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DEPARTMENT OF HOUSING  
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# THE CURRENT HOUSING MARKET SITUATION: CHICAGO, ILLINOIS

as of March 1, 1973

A Report by the  
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
FEDERAL HOUSING ADMINISTRATION  
WASHINGTON, D.C. 20411  
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THE CURRENT HOUSING MARKET SITUATION - CHICAGO, ILLINOIS  
AS OF MARCH 1, 1973

The Chicago, Illinois, Housing Market Area (HMA) is composed of Cook, Du Page, Kane, Lake, McHenry, and Will Counties. The six-county area is the second largest Standard Metropolitan Statistical Area in the country, with a population estimated at 7,190,000 persons as of March 1, 1973.

In 1970, housing production in the Chicago HMA reached its lowest point since 1960, largely because of high interest rates, a shortage of mortgage money and reduced levels of employment. Mortgage interest rates fell during 1971 and mortgage money was plentiful in 1971, 1972, and early 1973. Starting in 1971, the Chicago HMA had high rates of construction and increasing vacancy rates. By late 1972, vacancy rates began to decrease because of an improved economic situation. Currently, the housing market is in balance with generally acceptable vacancy and absorption rates. The trend toward increased employment is continuing.

Anticipated Housing Demand

On the basis of the economic and demographic prospects of the HMA as of March 1, 1973, it is estimated that a total of 86,860 units of new housing yearly would be an appropriate level of residential construction in the Chicago, Illinois, HMA during the next two years. A suitable distribution of this total between nonsubsidized housing demand and the estimated potential for subsidized housing is as follows:

<u>Category</u>	<u>Annual Average Demand</u>
Total	<u>86,860</u>
Nonsubsidized total	<u>50,000</u>
Single-family houses for sale	19,600
Condominium units, total	6,700
Multifamily rental units	23,300
Mobile homes	400
Subsidized total	<u>36,860</u>
Section 235/236 for families	<u>10,630</u> <sup>1/</sup>
Section 236 for the elderly	<u>5,070</u> <sup>2/</sup>
Low-rent public or rent supplement housing	
For families	12,420
For elderly	8,740

1/ Includes 140 households eligible for public housing.

2/ Includes 2,560 elderly households eligible for public housing.

The demand for housing remained strong in 1971 and 1972 despite the fact that there was no growth in employment in those years. The strong demand can be attributed to household increases, low housing production in 1970 and high income levels.

It is estimated that during the forecast period of March 1, 1973 to March 1, 1975, the average annual demand for nonsubsidized housing will approximate the level of units permitted in 1972 but will be less than the 63,095 units permitted in 1971, which was a record high.

#### Occupancy Potential for Subsidized Housing

The annual occupancy potentials<sup>1/</sup> for subsidized housing discussed in the following paragraphs are based upon 1972 incomes, the occupancy of substandard housing, estimates of the elderly population, income limits in effect as of March 1973, and on available market experience. <sup>2/</sup>

1/ The occupancy potentials referred to in this analysis are dependent upon the capacity of the market in view of existing vacancy strength or weakness. The successful attainment of the calculated market for subsidized housing may well depend upon construction in accessible locations, as well as upon the distribution of rents and selling prices over the complete range attainable for housing under the specified programs. These estimates are not affected by the January 1973 "hold" on additional commitments for these programs; they will be applicable if funding is resumed or as a guide to local decisions with regard to the use of special revenue sharing or other alternatives for housing subsidies.

2/ Families with incomes inadequate to purchase or rent nonsubsidized housing generally are eligible for one form or another of subsidized housing.

Federal assistance in financing costs for new housing for low- or moderate-income families is available through a number of different programs administered by HUD: Monthly rent supplements in rental projects financed under Section 221(d)(3); partial payment of interest on home mortgages insured under Section 236; and federal assistance to local housing authorities for low-rent public housing.

The estimated occupancy potentials for subsidized housing are designed to determine for each program, (1) the number of families and individuals who could be served under the program and (2) the proportion of these households that could reasonably be expected to seek new subsidized housing during the forecast period. Household eligibility for the Section 235 and Section 236 programs is determined primarily by evidence that household or family income is below established limits but sufficient to pay the minimum achievable rent or monthly payment for the specified program. Insofar as the income requirement is concerned, all families and individuals with income below the income limits are assumed to be eligible for public housing and rent supplement; there may be other requirements for eligibility, particularly the requirement that current living quarters be substandard for families to be eligible for rent supplements. Some families may be alternatively eligible for assistance under more than one of these programs or under other assistance programs using federal or state support. The total occupancy potential for federally assisted housing approximates the sum of the potentials for public housing and Section 236 housing. For the Chicago HMA, the total occupancy potential is estimated to be 36,860 units annually.

