropolitan area saw almost 8% population and 7% employment growth, an active for-sale housing market, but little new construction of rental housing. Specifically, while the collar counties saw rapid growth, the region's rental housing stock continued to be concentrated in Chicago and suburban Cook County. These trends have led to an increasing spatial mismatch between where workers live and where jobs exist.



**Employment data refers to change from 1990-1998.*

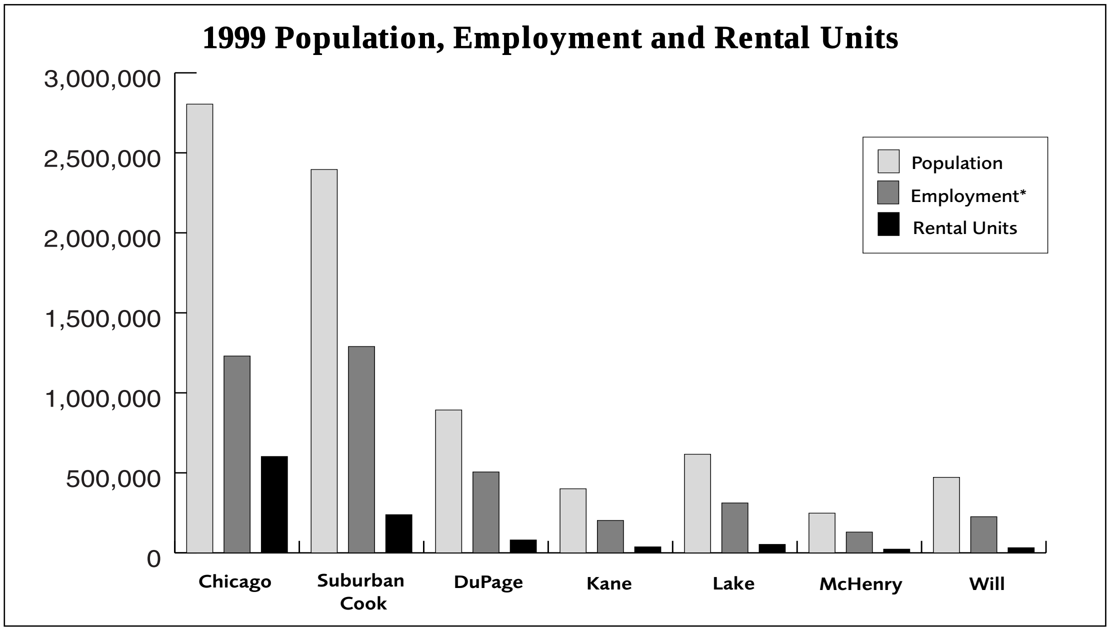
POPULATION GROWTH

The region has grown in population four times faster in the 1990s than in the previous two decades combined, increasing its population by nearly 8% between 1990 and 1998. This growth has primarily occurred outside of Cook County. McHenry County, with less than 5% of the region's population, has experienced the greatest relative increase since 1990 (31.5%), followed by Will (28.5%), Kane (23.2%), Lake (17.2%), and DuPage (12.6%) counties. Reversing trends in the prior two decades, Cook County's population increased in the 1990s.

EMPLOYMENT GROWTH

Accompanying the population increase, the Chicago region gained more than 200,000 jobs, an increase of more than 7% between 1990 and 1998. More than 787,332 jobs were added between 1975 and 1995, with 40% of this job growth in DuPage County alone. During this time, there also were shifts in the types of employment - manufacturing decreased overall and continued to move out of Chicago to the collar counties.

During the 1990s, all counties have seen an increase in jobs created and in employment rates, with the largest relative growth in the collar counties. The greatest relative increase in the number of new jobs occurred in McHenry, Will, and Kane Counties.



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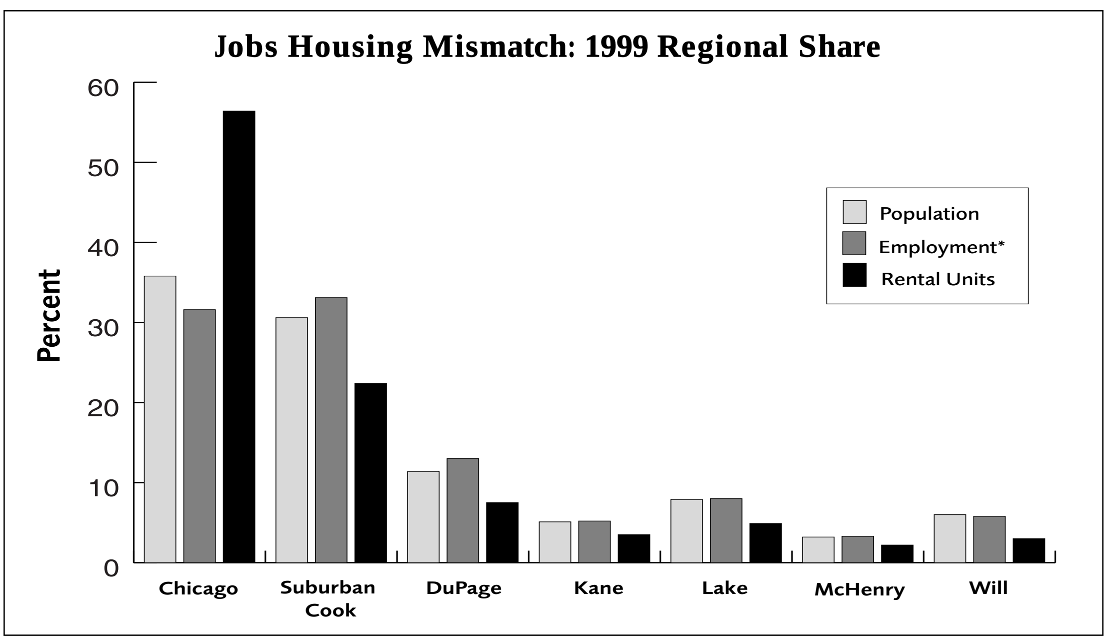

**Employment data refers to 1998.*

A comparison of the number of jobs to rental units in each location indicates a potential shortage of housing in a selected area, such as a county. The regional average is 1.49 entry-level jobs per rental unit. Only Chicago is below this average with McHenry County slightly above at 1.52. In contrast, suburban Cook and Will County have rates of approximately 2.6 entry-level jobs to every rental unit. DuPage, Kane, and Lake Counties have rates between 1.6 and 1.9.

THE HOUSING MARKET

For families earning less than $20,000 per year, there is a deficit of 153,000 rental units regionwide within their affordability range. The U.S. Department of Housing and Urban Development (HUD) considers housing affordable when a family spends no more than 30% of their monthly income on rent and utilities.

Entry-level wage earners with annual incomes of up to $30,000 spending no more than 30% of their income on rent can afford to pay up to $750 for rent. In the high job-growth areas, such rents are not readily available. The average apartment in DuPage County costs $842, the average unit in Lake County rents for $774, the average unit on the north side of Chicago costs $826, and the average cost in north suburban Cook is $863. The average rent for a three-bedroom apartment in suburban Cook or any of the collar counties costs at least $806.

Unit Size:	**Average of All Sizes**	**Studio**	**One Bedroom**	**Two Bedrooms**	**3 or More Bedrooms**
Chicago	$708	$529	$715	$736	$750
North Side	$826	$538	$821	$993	$969
West Side	$618	$499	$625	$622	$639
South Side	$619	$511	$558	$609	$690
Suburban Cook	$738	$499	$634	$765	$934
North Cook	$863	$642	$736	$883	$1,102
West Cook	$628	$443	$557	$664	$820
South Cook	$639	$430	$530	$641	$806
Collar Counties	$748	$493	$632	$747	$975
DuPage	$842	N/A*	$736	$859	$1,069
Kane	$634	$440	$537	$669	$820
Lake	$774	N/A*	$628	$735	$1,032
McHenry	$669	N/A*	$573	$658	$883
Will	$660	N/A*	$473	$640	$884
Total Region	$723	$523	$678	$746	$824

** Data is not available due to the small number of respondents.*

There are between 264,000 and 395,000 workers in entry-level jobs that pay up to $30,000. While most job openings are in suburban locations, both in Cook and in surrounding counties, many people seeking these jobs live in Chicago, producing one-way travel times of 90 minutes or more. Recent surveys of employees working in suburban locations suggest that many workers are interested in moving closer to work if affordable housing options were available.

Estimated travel times in minutes to selected job corridors, 1998

Origination:	**AUSTIN**		**W. ENGLEWOOD**		**ROSELAND**		**GRAND BLVD**	
Destination:	auto	transit	auto	transit	auto	transit	auto	transit
Schaumburg	55.8	91.1	87.2	126.4	122.9	141.7	86.8	132.2
O'Hare	47.0	90.5	82.3	106.3	118.0	141.9	81.9	116.7
Oak Lawn	49.3	58.8	26.7	37.0	24.4	30.1	34.8	44.9
1-88	45.2	480.0	65.5	480.0	97.7	480.0	64.6	480.0
Oak Brook	37.3	91.3	65.4	104.8	90.0	104.9	64.6	109.3
Buffalo Grove	75.4	153.4	108.0	156.6	140.9	171.9	99.3	162.3

This burden is compounded for households transitioning from welfare to work. Four out of five TANF (Temporary Assistance to Needy Families) recipients, or 67,000 families, do not benefit from housing subsidies and are vulnerable to increasing rent burdens.

All renters are burdened by recent trends in rent increases and inflation. In every part of the region, average rent increases outpaced inflation from 1998 to 1999.

Rent Increases 1998-1999

HOMEOWNERSHIP MARKET

The economic boom has led to an increase in homeownership rates nationwide and in the Midwest, with the Midwest homeownership rate growing from 67.1% in 1990 to 72.1% in 1999. However, not all families are able to transition to homeownership. Approximately 50% of renter households earn less than $32,000 per year. In contrast, 12.2% of homeowners earn less than $32,000. A variety of housing options within close proximity to the region's jobs is crucial to the competitiveness of the region.

A brief review of housing costs compared to earnings indicates the gap between the for-sale market and what workers can afford. The "attainable" housing price for a two-income household earning close to area median income ($63,800 for a family of four) would cost no more than $129,750 based on paying 30% of gross income for a 30 year mortgage with five percent down plus insurance. When these estimated housing costs were compared to average sale prices for homes in several selected suburbs in 1998, an earnings-cost mismatch was found in all communities for single-family homes and in several even for townhouses. (See MPC's Housing for a Competitive Workforce: Homeownership Models that Work for more detail.)

The following table details the number of renter households within different income brackets and indicates the amount that a family can afford to spend on rent. Applying HUD's definition of affordability, 37.5% of the region's renter households pay more than they should for rent. That represents between 357,000 and 410,000 households. Of those, as many as 148,500 households spend more than 50% of their income on rent.

INCOME LEVEL	RENTER HOUSEHOLDS #	%	APPROPRIATE RENT
0 to 30% of AMI (up to $20,000)	308,200	30.1%	Up to $500
30 to 50% of AMI ($20,00 to $30,000)	199,700	19.5%	$500 to $795
50 to 80% of AMI ($30,000 to $45,000)	248,800	24.3%	$795 to $1,200
80 % to 120% of AMI ($45,000 to $75,000)	152,600	14.9%	$1,200 to $1,900
120% or more of AMI ($75,000 and above)	114,700	11.2%	More than $1,900
TOTAL	1,024,000	100.0%	

AMI refers to Area Median household Income, which is currently $63,800 for a family of four in the region.
Appropriate rent calculation assumes household pays approximately 30% of income toward rent. The ranges are calculated based on a family of four.

Distribution of rental units by rent levels affordable to different income levels, 1999

Household Income: Affordable Rent:	Up to 30% of AMI (up to $500)	30% to 50% of AMI ($500 to $795)	50% to 80% of AMI ($795 to $1,200)	80% or More of AMI ($1,200 or above)	Total Units
Chicago	**75%** 94,200	**57%** 301,200	**43%** 152,500	**88%** 29,300	**56%** 577,200
Suburban Cook	**12%** 14,600	**23%** 123,500	**24%** 85,400	**1%** 300	**22%** 223,800
Collar Counties	**14%** 17,000	**19%** 101,300	**32%** 113,100	**11%** 3,600	**23%** 235,000
Total Region	125,800	526,000	351,000	33,200	1,036,000

These estimates do not include public housing units. Percentages are based on total in each income/rent range category, showing geographic distribution of units.

Chicago has the largest number and proportion of non-public housing units that are affordable to households with incomes up to $20,000. This translates into rents that do not exceed $500. Regionwide, half of the rental housing stock is in the rent range affordable to persons earning between about $20,000 and $30,000. Rents for these units are between $500 and $795. Another third of the stock is in the rent range of between $30,000 and $45,000, with rents up to $1,200. Proportionately, these units are distributed fairly evenly throughout the region. Finally, there is a relatively small number and percentage of higher end units, with most located in Chicago.

CONCLUSION

While economic theory presumes that strong demand will generate additional supply of rental units, other factors particular to this region have limited this market response. In fact, compared to other Midwestern metropolitan areas, the Chicago region is underproducing rental units. Since 1990, the region has lost more than 50,000 rental units while the population has grown by over 500,000 people.

A number of recommendations to increase rental supply were made by key informants interviewed as part of the Regional Rental Market Analysis. These recommendations included conducting outreach and education to public officials and to citizens abut the need for housing options; expanding housing trust funds that underwrite development costs and tenant rents; lowering the tax assessment level of rental housing in Cook County; expanding "exception" rent levels to allow families using Housing Choice Vouchers to live in higher-cost, job rich communities; and creating project-based subsidies from a portion of the region's tenant-based housing vouchers.

Numerous initiatives are already underway. The MetroLinks for Jobs and Housing welfare-to-work program offers 1,025 participants housing counseling and supportive services. The City of Chicago, in conjunction with the Metropolitan Tenants Organization and the Chicagoland Apartment Association, has initiated a RentsRight program to educate both renters and owners/managers about their respective rights and responsibilities. Cook County Assessor Houlihan has proposed reducing the tax assessment on large multifamily properties to stimulate production of rental housing.

FOR MORE INFORMATION

Or to request a presentation, contact Housing Director Robin Snyderman (rsnyderman@metroplanning.org) or Housing Associate Samantha DeKoven (sdekoven@metroplanning.org) at (312) 922-5616. *For Rent: Housing Options in the Chicago Region*, briefing papers for all submarkets and particular subjects, and the seven technical reports will be available on the Metropolitan Planning Council's web site at www.metroplanning.org.

METROPOLITAN PLANNING COUNCIL

Key Findings from the Regional Rental Market Analysis

Chicago - North Side

INTRODUCTION

Quality rental housing is a crucial part of a healthy housing market and is fundamental to the stability of families and neighborhoods throughout the region. Renters are a diverse group, from young adults starting out on their own to working families with children to households with special needs to senior citizens looking to simplify their lifestyles. A range of rental options is needed for the growing workforce in the region, whether hourly service employees or highly specialized professionals.

