

Statistical Profile

The Chicago Housing Authority



1991 to 1992

The Chicago Housing Authority
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 The Chicago Housing Authority
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Breakdown of CHA Properties and Population*+

Dwelling Units in Operation (CHA-owned Apartments)		Average Household Size	
Family Program	30,812	Family Program	2.5
Senior Program	9,890	Senior Program	1.1
Total Program	40,702	Total Program	2.84
Number of Buildings	1,479	Racial Occupancy	
Population		Family Program	
Family Program	76,223	African-American	91%
Senior Program	10,324	White	2%
Total Program	86,547	Hispanic	2%
Vacancy Percentage		Asian & Native Americans	0.2%
Family Program	11.3	Other	4.5%
Senior Program	4.2	Senior Program	
Total Program	15.5	African-American	65%
Family Housing Population:		White	24%
Age & Gender		Hispanic	2.5%
0 to 14 years of age		Asian & Native Americans	4.5%
Female	22.4%	Other	3%
Male	22.9%	Income Source of CHA Households*	
15 to 19 years of age		Family Program	
Female	6.3%	Employed	10.9%
Male	5.8%	AFDC	60.6%
20 to 61 years of age		Transitional Assistance	10.6%
Female	30%	Social Security Income	13.2%
Male	7.1%	Old Age Social Security Income	10.3%
62+		Other (includes a variety of pensions)	5%
Female	3.6%	Senior Program	
Male	0.9%	Employed	2.1%
		AFDC	0.9%
		Transitional Assistance	3.1%
		Social Security Income	37.3%
		Old Age Social Security Income	66.1%
		Other (includes a variety of pensions)	25.5%
		*Residents may qualify for more than one income source category.	

*Based on data from one day in August 1991

+The official numbers do not include the tens of thousands of people living illegally in CHA Developments.

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Chicago Housing Authority STATISTICAL REPORT

Purpose

This report offers a snapshot of the Chicago Housing Authority (CHA) resident community. It is not intended as an official list of management indicators; for example, vacancy rates are calculated differently for official HUD records. It is a description of CHA on a single day in August 1991. These data were generated from the CHA Resident Accounting System by the CHA Management of Information Systems department and the Department of Research and Program Development in August 1991.

Introduction

The Chicago Housing Authority (CHA) was organized in 1937 under the housing laws of the State of Illinois to build and operate public housing in Chicago for persons whose incomes are insufficient to obtain "decent, safe and sanitary dwellings" (U.S. Housing Act of 1937) in the private market. Each CHA-owned housing unit was originally constructed as part of a federally funded or city-state funded development. Most of the developments are divided into sub-developments based on the date of construction. Each sub-development has its own HUD project number. This project number is the basic unit used by HUD when determining subsidy levels and modernization grants.¹ Some developments consist of a group of buildings constructed adjacent to one another at a single site, while others consist of buildings built on several widely separated sites, but funded together under one development agreement.

There are 17 federally funded family developments, each containing one to seven sub-developments. There are four additional categories of public housing: (1) Scattered Site Housing -- federally funded family housing located across the city; (2) Senior Housing -- federally funded, age-restricted housing located across the city; (3) City-State Housing -- locally-funded construction rehabilitated with Section 8 Moderate Rehabilitation funds; and (4) LeClaire Courts development -- managed by a resident management corporation which contains both federal and city-state units. This results in a total of 21 separate development categories in the tables and figures of this report. Since the Lakefront and Lake Parc Place buildings were undergoing rehabilitation at the time these data were generated, more recent data for Lake Parc Place have been gathered and are reported in a separate section.

Senior Housing buildings are located throughout the city and are grouped together for administrative purposes under the Senior Housing category, except for three elderly buildings located within the Washington Park development. Scattered Sites are also grouped under a single category although they are managed separately by private management firms. These include the Housing Resource Center, the Habitat Company, the Woodlawn Organization, and the Hispanic Housing Development Corporation.

¹HUD project numbers and CHA development codes for each development and sub-development are listed in Appendix One. For brevity, only major headings are included in this summary report.

CHA Development Descriptions

Table 1 contains basic physical information regarding each CHA development, including the following:

- Year each development was built;
- Number of buildings that compose each development;
- Total number of dwelling units per development;
- Number of family housing dwelling units in each development; and
- Number of senior housing dwelling units in each development.

The oldest CHA developments were built in 1937. These include the Jane Addams Homes (part of ABLA), Lathrop Homes, Trumbull Park Homes, and Yates Apartments (a Senior Housing building). The newest CHA units are the scattered sites currently under construction. The most recently constructed buildings in family developments are located in Horner Homes, Madden Park, Rockwell Gardens and Washington Park. They were built in 1969. Senior Housing buildings were constructed beginning in 1937, with the newest senior building built in 1983.

Table 1. CHA Buildings and Housing Units

Development	Year Built	No. of Buildings	Total Units	Family Units	Senior Units
ABLA	1937-1960	160	3,505	3,505	0
Altgeld Gardens	1944-1952	223	1,998	1,998	0
City-State	1950-1959	18	1,085	1,085	0
Cabrini-Green	1942-1961	86	3,608	3,608	0
Dearborn Homes	1949	16	800	800	0
Hilliard Center	1965	4	346	346	0
Horner Homes	1954-1969	19	1,777	1,777	0
Ickes Homes	1943-1957	36	1,283	1,283	0
Lathrop Homes	1937	29	925	925	0
LeClaire Courts	1950-1953	104	616	616	0
Madden Park	1969	16	487	487	0
Rockwell Gardens	1958-1969	14	1,313	1,313	0
Scattered Sites	on-going	326	1,535	1,535	0
Senior Housing	1937-1983	58	9,868	0	9,868
Stateway Gardens	1956	8	1,644	1,644	0
Taylor Homes	1962	28	4,419	4,419	0
Trumbull Park	1937-1953	74	586	586	0
Washington Park	1961-1969	85	1,697	1,675	22
Ida B. Wells	1940-1960	138	2,788	2,788	0
Wentworth Gardens	1942	37	422	422	0
TOTAL		1,479	40,702	30,812	9,890

CHA owns a total of 40,702 housing units. Figure 1.1 shows that 75.8 percent of the dwelling units are for families, while 24.2 percent are allotted for the elderly (over 62 years old) and the disabled of all ages. It is important to note that some persons over 62 years of age may be living in dwelling units designated as family housing. The 22 senior dwelling units in Washington Park are managed by the Washington Park management office and are not counted as Senior Housing units.

Figure 1.1
Number of Family and Senior Housing Units

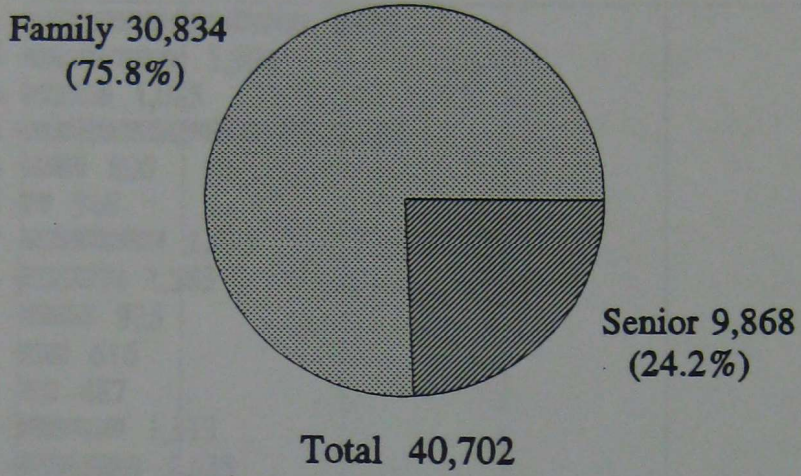
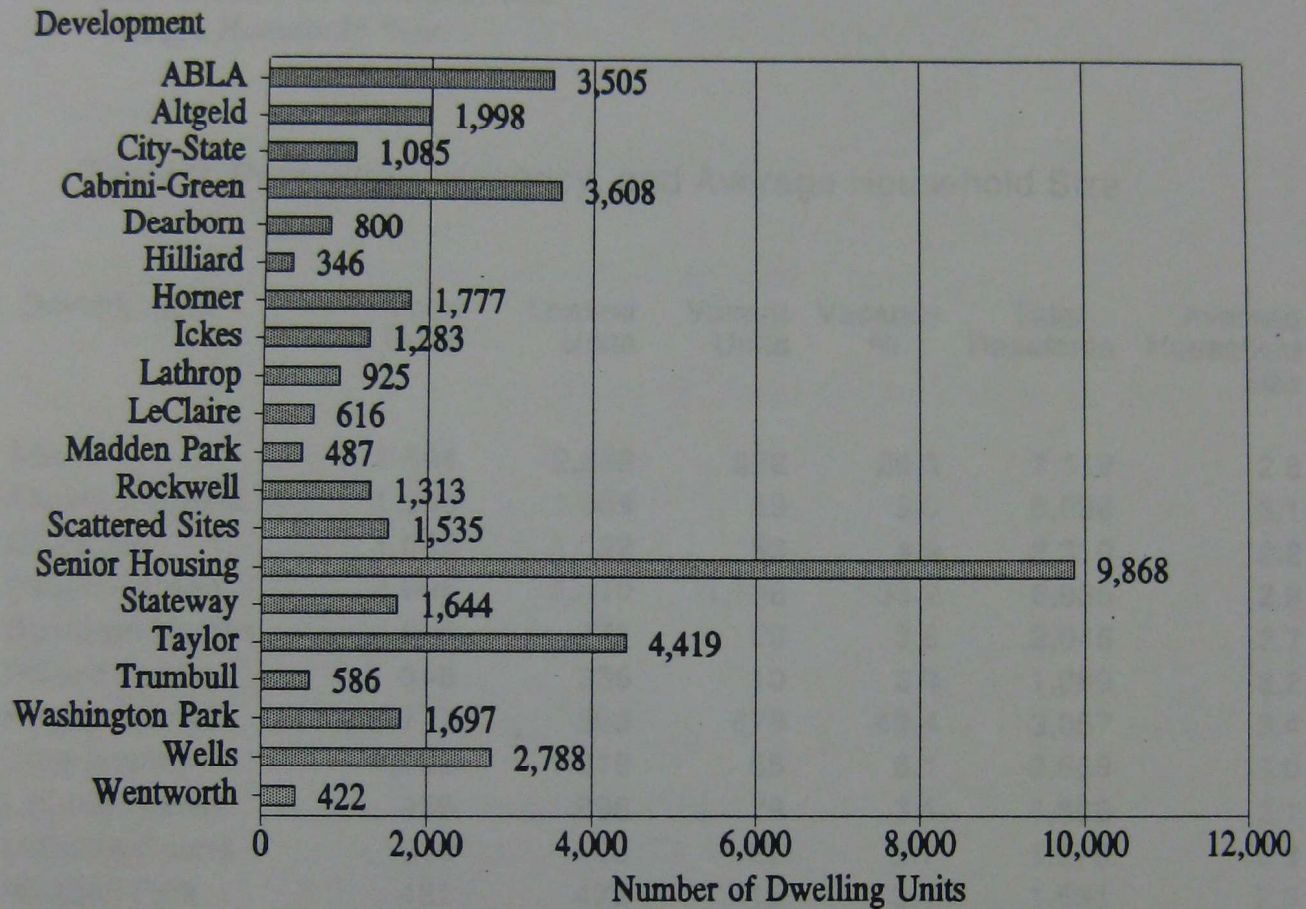


Figure 1.2 shows the total number of dwelling units for each development. Robert Taylor Homes is the single largest development with 4,419 dwelling units. Cabrini-Green is second with 3,627 units, and ABLA is third with 3,505 units. Scattered Sites buildings contain 1,535 units. Senior Housing buildings are scattered throughout the city and the total number of units is 9,868, excluding the 22 senior units located within the Washington Park development.