Section 235 and Section 236. Commitments for subsidized housing for households with low to moderate incomes are provided under Section 235 or Section 236. Moderately-priced sales housing for eligible families was made available through Section 235. Subsidized rental housing for the same families was alternatively provided under Section 236; the Section 236 program contains additional provisions for subsidized rental units for elderly couples and individuals. In the Chicago HMA, it is estimated (based on regular income limits) that, for the period March 1, 1973 to March 1, 1975, there is an occupancy potential for an annual total of 10,630 subsidized family units utilizing either Section 235 or Section 236, or a combination of the two programs. In addition, there is an annual potential for about 5,070 units of Section 236 rental housing for elderly couples and individuals.

There were approximately 7,400 houses financed under Section 235 as of March 1, 1973. At that time, insurance was in force for 7,100 such houses. Of the 9,500 single-family houses currently under construction, it is estimated that about seven percent are being built in a price range that could make them available under Section 235.

There have been about 4,760 units of Section 236 housing completed in the Chicago HMA, of which about 2,990 units (63 percent) are in the city of Chicago. In addition to these units, there were about 4,320 units of Section 236 housing under construction on March 1, 1973. About 3,050 (71 percent) of those units under construction were in the city of Chicago. The 4,320 units under construction represent about 27 percent of the estimated annual occupancy potential for Section 235 and Section 236 housing during the next two years. About 70 percent of the estimated annual occupancy potential for the HMA is expected to be within the city of Chicago. Vacancy rates in Section 236 housing projects are minimal, averaging about one percent.

Public Housing and Rent Supplement. Both of these programs serve families in essentially the same low-income group. The primary differences arise from the manner in which net income is computed for each program and from other eligibility requirements. For the Chicago HMA, the annual occupancy potential for public housing is 23,860 units, of which about 12,560 units are for families and 11,300 units are for the elderly. About one percent of the families and 23 percent of the elderly also are eligible for housing under Section 236. Distributions of potentials for low-rent public housing in the city of Chicago and suburban portions of the metropolitan area are shown in detail in table IV.

There were about 950 units of rent supplement housing in the Chicago HMA in March 1973. The estimated annual occupancy potential for rent supplement housing for families is approximately 4,100 units and for elderly is 11,300 units. Most of the families who qualify for rent supplement also are eligible for public housing, and all elderly couples and individuals eligible for rent supplement are eligible for public housing.

There were about 44,130 units of low-rent public housing under management in the Chicago HMA on March 1, 1973, including about 9,890 units specifically designed for the elderly. Included in the total were 40,210 units in the city of Chicago and 3,920 units in suburban localities throughout the HMA. On March 1, 1973, the Chicago Housing Authority's waiting list included 10,000 elderly and 9,000 families. As of March 1973, there were about 670 units of low-rent public housing under construction in the Chicago HMA, about 320 of which were designated for the elderly.

#### Sales Market

The sales market in the Chicago HMA has remained strong for both new construction and existing homes. Sales housing production was

low in 1970 because of a shortage of mortgage money. However, the tight credit situation changed in 1971 and a record number of new single-family units were built in the Chicago HMA.

Production of sales housing remained high in 1972 and early 1973. In spite of this activity, the owner vacancy rate has remained unchanged since the 1970 Census at 0.8 percent.

The FHA Unsold Inventory Survey of January 1, 1973, shows that speculative activity in the HMA was at a relatively low level. As a result of the strong demand for sales housing, most units were sold before completion. A total of 2,132 units were included in the survey, of which only 25 were unsold after six months. The median value of unsold units shown in the survey was about \$30,000. The price range in which most speculative homes were sold was from \$25,000 to \$45,000.

Data from the Chicago Title and Trust Company show that the average sales price of new one- to four-family residences in Cook County during 1972 was \$35,429. The most active areas for new single-family construction are suburban Cook and Du Page Counties. Prices in these areas cover all ranges from low to high with most homes being sold in the \$35,000 to \$50,000 range. Further out in the HMA, in areas such as Kane, Will and northern Lake Counties, higher percentages of homes are being built at slightly lower prices, starting at about \$29,000. Adequate financing was available as of March 1973 for new single-family construction and the outlook is favorable for continued strength in the demand for new single-family sales housing.<sup>1/</sup>

There is very little moderately-priced standard housing available in the Chicago HMA and with the cost of new housing continuing to rise, the market for existing housing will remain strong. Prices of existing homes vary widely with the type of neighborhood. Much of the sales activity in used homes is taking place in close-in suburbs such as Oak Park and Evanston, as well as in Chicago, because there is a greater supply of older units in these areas. According to the Chicago Title and Trust Company, the median sales price of existing residences in Cook County was \$29,132 in March 1973.