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DEMOGRAPHIC DATA

Metropolitan Chicago (includes Cook, DuPage, Kane, Lake, McHenry, and Will Counties)

- Regionwide, there are approximately 1,024,00 households who rented in 1999, which represents 38% of all households.
- Compared to other Midwestern metropolitan areas, the Chicago region is underproducing rental units. Since 1990, the region has lost more than 50,000 rental units while the population has grown by over 500,000 people.
- The region's rental market is very tight with a 4.2% vacancy rate, well below the 6% measure used by the U.S. Department of Housing and Urban Development (HUD) to define a tight market.
- About 11% of all renter households are fairly affluent, with annual incomes in excess of $76,000.
- Approximately 50% of renters earn less than $32,000 per year. In contrast, 12.2% of homeowners earn less than $32,000.
- 87% of all renter households receive no housing subsidy.

Chicago

- In Chicago, approximately 43.8% of all households own their homes, and 56.2% rent. There are approximately 569,700 renter households in Chicago.
- The percentage of households renting has declined somewhat from 57.6% in 1987 to 56.2% in 1995. (This parallels national trends, which show an increase in homeownership rates since 1990. In the Midwest, the homeownership rate grew from 67.1% to 72.1% between 1990 and 1999.) However, not all families will be able to transition to homeownership.
- The median income for renter households in Chicago in 1995 was $21,883 compared with $39,629 for owners.

Household Incomes of Owners and Renters on the North Side of Chicago

Chicago North 1999	TOTAL	0 to 30% of AMI (up to $20,000)	30 to 50% of AMI ($20,000 to $30,000)	50 to 80% of AMI ($30,000 to $45,000)	80 to 120% of AMI ($45,000 to $75,000)	120% or more of AMI ($75,000 & above)
# of households	403,800	88,700	44,300	85,300	77,300	108,200
% of households	100%	22.0%	11.0%	21.1%	19.1%	26.8%

AMI refers to area median household income, which is currently $63,800 for a family of four in the region.

DIVERSITY OF RENTERS

Renter Households in Chicago who are:	
White (Non-Latino)	**38.0%**
African-American	**36.8%**
Other Race	**11.7%**
Latino (Any Race)	**18.5%**
Elderly	**15.1%**
Below Poverty	**28.2%**

Percentages are as a proportion of all renter households in Chicago, 1995

- The median age of a renter in Chicago is 40 years.
- The average household size for renters in Chicago is 2 persons.
- 36% of renter households in Chicago are one-person households.
- Approximately 27% of all renter households in Chicago have two people.
- About 35% of renter households in Chicago are made up of three or more people.

DEMAND FOR RENTAL HOUSING IN CHICAGO

Key indicators of demand for rental housing are low vacancy rates, increasing rent levels, and high numbers of households experiencing rent burden and living in overcrowded and/or substandard conditions. In addition, the significant numbers of people who are homeless or on waiting lists for housing subsidies point to an unmet need for rental housing.

- The north side's 2.7% vacancy rate represents a tight market, according to either the 6% threshold set by HUD or the 5% measure used by appraisers, and well below the regional vacancy rate of 4.2%.
- Rent increased on the north side of Chicago by 6.1% from 1998 to 1999, compared to a 2.0% increase in inflation. This rate of increase is also well above the overall regional increase of 3.6%.
- The north side of Chicago lost 7,588 units of rental housing to condominium conversions between 1993 and 1998.
- As the following table details, more than 192,000 renter households in Chicago pay more than the recommended 30% of household income towards rent. A third of those families spend more than 50% of their income for rent.

Rent Burden

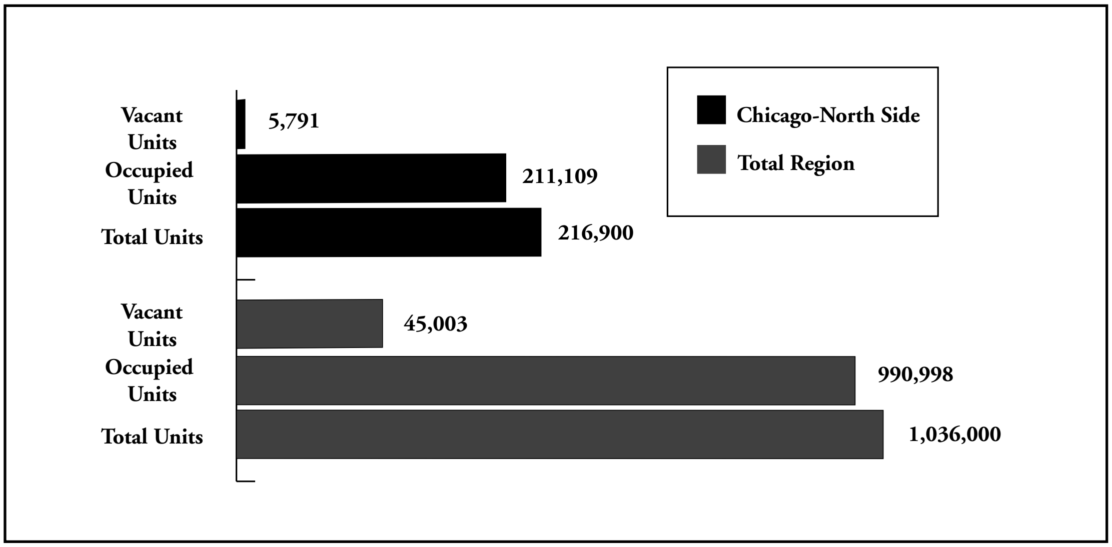
Percentage of Income Toward Rent	Chicago [1]	Chicago [2]
30-49% of Income	24%	132,000-145,200
50% or More	13%	60,000-87,800
Total paying 30% or More	37%	192,800-233,000

1. Based on 1995 data 2. Based on 1999 estimates

- An estimated 67,000 to 70,000 renter households in Chicago live in substandard housing (plumbing, heating, or other serious maintenance problems).
- Between 47,500 and 48,700 renter households in Chicago live in overcrowded units.
- In Chicago, there are 35,000 households on the waiting list for Housing Choice Vouchers (the new name for the restructured federal Section 8 tenant-based housing assistance).
- Approximately 15,000 different people stayed in a homeless shelter in Chicago sometime in 1998. An estimated 15,000 to 30,000 people slept on the street in Chicago sometime during that year.

SUPPLY OF RENTAL HOUSING IN THE NORTH SIDE OF CHICAGO

Availability of Apartments



Rental Units		Chicago - North (all bldg. types)	Chicago - North (small bldgs.)	Total Region (all bldg. types)
All Units	Vacancy Rate	2.7%	3.0%	4.2%
	Average Rent	$826	$819	$723
Studio	Vacancy Rate	2.7%	N/A	4.1%
	Average Rent	$538	N/A	$678
One Bedroom Units	Vacancy Rate	3.2%	4.2%	4.0%
	Average Rent	$821	$696	$746
Two Bedroom Units	Vacancy Rate	1.8%	2.1%	4.0%
	Average Rent	$993	$797	$746
Three or More Bedrooms	Vacancy Rate	2.9%	3.1%	4.9%
	Average Rent	$969	$942	$824

Due to the sample size, the data could not be broken down for large buildings or single-family rentals. Average rents are monthly.

- Rent levels on the north side of Chicago are particularly high, with an average monthly rent level of $826 per month, well above the regional average of $723.
- For all unit sizes, the market is tighter on the north side of Chicago than in the region overall.
- The market for two-bedroom apartments is extremely tight, with vacancy rates at just 1.8%.
- Entry-level wage earners with an income up to $30,000 spending no more than 30% of their income on rent (commonly understood to be an appropriate housing cost) would pay no more than $750 for rent. The average rent for a one-bedroom apartment on the north side is $821. The average rent for a two-bedroom apartment in a small building is $797.

HOUSING QUALITY AND ACCESSIBILITY

- While 82% of the overall regional rental market is in good condition, most of the poor quality units are located in Chicago. 36% of all rental units in large buildings in Chicago are in poor condition.
- The majority of wheelchair accessible units can be found in large buildings (10 or more units), which are most likely to have an elevator. However, not all units in these buildings are accessible.

Units in Good Condition	Percentage of Units in Building Category			
	Single Family	2-9 Unit Building	10 + Unit Building	Total
Chicago	89.2%	77.2%	63.9%	72.3%
Region Overall	91.3%	83.6%	78.0%	82.1%

Due to the data collection method, information cannot be broken down into subareas of Chicago.

Units in Wheelchair Accessible Buildings	Percentage of Units in Building Category			
	Single Family	2-9 Unit Building	10 + Unit Building	Total
Chicago	3.9%	6.6%	29.9%	16.2%
Region Overall	0.3%	6.4%	25.0%	13.6%

Due to the data collection method, information cannot be broken down into subareas of Chicago.

CONTINUING USES FOR THE DATA

The Regional Rental Market Analysis was designed to provide updated information so that a variety of stakeholders—from government officials and community leaders to housing providers and tenant advocates—can make informed decisions and better serve the region's housing needs. It has given new momentum to housing initiatives underway, both regionally and locally. These efforts include coordinated planning for sensible growth, employer-assisted housing models, rent subsidies linked to supportive services, and innovative private investment and development strategies.

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METROPOLITAN PLANNING COUNCIL

Key Findings from the Regional Rental Market Analysis

Chicago - South Side

INTRODUCTION

Quality rental housing is a crucial part of a healthy housing market and is fundamental to the stability of families and neighborhoods throughout the region. Renters are a diverse group, from young adults starting out on their own to working families with children to households with special needs to senior citizens looking to simplify their lifestyles. A range of rental options is needed for the growing workforce in the region, whether hourly service employees or highly specialized professionals.

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Chicago

- In Chicago, approximately 43.8% of all households own their homes, and 56.2% rent. There are approximately 569,700 renter households in Chicago.
- The percentage of households renting has declined somewhat from 57.6% in 1987 to 56.2% in 1995. (This parallels national trends, which show an increase in homeownership rates since 1990. In the Midwest, the homeownership rate grew from 67.1% to 72.1% between 1990 and 1999.) However, not all families will be able to transition to homeownership.
- The median income for renter households in Chicago in 1995 was $21,883 compared with $39,629 for owners.

Household Incomes of Owners and Renters on the South Side of Chicago

Chicago South 1999	TOTAL	0 to 30% of AMI (up to $20,000)	30 to 50% of AMI ($20,000 to $30,000)	50 to 80% of AMI ($30,000 to $45,000)	80 to 120% of AMI ($45,000 to $75,000)	120% or more of AMI ($75,000 & above)
# of households	397,600	123,200	50,100	82,200	72,000	70,100
% of households	100%	31.0%	12.6%	20.7%	18.1%	17.6%

AMI refers to area median household income, which is currently $63,800 for a family of four in the region.

DIVERSITY OF RENTERS

Renter Households in Chicago who are:	
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Other Race	**11.7%**
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Below Poverty	**28.2%**

Percentages are as a proportion of all renter households in Chicago, 1995.

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- About 35% of renter households in Chicago are made up of three or more people.

DEMAND FOR RENTAL HOUSING IN CHICAGO

Key indicators of demand for rental housing are increasing rent levels and high numbers of households experiencing rent burden and living in overcrowded and/or substandard conditions. In addition, the significant numbers of people who are homeless or on waiting lists for housing subsidies point to an unmet need for rental housing.

- Average rents increased on the south side by 2.6% from 1998 to 1999, compared to a 2% increase in inflation.
- As the following table details, more than 192,000 renter households in Chicago pay more than the recommended 30% of household income towards rent. A third of those families spend more than 50% of their income for rent.

Rent Burden

Percentage of Income Toward Rent	Chicago [1]	Chicago [2]
30-49% of Income	24%	132,000-145,200
50% or More	13%	60,000-87,800
Total paying 30% or More	37%	192,800-233,000

1. Based on 1995 data 2. Based on 1999 estimates

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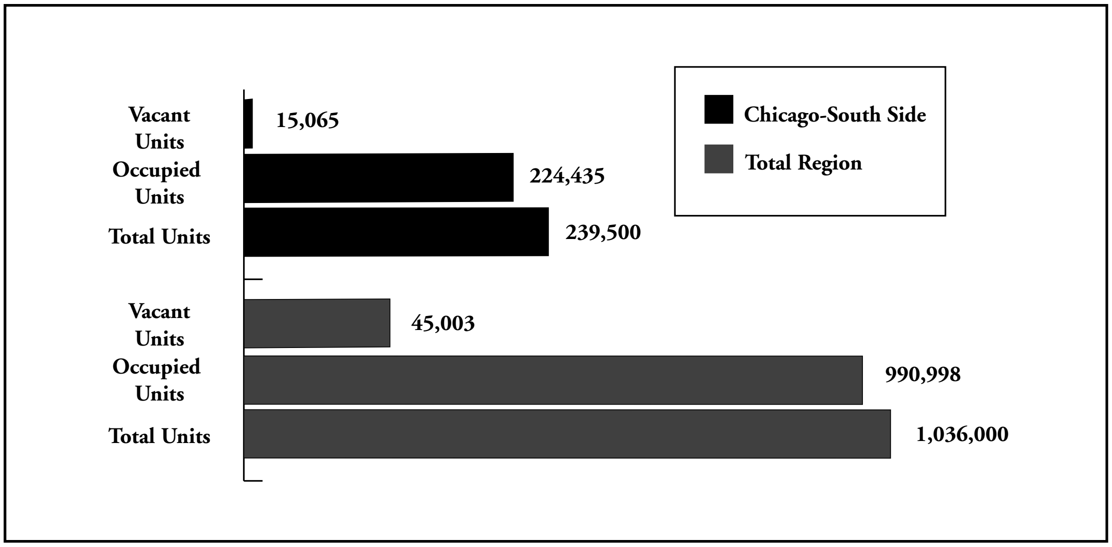
- Between 47,500 and 48,700 renter households in Chicago live in overcrowded units.
- In Chicago, there are 35,000 households on the waiting list for Housing Choice Vouchers (the new name for the restructured federal Section 8 tenant-based housing assistance).
- Approximately 15,000 different people stayed in a homeless shelter in Chicago sometime in 1998. An estimated 15,000 to 30,000 people slept on the street in Chicago sometime during that year.

SUPPLY OF RENTAL HOUSING IN THE SOUTH SIDE OF CHICAGO

Availability of Apartments



Rental Units		Chicago - South (all bldg. types)	Chicago - South (small bldgs.)	Total Region (all bldg. types)
All Units	Vacancy Rate	6.3%	5.8%	4.2%
	Average Rent	$619	$558	$723
Studio	Vacancy Rate	8.3%	N/A	4.1%
	Average Rent	$511	N/A	$678
One Bedroom Units	Vacancy Rate	4.6%	1.6%	4.0%
	Average Rent	$558	$464	$746
Two Bedroom Units	Vacancy Rate	5.4%	4.4%	4.0%
	Average Rent	$609	$518	$746
Three or More Bedrooms	Vacancy Rate	8.2%	9.0%	4.9%
	Average Rent	$690	$627	$824

Due to the sample size, the data could not be broken down for large buildings or single-family rentals. Average rents are monthly.