Figure 1.2
Number of Dwelling Units Per Development



Population and Vacancy Rates

Table 2 contains data on the vacancy rate and population of each development. Table 2 lists the following information:

- Total Number of Dwelling Units;
- Number of Leased Units;
- Number of Vacant Units;
- Vacancy Rate;
- Total Number of Residents; and
- Average Household Size.

Table 2. Population, Vacancy, and Average Household Size

Development	Total Units	Leased Units	Vacant Units	Vacancy %	Total Residents	Average Household Size
ABLA	3,505	2,583	922	26.3	7,119	2.8
Altgeld Gardens	1,998	1,939	59	3.0	6,096	3.1
City/State	1,085	1,032	53	4.9	2,319	2.2
Cabrini-Green	3,608	2,410	1,198	33.2	6,935	2.9
Dearborn Homes	800	771	29	3.6	2,045	2.7
Hilliard Center	346	336	10	2.9	1,089	3.2
Horner Homes	1,777	899	878	49.4	3,057	3.4
Ickes Homes	1,283	1,218	65	5.1	3,669	3.0
Lathrop Homes	925	896	29	3.1	1,893	2.1
LeClaire Courts	616	593	23	3.7	1,978	3.3
Madden Park	487	472	15	3.1	1,631	3.5
Rockwell Gardens	1,313	1,149	164	12.5	4,033	3.5
Scattered Sites	1,535	1,373	162	10.6	4,767	3.5
Senior Housing	9,868	9,454	414	4.2	10,324	1.1
Stateway Gardens	1,644	1,390	254	15.5	4,108	3.0
Taylor Homes	4,419	3,490	929	21.0	12,320	3.5
Trumbull Park	586	572	14	2.4	1,431	2.5
Washington Park	1,697	1,301	396	23.3	4,880	3.8
Ida B. Wells	2,788	2,106	682	24.5	5,660	2.7
Wentworth Gardens	422	414	8	1.9	1,193	2.9
TOTAL	40,702	34,398	6,304	15.5	86,547	2.5

Figure 2.1 shows the percentage of vacant units at each development. Horner Homes has the highest vacancy rate (49.4 percent) due to major rehabilitation work in progress. Cabrini-Green has the second highest vacancy rate (33.2 percent). The lowest vacancy rate is at Wentworth Gardens (1.9 percent). The second lowest vacancy rate is at Trumbull Homes (2.4 percent). These vacancy rates are based on data from one day in August 1991. For up-to-date vacancy data, contact the CHA Department of External Affairs.

Figure 2.1
Vacancy Rate (%) Per Development

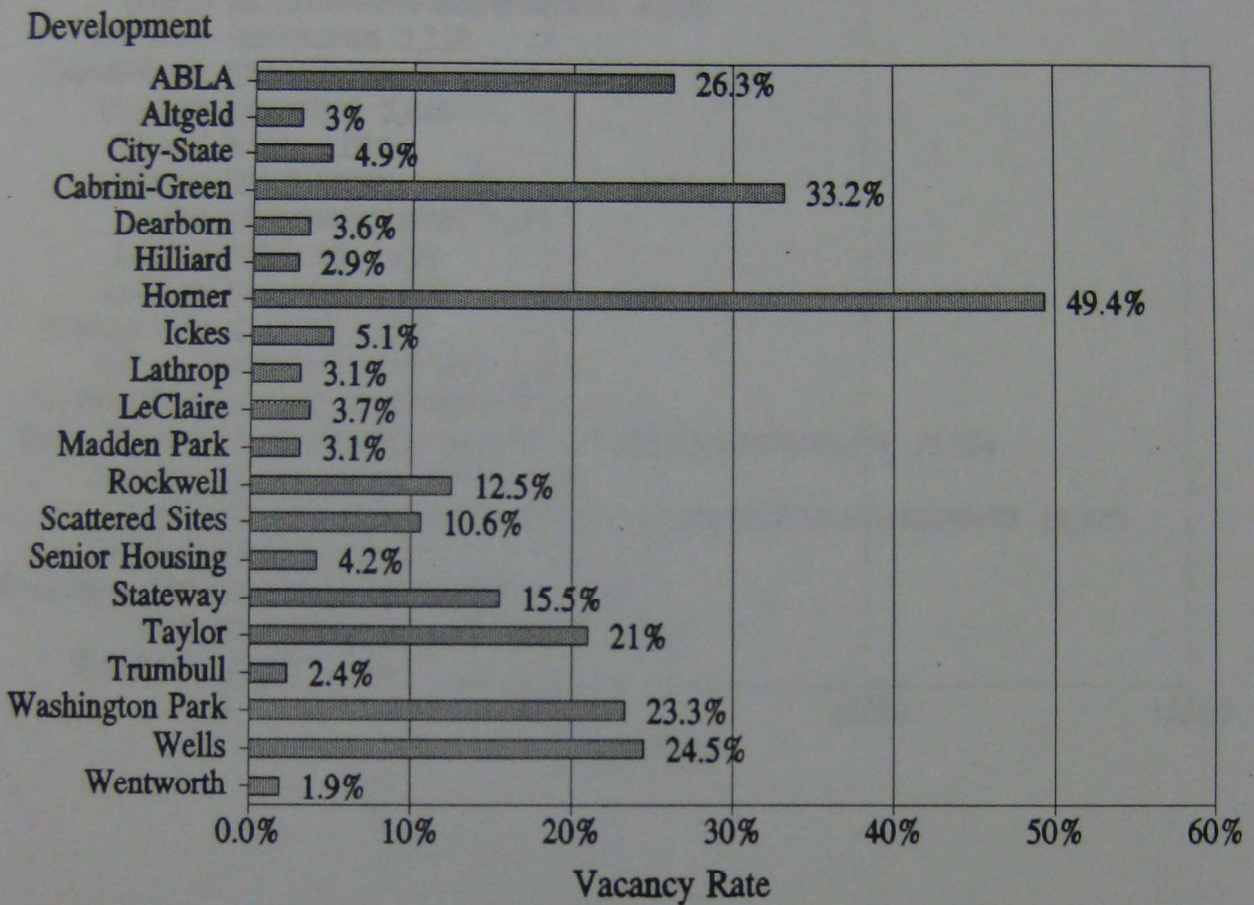


Figure 2.2 shows the total number of residents living in each development. Robert Taylor Homes has the highest population with 12,320 residents. Senior Housing is the second highest with 10,324, while ABLA is third with 7,119. Hilliard has the lowest population with 1,089 residents.

Figure 2.2
Total Population Per Development

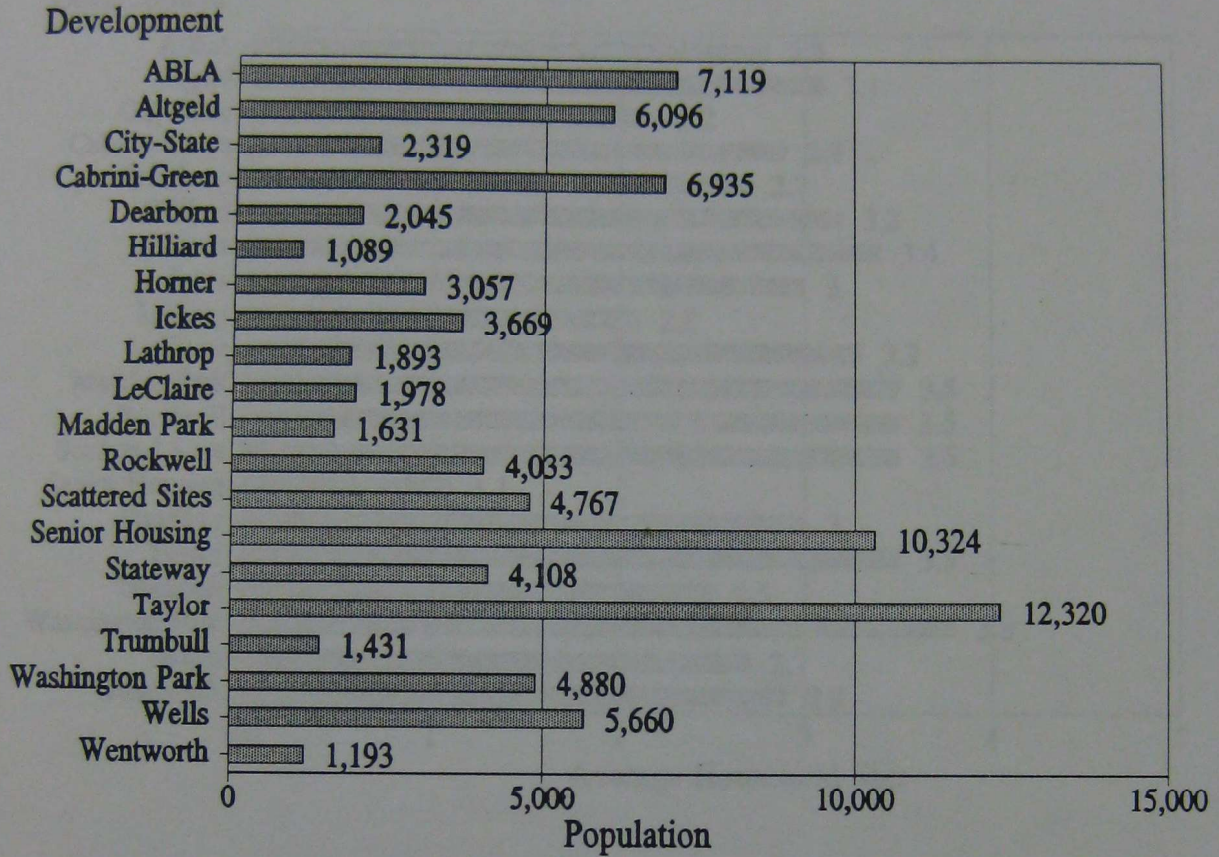
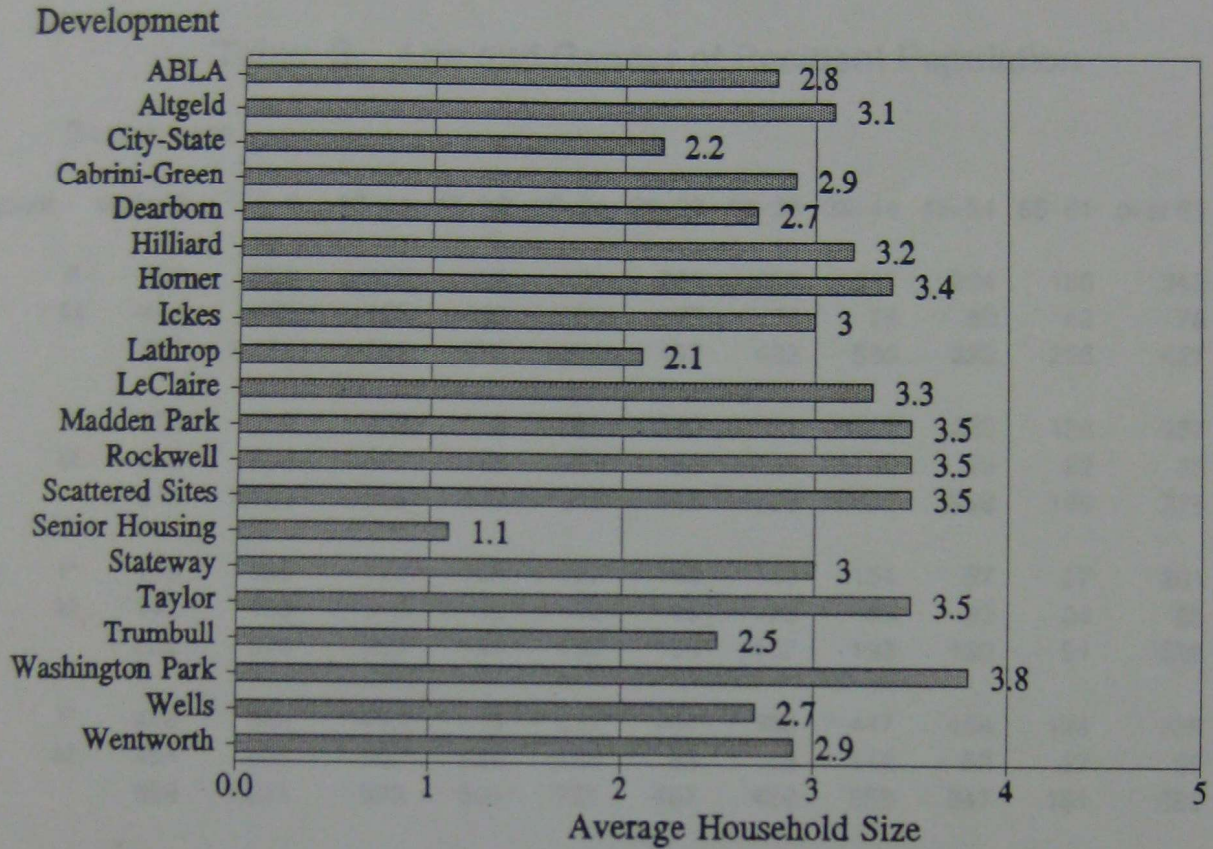