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<sup>1/</sup> Although the date of this report is March 1, 1973, it was completed at a later date. Currently, mortgage money is scarce and interest rates are high. These developments will result in a significant decrease in the number of sales housing units actually constructed during the forecast period as was the case in 1970.

Condominiums. Condominium and cooperative home and apartment ownership is increasing at a rapid pace. In the city of Chicago, large numbers of existing apartments are being converted to condominium ownership. Data from the 1970 Census and the Chicago Title and Trust Company indicate that on March 1, 1973, 3.0 percent of the owner occupied units were cooperatives or condominiums. During the period March 1, 1973 to March 1, 1975, about 26 percent of the new owner occupied units produced in the HMA will be sold as cooperatives or condominiums. Condominiums will account for about 28 percent of multifamily production in the HMA during the forecast period.<sup>1/</sup>

There is a great deal of variation in condominium prices. Generally, high-rise lakefront condominiums in Chicago vary from \$26,000 to \$35,000 for one-bedroom units, \$39,000 to \$60,000 for two-bedroom units, and \$48,000 and up to more than \$100,000 for three-bedroom units. Most suburban condominiums are in the \$25,000 to \$60,000 price class. There will be a demand for 6,700 new condominium units during the forecast period. Market acceptance, increasing property taxes, and operating costs as well as financing advantages are important reasons for the trend toward condominium production.

#### Rental Market

Apartment construction in the Chicago HMA rebounded to a near record peak in 1971 after dipping to a low point in 1970. Apartment construction remained at a high level during 1972 and the early part of 1973.<sup>2/</sup>

Building permits in the Chicago HMA were issued for 36,710 privately-financed units in multifamily structures in 1971 and 30,485 in 1972, compared to 22,885 in 1970. The low 1970 production was caused by high interest rates and a scarcity of mortgage money. Based on information from the Chicago Title and Trust Company, we estimate that at least 16 percent of the multifamily production in the Chicago Area during 1971 and early 1972 was marketed as condominiums.

Many existing rental apartment buildings in the city of Chicago are currently being converted to condominiums and an increasingly

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<sup>1/</sup> Estimated by Area Economist.

<sup>2/</sup> This report was completed subsequent to March 1973. Currently, mortgage interest rates are high and money is scarce. These factors will cause rental housing production to fall short of estimated demand and to reduce rental vacancy rates.

large part of the new multifamily production is being sold as condominiums. The rental vacancy rate for the HMA was about 6.4 percent at the time of the 1970 Census and rose to about 6.6 percent by March 1973.<sup>1/</sup>

Most of the rental units that have come on the market in the last two years have been of luxury and semi-luxury types. There are few single-family homes vacant and available for rent at any given time in the HMA, and those that do become available generally command premium rents. There is a small supply of moderately-priced rental units in Chicago, mostly in older buildings. In suburban areas, vacancies in one- and two-bedroom apartments with gross monthly rents of less than \$190 and \$220 respectively are very rare. Ninety percent of the multifamily units built in the Chicago HMA since 1970 have been constructed in Cook and Du Page Counties. Gross monthly rents for these units typically range upward from \$200 for a one-bedroom unit and from \$230 for a two-bedroom apartment. Currently, most of the new unsubsidized rental units in the city of Chicago are being constructed near the lakefront north of the loop, in high-rise buildings. Rents for new one-bedroom units start at \$230 a month, new two-bedroom units have monthly rents exceeding \$300. Rental vacancy rates in lakefront high-rise luxury buildings are under four percent.

Much of the new rental construction in the suburbs is generally located in planned unit developments containing a pool and a recreation building.

During the forecast period much of the demand for rental units should continue to be in suburban Cook and Du Page Counties. For maximum absorption, most of the new units in suburban areas should be designed and built to have gross monthly rents in the \$210 to \$250 range for one-bedroom units and in the \$260 to \$300 range for two-bedroom apartments. See tables II, III, and III-A for detailed estimates of demand by submarket and rent range.

#### Economic, Demographic, and Housing Factors

The anticipated annual demand for new, nonsubsidized housing units is based on the trends in employment, income, population, and the housing factors summarized below.

Economy of the Area. For the 12 months ending March 1, 1973, the most recent period for which data are available, nonagricultural wage and salary employment in the Chicago HMA averaged 2,950,300, an increase of 19,700 jobs over the average for the 12-month period

<sup>1/</sup> The vacancy rates used here do not reflect those units which are vacant, available for rent but lack some plumbing facilities.



ending March 1, 1972. The gain represented a continuation of an upward trend in employment which has been fairly steady since October 1971. On March 1, 1973, manufacturing provided about 30 percent of nonagricultural wage and salary employment, compared to 32 percent in 1969, reflecting the fact that recent employment gains have been concentrated in the nonmanufacturing sector, notably in trade and services.