- The rental market on the south side of Chicago is one of the most affordable in the region, with over all average monthly rents of $619 per month, compared to the region's average of $723.
- The rental market on the south side of Chicago has a vacancy rate of 6.3%, just slightly above the 6% threshold set by the U.S. Department of Housing and Urban Development for a tight market.
- While the overall rental market is not as tight on the south side as in the region overall, the markets for one- and two-bedroom apartments are tight.
- The market is extremely tight for one-bedroom apartments in small buildings, with a vacancy rate of just 1.6%.
- Surprisingly, the vacancy rate for larger apartments (three or more bedrooms) in small buildings is 9%, and the vacancy rate for larger apartments in all buildings on the south side is 8.2%.
- In general, the market is tighter for apartments in small buildings than for units in large buildings on the south side. This may be influenced by the substantial number of units in poor condition in large buildings (See next page).

HOUSING QUALITY AND ACCESSIBILITY

- While 82% of the overall regional rental market is in good condition, most of the poor quality units are located in Chicago. 36% of all rental units in large buildings in Chicago are in poor condition.
- The majority of wheelchair accessible units can be found in large buildings (10 or more units), which are most likely to have an elevator. However, not all units in these buildings are accessible.

Units in Good Condition	Percentage of Units in Building Category			
	Single Family	2-9 Unit Building	10 + Unit Building	Total
Chicago	89.2%	77.2%	63.9%	72.3%
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Key Findings from the Regional Rental Market Analysis

Chicago - West Side

INTRODUCTION

Quality rental housing is a crucial part of a healthy housing market and is fundamental to the stability of families and neighborhoods throughout the region. Renters are a diverse group, from young adults starting out on their own to working families with children to households with special needs to senior citizens looking to simplify their lifestyles. A range of rental options is needed for the growing workforce in the region, whether hourly service employees or highly specialized professionals.

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% of households	100%	31.6%	12.5%	21.6%	18.6%	15.6%

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- The west side's 5% vacancy rate represents a tight market, according to either the 6% threshold set by HUD or the 5% measure used by appraisers.
- The average rent increase on the west side of Chicago between 1998 and 1999 was 3.4%, compared to a 2% increase in inflation.
- As the following table details, more than 192,000 renter households in Chicago pay more than the recommended 30% of household income towards rent. A third of those families spend more than 50% of their income for rent.

Rent Burden

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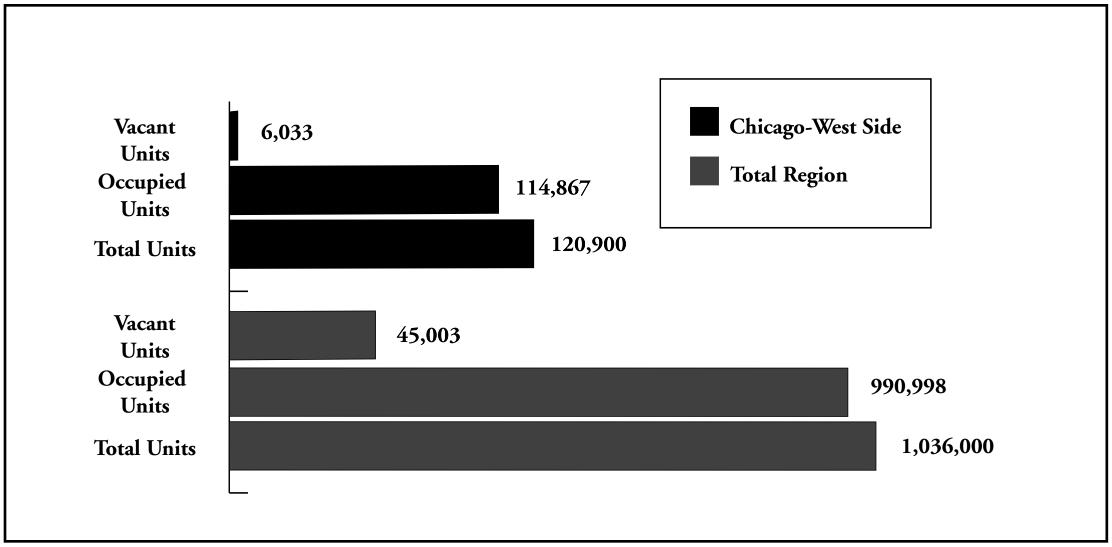

Rental Units		Chicago - West (all bldg. types)	Chicago - West (small bldgs.)	Total Region (all bldg. types)
All Units	Vacancy Rate	5.0%	5.5%	4.2%
	Average Rent	$618	$593	$723
Studio	Vacancy Rate	2.4%	N/A	4.1%
	Average Rent	$499	N/A	$678
One Bedroom Units	Vacancy Rate	7.5%	4.8%	4.0%
	Average Rent	$625	$555	$746
Two Bedroom Units	Vacancy Rate	4.7%	4.9%	4.0%
	Average Rent	$622	$592	$746
Three or More Bedrooms	Vacancy Rate	3.9%	3.8%	4.9%
	Average Rent	$639	$617	$824

Due to the sample size, the data could not be broken down into subareas of Chicago for large buildings or single-family rentals. Average rents are monthly.

- The rental market on the west side of Chicago is one of the more affordable in the region, with overall average rents of $618 per month, compared to the region's average of $723.
- While the overall rental market is not as tight on the west side as in the region overall, the market is tight for studios and for two- and three-bedroom apartments.

HOUSING QUALITY AND ACCESSIBILITY

- While 82% of the overall regional rental market is in good condition, most of the poor quality units are located in Chicago. 36% of all rental units in large buildings in Chicago are in poor condition.
- The majority of wheelchair accessible units can be found in large buildings (10 or more units), which are most likely to have an elevator. However, not all units in these buildings are accessible.

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Key Findings from the Regional Rental Market Analysis

DuPage County

INTRODUCTION

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DEMOGRAPHIC DATA

Metropolitan Chicago *(Includes Cook, DuPage, Kane, Lake, McHenry, and Will Counties)*

- Regionwide, there are approximately 1,024,00 households who rented in 1999, which represents 38% of all households.
- Compared to other Midwestern metropolitan areas, the Chicago region is underproducing rental units. Since 1990, the region has lost more than 50,000 rental units while the population has grown by over 500,000 people.
- The region's rental market is very tight with a 4.2% vacancy rate, well below the 6% measure by the U.S. Department of Housing and Urban Development (HUD) to define tight market.
- About 11 percent of all renter households are fairly affluent, with annual incomes in excess of $76,000.
- Approximately 50% of renters earn less than $32,000 per year. In contrast, 12.2% of homeowners earn less than $32,000.
- 87% of all renter households receive no housing subsidy.

DuPage County

- In DuPage County, 75.5% of all households own their homes, and 24.5% rent. There are approximately 77,000 renter households in DuPage County.
- Nationwide, there has been an increase in homeownership rates since 1990. In the Midwest, the homeownership rate grew from 67.1% to 72.1% between 1990 and 1999. However, not all families will be able to transition to homeownership.
- The median income for renter households in DuPage County in 1995 was $33,986 compared with $73,159 for owners.

Household Incomes of Owners and Renters in DuPage County

DuPage County 1999	TOTAL	0 to 30% of AMI (up to $20,000)	30 to 50% of AMI ($20,000 to $30,000)	50 to 80% of AMI ($30,000 to $45,000)	80 to 120% of AMI ($45,000 to $75,000)	120% or more of AMI ($75,000 & above)
# of households	323,100	24,500	18,400	52,800	74,800	152,600
% of households	100%	7.6%	5.7%	16.4%	23.1%	47.2%

AMI refers to Area Median household Income, which is currently $63,800 for a family of four in the region.

DIVERSITY OF RENTERS IN DUPAGE COUNTY

Renter Households in DuPage County who are:	
White (Non-Latino)	80.4%
African-American	6.1%
Other Race	10.5%
Latino (Any Race)	7.4%
Elderly	17.9%
Below Poverty	10.5%

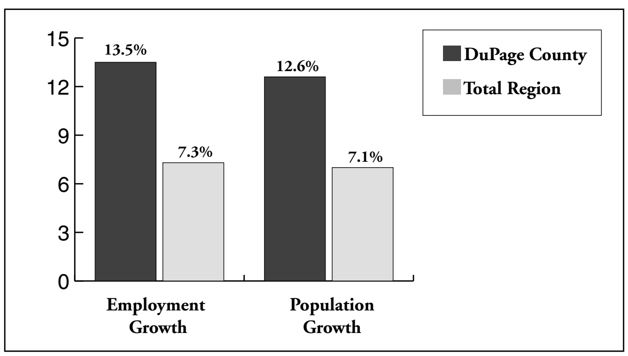
Percents are as a proportion of all renter households in DuPage County, 1995.

- The median age of a renter in DuPage County is 37 years.
- The average household size for renters in DuPage County is 1.8 persons.
- 42% of renter households in DuPage County are one-person households.
- Approximately one-fourth of all renter households in DuPage County have two people.
- About one-third of renter households in DuPage County are made up of three or more people.

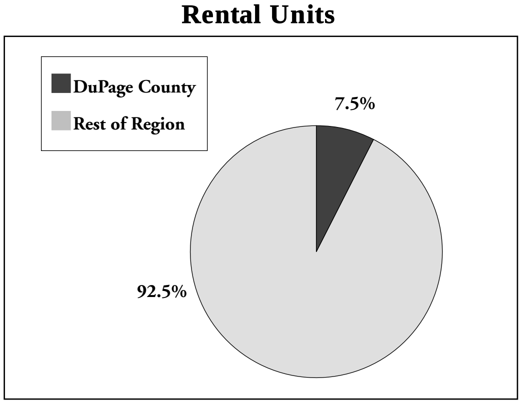
DEMAND FOR RENTAL HOUSING IN DUPAGE COUNTY

Key indicators of demand for housing are population and employment growth. DuPage County has witnessed dramatic expansion in recent years, but the rental housing market has not kept up with the growth in population and employment.

Change in Employment and Population, 1990-1998

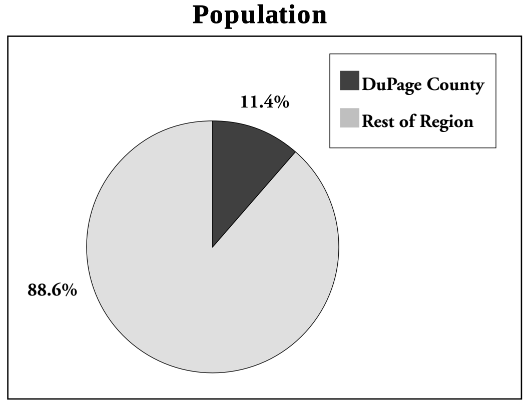


Rental Units



In 1999, there were 80,500 rental units.

Population



In 1999, there were 880,491 people.

- While the population in DuPage County has grown by 98,800 in the last decade and 60,000 new jobs have been created, only 2,799 new apartments have been added to the housing stock.
- While there are 129,000 entry-level jobs in DuPage County (1998), there are only 80,500 rental units (1999).
- There are 8,802 entry-level job openings in DuPage County (1997).

ADDITIONAL INDICATORS OF HOUSING NEED IN DUPAGE COUNTY

Other evidence further documents the need for rental housing.

- The DuPage Housing Authority reports 1,950 households are on the waiting list for Housing Choice Vouchers (the new name for the restructured federal Section 8 tenant-based rental housing assistance).
- The Illinois Coalition to End Homelessness estimated 3,271 different people stayed in a shelter in DuPage County during 1996. Approximately 4,906 people were estimated to have slept on the street during the course of that year in DuPage County.
- An estimated 264,000 to 395,000 entry-level workers regionwide earning up to $30,000 cannot afford housing costs of more than $750 per month. This is below the average rent of $859 for a two-bedroom apartment in DuPage County. While most job openings in are DuPage and other suburban locations, many people seeking these jobs live elsewhere requiring one-way travel times of 90 minutes or more.
- Regionwide, 37.5 percent of renters pay more than 30 percent of their income for rent, the definition of rent burden. In DuPage County 43 percent of renters are rent burdened.

Rent Burden

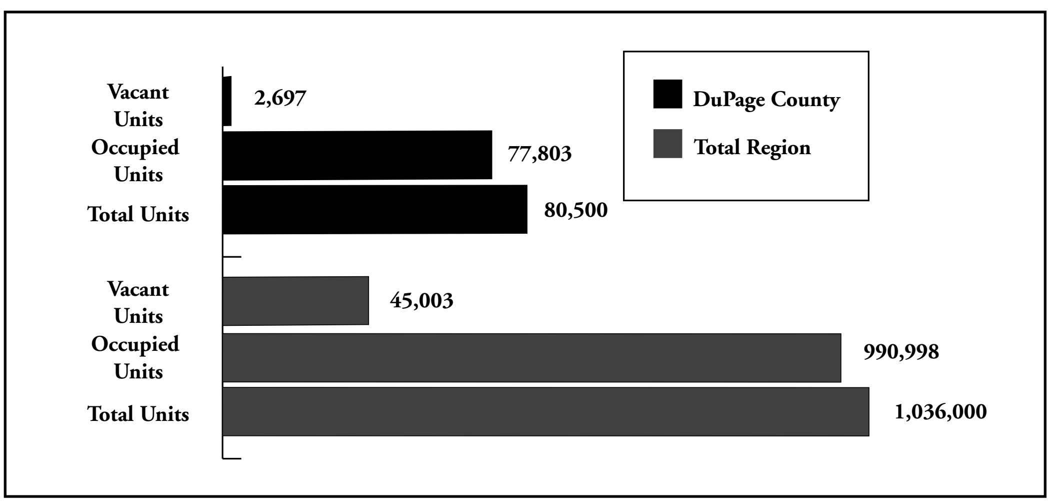
Percentage of Income Toward Rent	DuPage County[1]	DuPage County[2]
30-49% of Income	28.2%	20,100-24,500
50% or More	14.7%	6,000-17,200
Total paying 30% or More	42.9%	26,100-41,700

1. Based on 1995 data 2. Based on 1999 estimates

- An estimated 6,400 to 7,100 renter households live in substandard units (with plumbing, heating, or serious other main tenance problems).
- Between 4,500 and 5,000 renter households in DuPage County live in overcrowded conditions.

SUPPLY OF RENTAL HOUSING IN DUPAGE COUNTY

Availability of Apartments



- DuPage County's 3.3% vacancy rate represents a tight market, according to either HUD's 6% threshold or the 5% measure used by appraisers, and well below the regional vacancy rate of 4.2%.
- Rent levels in DuPage County are particularly high, with an average rent level of $842 per month, compared with the regional average of $723.
- Rent increased in DuPage County by 3.2% from 1998 to 1999, compared to a 2.0% increase in inflation.