Figure 2.3 shows the average household size of each development. The average household size for the total CHA population is 2.5. Washington Park has the highest average household size at 3.8. Senior Housing has the lowest at 1.1.

Figure 2.3
Average Household Size Per Development



Age and Gender

Table 3 shows the distribution of the resident population by age group and gender for each development. The age groups are broken down as follows. From birth to age 34 each category covers a 5-year period. From 35 to 54 years of age there are two categories each covering a 10-year period. A seven-year period is used for residents from 55 to 61 years of age. Senior residents, those over 61 years old, are the final category. These age categories are used as baseline comparisons to the 1984/1985 CHA Statistical Report.

Table 3. Age and Gender of Resident Population

		Gender Age												
Development		under 5	5-9	10-14	15-19	20-24	25-29	30-34	35-44	45-54	55-61	over 61	unknown	Total
ABLA	F	456	553	475	459	471	376	355	517	264	186	349	116	4,577
	M	444	585	486	420	200	77	68	79	59	42	78	4	2,542
		900	1,138	961	879	671	453	423	596	323	228	427	120	7,119
Altgeld Gardens	F	328	546	422	395	353	380	351	432	230	138	237	46	3,858
	M	348	554	471	408	193	63	51	59	29	22	38	2	2,238
		676	1,100	893	803	546	443	402	491	259	160	275	48	6,096
City/State	F	149	199	119	102	157	142	139	154	67	57	201	11	1,497
	M	143	180	119	92	42	16	28	39	33	34	95	1	822
		292	379	238	194	199	158	167	193	100	91	296	12	2,319
Cabrini-Green	F	445	586	493	415	532	404	388	447	194	124	325	30	4,383
	M	454	625	500	386	189	83	68	112	53	27	55	0	2,552
		899	1,211	993	801	721	487	456	559	247	151	380	30	6,935
Dearborn Homes	F	141	192	129	108	175	164	123	152	53	34	53	36	1,360
	M	156	196	130	78	48	17	13	24	7	3	11	2	685
		297	388	259	186	223	181	136	176	60	37	64	38	2,045
Hilliard Center	F	68	107	80	70	76	77	60	75	29	12	20	5	679
	M	89	107	76	57	27	16	8	14	6	6	4	0	410
		157	214	156	127	103	93	68	89	35	18	24	5	1,089
Horner Homes	F	211	269	210	232	214	164	148	189	109	63	76	10	1,895
	M	211	290	248	179	84	37	19	40	15	18	21	0	1,162
		422	559	458	411	298	201	167	229	124	81	97	10	3,057
Ickes Homes	F	247	359	288	195	231	235	212	254	92	72	98	24	2,307
	M	251	348	283	191	84	42	53	55	21	12	20	2	1,362
		498	707	571	386	315	277	265	309	113	84	118	26	3,669
Lathrop Homes	F	127	133	108	87	127	127	111	157	91	67	85	15	1,235
	M	113	122	97	86	35	25	28	57	35	22	37	1	658
		240	255	205	173	162	152	139	214	126	89	122	16	1,893

Table 3. Age and Gender of Resident Population (continued)

Development		under 5	5-9	10-14	15-19	20-24	25-29	30-34	35-44	45-54	55-61	over 61	unknown	Total
LeClaire Courts	F	107	136	151	131	132	90	119	158	93	46	67	8	1,238
	M	120	135	154	131	79	28	27	16	13	12	24	1	740
		227	271	305	262	211	118	146	174	106	58	91	9	1,978
Madden Park	F	126	141	134	118	104	85	84	118	51	19	20	12	1,012
	M	132	124	140	91	52	15	22	20	8	9	4	2	619
		258	265	274	209	156	100	106	138	59	28	24	14	1,631
Rockwell Gardens	F	278	415	313	254	298	259	191	236	103	49	53	69	2,518
	M	328	421	299	225	94	40	28	35	19	12	14	0	1,515
		606	836	612	479	392	299	219	271	122	61	67	69	4,033
Scattered Sites	F	183	345	385	363	225	204	257	429	263	100	89	60	2,903
	M	191	359	414	360	221	52	49	82	56	26	48	6	1,864
		374	704	799	723	446	256	306	511	319	126	137	66	4,767
Senior Housing	F	64	98	6	4	7	8	14	71	151	415	5,336	286	6,460
	M	20	33	7	11	10	11	17	86	211	345	3,057	56	3,864
		84	131	13	15	17	19	31	157	362	760	8,393	342	10,324
Stateway Gardens	F	338	392	268	261	347	271	210	241	112	49	75	26	2,590
	M	352	427	266	208	93	45	37	48	19	10	12	1	1,518
		690	819	534	469	440	316	247	289	131	59	87	27	4,108
Taylor Homes	F	936	1,214	947	787	760	685	633	684	342	195	401	177	7,761
	M	1,007	1,194	996	722	280	102	61	93	29	19	55	1	4,559
		1,943	2,408	1,943	1,509	1,040	787	694	777	371	214	456	178	12,320
Trumbull Park	F	58	101	94	77	72	85	82	107	86	57	86	43	948
	M	62	104	97	77	36	22	12	23	12	13	25	0	483
		120	205	191	154	108	107	94	130	98	70	111	43	1,431
Washington Park	F	294	407	387	356	312	282	205	303	210	105	129	55	3,045
	M	298	363	394	344	182	77	41	47	22	18	42	7	1,835
		592	770	781	700	494	359	246	350	232	123	171	62	4,880
Wells	F	371	506	368	309	343	365	335	372	215	138	306	65	3,693
	M	330	500	402	284	136	59	56	71	39	33	55	2	1,967
		701	1,006	770	593	479	424	391	443	254	171	361	67	5,660
Wentworth Gardens	F	41	106	101	74	68	63	71	82	63	36	70	11	786
	M	52	92	69	71	56	16	6	14	7	6	18	0	407
		93	198	170	145	124	79	77	96	70	42	88	11	1,193
Total Females		4,968	6,805	5,478	4,797	5,004	4,466	4,088	5,178	2,818	1,962	8,076	1,105	54,745
Total Males		5,101	6,759	5,648	4,421	2,141	843	692	1,014	693	689	3,713	88	31,802
TOTAL		10,069	13,564	11,126	9,218	7,145	5,309	4,780	6,192	3,511	2,651	11,789	1,193	86,547

As shown in Figure 3.1 the total population of CHA is 86,547. Figure 3.1 shows that females comprise about 63.3 percent of the overall CHA population while males comprise about 36.7 percent.

Figure 3.1
Female and Male Population

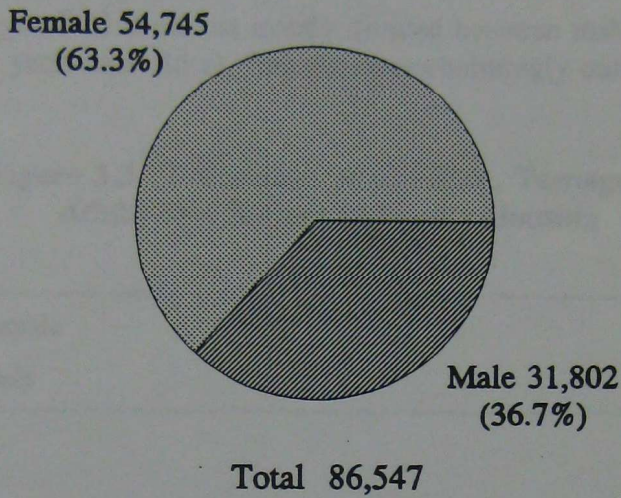


Figure 3.2 shows that 76,223 people reside in family buildings and comprise about 88.1 percent of the population. Senior citizens who reside in senior buildings number 10,324 and comprise about 11.9 percent of the total CHA resident population.