The Chicago HMA has a highly diversified employment base and employment trends in the area tend to follow national patterns. During a slight recession in 1961 total employment dipped to 2.7 million. Employment increased by 44,000 in 1962, 5,000 in 1963, and 55,000 in 1964; the years 1965 and 1966 saw an average growth of 125,000 jobs. The growth rate slowed greatly between 1966 and 1969 with average annual increases of 57,000 jobs and with total employment at over 3.2 million. The growth trend was reversed in 1970. Employment decreased by a total of 87,000 jobs during 1970 and 1971.

Illinois State Employment Service figures for 1972 and the first two months of 1973 indicate that employment is increasing and the outlook is improved for the forecast period. A detailed breakdown of employment by industry for the Chicago HMA appears in tables V and VI.

Nonmanufacturing employment has increased every year since 1960 in the Chicago SMSA. The average annual increase between 1960 and 1969 was over 42,250 jobs (2.6 percent). Between 1969 and 1972, however, nonmanufacturing employment grew by an average of only 13,050 jobs per annum. Those categories showing the largest growth since January 1970 are government; services and miscellaneous; and finance, insurance, and real estate. Those categories showing the sharpest decline are contract construction, and transportation and transportation services.

Only 30 percent of the nonagricultural wage and salary employment is in manufacturing. This sector declined by almost 101,000 jobs between 1969 and 1971 and this sharp drop is responsible for the overall decline in civilian employment in the Chicago SMSA during that two-year period. The durable goods industries were hardest hit, losing about 38,000 jobs a year between 1969 and 1971. Losses in nondurables during the same period amounted to only about 12,500 jobs annually. Monthly data available from the Illinois State Employment Service indicate that employment in both durables and nondurables declined through February 1973.

Based on growth trends obtained from data compiled by the Illinois State Employment Service through February 1973, nonagricultural wage and salary employment is expected to increase by about

33,000 jobs (1.1 percent per year) during the two-year forecast period from March 1, 1973 to March 1, 1975. This growth will be shared by both manufacturing and nonmanufacturing, with nonmanufacturing continuing to grow faster than manufacturing. The growth rate during the two-year forecast period is expected to be moderate with total nonagricultural wage and salary employment expected to reach 3,017,000.

Income. As of March 1, 1973, the median annual income of all families in the Chicago SMSA was estimated at \$14,500, and the median income of renter households of two- or more persons was estimated at \$11,400, compared with figures of \$11,950 and \$9,200, respectively as of 1969 from the 1970 Census. Detailed distributions of families and renter households by annual income are represented in table VII.

Demographic Factors. As of March 1, 1973, the population of the Chicago HMA was estimated to be 7,190,000 indicating an average annual gain of 72,400 persons (1.0 percent) since the 1970 Census as compared with an average annual increase of 75,803 (1.1 percent) between the 1960 and 1970 Censuses. The available evidence indicates, however, that population growth was greatest in the early years of the 1960 decade, and slowed gradually as the decade passed.

The resident birth and death statistics for the 1960-1969 period indicate that the net natural increase in the population (excess of births over resident deaths) totaled 744,000 for the decade. A comparison of this figure with the total population increase (see table VIII) indicates that there was a net in-migration of 14,000 into the HMA over the decade.

There were estimated to be 2,275,200 households in the Chicago HMA as of March 1, 1973, reflecting an average annual increase of 31,400 households since the 1970 Census. Between 1960 and 1970, Census data indicate growth at the rate of 28,570 households a year. As in the case of the population, growth is believed to have been concentrated in the earlier years of the decade. The comparatively rapid growth in the number of households in the area since the 1970 Census date, when compared to population gains, results from the decline in average household size. The size of the average household in the HMA dropped from 3.20 persons in 1960 to 3.14 in 1970 and to an estimated 3.10 as of March 1, 1973.

Based on the job gains anticipated for the next two years and an expectation that net natural increase will continue to drop, the population of the area as of March 1, 1975, is expected to total 7,330,000, indicating yearly population growth at the level of 70,000 persons. This level of population growth, together with a continued slight drop in average household size, will result in an average annual gain of 31,500 households.