Rental Units		DuPage County	Total Region
All Units	Vacancy Rate	3.3%	4.2%
	Average Rent	$842	$723
One-Bedroom Units	Vacancy Rate	3.3%	4.1%
	Average Rent	$736	$678
Two-Bedroom Units	Vacancy Rate	3.1%	4.0%
	Average Rent	$859	$746
Units with Three or More Bedrooms	Vacancy Rate	4.2%	4.9%
	Average Rent	$1069	$824

Average rents are monthly.

HOUSING QUALITY AND ACCESSIBILITY

- 96% of all rental units in the collar counties are estimated to be in good condition.
- In the collar counties, 13.7% of all rental units are in buildings that are wheelchair accessible. The majority of wheelchair accessible units can be found in large buildings (with 10 or more units), which are most likely to have an elevator. However, not all units in these buildings will be accessible.

Units in Wheelchair Accessible Buildings	Percentage of Units in Building Category			
	Single Family	2-9 Unit Building	10 + Unit Building	Total
Collar Counties	0.9%	5.1%	30.9%	13.7%
Total Region	0.3%	6.4%	25.0%	13.6%

Collar counties refers to DuPage, Kane, Lake, McHenry, and Will Counties. Due to the data collection method, information cannot be broken down by county.

CONTINUING USES FOR THE DATA

The Regional Rental Market Analysis was designed to provide updated information so that a variety of stakeholders — from government officials and community leaders to housing providers and tenants advocates — can make informed decisions and better serve the region's housing needs. It has given new momentum to housing initiatives underway, both regionally and locally. These efforts include coordinated planning for sensible growth, employer assisted housing models, rent subsidies linked to supportive services, and innovative private investment and development strategies.

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METROPOLITAN PLANNING COUNCIL

Key Findings from the Regional Rental Market Analysis

Kane County

INTRODUCTION

Quality rental housing is a crucial part of a healthy housing market and is fundamental to the stability of families and neighborhoods throughout the region. Renters are a diverse group, from young adults starting out on their own to working families with children to households with special needs to senior citizens looking to simplify their lifestyles. A range of rental options is needed for the growing workforce in the region, whether hourly service employees or highly specialized professionals.

In November, 1999, the Metropolitan Planning Council published *For Rent: Housing Options in the Chicago Region*, prepared by the University of Illinois at Chicago, the Urban Institute, and Applied Real Estate Analysis, Inc., which summarizes seven technical reports and provides new information about the rental housing market in the six-county region, including demographic data, rent levels and vacancy rates, and qualitative information from focus groups and interviews. *For Rent* provides the baseline information necessary to craft innovative policies, programs, and investment strategies for the region's rental housing market. This is one of a series of briefing papers presenting highlights from the Regional Rental Market Analysis focused on particular geographic areas and subjects of interest.

DEMOGRAPHIC DATA

Metropolitan Chicago *(Includes Cook, DuPage, Kane, Lake, McHenry, and Will Counties)*

- Regionwide, there are approximately 1,024,00 households who rented in 1999, which represent 38% of all households.
- Compared to other Midwestern metropolitan areas, the Chicago region is underproducing rental units. Since 1990, the region has lost more than 50,000 rental units while the population has grown by over 500,000 people.
- The region's rental market is very tight with a 4.2% vacancy rate, well below the 6% measure used by the U.S. Department of Housing and Urban Development (HUD) to define tight market.
- About 11% of all renter households are fairly affluent, with annual incomes in excess of $76,000.
- Approximately 50% of renters earn less than $32,000 per year. In contrast, 12.2% of area homeowners earn less than $32,000.
- 87% of all renter households receive no housing subsidy.
- Approximately 78.2% of households in Lake, McHenry, Kane, Will, Grundy, and Kendall Counties own their homes, and 21.8% rent.
- Nationwide, there has been an increase in homeownership rates since 1990. In the Midwest, the homeownership rate grew from 67.1% to 72.1% between 1990 and 1999. However, not all families will be able to transition to homeownership. Regionwide, renters' average annual income is approximately half of owners.

Household Incomes of Owners and Renters in Kane County

Kane County 1999	TOTAL	0 to 30% of AMI (up to $20,000)	30 to 50% of AMI ($20,000 to $30,000)	50 to 80% of AMI ($30,000 to $45,000)	80 to 120% of AMI ($45,000 to $75,000)	120% or more of AMI ($75,000 & above)
# of households	130,700	19,200	12,300	27,500	32,100	39,600
% of households	100%	14.7%	9.4%	21.0%	24.5%	30.3%

AMI refers to Area Median household Income, which is currently $63,800 for a family of four in the region.

DIVERSITY OF RENTERS IN KANE COUNTY

Renter Households in Selected Counties who are:	
White (Non-Latino)	**51.6%**
African-American	**27.4%**
Other Race	**9.0%**
Latino (Any Race)	**15.6%**
Elderly	**15.5%**
Below Poverty	**21.9%**

"Selected counties" refers to Grundy, Kane, Kendall, Lake, McHenry, and Will Counties. Percentages are as a proportion of all renter households in these counties. Based on 1995 American Housing Survey data which aggregates these 6 counties.

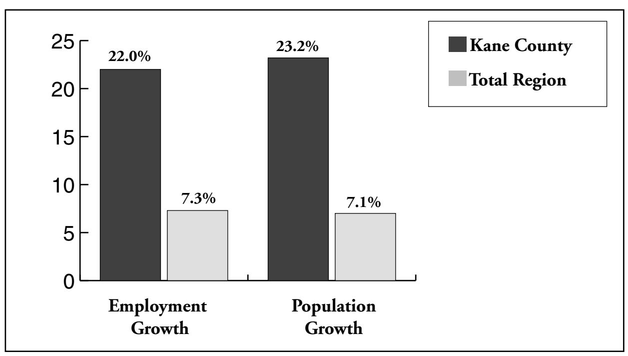
Data for renters in Selected Counties:

- The median age is 39 years.
- The average household size is 2 persons.
- 35% of renter households are one-person households.
- Approximately one-fourth of renter households have two people.
- About one-third of renter households are made up of three or more people.

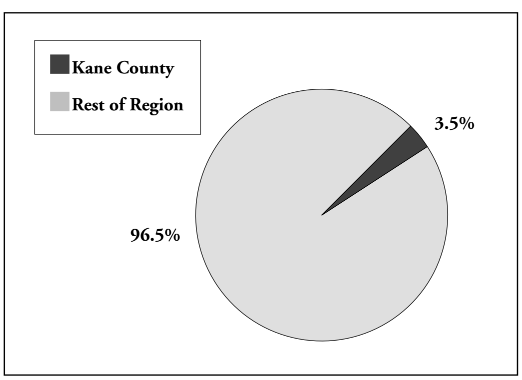
DEMAND FOR RENTAL HOUSING IN KANE COUNTY

Key indicators of demand for housing are population and employment growth. Kane County has witnessed dramatic expansion in recent years, but the rental housing market has not kept up with the growth in population and employment.

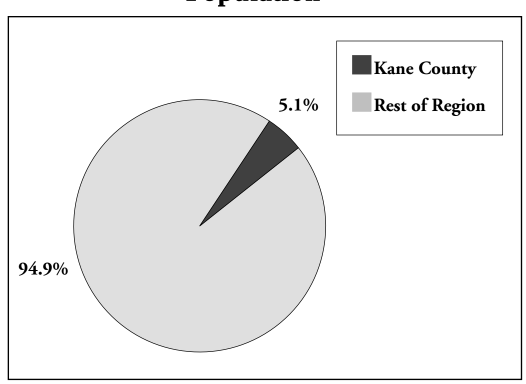
Change in Employment and Population, 1990-1998



Rental Units



Population



- While the population in Kane County has grown by 83,000 in the last decade and 36,500 new jobs have been created, only 3,000 new apartments have been added to the housing stock.
- While there are 70,047 entry-level jobs in Kane County (1998), there are only 37,500 rental units (1999).
- There were 2,710 entry-level job openings in Kane County in 1997.

ADDITIONAL INDICATORS OF HOUSING NEED IN KANE COUNTY

Other evidence further documents the need for rental housing.

- There are 60,000 families throughout the region on waiting lists for Housing Choice Vouchers (the new name for the restructured federal Section 8 tenant-based rental housing assistance).
- The Illinois Coalition to End Homelessness estimated 4,282 different people stayed in a shelter in Kane County during 1996. Approximately 6,423 people were estimated to have slept on the street during the course of that year in Kane County.
- An estimated 264,000 to 395,000 entry-level workers regionwide earning up to $30,000 cannot afford housing costs of more than $750 per month. This is below the average rent of $820 for a three-bedroom apartment in Kane County. While most job openings are in suburban locations, many people seeking these jobs live elsewhere requiring one-way travel times of 90 minutes or more.
- Regionwide, 37.5% of renters pay more than 30% of their income for rent, the federal definition of rent burden. In the aggregated counties (Kane, Lake, McHenry, Will, Grundy, and Kendall), 41.6% of renters are rent burdened.

Rent Burden

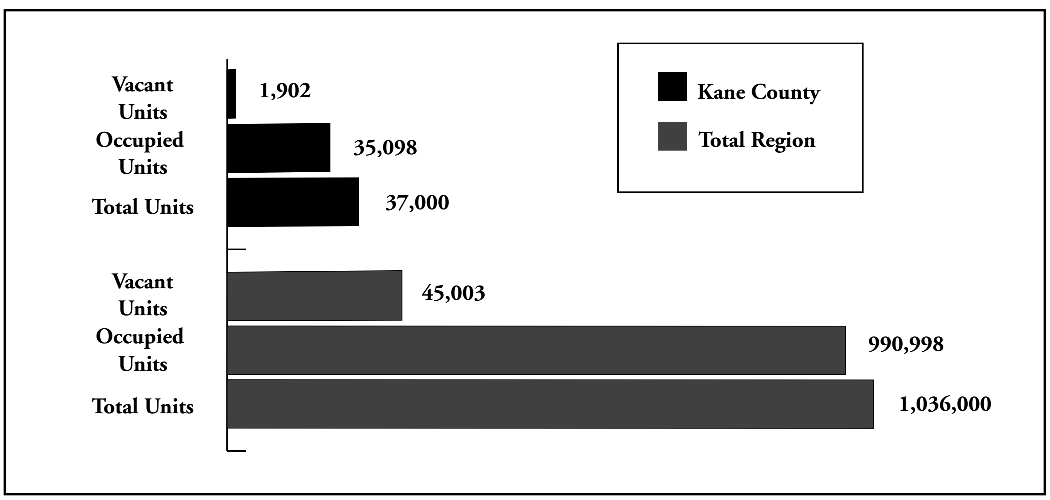
Percentage of Income Toward Rent	Selected Counties[1]	Selected Counties[2]
30-49% of Income	25%	32,000-37,200
50% or More	17%	15,300-31,100
Total paying 30% or More	42%	47,300-68,300

1. Based on 1995 data 2. Based on 1999 estimates Selected counties refers to Kane, Lake, Kendall, Grundy, McHenry & Will.

- An estimated 8,000 to 8,600 renter households in the Selected Counties live in substandard units (plumbing, heating, or other serious maintenance problems).
- Between 3,700 and 3,900 renter households in Selected Counties live in overcrowded conditions.

SUPPLY OF RENTAL HOUSING IN KANE COUNTY

Availability of Apartments



- Kane County's 5.2% vacancy rate represents a tight market, according to the 6% threshold set by HUD.
- The market for larger apartments (with 3 or more bedrooms) in Kane County is particularly tight, with only a 2.6% vacancy rate, compared to 4.9% for the region overall.
- The market is also tight for one-bedroom apartments, with a 3.6% vacancy rate which is below the overall region's 4.1% vacancy rate for one-bedroom units.

- Rent levels increased in Kane County by 3.3% from 1998 to 1999, compared to a 2.0% increase in inflation.

Rental Units		Kane County	Total Region
All Units	Vacancy Rate	5.2%	4.2%
	Average Rent	$634	$723
One-Bedroom Units	Vacancy Rate	3.6%	4.1%
	Average Rent	$537	$678
Two-Bedroom Units	Vacancy Rate	6.1%	4.0%
	Average Rent	$669	$746
Units with Three or More Bedrooms	Vacancy Rate	2.6%	4.9%
	Average Rent	$820	$824

Average rents are monthly.

HOUSING QUALITY AND ACCESSIBILITY

- 96% of all rental units in the collar counties are estimated to be in good condition.
- In the collar counties, 13.7% of all rental units are in buildings that are wheelchair accessible. The majority of wheelchair accessible units can be found in large buildings (with 10 or more units), which are most likely to have an elevator. However, not all units in these buildings will be accessible.

Units in Wheelchair Accessible Buildings	Percentage of Units in Building Category			
	Single Family	2-9 Unit Building	10 + Unit Building	Total
Collar Counties	**0.9%**	**5.1%**	**30.9%**	**13.7%**
Total Region	**0.3%**	**6.4%**	**25.0%**	**13.6%**

Collar counties refers to DuPage, Kane, Lake, McHenry, and Will Counties. Due to the data collection method, information cannot be broken down by county.

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Key Findings from the Regional Rental Market Analysis

Lake County

INTRODUCTION

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- The region's rental market is very tight with a 4.2% vacancy rate, well below the 6% measure used by the U.S. Department of Housing and Urban Development (HUD) to define tight market.
- About 11% of all renter households are fairly affluent, with annual incomes in excess of $76,000.
- Approximately 50% of renters earn less than $32,000 per year. In contrast, 12.2% of area homeowners earn less than $32,000.
- 87% of all renter households receive no housing subsidy.
- Approximately 78.2% of households in Lake, McHenry, Kane, Will, Grundy, and Kendall Counties own their homes, and 21.8% rent.
- Nationwide, there has been an increase in homeownership rates since 1990. In the Midwest, the homeownership rate grew from 67.1% to 72.1% between 1990 and 1999. However, not all families will be able to transition to homeownership. Regionwide, renters' average annual income is approxi mately half of owners.

Household Incomes of Owners and Renters in Lake County

Lake County 1999	TOTAL	0 to 30% of AMI (up to $20,000)	30 to 50% of AMI ($20,000 to $30,000)	50 to 80% of AMI ($30,000 to $45,000)	80 to 120% of AMI ($45,000 to $75,000)	120% or more of AMI ($75,000 & above)
# of households	210,900	20,500	13,300	30,500	43,500	103,100
% of households	100%	9.7%	6.3%	14.5%	20.6%	48.9%

AMI refers to Area Median household Income, which is currently $63,800 for a family of four in the region.

DIVERSITY OF RENTERS IN LAKE COUNTY

Renter Households in Selected Counties who are:	
White (Non-Latino)	51.6%
African-American	27.4%
Other Race	9.0%
Latino (Any Race)	15.6%
Elderly	15.5%
Below Poverty	21.9%

"Selected counties" refers to Grundy, Kane, Kendall, Lake, McHenry, and Will Counties. Percentages are as a proportion of all renter households in these counties. Based on 1995 American Housing Survey data which aggregates these 6 counties.

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- The average household size is 2 persons.
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- Approximately one-fourth of renter households have two people.
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DEMAND FOR RENTAL HOUSING IN LAKE COUNTY

Key indicators of demand for housing are population and employment growth. Lake County has witnessed dramatic expansion in recent years, but the rental housing market has not kept up with the growth in population and employment.