Figure 3.2
Family and Senior Population

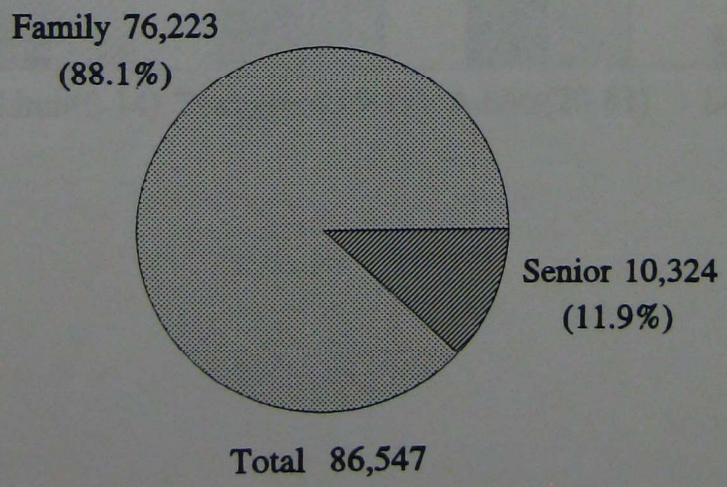


Figure 3.3 groups the family housing population into 4 categories. These include Children (14 years old and under), Teenagers (15 to 19 years old), Adults (20 to 61 years old), and Seniors (62 years old and over). Children comprise about 45.3 percent of the resident population. Teenagers comprise about 12.1 percent of the population. Persons under the age of 20 make up over half (57.4 percent) of the population. Adults make up about 37.1 percent, while Seniors make up about 4.5 percent of the population in family housing. About 1.1 percent of the age data for family housing is not known.

The population under the age of 20 is almost evenly divided between males and females. However, in the adult age groups (20 years and older), females overwhelmingly outnumber males.

Figure 3.3 Percentage of Children, Teenagers, Adults and Seniors in Family Housing

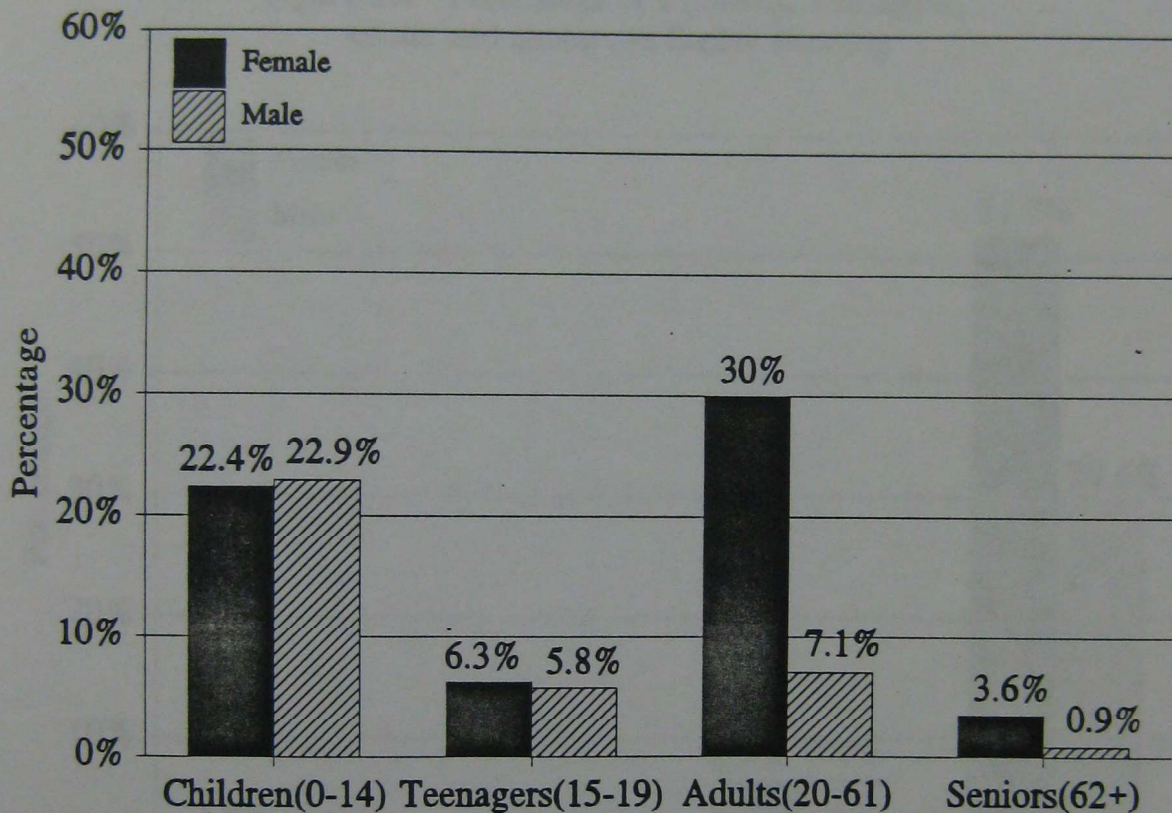


Figure 3.4 illustrates the percentage of Children (14 years old and under), Teenagers (15 to 19 years old), Adults (20 to 61 years old), and Seniors (62 years old and over) living in senior housing. People under 62 years of age can live in Senior Housing if they are disabled or if they are dependents of a head of household who lives in senior housing. Children comprise about 2.2 percent of the resident population. Teenagers comprise less than 1 percent of the population. Adults make up about 13 percent, while Seniors make up 81.3 percent of the population in senior housing. About 3.2 percent of the age data for senior housing is not known.

Among children and teenagers living in senior housing, there are slightly fewer males than females. The 20- to 61-year old adult population is almost evenly split between males and females. In the senior age category (62 years and older) there are significantly more women than men.

Figure 3.4 Percentage of Children, Teenagers, Adults and Seniors in Senior Housing

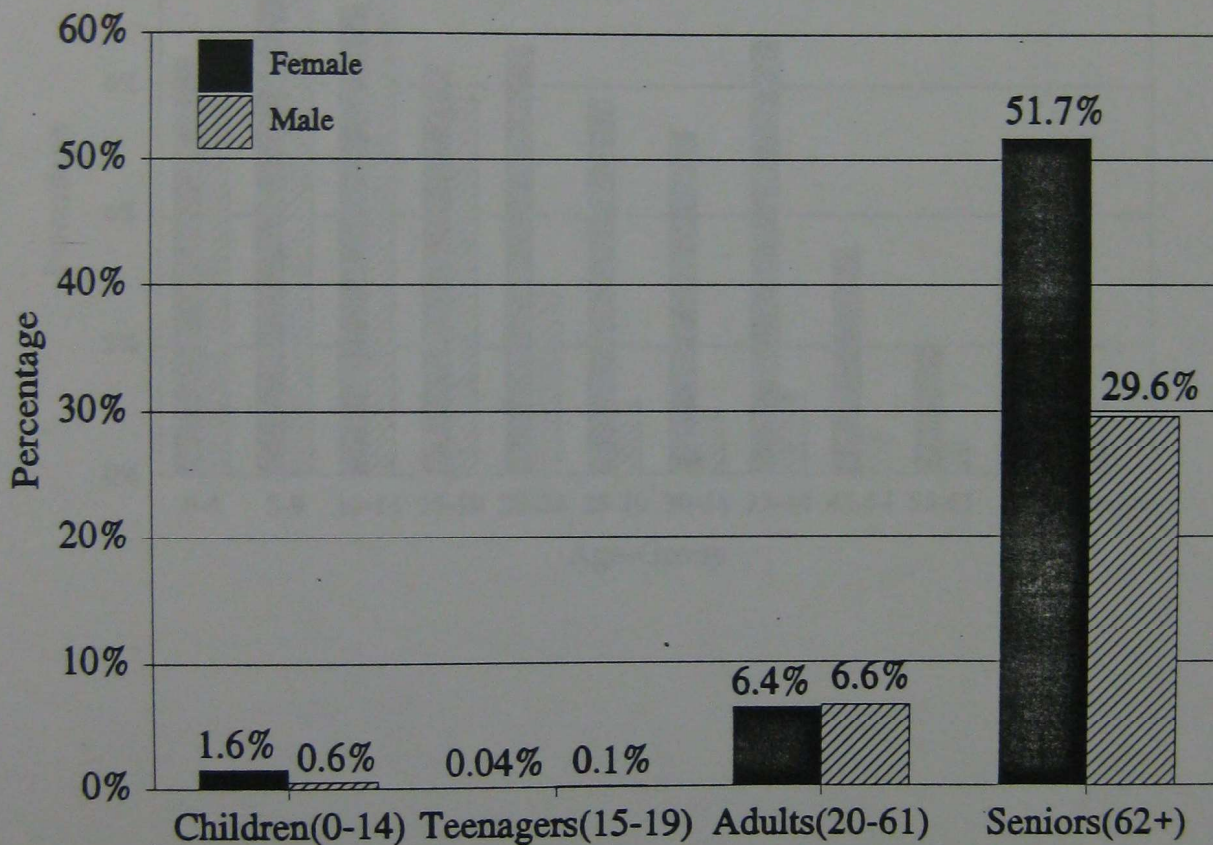


Figure 3.5 provides a profile of the CHA population in family housing by gender and age grouping. Children ages 5 to 9 make up the largest segment of the population in family housing with a total of 13,433 or 17.6 percent. The number of boys and girls in this age group are almost equal. The next largest group is 10 to 14 year old males (5,641 or 7.4 percent), followed by 10 to 14 year old females (5,471 or 7.2 percent). The smallest group in family housing is 55 to 61 year old males (344 or 0.5 percent), and the second smallest is 45 to 54 year old males (482 or 0.6 percent).