Housing Factors. As of March 1, 1973, there were estimated to be 2,390,100 housing units in the HMA, a net increase of 95,300 over the April 1, 1970 Census count. The increase was a result of the addition of 145,100 new units (including an increase of about 1,100 mobile homes) minus about 49,800 units lost through demolition or other causes. On March 1, 1973, there were about 42,700 privately-financed housing units under construction in the HMA of which approximately 9,500 were single-family houses and the remaining 33,200 were in multifamily structures.

From an average of only 40,000 units a year from 1960 to 1966 the number of units authorized by building permits increased to 51,300 yearly from 1967 to March 1, 1973. During the period April 1, 1970 to March 1, 1973, activity has averaged 48,900 units annually despite the fact that only 38,550 units were authorized by permits in 1970. It should be noted, however, that subsidized housing, primarily Section 235 and Section 236, accounted for a substantial proportion of new construction authorized between 1968 and 1972.

The number of units lacking some or all plumbing facilities in 1970 was 68,971, compared to 157,638 in 1960, indicating that the condition of the housing inventory has probably improved between 1960 and 1970.

Permit systems cover 96 percent of new construction in the Housing Market Area.

Vacancy. As of March 1, 1973, there were about 114,900 vacant housing units in the Chicago HMA of which 85,600 were available for sale or rent. This was an increase of about 5,800 from the 1970 Census. The homeowner vacancy rate ranged between 1.2 percent in April 1960 to 0.8 percent in March 1973. The rental vacancy rate changed from 5.4 percent in 1960 to 6.4 percent in 1970 and was about 6.6 percent in March 1973. The owner vacancy rate should remain steady or decrease during the forecast period because of the strong demand and favorable economic climate. The owner and rental vacancy rates are expected to decline for the following reasons:

1. The economy of the HMA will improve.
2. An increasingly larger percentage of new multifamily construction will be developed as condominiums.
3. More existing rental units will be converted to condominiums.
4. Tight money causes a lower level of new construction and limits the supply of rental housing.

Table 1

ESTIMATED ANNUAL DEMAND  
FOR NONSUBSIDIZED SINGLE-FAMILY SALES HOUSES  
CHICAGO, ILLINOIS, HOUSING MARKET AREA  
MARCH 1973 TO MARCH 1975

<u>PRICE CLASS</u>			<u>NUMBER OF UNITS</u>			
			<u>HMA TOTAL</u>	<u>CITY OF CHICAGO</u>	<u>SUBURBAN COOK COUNTY</u>	<u>DUPAGE COUNTY</u>
UNDER	-	\$25,000	1,300	50	850	200
\$25,000	-	29,999	2,450	150	1,400	350
30,000	-	39,999	3,700	200	1,750	500
40,000	-	49,999	4,900	250	2,250	800
50,000	-	59,999	4,000	200	1,550	1,100
60,000	-	69,999	2,050	150	800	550
70,000	AND OVER		1,200	50	400	450
TOTAL			19,600	1,050	9,000	3,950

  

<u>PRICE CLASS</u>			<u>NUMBER OF UNITS</u>			
			<u>KANE COUNTY</u>	<u>LAKE COUNTY</u>	<u>MCHENRY COUNTY</u>	<u>WILL COUNTY</u>
UNDER	-	\$25,000	50	50	50	50
\$25,000	-	29,999	150	100	100	200
30,000	-	39,999	450	200	150	450
40,000	-	49,999	400	250	150	800
50,000	-	59,999	350	200	100	500
60,000	-	69,999	200	150	50	150
70,000	AND OVER		150	50	50	50
TOTAL			1,750	1,000	650	2,200

SOURCE: ESTIMATED BY HOUSING MARKET ANALYST.

Table II

Estimated Annual Demand for Nonsubsidized Rental Housing  
Chicago, Illinois, Housing Market Area  
March 1973 to March 1975

Gross Monthly Rents <sup>b/</sup>	City of Chicago				Suburban Areas of HMA <sup>a/</sup>				HMA Total			
	Efficiency	One Bedroom	Two Bedrooms	Three Bedrooms	Efficiency	One Bedroom	Two Bedrooms	Three Bedrooms	Efficiency	One Bedroom	Two Bedrooms	Three Bedrooms
\$170-179	-	-	-	-	60	-	-	-	60	-	-	-
180-199	-	-	-	-	675	165	-	-	675	165	-	-
200-219	450	-	-	-	430	1285	125	-	880	1285	125	-
220-239	150	450	-	-	170	4015	325	-	320	4465	325	-
240-259	-	750	-	-	50	1720	2505	20	50	2470	2505	20
260-279	-	550	-	-	15	730	2205	40	15	1280	2205	40
280-299	-	350	-	-	-	325	1245	280	-	675	1245	280
300-319	-	50	-	-	-	160	700	280	-	210	700	280
320-349	-	-	400	-	-	-	530	285	-	-	930	285
350 and over	-	-	500	550	-	-	365	395	-	-	865	945
Total	600	2150	900	550	1400	8400	8000	1300	2000	10550	8900	1850

<sup>a/</sup> See tables III and III-A

<sup>b/</sup> Gross monthly rent is shelter rent plus the cost of all utilities.