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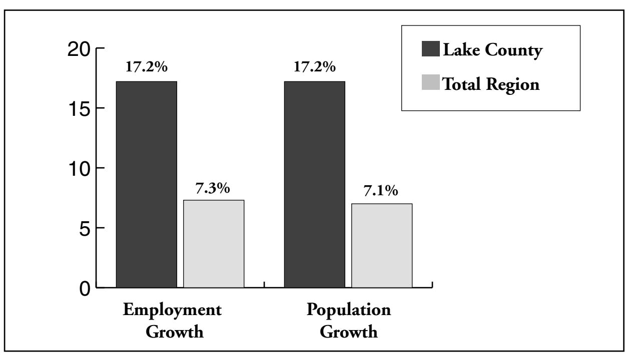
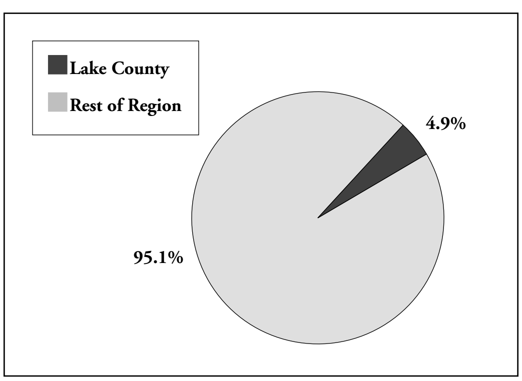
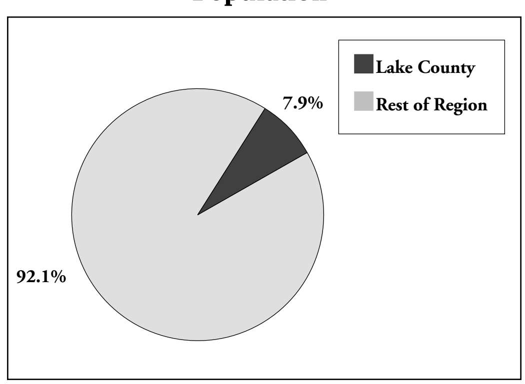


Rental Units



Population



- While the population in Lake County has grown by 100,000 in the last decade and 45,700 new jobs have been created, only 5,000 new apartments have been added to the housing stock.
- While there are 89,000 entry-level jobs in Lake County (1998), there are only 52,800 rental units (1999).
- There were 4,283 entry-level job openings in Lake County in 1997.

ADDITIONAL INDICATORS OF HOUSING NEED IN LAKE COUNTY

Other evidence further documents the need for rental housing.

- The Lake County Housing Authority reports 2,792 households are on the waiting list for Housing Choice Vouchers (the new name for the restructured federal Section 8 tenant-based rental housing assistance).
- The Illinois Coalition to End Homelessness estimated 3,500 different people stayed in a shelter in Lake County during 1996. Approximately 5,250 people were estimated to have slept on the street during the course of that year in Lake County.
- An estimated 264,000 to 395,000 entry-level workers regionwide earning up to $30,000 cannot afford housing costs of more than $750 per month. This is the average rent of $774 for an apartment in Lake County. While most job openings are in suburban locations, many people seeking these jobs live else where requiring one-way travel times of 90 minutes or more.
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Percentage of Income Toward Rent	Selected Counties[1]	Selected Counties[2]
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50% or More	17%	15,300-31,100
Total paying 30% or More	42%	47,300-68,300

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- An estimated 8,000 to 8,600 renter households in the Selected Counties live in substandard units (plumbing, heating, or other serious maintenance problems).
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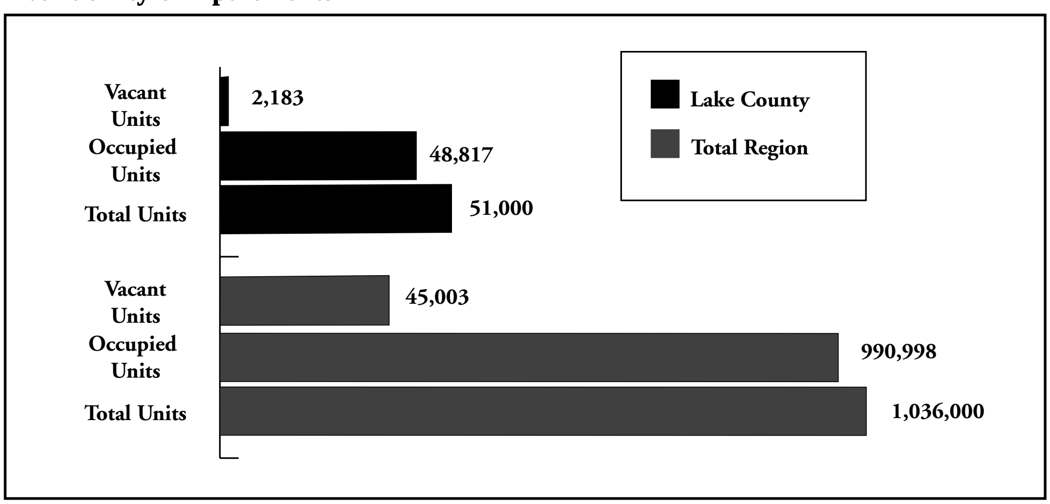
SUPPLY OF RENTAL HOUSING IN LAKE COUNTY

Availability of Apartments



- Lake County's 4.3% vacancy rate represents a tight market, according to either HUD's 6% threshold or the 5% measure used by appraisers.
- Lake County's rental vacancy rate is 4.3%, well below the 6.0% measure used by the U.S. Department of Housing and Urban Development to define a "tight" market.
- The market is particularly tight both for one-bedroom apartments and for units with three or more bedrooms.
- Average rents for larger apartments in Lake County are very high, approximately 25% higher than the region's average rent rate for large apartments.

Rental Units		Lake County	Total Region
All Units	Vacancy Rate	4.3%	4.2%
	Average Rent	$774	$723
One-Bedroom Units	Vacancy Rate	2.6%	4.1%
	Average Rent	$628	$678
Two-Bedroom Units	Vacancy Rate	5.8%	4.0%
	Average Rent	$735	$746
Units with Three or More Bedrooms	Vacancy Rate	3.1%	4.9%
	Average Rent	$1,032	$824

Average rents are monthly.

HOUSING QUALITY AND ACCESSIBILITY

- 96% of all rental units in the collar counties are estimated to be in good condition.
- In the collar counties, 13.7% of all rental units are in buildings that are wheelchair accessible. The majority of wheelchair accessible units can be found in large buildings (with 10 or more units), which are most likely to have an elevator. However, not all units in these buildings will be accessible.

Units in Wheelchair Accessible Buildings	Percentage of Units in Building Category			
	Single Family	2-9 Unit Building	10 + Unit Building	Total
Collar Counties	0.9%	5.1%	30.9%	13.7%
Total Region	0.3%	6.4%	25.0%	13.6%

Collar counties refers to DuPage, Kane, Lake, McHenry, and Will Counties. Due to the data collection method, information cannot be broken down by county.

CONTINUING USES FOR THE DATA

The Regional Rental Market Analysis was designed to provide updated information so that a variety of stakeholders — from government officials and community leaders to housing providers and tenants advocates — can make informed decisions and better serve the region's housing needs. It has given new momentum to housing initiatives underway, both regionally and locally. These efforts include coordinated planning for sensible growth, employer assisted housing models, rent subsidies linked to supportive services, and innovative private investment and development strategies.

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Metropolitan Planning Council
25 EAST WASHINGTON STREET, SUITE 1600 • CHICAGO, ILLINOIS 60602
PHONE: 312.922.5616 • FAX: 312.922.5619 • WEB: WWW.METROPLANNING.ORG

METROPOLITAN PLANNING COUNCIL

Key Findings from the Regional Rental Market Analysis

McHenry County

INTRODUCTION

Quality rental housing is a crucial part of a healthy housing market and is fundamental to the stability of families and neighborhoods throughout the region. Renters are a diverse group, from young adults starting out on their own to working families with children to households with special needs to senior citizens looking to simplify their lifestyles. A range of rental options is needed for the growing workforce in the region, whether hourly service employees or highly specialized professionals.

In November, 1999, the Metropolitan Planning Council published *For Rent: Housing Options in the Chicago Region*, prepared by the University of Illinois at Chicago, the Urban Institute, and Applied Real Estate Analysis, Inc., which summarizes seven technical reports and provides new information about the rental housing market in the six-county region, including demographic data, rent levels and vacancy rates, and qualitative information from focus groups and interviews. *For Rent* provides the baseline information necessary to craft innovative policies, programs, and investment strategies for the region's rental housing market. This is one of a series of briefing papers presenting highlights from the Regional Rental Market Analysis focused on particular geographic areas and subjects of interest.

DEMOGRAPHIC DATA

Metropolitan Chicago *(Includes Cook, DuPage, Kane, Lake, McHenry, and Will Counties)*

- Regionwide, there are approximately 1,024,00 households who rented in 1999, which represent 38% of all households.
- Compared to other Midwestern metropolitan areas, the Chicago region is underproducing rental units. Since 1990, the region has lost more than 50,000 rental units while the population has grown by over 500,000 people.
- The region's rental market is very tight with a 4.2% vacancy rate, well below the 6% measure used by the U.S. Department of Housing and Urban Development (HUD) to define tight market.
- About 11% of all renter households are fairly affluent, with annual incomes in excess of $76,000.
- Approximately 50% of renters earn less than $32,000 per year. In contrast, 12.2% of area homeowners earn less than $32,000.
- 87% of all renter households receive no housing subsidy.
- Approximately 78.2% of households in Lake, McHenry, Kane, Will, Grundy, and Kendall Counties own their homes, and 21.8% rent.
- Nationwide, there has been an increase in homeownership rates since 1990. In the Midwest, the homeownership rate grew from 67.1% to 72.1% between 1990 and 1999. However, not all families will be able to transition to homeownership. Regionwide, renters' average annual income is approxi mately half of owners.

Household Incomes of Owners and Renters in McHenry County

McHenry County 1999	TOTAL	0 to 30% of AMI (up to $20,000)	30 to 50% of AMI ($20,000 to $30,000)	50 to 80% of AMI ($30,000 to $45,000)	80 to 120% of AMI ($45,000 to $75,000)	120% or more of AMI ($75,000 & above)
# of households	84,200	9,700	7,300	16,300	22,800	28,100
% of households	100%	11.5%	8.7%	19.4%	27.0%	33.4%

AMI refers to Area Median household Income, which is currently $63,800 for a family of four in the region.

DIVERSITY OF RENTERS IN MCHENRY COUNTY

Renter Households in Selected Counties who are:	
White (Non-Latino)	51.6%
African-American	27.4%
Other Race	9.0%
Latino (Any Race)	15.6%
Elderly	15.5%
Below Poverty	21.9%

"Selected counties" refers to Grundy, Kane, Kendall, Lake, McHenry, and Will Counties. Percentages are as a proportion of all renter households in these counties. Based on 1995 American Housing Survey data which aggregates these 6 counties.

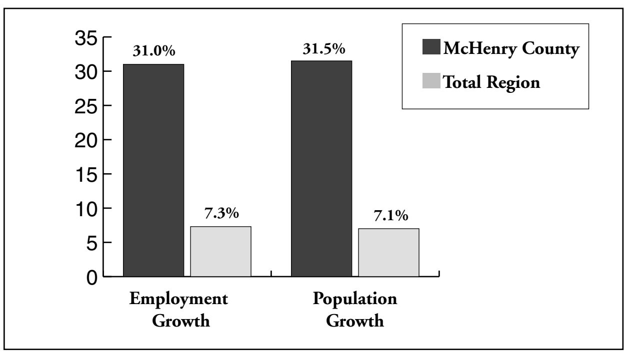
Data for renters in Selected Counties:

- The median age is 39 years.
- The average household size is 2 persons.
- 35% of renter households are one-person households.
- Approximately one-fourth of renter households have two people.
- About one-third of renter households are made up of three or more people.

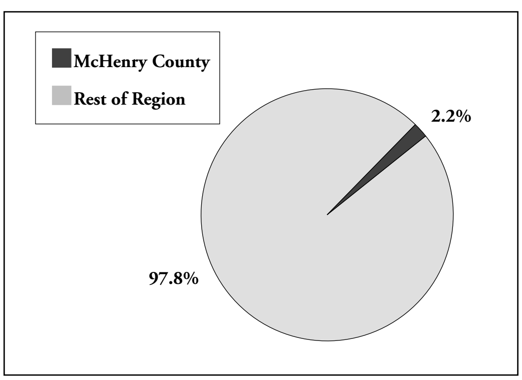
DEMAND FOR RENTAL HOUSING IN MCHENRY COUNTY

Key indicators of demand for housing are population and employment growth. McHenry County has witnessed dramatic expansion in recent years, with population growing the fastest of any county in the region.

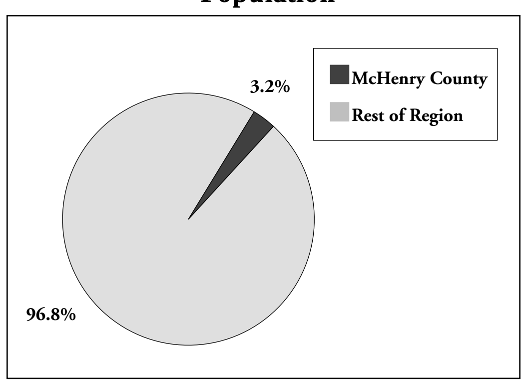
Change in Employment and Population, 1990-1998



Rental Units



Population



- The population in McHenry County has grown by 65,000 in the last decade and 30,000 new jobs have been created.
- The county has seen a noticeable increase in the rental stock, with the addition of close to 10,000 new apartments at a time when the region overall has lost rental units.
- Still, McHenry County has one of the tightest rental markets in the region, with a low 2.4% vacancy rate.
- While there are 34,638 entry-level jobs in McHenry County (1998), there are only 23,100 rental units (1999).
- There were 1,836 entry-level job openings in McHenry County in 1997.

ADDITIONAL INDICATORS OF HOUSING NEED IN MCHENRY COUNTY

Other evidence further documents the need for rental housing.

- There are 60,000 families throughout the region on waiting lists for Housing Choice Vouchers (the new name for the restructured federal Section 8 tenant-based rental housing assistance).
- The Illinois Coalition to End Homelessness estimated 358 different people stayed in a shelter in McHenry County during 1996. Approximately 537 people were estimated to have slept on the street during the course of that year in McHenry County.
- An estimated 264,000 to 395,000 entry-level workers regionwide earning up to $30,000 cannot afford housing costs of more than $7590 per month. This is below the average rent of $883 for a three-bed room apartment in McHenry County. While most job openings are in suburban locations, many peo ple seeking these jobs live elsewhere requiring one-way travel times of 90 minutes or more.
- Regionwide, 37.5% of renters pay more than 30% of their income for rent, the federal definition of rent burden. In the aggregated counties (Kane, Lake, McHenry, Will, Grundy, and Kendall), 41.6% of renters are rent burdened.