Figure 3.5 Percentage of Population by Age-Group and Gender in Family Housing

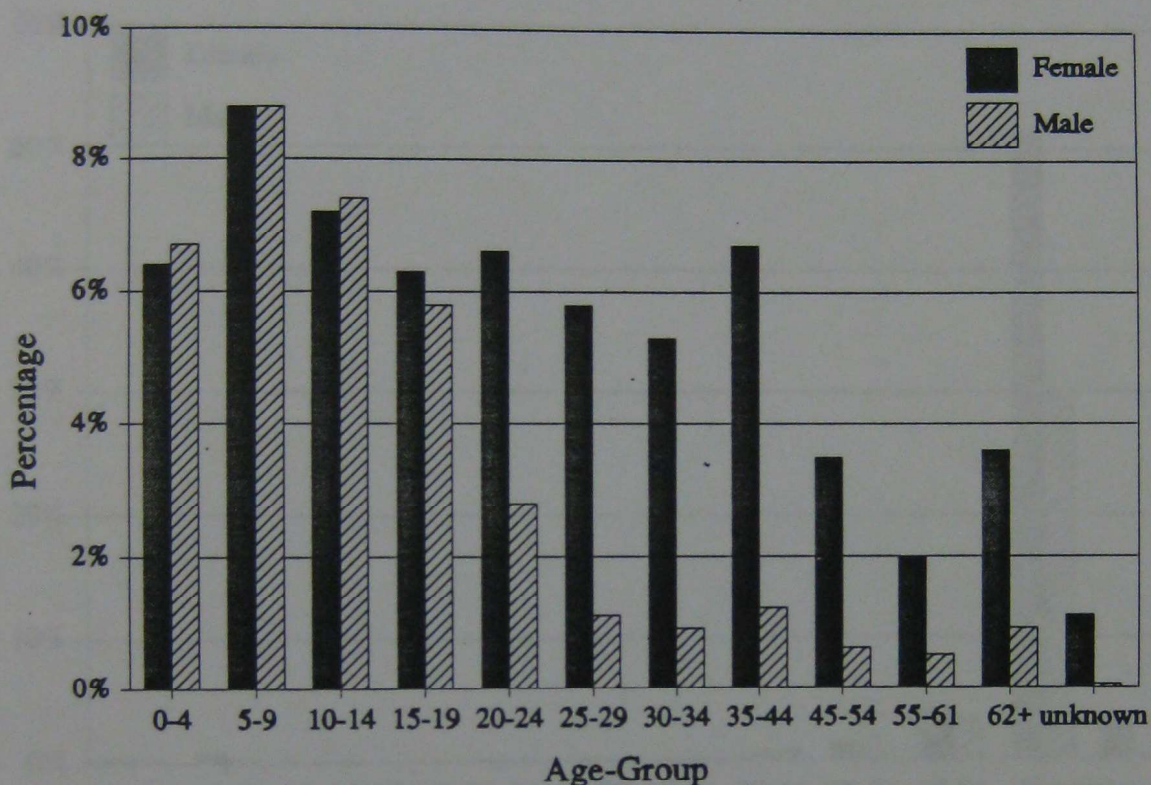
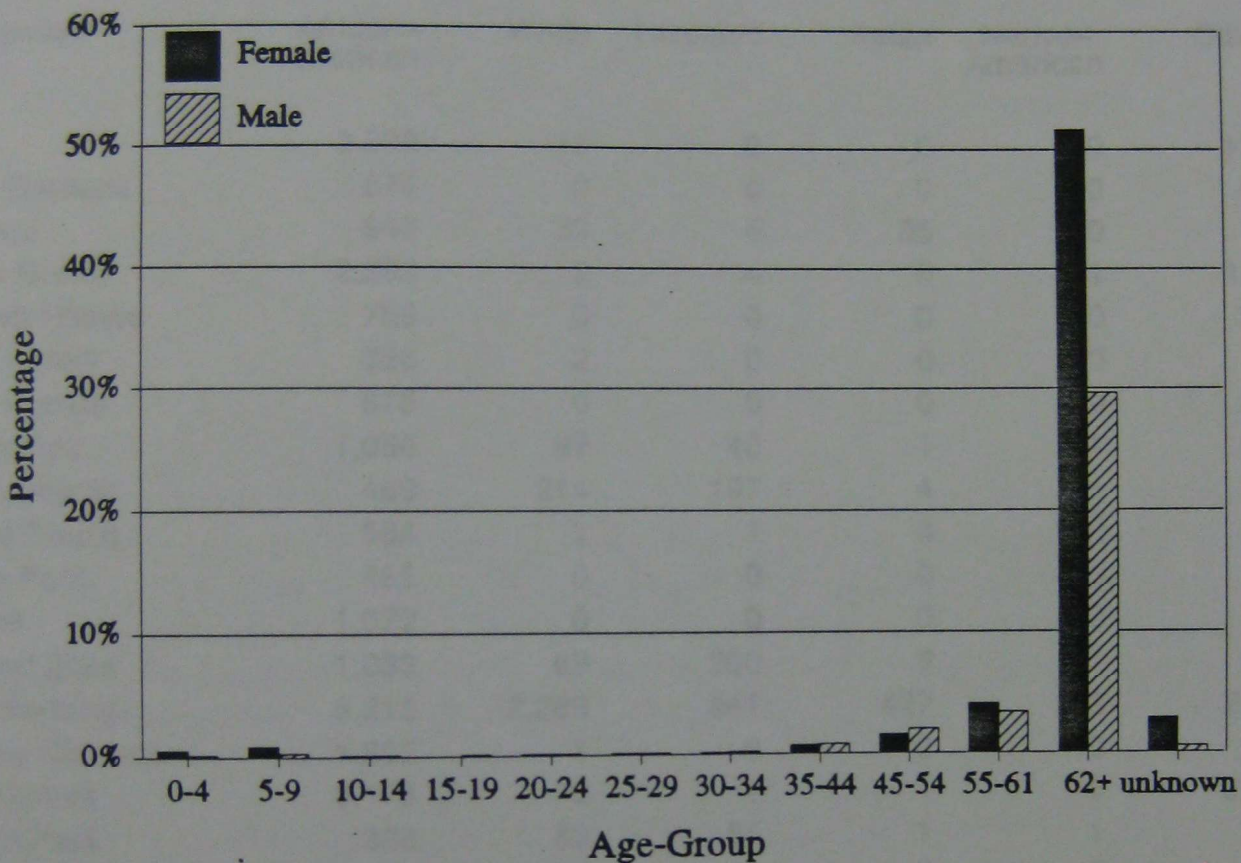


Figure 3.6 provides a profile of the CHA population in family housing by gender and age grouping. Females who are 62 years of age or older are the largest group in senior housing (5,336), making up 51.7 percent of the population. Males who are 62 years old or older are the second largest group (3,057), almost 29.6 percent of the population. Only 3 percent of the population of senior housing is under the age of 35.

Figure 3.6 Percentage of Population by Age-Group and Gender in Senior Housing



Race

Table 4 contains data reflecting the racial composition of the heads of household of family and senior housing developments. The residents are grouped according to the following categories: African-American, White, Hispanic, Asian, Native American, and Other. Residents whose race does not fall in the previous categories, or whose race is not known are grouped in Other.

Table 4. Racial Composition of Heads of Households

Development	African-American	White	Hispanic	Asian	Native-American	Other	TOTAL
ABLA	2,393	15	0	0	0	175	2,583
Altgeld Gardens	1,878	0	0	0	0	61	1,939
City/State	943	33	6	35	0	15	1,032
Cabrini-Green	2,262	2	4	0	1	141	2,410
Dearborn Homes	759	0	0	0	0	12	771
Hilliard Center	326	2	0	0	0	8	336
Horner Homes	875	0	0	0	0	24	899
Ickes Homes	1,050	97	40	1	1	29	1,218
Lathrop Homes	459	214	197	4	1	21	896
LeClaire Courts	584	1	1	0	0	7	593
Madden Park	462	0	0	0	0	10	472
Rockwell	1,072	0	0	0	0	77	1,149
Scattered Sites	1,033	69	200	8	1	62	1,373
Senior Housing	6,215	2,288	241	427	3	280	9,454
Stateway Gardens	1,352	1	0	0	0	37	1,390
Taylor Homes	3,176	2	1	1	0	310	3,490
Trumbull Park	398	83	54	1	1	35	572
Washington Park	1,271	2	1	0	0	27	1,301
Ida B. Wells	2,037	2	1	0	0	66	2,106
Wentworth Gardens	414	0	0	0	0	0	414
TOTAL	28,959	2,811	746	477	8	1,397	34,398
Percentage (%)	84.19	8.17	2.17	1.39	0.02	4.06	

Figure 4.1 shows the racial composition of heads of households in family housing developments. African-American residents make up the sizable majority (91.2 percent or 22,744). White residents comprise about 2.1 percent (523). Hispanic residents account for about 2 percent (505). Asian residents and Native Americans residents combined comprise less than one percent (55) of the population. Residents whose race is Other make up about 4.5 percent (1,117) of the population.

Figure 4.1 Racial Composition of Heads of Households in Family Housing

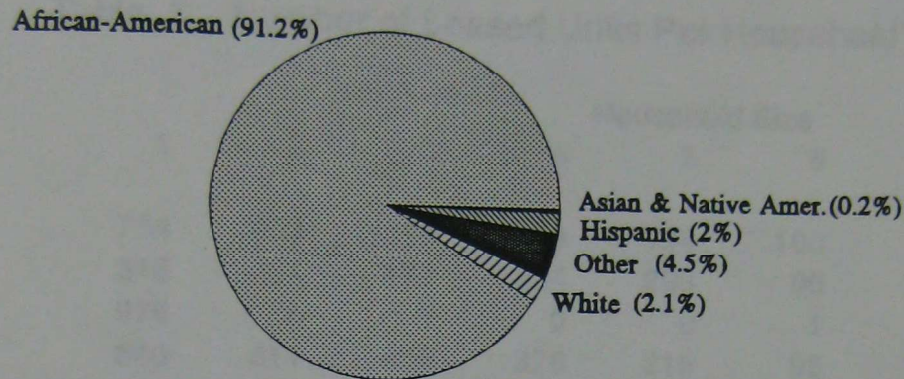
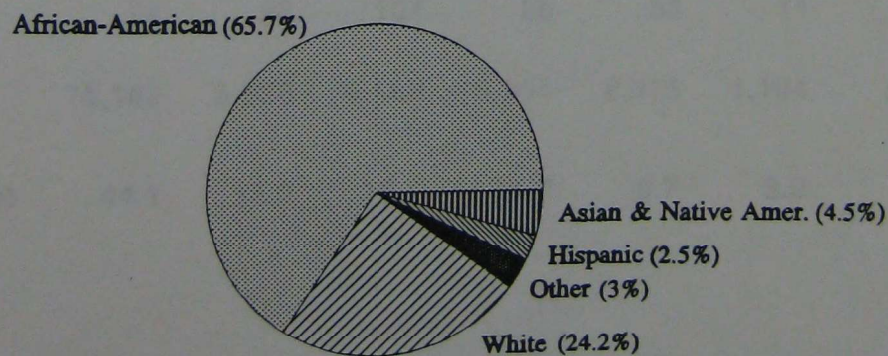


Figure 4.2 shows the racial composition of heads of households in Senior Housing. African-American residents account for 65.7 percent or 6,215 of CHA senior residents. White residents comprise about 24.2 percent (or 2,288) in senior housing while Hispanic residents comprise about 2.5 percent (241) respectively. Asian and Native Americans residents combined comprise about 4.5 percent (430) of the population. Residents whose race is unknown are grouped in Other and they account for 3 percent (280) of the population.

Figure 4.2 Racial Composition of Heads of Households in Senior Housing



Household Size

Table 5 lists the number of units that are leased to households of various sizes in family and senior developments. Household sizes range from one person per household to nine or more persons per household.