Source: Estimated by Housing Market Analyst.

Table III

Estimated Annual Demand for Nonsubsidized Rental Housing  
Suburban Counties of Chicago, Illinois, Housing Market Area  
March 1973 to March 1975

Gross Monthly Rents <sup>a/</sup>	Suburban Cook County				Du Page County				Kane County			
	Efficiency	One Bedroom	Two Bedrooms	Three Bedrooms	Efficiency	One Bedroom	Two Bedrooms	Three Bedrooms	Efficiency	One Bedroom	Two Bedrooms	Three Bedrooms
\$170-179	-	-	-	-	-	-	-	-	40	-	-	-
180-199	325	-	-	-	220	-	-	-	40	165	-	-
200-219	305	-	-	-	80	775	-	-	15	190	125	-
220-239	120	2740	-	-	35	830	-	-	5	85	165	-
240-259	40	1160	1130	-	10	365	935	-	-	35	90	20
260-279	10	495	1450	-	5	155	510	-	-	15	50	30
280-299	-	225	820	110	-	60	285	105	-	10	30	15
300-319	-	130	455	170	-	15	165	70	-	-	20	10
320-349	-	-	345	175	-	-	120	65	-	-	15	15
350 and over	-	-	250	245	-	-	85	110	-	-	5	10
Total	800	4,750	4,450	700	350	2,200	2,100	350	100	500	500	100

<sup>a/</sup> Gross monthly rents include shelter rent plus the cost of utilities.

Source: Estimated by Housing Analyst.

Table III-A

Estimated Annual Demand for Nonsubsidized Rental Housing  
Suburban Counties of the Chicago, Illinois, Housing Market Area  
March 1973 to March 1975

Gross Monthly Rent <sup>a/</sup>	Lake County				McHenry County				Will County			
	Efficiency	One Bedroom	Two Bedrooms	Three Bedrooms	Efficiency	One Bedroom	Two Bedrooms	Three Bedrooms	Efficiency	One Bedroom	Two Bedrooms	Three Bedrooms
\$170-179	-	-	-	-	-	-	-	-	20	-	-	-
180-199	70	-	-	-	-	-	-	-	20	-	-	-
200-219	20	170	-	-	-	50	-	-	10	100	-	-
220-239	10	185	125	-	-	60	35	-	-	115	-	-
240-259	-	85	165	-	-	25	50	-	-	50	135	-
260-279	-	35	90	-	-	10	30	-	-	20	75	10
280-299	-	15	50	40	-	5	20	-	-	10	40	10
300-319	-	10	30	20	-	-	10	-	-	5	20	10
320-349	-	-	25	15	-	-	5	-	-	-	20	15
350 and over	-	-	15	25	-	-	-	-	-	-	10	5
Total	100	500	500	100	-	150	150	-	50	300	300	50

<sup>a/</sup> Gross monthly rents include shelter rent plus the cost of utilities.

Source: Estimated by Housing Market Analyst.

Table IV

Estimated Annual Occupancy Potential for Subsidized Rental Housing  
Chicago, Illinois, Housing Market Area  
MARCH 1973 - MARCH 1975

City of Chicago

<u>A. Families</u>					
	<u>Unit Size</u>	<u>Section 235 and 236<sup>a/</sup></u>	<u>Eligible for both programs</u>	<u>Public housing exclusively</u>	<u>Total for both programs</u>
	1 BR	650	-	1,350	2,000
	2 BR	2,600	-	3,800	6,400
	3 BR	1,900	50	2,450	4,400
	4+ BR	<u>2,350</u>	<u>50</u>	<u>1,400</u>	<u>3,800</u>
	Total	7,500	100 <sup>b/</sup>	9,000 <sup>b/</sup>	16,600
 <u>B. Elderly</u>					
	0 BR	900	900	5,100	6,900
	1 BR	<u>700</u>	<u>500</u>	<u>1,400</u>	<u>2,600</u>
	Total	1,600	1,400 <sup>d/</sup>	6,500 <sup>d/</sup>	9,500

Suburban Portion of Market Area

<u>A. Families</u>					
	1 BR	410	20	570	1,000
	2 BR	1,280	20	1,470	2,770
	3 BR	820	-	950	1,770
	4+ BR	<u>480</u>	<u>-</u>	<u>430</u>	<u>910</u>
	Total	2,990	40 <sup>c/</sup>	3,420 <sup>c/</sup>	6,450
 <u>B. Elderly</u>					
	0 BR	470	820	1,690	2,980
	1 BR	<u>440</u>	<u>340</u>	<u>550</u>	<u>1,330</u>
	Total	910	1,160 <sup>d/</sup>	2,240 <sup>d/</sup>	4,310

<sup>a/</sup> Estimates are based on regular income limits.