Rent Burden

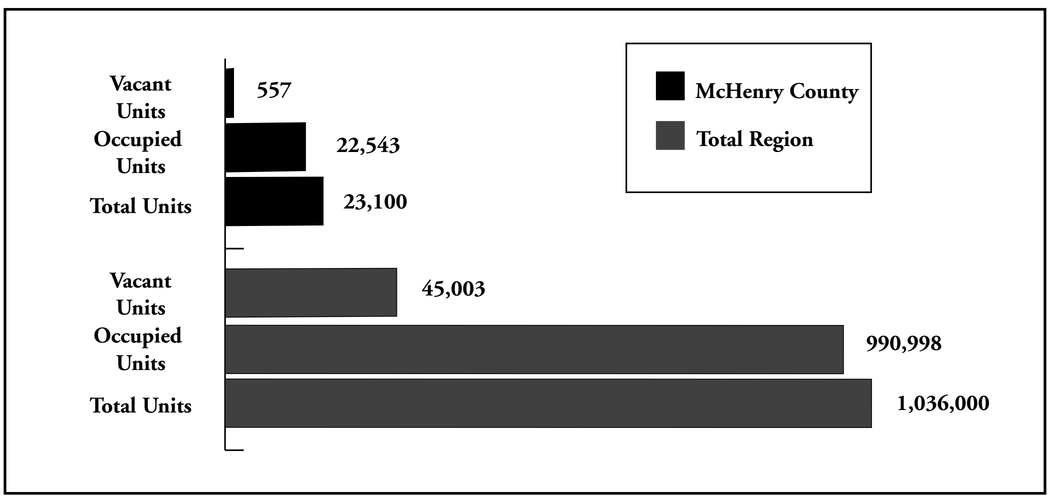
Percentage of Income Toward Rent	Selected Counties[1]	Selected Counties[2]
30-49% of Income	25%	32,000-37,200
50% or More	17%	15,300-31,100
Total paying 30% or More	42%	47,300-68,300

1. Based on 1995 data 2. Based on 1999 estimates Selected counties refers to Kane, Lake, Kendall, Grundy, McHenry & Will.

- An estimated 8,000 to 8,600 renter households in the Selected Counties live in substandard units (plumbing, heating, or other serious maintenance problems).
- Between 3,700 and 3,900 renter households in Selected Counties live in overcrowded conditions.

SUPPLY OF RENTAL HOUSING IN MCHENRY COUNTY

Availability of Apartments



- The market for one-bedroom apartments is particularly tight, at merely 1.1% vacancy.
- Rent levels increased in McHenry County by 2.2% from 1998 to 1999, compared to a 2.0% increase in inflation.

Rental Units		McHenry County	Total Region
All Units	Vacancy Rate	2.4%	4.2%
	Average Rent	$669	$723
One-Bedroom Units	Vacancy Rate	1.1%	4.1%
	Average Rent	$573	$678
Two-Bedroom Units	Vacancy Rate	2.6%	4.0%
	Average Rent	$658	$746
Units with Three or More Bedrooms	Vacancy Rate	3.9%	4.9%
	Average Rent	$883	$824

Average rents are monthly.

HOUSING QUALITY AND ACCESSIBILITY

- 96% of all rental units in the collar counties are estimated to be in good condition.
- In the collar counties, 13.7% of all rental units are in buildings that are wheelchair accessible. The majority of wheelchair accessible units can be found in large buildings (with 10 or more units), which are most likely to have an elevator. However, not all units in these buildings will be accessible.

Units in Wheelchair Accessible Buildings	Percentage of Units in Building Category			
	Single Family	2-9 Unit Building	10 + Unit Building	Total
Collar Counties	0.9%	5.1%	30.9%	13.7%
Total Region	0.3%	6.4%	25.0%	13.6%

Collar counties refers to DuPage, Kane, Lake, McHenry, and Will Counties. Due to the data collection method, information cannot be broken down by county.

CONTINUING USES FOR THE DATA

The Regional Rental Market Analysis was designed to provide updated information so that a variety of stakeholders — from government officials and community leaders to housing providers and tenants advocates — can make informed decisions and better serve the region's housing needs. It has given new momentum to housing initiatives underway, both regionally and locally. These efforts include coordinated planning for sensible growth, employer assisted housing models, rent subsidies linked to supportive services, and innovative private investment and development strategies.

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METROPOLITAN PLANNING COUNCIL

Key Findings from the Regional Rental Market Analysis

North Suburban Cook County

INTRODUCTION

Quality rental housing is a crucial part of a healthy housing market and is fundamental to the stability of families and neighborhoods throughout the region. Renters are a diverse group, from young adults starting out on their own to working families with children to households with special needs to senior citizens looking to simplify their lifestyles. A range of rental options is needed for the growing workforce in the region, whether hourly service employees or highly specialized professionals.

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DEMOGRAPHIC DATA

Metropolitan Chicago *(includes Cook, DuPage, Kane, Lake, McHenry, and Will Counties)*

- Regionwide, in 1999, there are approximately 1,024,00 households who rented, which represents 38% of all households.
- Compared to other Midwestern metropolitan areas, the Chicago region is underproducing rental units. Since 1990, the region has lost more than 50,000 rental units while the population has grown by over 500,000 people.
- The region's rental market is very tight with a 4.2% vacancy rate, well below the 6% measure used by the U.S. Department of Housing and Urban Development (HUD) to define a tight market.
- About 11% of all renter households are fairly affluent, with annual incomes in excess of $76,000.
- Approximately 50% of renter households earn less than $32,000 per year. In contrast, 12.2% of home owners earn less than $32,000.
- 87% of all renter households receive no housing subsidy.
- Nationwide, there has been an increase in homeownership rates since 1990. In the Midwest, the homeownership rate grew from 67.1% to 72.1% between 1990 and 1999. However, not all families will be able to transition to homeownership. Regionwide, renters' annual income is approximately half that of home owners.

Suburban Cook County

- In suburban Cook County, approximately 73.2% of all households own their homes, and 26.8% rent. There are approximately 240,700 renter households in suburban Cook County.
- The median income for renter households in suburban Cook County in 1995 was $29,773 compared with $51,726 for owners.

Household Incomes of Owners and Renters in North Suburban Cook County

North Suburban Cook County 1999	TOTAL	0 to 30% of AMI (up to $20,000)	30 to 50% of AMI ($20,000 to $30,000)	50 to 80% of AMI ($30,000 to $45,000)	80 to 120% of AMI ($45,000 to $75,000)	120% or more of AMI ($75,000 & above)
# of households	372,400	30,600	20,900	56,900	80,300	181,000
% of households	100%	8.2%	5.6%	16.0%	21.6%	48.6%

AMI refers to area median household income, which is currently $63,800 for a family of four in the region.

DIVERSITY OF RENTERS IN SUBURBAN COOK COUNTY

Renter Households in Suburban Cook County who are:	
White (Non-Latino)	**66.4%**
African-American	**17.3%**
Other Race	**5.9%**
Latino (Any Race)	**11.7%**
Elderly	**16.9%**
Below Poverty	**14.3%**

Percentages are as a proportion of all renter households in suburban Cook County, 1995.

- The median age of a renter in suburban Cook is 39 years.
- The average household size for renters in suburban Cook County is 1.9 persons.
- 38% of renter households in suburban Cook are one-person households.
- Approximately 29% of all renter households in suburban Cook have two people.
- About 32% of renter households in suburban Cook are made up of three or more people.

DEMAND FOR RENTAL HOUSING IN NORTH SUBURBAN COOK COUNTY

Key indicators of demand for rental housing are low vacancy rates, increasing rent levels, and high numbers of households experiencing rent burden and living in overcrowded and/or substandard conditions. In addition, the significant numbers of people who are homeless or on waiting lists for housing subsidies point to an unmet need for rental housing.

- HUD defines a tight market as a 6% vacancy rate. Appraisers use a stricter measure of 5% vacancy. By either standard, at 3.2%, the rental market in north suburban Cook County is extremely tight.
- The average rent increase in north suburban Cook County between 1998 and 1999 was 2.7%, compared to a 2% increase in inflation.
- Between 1990 and 1998, the population in suburban Cook County grew by 3.2%, and there was a 1.8% increase in jobs over the same period. During this time, the rental stock decreased by 5.7%.
- As the following table details, at least 68,000 renter households in suburban Cook County pay more than the recommended 30% of household income towards rent. Many of those families spend more than 50% of their income for rent.

Rent Burden

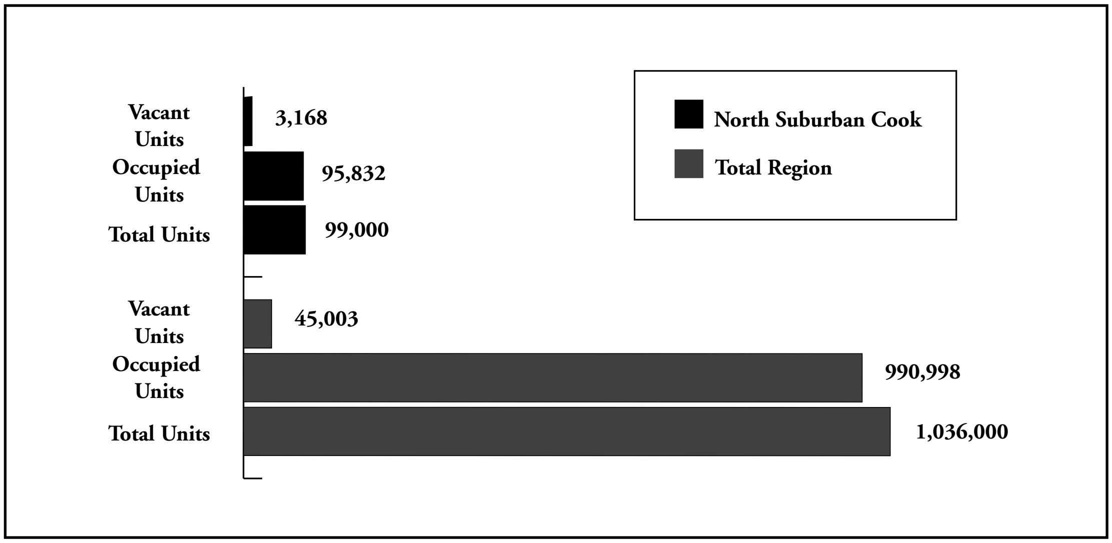
Percentage of Income Toward Rent	Suburban Cook County [1]	Suburban Cook County [2]
30-49% of Income	25.2%	53,400-62,500
50% or More	9.8%	14,900-30,000
Total paying 30% or More	35.1%	68,300-92,500

1. Based on 1995 data 2. Based on 1999 estimates

- An estimated 17,900 to 19,100 renter households in suburban Cook County live in substandard units (plumbing, heating, or other serious maintenance problems).
- Between 5,200 and 5,500 renter households in suburban Cook County live in overcrowded conditions.
- In suburban Cook County, there are 20,000 households on the waiting list for Housing Choice Vouchers (the new name for the restructured federal Section 8 tenant-based rental housing assistance).
- Approximately 16,000 different people stayed in a homeless shelter in suburban Cook County some time in 1998. An estimated 24,000 people slept on the street in suburban Cook sometime during that year.

SUPPLY OF RENTAL HOUSING IN NORTH SUBURBAN COOK COUNTY

Availability of Apartments



Rental Units		North Suburban Cook (all bldg. types)	North Suburban Cook (small bldgs.)	Total Region (all bldg. types)
All Units	Vacancy Rate	3.2%	2.4%	4.2%
	Average Rent	$863	$778	$723
Studio	Vacancy Rate	3.6%	N/A	4.5%
	Average Rent	$642	N/A	$523
One-Bedroom Units	Vacancy Rate	3.0%	2.1%	4.1%
	Average Rent	$736	$660	$678
Two-Bedroom Units	Vacancy Rate	3.3%	2.2%	4.0%
	Average Rent	$883	$786	$746
Units with Three or More Bedrooms	Vacancy Rate	3.6%	3.9%	4.9%
	Average Rent	$1,102	$934	$824

Small buildings are buildings with 2-6 units. Due to the sample size, the data could not be broken down for large buildings or single-family rentals. Average rents are monthly.

- The average monthly rent in north suburban Cook County is $863, which is well above the regional average of $723.
- The market for one- and two-bedroom apartments in small buildings is extremely tight, with vacancy rates at just 2.1% and 2.2% respectively.
- For all unit sizes, the average rent is higher in north suburban Cook County than in the region overall.
- Entry-level wage earners with incomes up to $30,000 spending no more than 30% of their incomes on rent (commonly understood to be an appropriate housing cost) would pay no more than $750 for rent. The average rent for a two-bedroom apartment in north suburban Cook County is $883.

HOUSING QUALITY AND ACCESSIBILITY

- 93% of all rental units in suburban Cook County are estimated to be in good condition.
- Only about 7% of all rental units in suburban Cook County are in buildings that are wheelchair accessible. These tend to be in large apartment buildings (with more than 10 units). However, not all units in these buildings are accessible.

Units in Good Condition	Percentage of Units in Building Category in Good Condition			
	Single Family	2-9 Unit Building	10 + Unit Building	Total
North Suburban Cook	90.1%	93.8%	94.1%	93.4%
Region Overall	91.3%	83.6%	78.0%	82.1%

Due to the data collection method, information cannot be broken down into subareas of suburban Cook County.

Units in Wheelchair Accessible Buildings	Percentage of Units in Building Category			
	Single Family	2-9 Unit Building	10 + Unit Building	Total
North Suburban Cook	3.6%	7.0%	8.7%	7.2%
Region Overall	0.3%	6.4%	25.0%	13.6%

Due to the data collection method, information cannot be broken down into subareas of suburban Cook County.

CONTINUING USES FOR THE DATA

The Regional Rental Market Analysis was designed to provide updated information so that a variety of stakeholders — from government officials and community leaders to housing providers and tenants advocates — can make informed decisions and better serve the region's housing needs. It has given new momentum to housing initiatives underway, both regionally and locally. These efforts include coordinated planning for sensible growth, employer assisted housing models, rent subsidies linked to supportive services, and innovative private investment and development strategies.

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METROPOLITAN PLANNING COUNCIL

Key Findings from the Regional Rental Market Analysis

South Suburban Cook County

INTRODUCTION

Quality rental housing is a crucial part of a healthy housing market and is fundamental to the stability of families and neighborhoods throughout the region. Renters are a diverse group, from young adults starting out on their own to working families with children to households with special needs to senior citizens looking to simplify their lifestyles. A range of rental options is needed for the growing workforce in the region, whether hourly service employees or highly specialized professionals.