Table 5. Number of Leased Units Per Household Size

Development	Household Size								
	1	2	3	4	5	6	7	8	9+
ABLA	764	603	496	339	194	100	44	22	21
Altgeld Gardens	318	451	471	334	203	90	39	22	11
City/State	976	54	1	0	0	1	0	0	0
Cabrini-Green	640	511	499	376	215	95	40	15	19
Dearborn Homes	173	227	187	105	49	21	7	0	2
Hilliard Center	51	78	81	62	31	15	8	4	6
Horner Homes	138	195	202	163	100	55	25	9	12
Ickes Homes	240	267	304	207	121	39	23	8	9
Lathrop Homes	370	241	173	75	19	11	4	1	2
LeClaire Courts	324	93	69	45	30	15	4	6	7
Madden Park	76	95	104	84	50	33	16	9	5
Rockwell Gardens	140	224	269	212	163	79	47	5	10
Scattered Sites	415	257	254	228	118	58	25	14	4
Senior Housing	8,631	794	18	6	4	1	0	0	0
Stateway Gardens	285	321	327	232	135	52	25	9	4
Taylor Homes	590	484	776	702	479	242	121	66	30
Trumbull Park	194	145	102	66	32	24	4	2	3
Washington Park	168	181	282	274	194	99	60	22	21
Ida B. Wells	592	513	463	279	140	63	32	15	9
Wentworth Gardens	98	86	104	65	38	11	8	3	1
TOTAL	15,183	5,820	5,182	3,854	2,315	1,104	532	232	176
PERCENTAGE (%)	44.1	16.9	15.1	11.2	6.7	3.2	1.5	0.7	0.5

There are 24,944 households in family housing. Figure 5.1 illustrates the percentage of leased units by household size for family housing. Twenty six point three percent (or 6,552) of the leased dwelling units are 1-person households, 20.1 percent (5,026) of the units are 2-person households, 20.7 percent (5,164) of the units are 3-person households, and 32.9 percent (8,202) of the units have households of 4 or more people.

Figure 5.1 Percentage of Households According to Household Size in Family Housing

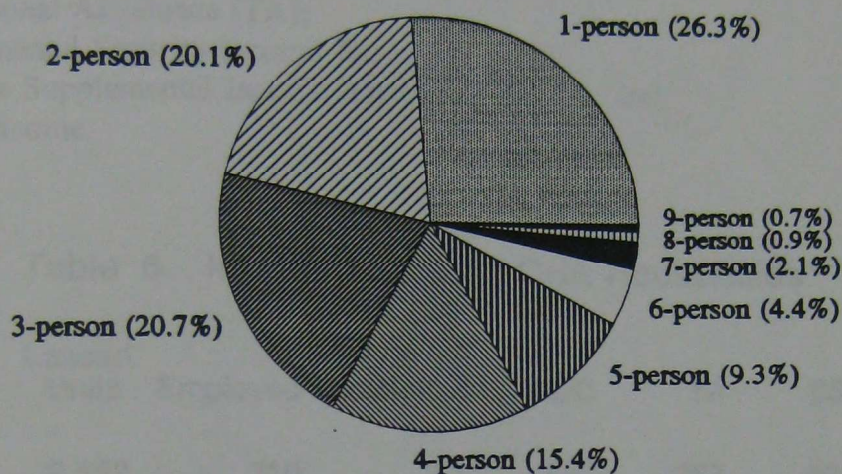
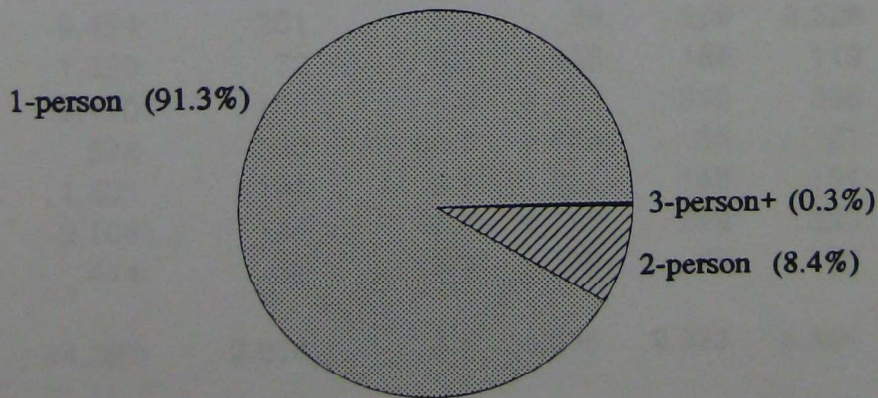


Figure 5.2 shows the percentage of leased units containing each household size for senior housing only. There are 9,454 households in senior housing. Figure 5.2 shows that the majority (91.3 percent or 8,631) of senior households are 1-person households. About 8.4 percent (794) are 2-person households, and less than one percent (29) have more than 2 persons per household.

Figure 5.2 Percentage of Households According to Household Size in Senior Housing



Income Source

Table 6 contains the number of households per development, according to their sources of income. It must be noted that any given household may receive income from more than one source. The information listed in this table is as follows:

- Number of leased units;
- Employment;
- Percentage (%) of Households with at least 1 Employed Member;
- Aid to Families with Dependent Children (AFDC);
- Transitional Assistance (TA);
- Supplemental Security Income Assistance (SSI);
- Old Age Supplemental Income Assistance (OASI); and
- Other Income.

Table 6. Income Source of CHA Households*

Development	Leased Units	Employed	% Employed	AFDC	TA	SSI	OASI	Other
ABLA	2,583	210	8.1	1,382	257	421	295	145
Altgeld Gardens	1,939	228	11.8	1,253	190	242	232	122
City/State	1,032	96	9.3	469	64	238	245	113
Cabrini-Green	2,410	221	9.2	1,387	307	264	220	105
Dearborn Homes	771	49	6.4	492	78	89	60	25
Hilliard Center	336	36	10.7	217	24	31	25	9
Horner Homes	899	72	8.0	615	102	112	66	23
Ickes Homes	1,218	68	5.6	793	159	147	103	61
Lathrop Homes	896	84	9.4	399	107	192	122	64
LeClaire Courts	593	117	19.7	335	48	66	106	43
Madden Park	472	42	8.9	328	58	48	17	17
Rockwell Gardens	1,149	368	32.0	842	111	78	65	23
Scattered Sites	1,373	319	23.2	733	134	219	142	85
Senior Housing	9,454	201	2.1	89	289	3,528	6,248	2,416
Stateway Gardens	1,390	72	5.2	959	186	119	59	43
Taylor Homes	3,490	150	4.3	2,437	310	336	243	115
Trumbull Park	572	290	50.7	256	55	121	93	55
Washington Park	1,301	106	8.1	864	152	161	136	63
Ida B. Wells	2,106	144	6.8	1,130	249	330	272	98
Wentworth Gardens	414	51	12.3	226	48	79	67	33
TOTAL	34,398	2,924	8.5	15,206	2,928	6,821	8,816	3,658

* One household may have two or more sources of income; therefore, the total number of income sources is higher than the total number of households.

Figure 6.1 compares the percentages of households that derive their income from different income sources. As expected, families are more likely than senior citizens to receive income from employment. Approximately 10.9 percent of family households derive all or part of their income from employment as compared to 2.1 percent of elderly households. About 60.6 percent of CHA family households receive AFDC. Residents of family housing also receive income from SSI (13.2 percent), TA (10.6 percent), and OASI (10.3 percent). Residents of senior housing receive income primarily from OASI (66.1 percent) and SSI (37.3 percent). A significant percentage of senior households (25.5 percent) receive income from other sources which include a variety of pensions.

Figure 6.1 Comparison of Income Sources, Family and Senior Households

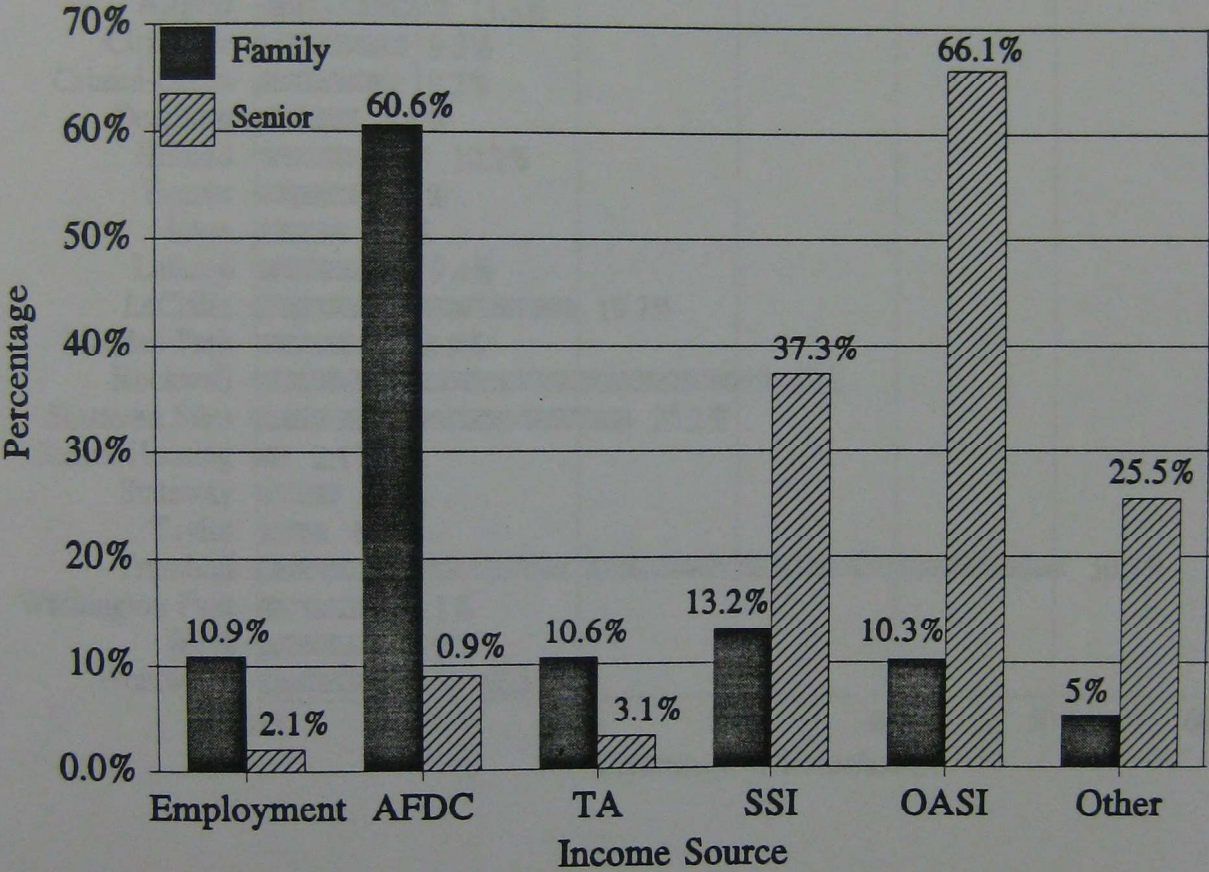
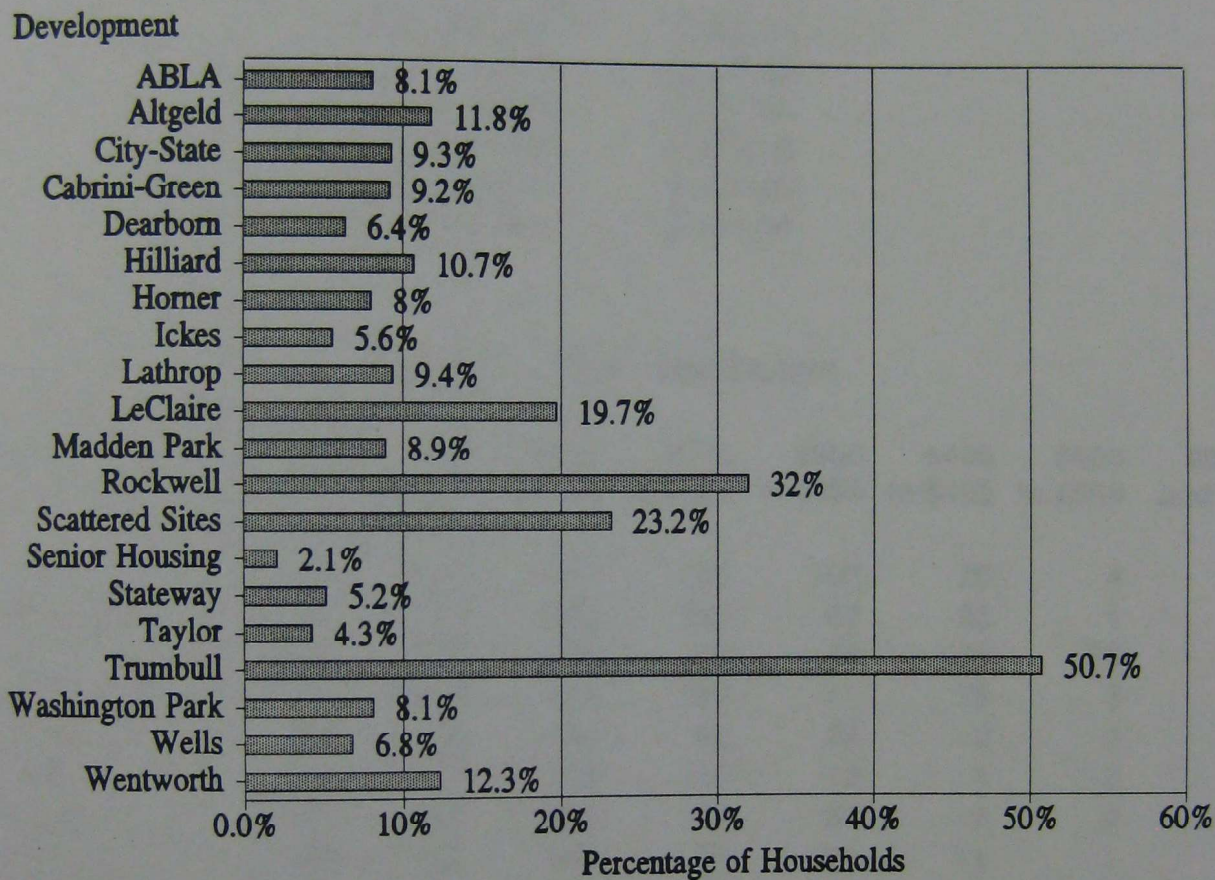