<sup>b/</sup> Approximately 35 percent of these families are eligible for rent supplement.

<sup>c/</sup> Approximately 26 percent of these families are eligible for rent supplement.

<sup>d/</sup> All elderly couples and individuals are eligible for rent supplement.

Source: Estimated by Housing Market Analyst.



Table V

Work Force Trends  
Chicago, Illinois, Housing Market Area  
1962 to 1973  
 (annual averages in thousands)

	<u>1962</u>	<u>1963</u>	<u>1964</u>	<u>1965</u>	<u>1966</u>	<u>1967</u>	<u>1968</u>	<u>1969</u>	<u>1970</u>	<u>1971</u>	<u>1972</u>	<u>12 month period ending February 28</u>	
												<u>1972</u>	<u>1973</u>
Total civilian work force	<u>2877.9</u>	<u>2881.9</u>	<u>2923.4</u>	<u>3023.8</u>	<u>3148.5</u>	<u>3228.4</u>	<u>3274.3</u>	<u>3325.9</u>	<u>3322.1</u>	<u>3291.4</u>	<u>3301.3</u>	<u>3292.2</u>	<u>3298.3</u>
Unemployment	123.0	122.0	108.0	90.0	82.0	88.8	87.2	86.1	118.4	140.8	140.3	142.4	134.8
Percent unemployed	4.3	4.2	3.7	3.0	2.6	2.7	2.7	2.6	3.6	4.3	4.3	4.3	4.1
Employment	<u>2753.6</u>	<u>2758.5</u>	<u>2813.5</u>	<u>2931.8</u>	<u>3064.0</u>	<u>3134.8</u>	<u>3179.8</u>	<u>3236.4</u>	<u>3192.4</u>	<u>3149.0</u>	<u>3159.1</u>	<u>3148.2</u>	<u>3161.7</u>
Nonag. wage and salary employment	<u>2494.7</u>	<u>2508.5</u>	<u>2563.9</u>	<u>2683.5</u>	<u>2822.9</u>	<u>2899.4</u>	<u>2952.8</u>	<u>3010.5</u>	<u>2971.7</u>	<u>2930.6</u>	<u>2945.7</u>	<u>2930.6</u>	<u>2950.3</u>
Manufacturing	856.2	851.6	867.7	914.2	974.2	975.3	971.4	976.9	932.4	876.0	872.9	871.8	876.3
Nonmanufacturing	1638.5	1656.9	1696.2	1769.3	1848.7	1924.1	1981.4	2033.6	2039.3	2054.6	2072.8	2058.8	2074.0
All other nonag. employment <sup>a/</sup>	243.6	235.1	236.3	236.3	229.9	224.8	217.0	216.0	211.1	208.8	203.8	208.0	201.7
Agricultural employ.	15.3	14.9	13.3	12.0	11.2	10.6	10.0	9.9	9.6	9.6	9.6	9.6	9.7
Persons involved in labor-mgmt. disputes	1.3	1.4	1.9	2.0	2.5	4.8	7.3	5.4	11.3	1.6	1.9	1.6	1.8

<sup>a/</sup> Includes self-employed, unpaid family workers, and domestics in private households.

Source: Illinois State Employment Service.

Table VI  
Nonagricultural Wage and Salary Employment Trends  
Chicago, Illinois, Housing Market Area  
1964 to 1973

(annual averages in thousands)