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DEMOGRAPHIC DATA

Metropolitan Chicago *(The region includes Cook, DuPage, Kane, Lake, McHenry, and Will Counties)*

- Regionwide, in 1999, there are approximately 1,024,00 households who rent, which represents about 38 percent of all households.
- Compared to other Midwestern metropolitan areas, the Chicago region is underproducing rental units. Since 1990, the region has lost more than 50,000 rental units while the population has grown by over 500,000 people.
- The region's rental market is very tight with a 4.2 percent vacancy rate, well below the 6 percent measure used by the U.S. Department of Housing and Urban Development to define a tight market.
- About 11 percent of all renter households are fairly affluent, with annual incomes in excess of $76,000.
- Approximately 50 percent of renter households earn less than $32,000 per year. In contrast, 12.2 percent of homeowners earn less than $32,000.
- 87 percent of all renter households receive no housing subsidy.
- Nationwide, there has been an increase in homeownership rates since 1990. In the Midwest, the homeownership rate grew from 67.1 percent to 72.1 percent between 1990 and 1999. However, not all families will be able to transition to homeownership. Regionwide, renters' annual income is approximately half that of home owners.

Suburban Cook County

- In suburban Cook County, approximately 73.2 percent of all households own their homes, and 26.8 percent rent. There are approximately 240,700 renter households in suburban Cook County.
- The median income for renter households in suburban Cook County in 1995 was $29,773 compared with $51,726 for owners.

Household Incomes of Owners and Renters in South Suburban Cook County

South Suburban Cook County 1999	TOTAL	0 to 30% of AMI (up to $20,000)	30 to 50% of AMI ($20,000 to $30,000)	50 to 80% of AMI ($30,000 to $45,000)	80 to 120% of AMI ($45,000 to $75,000)	120% or more of AMI ($75,000 & above)
# of households	346,900	49,400	31,300	69,700	82,100	114,400
% of households	100%	14.3%	9.0%	20.1%	23.7%	33.0%

AMI refers to Area Median household Income, which is currently $63,800 for a family of four.

DIVERSITY OF RENTERS IN SUBURBAN COOK COUNTY

Renter Households in Suburban Cook County who are:	
White, Non-Latino	**66.0%**
African-American	**17.3%**
Other Race	**5.9%**
Latino	**11.7%**
Elderly	**16.9%**
Below Poverty	**14.3%**

Percentages are as a proportion of all renter households in suburban Cook County. Based on 1995 data.

- The average household size for renters in suburban Cook County is 1.9 persons.
- The median age of a renter in suburban Cook is 39 years.
- 38 percent of renter households in suburban Cook are one-person households.
- Approximately 29 percent of all renter households in suburban Cook have two people.
- About 32 percent of renter households in suburban Cook are made up of three or more people.

DEMAND FOR RENTAL HOUSING IN SOUTH SUBURBAN COOK COUNTY

Key indicators of demand for rental housing are low vacancy rates, increasing rent levels, and numbers of households experiencing rent burden and living in overcrowded and/or substandard conditions. In addition, the significant numbers of people who are homeless or on waiting lists for housing subsidies point to the need for rental housing.

- The U.S. Department of Housing and Urban Development defines a tight market as a 6 percent vacancy rate. Appraisers use a stricter measure of 5 percent vacancy. By either standard, at 4.5 percent, the rental market in south suburban Cook County is tight.
- The average rent increases in south suburban Cook County between 1998 and 1999 was 2.1 percent, compared to a 2 percent increase in inflation.
- As the following table details, at least 68,000 renter households in suburban Cook County pay more than the federally recommended 30 percent of income towards rent. Many of those families spend more than 50 percent of their income for rent.

Rent Burden

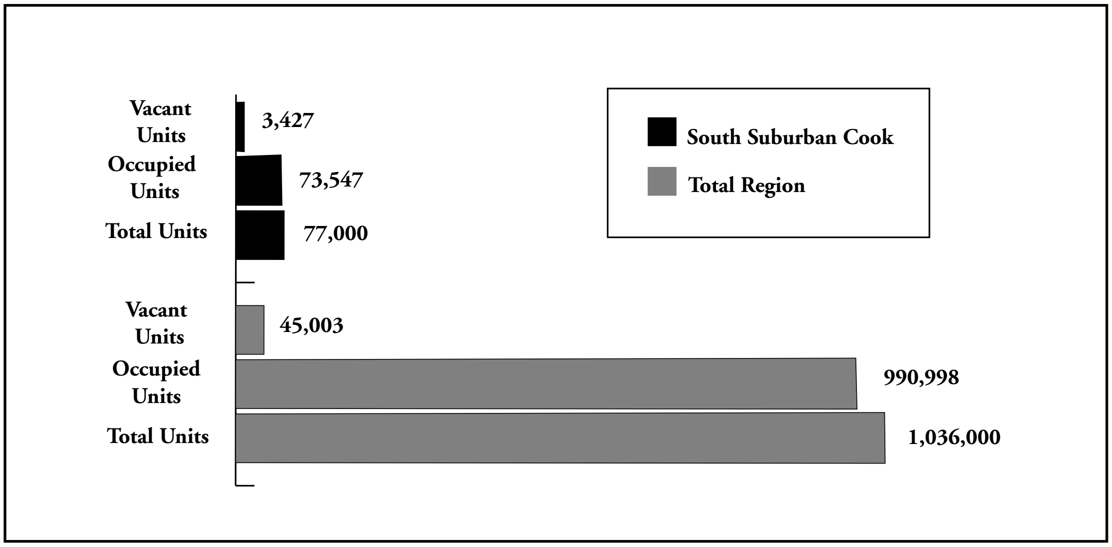
Percentage of Income Toward Rent	Suburban Cook County [1]	Suburban Cook County [2]
30-49% of Income	25.2%	53,400-62,500
50% or More	9.8%	14,900-30,000
Total paying 30% or More	35.1%	68,300-92,500

1. Based on 1995 data 2. Based on 1999 estimates

- An estimated 17,900 to 19,100 renter households in the suburban Cook County live in substandard units (with plumbing, heating, or other maintenance problems).
- Between 5,200 and 5,500 renter households in suburban Cook County live in overcrowded conditions.
- In suburban Cook County, there are 20,000 households on the waiting list for Housing Choice Vouchers (the new name for the re-structured Section 8 tenant-based housing assistance program).
- Approximately 16,000 different people stayed in a homeless shelter in suburban Cook County in 1998. An estimated 24,000 people slept on the street in suburban Cook during this time.

SUPPLY OF RENTAL HOUSING IN SOUTH SUBURBAN COOK COUNTY

Availability of Apartments



Rental Unit		South Suburban Cook (all bldg types)	South Suburban Cook (small bldgs)	Total Region (all bldg types)
All Units	Vacancy Rate	4.5%	3.8%	4.2%
	Average Rent	$639	$652	$723
Studio	Vacancy Rate	13.2%	NA	4.1%
	Average Rent	$430	NA	$678
One Bedroom Units	Vacancy Rate	4.9%	5.2%	4.0%
	Average Rent	$530	$497	$746
Two Bedroom Units	Vacancy Rate	3.5%	2.3%	4.0%
	Average Rent	$641	$657	$746
Three or More Bedrooms	Vacancy Rate	3.8%	3.6%	4.9%
	Average Rent	$806	$835	$824

Small buildings are buildings with 2-6 units. Due to the sample size, the data could not be broken down for large buildings or single-family rentals.

- The rental market in south suburban Cook is one of the more affordable in the region, with overall average rents of $639 per month, compared to the region's average of $723.
- The overall rental market is not as tight in south suburban Cook as in the region overall.
- The market is very tight for two-bedroom apartments in south suburban Cook, with an average overall vacancy rate of 3.5 percent and a 2.3 percent vacancy rate in small buildings.
- Entry-level wage earners with incomes up to $30,000, spending no more than 30 percent of their incomes on rent (commonly understood to be an appropriate housing cost), would pay no more than $750 for rent. The average rent for a three-bedroom apartment in south suburban Cook County is $806.

HOUSING QUALITY AND ACCESSIBILITY

- 93 percent of all rental units in suburban Cook County are estimated to be in good condition.
- Only about 7 percent of all rental units in suburban Cook County are in buildings that are wheelchair accessible. These tend to be in large apartment buildings.

Units in Good Condition	Percentage of Units in Building Category			
	Single Family	2-9 Unit Building	10 + Unit Building	Total
South Suburban Cook	90.1%	93.8%	94.1%	93.4%
Region Overall	91.3%	83.6%	78.0%	82.1%

Due to the data collection method, information cannot be broken down into subareas of Cook County.

Units in Wheelchair Accessible Buildings	Percentage of Units in Building Category			
	Single Family	2-9 Unit Building	10 + Unit Building	Total
South Suburban Cook	3.6%	7.0%	8.7%	7.2%
Region Overall	0.3%	6.4%	25.0%	13.6%

Due to the data collection method, information cannot be broken down into subareas of Cook County.

CONTINUING USES FOR THE DATA

The Regional Rental Market Analysis was designed to provide updated information so that a variety of stakeholders—from government officials and community leaders to housing providers and tenant advocates—will be able to make informed decisions and better serve the region's housing needs. It has given new momentum to various initiatives underway, both regionally and locally. These efforts include coordinated planning for sensible growth, employer-assisted housing models, rent subsidy linked to supportive services, and creative invest ment and development strategies.

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Metropolitan Planning Council
25 EAST WASHINGTON STREET, SUITE 1600 • CHICAGO, ILLINOIS 60602
PHONE: 312.922.5616 • FAX: 312.922.5619 • WEB: WWW.METROPLANNING.ORG

METROPOLITAN PLANNING COUNCIL

Key Findings from the Regional Rental Market Analysis

West Suburban Cook County

INTRODUCTION

Quality rental housing is a crucial part of a healthy housing market and is fundamental to the stability of families and neighborhoods throughout the region. Renters are a diverse group, from young adults starting out on their own to working families with children to households with special needs to senior citizens looking to simplify their lifestyles. A range of rental options is needed for the growing workforce in the region, whether hourly service employees or highly specialized professionals.

In November, 1999, the Metropolitan Planning Council published *For Rent: Housing Options in the Chicago Region*, prepared by the University of Illinois at Chicago, the Urban Institute, and Applied Real Estate Analysis, Inc., which summarizes seven technical reports and provides new information about the rental housing market in the six-county region, including demographic data, rent levels and vacancy rates, and qualitative information from focus groups and interviews. *For Rent* provides the baseline information necessary to craft innovative policies, programs, and investment strategies for the region's rental housing market. This is one of a series of briefing papers presenting highlights from the Regional Rental Market Analysis focused on particular geographic areas and subjects of interest.

DEMOGRAPHIC DATA

Metropolitan Chicago *(The region includes Cook, DuPage, Kane, Lake, McHenry, and Will Counties)*

- Regionwide, in 1999, there are approximately 1,024,00 households who rent, which represents about 38 percent of all households.
- Compared to other Midwestern metropolitan areas, the Chicago region is underproducing rental units. Since 1990, the region has lost more than 50,000 rental units while the population has grown by over 500,000 people.
- The region's rental market is very tight with a 4.2 percent vacancy rate, well below the 6 percent measure used by the U.S. Department of Housing and Urban Development to define a tight market.
- About 11 percent of all renter households are fairly affluent, with annual incomes in excess of $76,000.
- Approximately 50 percent of renter households earn less than $32,000 per year. In contrast, 12.2 percent of homeowners earn less than $32,000.
- 87 percent of all renter households receive no housing subsidy.
- Nationwide, there has been an increase in homeownership rates since 1990. In the Midwest, the homeownership rate grew from 67.1 percent to 72.1 percent between 1990 and 1999. However, not all families will be able to transition to homeownership. Regionwide, renters' annual income is approxi mately half that of home owners.

Suburban Cook County

- In suburban Cook County, approximately 73.2 percent of all households own their homes, and 26.8 percent rent. There are approximately 240,700 renter households in suburban Cook County.
- The median income for renter households in suburban Cook County in 1995 was $29,773 compared with $51,726 for owners.

Household Incomes of Owners and Renters in West Suburban Cook County

West Suburban Cook County 1999	TOTAL	0 to 30% of AMI (up to $20,000)	30 to 50% of AMI ($20,000 to $30,000)	50 to 80% of AMI ($30,000 to $45,000)	80 to 120% of AMI ($45,000 to $75,000)	120% or more of AMI ($75,000 & above)
# of households	121,700	22,400	12,200	26,100	28,700	32,300
% of households	100%	18.4%	10.0%	21.4%	23.6%	26.6%

AMI refers to Area Median household Income, which is currently $63,800 for a family of four.

DIVERSITY OF RENTERS IN SOUTH SUBURBAN COOK COUNTY

Renter Households in West Suburban Cook County who are:	
White, Non-Latino	**66.0%**
African-American	**17.3%**
Other Race	**5.9%**
Latino	**11.7%**
Elderly	**16.9%**
Below Poverty	**14.3%**

Percentages are as a proportion of all renter households in suburban Cook County. Based on 1995 data.

- The average household size for renters in suburban Cook County is 1.9 persons.
- The median age of a renter in suburban Cook is 39 years.
- 38 percent of renter households in suburban Cook are one-person households.
- Approximately 29 percent of all renter households in suburban Cook have two people.
- About 32 percent of renter households in suburban Cook are made up of three or more people.

DEMAND FOR RENTAL HOUSING IN SOUTH SUBURBAN COOK COUNTY

Key indicators of demand for rental housing are low vacancy rates, increasing rent levels, and numbers of households experiencing rent burden and living in overcrowded and/or substandard conditions. In addition, the significant numbers of people who are homeless or on waiting lists for housing subsidies point to the need for rental housing.

- The U.S. Department of Housing and Urban Development defines a tight market as a 6.0 percent vacancy rate. Appraisers use a stricter measure of 5 percent vacancy. By either standard, at 5.0 percent, the rental market in west suburban Cook County is tight.
- The average rent increase in west suburban Cook County between 1998 and 1999 was 2.8 percent, compared to a 2.0 percent increase in inflation.
- As the following table details, at least 68,000 renter households in suburban Cook County pay more than the federally recommended 30 percent of income towards rent. Many of those families spend more than 50 percent of their income for rent.