Figure 6.2 shows the percentages of households by development that receive all or part of their income from employment. Trumbull has the highest percentage (50.7 percent) of households with income from employment. Rockwell Gardens (32 percent) and Scattered Sites (23.2 percent) have the second and third highest respectively. Senior Housing, with about 2.1 percent, has the lowest. Robert Taylor Homes (4.3 percent) has the second lowest percentage of households with income from employment.

Figure 6.2 Percentage of Households with Income From Employment, by Development



Rent Distribution

Table 7 shows the number and percentage of households who pay rent in the following categories: \$0-\$49, \$50-\$99, \$100-199, \$200-299, \$300-399, \$400-499, \$500-599, and \$600 and above.

Rent at CHA is calculated by adding up all household incomes and subtracting various deductions (for example, allowances per person, or child care expenses). Rent is then set at 30 percent of the adjusted income, or at the rent ceiling, whichever is lower. The rent ceiling is set by a HUD formula and varies by unit size. Rent ceilings apply to all units except City-State housing. Rent ceilings are only temporary. Each family with an adjusted income that makes its rent higher than the rent ceiling is eligible for ceiling rents for five years. The rent ceilings are:

0-bedroom unit:	\$ 260.00
1-bedroom unit:	\$ 315.00
2-bedroom unit:	\$ 371.00
3-bedroom unit:	\$ 463.00
4-bedroom unit:	\$ 519.00
5-bedroom unit:	\$ 597.00

Table 7. Rent Distribution

Development	\$0 to \$49	\$50 to \$99	\$100 to \$199	\$200 to \$299	\$300 to \$399	\$400 to \$499	\$500 to \$599	\$600 and up
ABLA	132	1,412	746	161	103	25	4	0
Altgeld Gardens	42	1,077	584	130	67	38	1	0
City/State	23	426	386	49	18	15	39	76
Cabrini-Green	412	1,278	474	147	71	25	3	0
Dearborn Homes	13	492	193	42	29	2	0	0
Hilliard Center	57	200	52	10	13	4	0	0
Horner Homes	70	541	196	56	26	8	2	0
Ickes Homes	135	722	248	70	31	11	1	0
Lathrop Homes	28	421	345	65	34	3	0	0
LeClaire Courts	305	97	94	49	29	5	14	0
Madden Park	86	269	82	22	9	3	1	0
Rockwell Gardens	131	744	190	58	19	6	1	0
Scattered Sites	551	258	254	156	116	38	0	0
Senior Housing	261	2,734	5,613	710	136	0	0	0
Stateway Gardens	44	959	301	53	27	6	0	0
Taylor Homes	608	2,144	493	163	45	37	0	0
Trumbull Park	59	224	204	48	31	5	1	0
Washington Park	349	579	246	74	36	17	0	0
Ida B. Wells	105	1,125	645	136	80	15	0	0
Wentworth Gardens	3	204	137	34	28	7	1	0
TOTAL	3,414	15,906	11,483	2,233	948	270	68	76

Figure 7.1 shows the percentages of CHA households paying rent in each rent increment. The majority, or about 56.1 percent, of households pay rent below \$100; 46.2 percent pay between \$50 and \$99 and 9.9 percent pay between \$0 and \$49. Another 33.4 percent of households pay between \$100 and \$199. Only about 10.5 percent of all households pay \$200 or more for rent.

Figure 7.1 Percentage of Households According to Rent Amount Paid

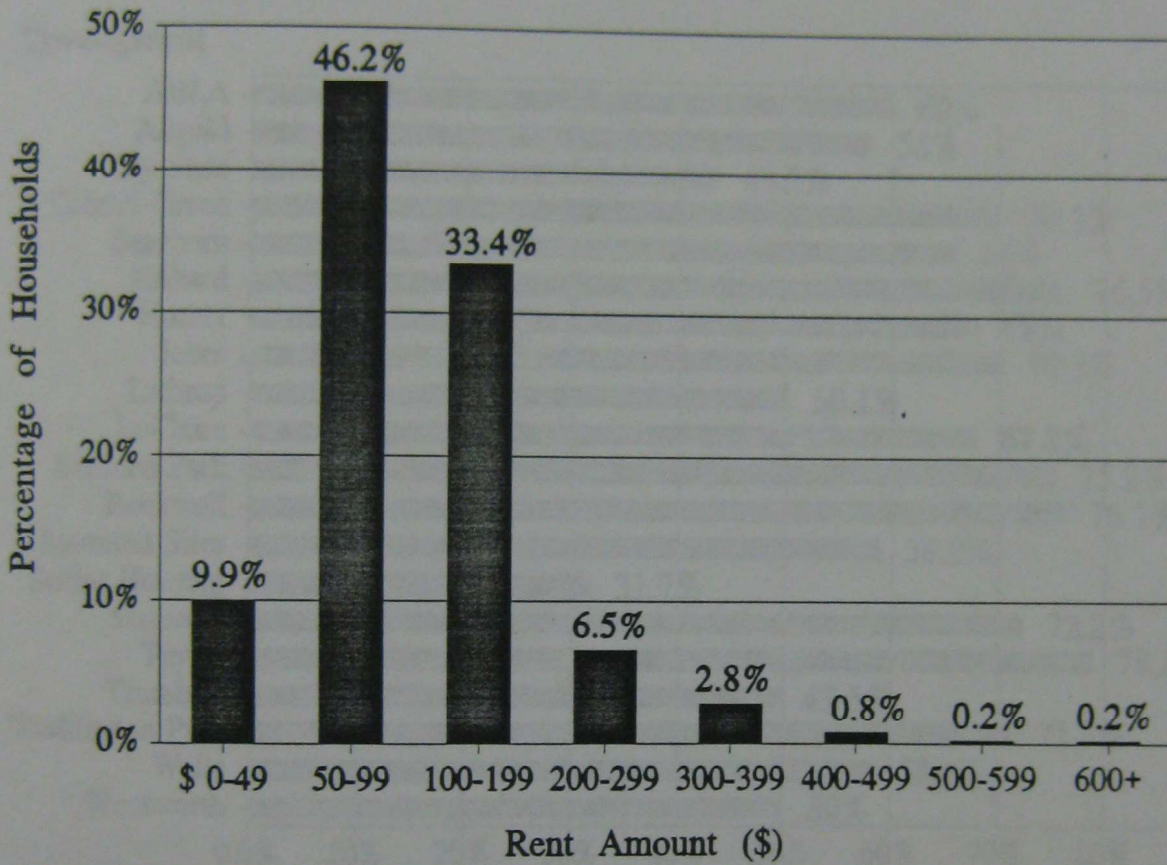
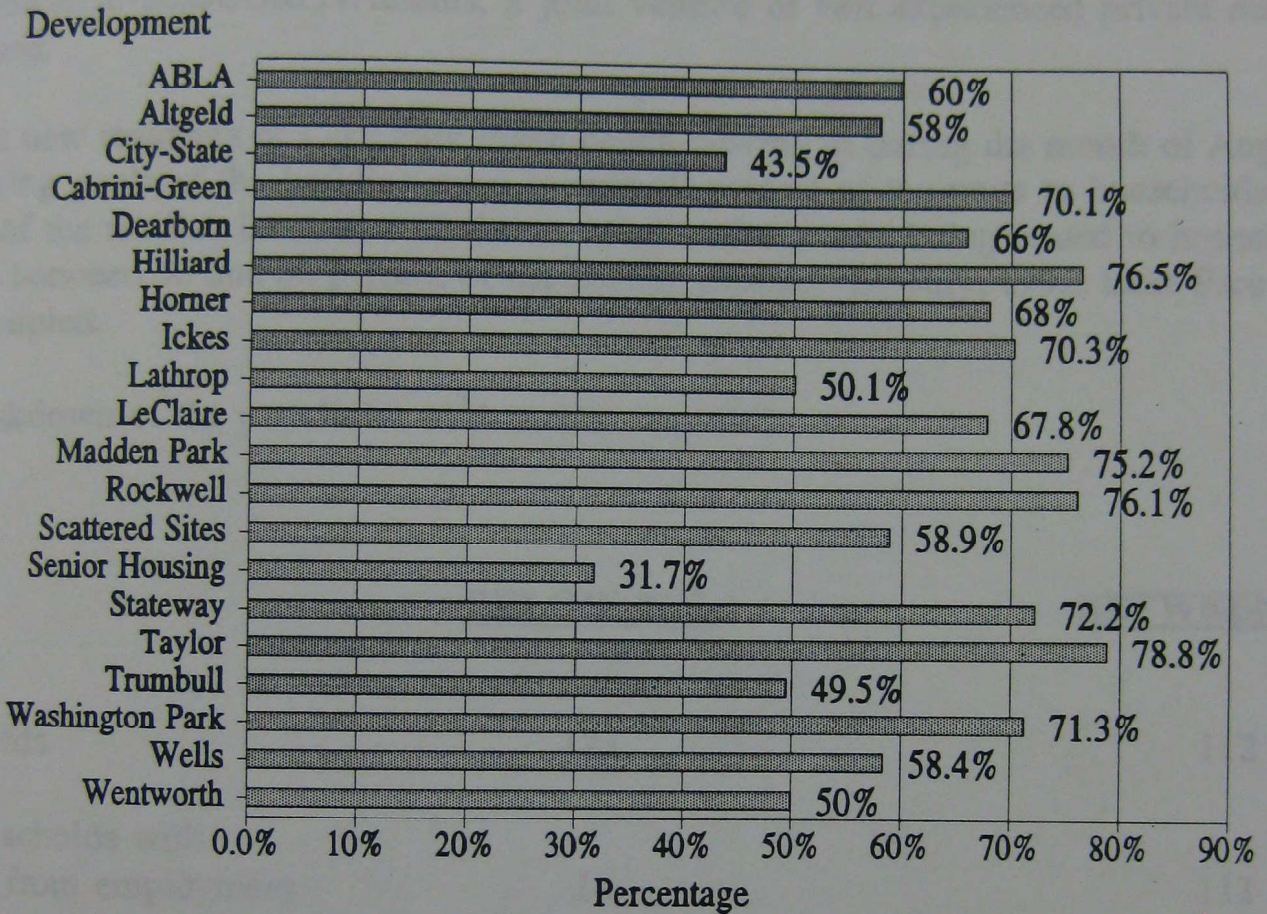