Rent Burden

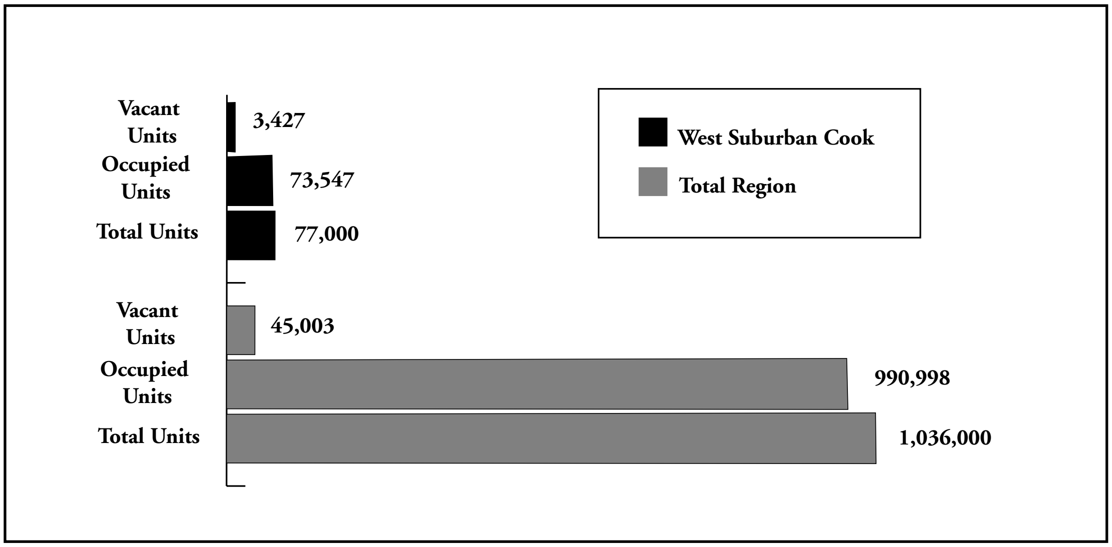
Percentage of Income Toward Rent	Suburban Cook County [1]	Suburban Cook County [2]
30-49% of Income	25.2%	53,400-62,500
50% or More	9.8%	14,900-30,000
Total paying 30% or More	35.1%	68,300-92,500

1. Based on 1995 data 2. Based on 1999 estimates

- An estimated 17,900 to 19,100 renter households in the suburban Cook County live in substandard units (with plumbing, heating, or other maintenance problems).
- Between 5,200 and 5,500 renter households in suburban Cook County live in overcrowded conditions.
- In suburban Cook County, there are 20,000 households on the waiting list for Housing Choice Vouchers (the new name of the re-structured Section 8 tenant-based housing assistance program).
- Approximately 16,000 different people stayed in a homeless shelter in suburban Cook County in 1998. An estimated 24,000 people slept on the street in suburban Cook during this time.

SUPPLY OF RENTAL HOUSING IN WEST SUBURBAN COOK COUNTY

Availability of Apartments



Rental Units		West Suburban Cook (all bldg types)	West Suburban Cook (small bldgs)	Total Region (all bldg types)
All Units	Vacancy Rate	4.4%	5.4%	4.2%
	Average Rent	$628	$613	$723
Studio	Vacancy Rate	6.9%	NA	4.1%
	Average Rent	$443	NA	$678
One Bedroom Units	Vacancy Rate	4.8%	6.7%	4.0%
	Average Rent	$557	$500	$746
Two Bedroom Units	Vacancy Rate	4.5%	5.0%	4.0%
	Average Rent	$664	$622	$746
Three or More Bedrooms	Vacancy Rate	2.1%	1.6%	4.9%
	Average Rent	$820	$812	$824

Due to the sample size, the data could not be broken down into subareas of Chicago for large buildings or single-family rentals.

- The rental market in west suburban Cook is one of the more affordable in the region, with overall average rents of $628 per month, compared to the region's average of $723.
- As in other parts of the region, in west suburban Cook County, vacancy rates are higher and rents are lower in small multifamily buildings than in other building types.
- The market is very tight for larger apartments, with an average overall vacancy rate of just 2.1 percent in west suburban Cook and a 1.6 percent vacancy rate in small buildings.
- Entry-level wage earners with an income up to $30,000 and spending no more than 30 percent of their income on rent (commonly understood to be an appropriate housing cost) would pay no more than $750 for rent. The average rent for a three-bedroom apartment in west suburban Cook County is $820.

HOUSING QUALITY AND ACCESSIBILITY

- 93 percent of all rental units in suburban Cook County are estimated to be in good condition.
- Only about 7 percent of all rental units in suburban Cook County are in buildings that are wheelchair accessible. These tend to be in large apartment buildings (with more than 10 units). However, not all units in these buildings will be accessible.

Units in Good Condition	Percentage of Units in Building Category			
	Single Family	2-9 Unit Building	10 + Unit Building	Total
West Suburban Cook	90.1%	93.8%	94.1%	93.4%
Region Overall	91.3%	83.6%	78.0%	82.1%

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Units in Wheelchair Accessible Buildings	Percentage of Units in Building Category			
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CONTINUING USES FOR THE DATA

The Regional Rental Market Analysis was designed to provide updated information so that a variety of stakeholders—from government officials and community leaders to housing providers and tenant advocates— will be able to make informed decisions and better serve the region's housing needs. It has given new momentum to various initiatives underway, both regionally and locally. These efforts include coordinated planning for sensible growth, employer-assisted housing models, rent subsidy linked to supportive services, and creative invest ment and development strategies.

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METROPOLITAN PLANNING COUNCIL

Key Findings from the Regional Rental Market Analysis

Will County

INTRODUCTION

Quality rental housing is a crucial part of a healthy housing market and is fundamental to the stability of families and neighborhoods throughout the region. Renters are a diverse group, from young adults starting out on their own to working families with children to households with special needs to senior citizens looking to simplify their lifestyles. A range of rental options is needed for the growing workforce in the region, whether hourly service employees or highly specialized professionals.

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DEMOGRAPHIC DATA

Metropolitan Chicago *(Includes Cook, DuPage, Kane, Lake, McHenry, and Will Counties)*

- Regionwide, there are approximately 1,024,00 households who rented in 1999, which represent 38% of all households.
- Compared to other Midwestern metropolitan areas, the Chicago region is underproducing rental units. Since 1990, the region has lost more than 50,000 rental units while the population has grown by over 500,000 people.
- The region's rental market is very tight with a 4.2% vacancy rate, well below the 6% measure used by the U.S. Department of Housing and Urban Development (HUD) to define tight market.
- About 11% of all renter households are fairly affluent, with annual incomes in excess of $76,000.
- Approximately 50% of renters earn less than $32,000 per year. In contrast, 12.2% of area homeowners earn less than $32,000.
- 87% of all renter households receive no housing subsidy.
- Approximately 78.2% of households in Lake, McHenry, Kane, Will, Grundy, and Kendall Counties own their homes, and 21.8% rent.
- Nationwide, there has been an increase in homeownership rates since 1990. In the Midwest, the homeownership rate grew from 67.1% to 72.1% between 1990 and 1999. However, not all families will be able to transition to homeownership. Regionwide, renters' average annual income is approximately half of owners.

Household Incomes of Owners and Renters in Will County

Will County 1999	TOTAL	0 to 30% of AMI (up to $20,000)	30 to 50% of AMI ($20,000 to $30,000)	50 to 80% of AMI ($30,000 to $45,000)	80 to 120% of AMI ($45,000 to $75,000)	120% or more of AMI ($75,000 & above)
# of households	153,300	21,700	13,200	29,800	39,300	49,300
% of households	100%	14.2%	8.6%	19.5%	25.7%	32.1%

AMI refers to Area Median household Income, which is currently $63,800 for a family of four in the region.

DIVERSITY OF RENTERS IN WILL COUNTY

Renter Households in Selected Counties who are:	
White (Non-Latino)	51.6%
African-American	27.4%
Other Race	9.0%
Latino (Any Race)	15.6%
Elderly	15.5%
Below Poverty	21.9%

"Selected counties" refers to Grundy, Kane, Kendall, Lake, McHenry, and Will Counties. Percentages are as a proportion of all renter households in these counties. Based on 1995 American Housing Survey data which aggregates these 6 counties.

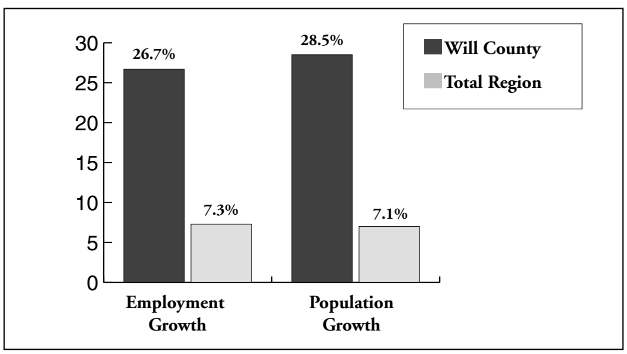
Data for renters in Selected Counties:

- The median age is 39 years.
- The average household size is 2 persons.
- 35% of renter households are one-person households.
- Approximately one-fourth of renter households have two people in the household.
- About one-third of renter households are made up of three or more people.

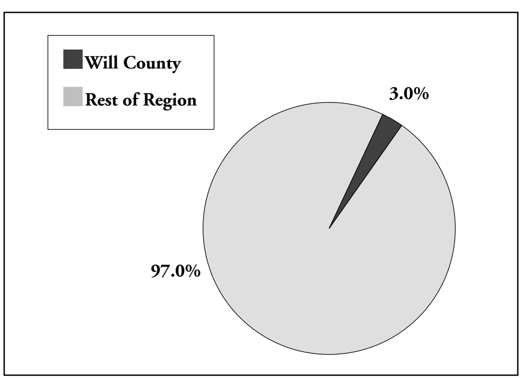
DEMAND FOR RENTAL HOUSING IN WILL COUNTY

Key indicators of demand for housing are population and employment growth. Will County has witnessed dramatic expansion in recent years, but the rental housing market has not kept up with the growth in population and employment.

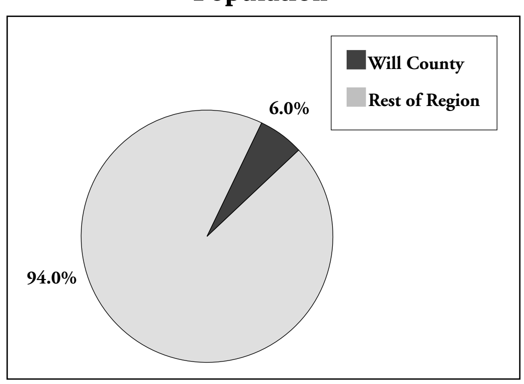
Change in Employment and Population, 1990-1998



Rental Units



Population



- While the population in Will County has grown by over 110,000 in the last decade and 47,600 new jobs have been created, only 3,438 new apartments have been added to the housing stock.
- While there are 84,000 entry-level jobs in Will County (1998), there are only 32,100 rental units (1999).
- There were 2,143 entry-level job openings in Will County in 1997.

ADDITIONAL INDICATORS OF HOUSING NEED IN WILL COUNTY

Other evidence further documents the need for rental housing.

- There are 60,000 families throughout the region on waiting lists for Housing Choice Vouchers (the new name for the restructured federal Section 8 tenant-based rental housing assistance).
- The Illinois Coalition to End Homelessness estimated 1,190 different people stayed in a shelter in Will County during 1996. Approximately 1,785 people were estimated to have slept on the street during the course of that year in Will County.
- An estimated 264,000 to 395,000 entry-level workers regionwide earning up to $30,000 cannot afford housing costs of more than $750 per month. This is below the average rent of $884 for a three-bed room apartment in Will County. While most job openings are in suburban locations, many people seeking these jobs live elsewhere requiring one-way travel times of 90 minutes or more.
- Regionwide, 37.5% of renters pay more than 30% of their income for rent, the federal definition of rent burden. In the aggregated counties (Kane, Lake, McHenry, Will, Grundy, and Kendall), 41.6% of renters are rent burdened.

Rent Burden

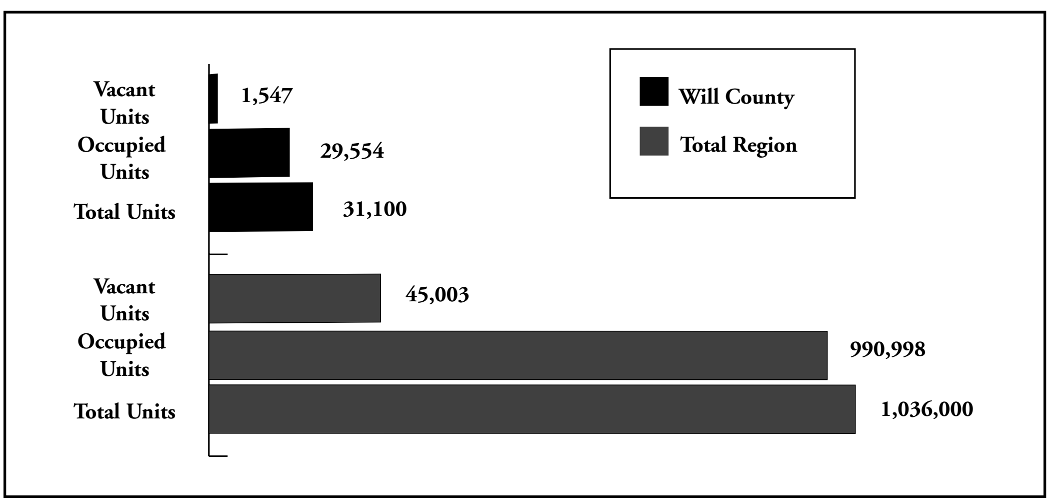
Percentage of Income Toward Rent	Selected Counties[1]	Selected Counties[2]
30-49% of Income	25%	32,000-37,200
50% or More	17%	15,300-31,100
Total paying 30% or More	42%	47,300-68,300

1. Based on 1995 data 2. Based on 1999 estimates Selected counties refers to Kane, Lake, Kendall, Grundy, McHenry & Will.

- An estimated 8,000 to 8,600 renter households in the Selected Counties live in substandard units (plumbing, heating, or other serious maintenance problems).
- Between 3,700 and 3,900 renter households in Selected Counties live in overcrowded conditions.

SUPPLY OF RENTAL HOUSING IN WILL COUNTY

Available Apartments



- Will County's 5% vacancy rate represents a tight market, according to either HUD's 6% threshold or the 5% measure used by appraisers.
- The market is particularly tight both for apartments with 3 or more bedrooms.
- Average rents for larger apartments in Will County are the region's average rent rate for large apartments.
- Rents increased in Will County by 2.6% from 1998 to 1999, greater than the 2.0% increase in inflation.

Rental Units		Will County	Total Region
All Units	Vacancy Rate	5.0%	4.2%
	Average Rent	$660	$723
One-Bedroom Units	Vacancy Rate	7.1%	4.1%
	Average Rent	$473	$678
Two-Bedroom Units	Vacancy Rate	3.7%	4.0%
	Average Rent	$640	$746
Units with Three or More Bedrooms	Vacancy Rate	4.5%	4.9%
	Average Rent	$884	$824

Average rents are monthly.

HOUSING QUALITY AND ACCESSIBILITY

- 96% of all rental units in the collar counties are estimated to be in good condition.
- In the collar counties, 13.7% of all rental units are in buildings that are wheelchair accessible. The majority of wheelchair accessible units can be found in large buildings (with 10 or more units), which are most likely to have an elevator. However, not all units in these buildings will be accessible.

Units in Wheelchair Accessible Buildings	Percentage of Units in Building Category			
	Single Family	2-9 Unit Building	10 + Unit Building	Total
Collar Counties	0.9%	5.1%	30.9%	13.7%
Total Region	0.3%	6.4%	25.0%	13.6%

Collar counties refers to DuPage, Kane, Lake, McHenry, and Will Counties. Due to the data collection method, information cannot be broken down by county.

CONTINUING USES FOR THE DATA

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