Figure 7.2 shows the percentages of CHA households per development whose rent is under \$100. At Robert Taylor Homes about 78.8 percent of all households pay less than \$100 rent. Hilliard and Rockwell Gardens developments have about 76.5 percent and 76.1 percent, respectively, of their households paying rent of under \$100.

Figure 7.2 Percentage of Households Paying Under \$100 Rent Per Development



LAKE PARC PLACE

LAKE PARC PLACE is the centerpiece of the Chicago Housing Authority's effort to reintroduce a socio-economic mix to public housing in the city.

In July, 1991, a comprehensive modernization was completed of the two 141-unit buildings after five years of sitting vacant. Also in that month, the CHA turned over management of the development to RESCORP/Williams, a joint venture of two experienced private management companies.

The first new residents of Lake Parc Place began moving in during the month of August, 1991. The leasing goals of the building were to rent 50 percent of the units to households below 50 percent of the median income, with the remainder of the units being rented to households with incomes between 50 and 80 percent of the median income. By July, 1992, Lake Parc Place was 95% occupied.

The breakdown of the population at that time is as follows:

	<u>BELOW 50%</u>	<u>BETWEEN 50-80%</u>
Households	123	112
# of households with income from employment	16	111
Single parent	71%	49%
Two-parent	8%	38%
Average family size	2.54	2.47
Average family income	\$ 5,436	\$24,541
Heads of households:		
# males	9	34
# females	112	78

Alphabetical List of CHA Developments
with CHA Development Numbers and HUD Project Numbers

161	IL-2-3	ABLA - Brooks Homes
167	IL-2-17	ABLA - Abbott (high-rise)
160	IL-2-17	ABLA - Abbott (low-rise)
162	IL-2-23	ABLA - Addams Homes
166	IL-2-31	ABLA - Brooks Extension
131	IL-2-7	Altgeld Gardens
130	IL-2-11	Altgeld-Murray Homes
558	IL-2-558	City-State Archer Courts
555	IL-2-555	City-State Harrison Courts
554	IL-2-554	City-State Lathrop Elderly
557	IL-2-557	City-State Loomis Courts
556	IL-2-556	City-State Maplewood Courts (high-rise)
553	IL-2-553	City-State Ogden Courts
559	IL-2-559	City-State Prairie Courts (row-houses)
560	IL-2-559	City-State Prairie Courts (high-rise)
171	IL-2-2	Cabrini Homes
177	IL-2-20	Cabrini Homes Extension
176	IL-2-30	Cabrini-Green Homes
170	IL-2-51	Cabrini - Lincoln Park
066	IL-2-9	Dearborn Homes
056	IL-2-46	Hilliard Center
059	IL-2-46	Hilliard Center - Elderly
127	IL-2-35	Horner Extension
128	IL-2-19	Horner Homes
126	IL-2-27	Horner - Adams and Wood (high-rise)
120	IL-2-27b	Horner - Adams & Wood (low-rise)
107	IL-2-16	Ickes Homes
105	IL-2-42c	Ickes - Bridgeport Elderly Apartments
101	IL-2-4	Ickes - Bridgeport Homes
100	IL-2-5	Ickes - Lawndale Gardens
106	IL-2-29	Ickes - Prairie Avenue Courts Extension
884	IL-2-41	Lakefront - Lake Michigan Homes
885	IL-2-34	Lakefront - 4040 S. Oakenwald

086	IL-2-24	Lathrop Homes
513	IL-2-552	LeClaire Courts (City-State) - RMC
813	IL-2-15	LeClaire Courts Extension (federal) - RMC
021	IL-2-34	Madden Park Homes
026	IL-2-33	Madden Park Homes (high-rise)
020	IL-2-33	Madden Park Homes (low-rise)
096	IL-2-38	Rockwell Gardens
097	IL-2-6	Rockwell Gardens
098	IL-2-21	Rockwell Gardens
094	IL-227a	Rockwell - Lawndale
095	IL-227a	Rockwell - Lawndale
800 to 880	various	Scattered Sites
710	IL-2-48c	Senior Housing - Britton/Budd Apartments
714	IL-2-40	Senior Housing - Castleman Apartments
716	IL-2-66	Senior Housing - Clark & Irving Annex
717	IL-2-58	Senior Housing - Clark and Irving Apartments
721	IL-2-51	Senior Housing - Clark and Webster Apartments
720	IL-2-50	Senior Housing - Dickens and Burling Apartments
702	IL-244d	Senior Housing - Fisher Apartments
706	IL-242f	Senior Housing - Flannery Apartments
711	IL-245b	Senior Housing - Hattie Callner Apartments
712	IL-2-10	Senior Housing - Kenmore Apartments
727	IL-2-71	Senior Housing - Larrabee Senior Apartments
719	IL-2-72	Senior Housing - Lincoln and Sheffield Annex
718	IL-2-61	Senior Housing - Lincoln and Sheffield
728	IL-6p-2110	Senior Housing - Loyola and Ridge Apartments
713	IL-2-39	Senior Housing - Pomeroy Apartments
724	IL-2-81	Senior Housing - Schneider Apartments
722	IL-2-73	Senior Housing - Sheridan and Devon Apartments
715	IL-2-56	Senior Housing - Sheridan and Leland Apartments
750	IL-2-33	Senior Housing - Armour Square Annex
749	IL-2-44a	Senior Housing - Armour Square Apartments
779	IL-2-52	Senior Housing - Campbell Apartments
880	IL-2-55	Senior Housing - Green Apartments
775	IL-2-70	Senior Housing - Judge Slater Annex
774	IL-2-47	Senior Housing - Judge Slater Apartments
752	IL-2-53	Senior Housing - Lawrence Apartments
780	IL-2-1-2	Senior Housing - Lincoln Perry Anne
781	IL-2-63	Senior Housing - Lincoln Perry Apartments
773	IL-2-34	Senior Housing - Washington Park Apartments
881	IL-2-41	Senior Housing - 4227 S. Oakenwald
746	IL-2-32	Senior Housing - 4250 S. Princeton

778	IL-2-57	Senior Housing - 49th and Langley Apartments
753	IL-2-60	Senior Housing - 64th and Yale Apartments
777	IL-2-49	Senior Housing - 69th and South Chicago Apts.
782	IL-2-80	Senior Housing - 91st and South Chicago Apts.
099	IL-2-43	Senior Housing - Castleman Apartments
723	IL-2-82	Senior Housing - Division and LaSalle Apartments
708	IL-2-67	Senior Housing - Eckhart Park Annex
707	IL-2-42b	Senior Housing - Eckhart Park Apartments
747	IL-2-44c	Senior Housing - Garfield Park Apartments
726	IL-2-79	Senior Housing - Parkside and Lake Apartments
705	IL-2-42a	Senior Housing - Parkview Apartments
748	IL-2-42g	Senior Housing - Shields Apartments
751	IL-2-44b	Senior Housing - Sullivan Apartments
704	IL-2-68	Senior Housing - Wicker Park Annex
703	IL-2-42	Senior Housing - Wicker Park Apartments
169	IL-2-42	Senior Housing - William C. Jones Apartments
754	IL-2-83	Senior Housing - 16th and Racine Apartments
755	IL-2-78	Senior Housing - 21st and Albany Apartments
709	IL-2-45a	Senior Housing - 440 N. Drake Apartments
116	IL-2-22	Stateway Gardens
186	IL-2-37a	Taylor Homes (A)
188	IL-2-37b	Taylor Homes (B)
040	IL-2-13	Trumbull - Lowden Homes
041	IL-2-25	Trumbull Park Homes
045	IL-2-42d	Trumbull - Yates Apts
141	IL-2-59	Washington Park - Hyde Park Elderly
140	IL-2-59	Washington Park - Hyde Park Family
149	IL-2-34	Washington Park (high-rise)
144	IL-2-34	Washington Park (low-rise)
142	IL-2-27c	Washington Park - 41st and Cottage Grove
143	IL-2-54	Washington Park
146	IL-2-28	Washington Park
151	IL-2-1	Wells Homes
156	IL-2-36	Wells - Darrow Homes
157	IL-2-18	Wells Extension
074	IL-2-8	Wentworth Gardens



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