	Twelve Months Ending February 28										
	1964	1965	1966	1967	1968	1969	1970	1971	1972	1972	1973
Nonag. wage & salary employment	2563.9	2683.5	2822.9	2899.4	2952.8	3010.5	2971.7	2930.6	2945.7	2930.6	2950.3
Manufacturing	867.7	914.2	974.2	975.3	971.4	976.9	932.4	876.0	872.9	871.8	876.3
Durable goods	552.2	591.1	640.0	632.1	622.4	624.6	589.3	548.7	549.4	545.5	553.7
Furniture & fixtures	23.6	24.5	26.3	25.6	24.4	23.5	21.7	20.5	21.1	20.5	21.3
Primary metals	68.9	72.2	73.2	71.8	70.7	71.5	68.0	62.0	62.0	62.1	62.6
Fabricated metals	98.3	104.0	111.5	110.8	111.1	112.5	107.2	101.1	100.6	100.7	101.2
Nonelec. machinery	115.1	120.7	129.1	128.9	127.4	130.5	123.1	111.3	111.0	110.4	112.0
Elec. machinery	136.6	150.1	174.3	169.7	163.6	160.6	150.9	137.2	136.5	135.7	137.8
Trans. equipment	29.2	32.1	33.5	30.8	28.9	30.7	28.1	29.1	30.5	29.3	30.6
Prof. & scientific inst.	26.2	29.0	31.8	34.9	37.6	36.3	34.2	32.2	32.5	32.3	32.5
Misc. industries	54.3	58.5	60.3	59.6	58.5	58.6	56.0	54.5	55.2	54.6	55.6
Nondurable goods	312.5	323.1	334.2	343.2	349.0	352.2	343.1	327.3	323.6	326.3	322.7
Food	85.6	87.4	87.2	88.3	89.0	88.8	88.0	85.7	84.8	85.5	84.6
Apparel	27.7	28.1	27.6	26.4	26.4	25.4	22.9	21.8	21.0	21.7	20.8
Paper & allied prod.	29.6	31.0	32.0	32.7	33.3	33.5	32.3	30.8	31.2	30.7	31.3
Print. and pub.	84.7	87.0	91.6	94.5	95.0	96.3	96.4	92.8	92.0	92.8	90.9
Chemicals	40.7	42.7	47.1	52.2	53.9	54.2	53.5	50.1	48.4	49.7	48.5
Rubber & misc. prod.	24.6	27.4	29.7	30.4	31.8	34.1	31.2	28.4	28.2	28.4	28.6
Other nondurable goods	19.6	19.5	19.0	18.7	19.3	19.5	18.9	17.7	17.9	17.6	18.0
Nonmanufacturing	1696.2	1769.3	1848.7	1924.1	1981.3	2033.6	2039.3	2054.7	2072.8	2058.8	2074.0
Mining and quarrying	6.5	6.2	5.8	5.5	5.0	5.0	4.6	4.5	4.4	4.5	4.4
Contract construction	99.6	104.6	107.1	110.7	121.5	127.8	118.6	117.8	118.2	118.2	118.5
Trans. and trans. services	138.8	142.1	145.2	146.4	144.9	144.9	137.6	137.0	135.3	136.4	135.6
Communications & pub. utils.	54.3	55.5	56.9	59.5	57.9	62.4	65.6	65.8	64.7	65.9	64.6
Wholesale trade	185.5	194.3	204.8	211.5	216.5	220.9	222.8	221.1	223.3	221.3	222.6
Retail trade	375.8	393.1	411.9	425.4	438.8	447.3	445.1	447.4	454.6	449.1	454.1
Fin., ins., & real estate	156.2	158.4	161.0	167.4	173.2	177.8	182.5	186.0	188.9	186.6	188.9
Service & misc. industries	405.7	424.6	448.1	470.4	482.0	496.6	501.3	504.8	509.7	505.6	510.7
Government	273.8	290.7	307.8	327.3	341.5	350.9	361.3	370.3	373.6	371.2	374.6
Federal	-	72.4	76.6	78.9	78.5	79.1	78.3	73.0	71.5	72.5	71.8
State and local	-	218.3	231.2	248.4	263.0	271.8	283.0	297.3	302.2	298.7	302.9

Note: In some cases components may not add to totals because of rounding.

Source: Illinois State Employment Service.

Table VII

Family Income Characteristics  
Chicago, Illinois, Housing Market Area

A. Percentage Distribution of All Families and Renter Households<sup>a/</sup>  
For the Total Chicago Housing Market Area  
By Gross Annual Income - As of March 1973

<u>Annual Income</u>	<u>All families</u>	<u>Renter households<sup>a/</sup></u>
Under \$4,000	5	10
\$4,000 - 5,999	5	7
6,000 - 7,999	7	13
8,000 - 9,999	8	15
10,000 - 11,999	10	12
12,000 - 13,999	12	11
14,000 - 15,999	11	6
16,000 - 19,999	16	8
20,000 - 23,999	9	3
24,000 and over	17	15
Total	100	100

B. Median Family Income - 1969 and 1973

<u>Locality</u>	<u>All families</u>		<u>Renter households<sup>a/</sup></u>	
	<u>1969</u>	<u>1973</u>	<u>1969</u>	<u>1973</u>
Total housing market area	\$11,950	\$14,500 <sup>b/</sup>	\$ 9,200	\$11,400 <sup>b/</sup>
City of Chicago	10,250	12,500	8,500	10,350
Suburban Cook County	13,300	16,350	11,100	13,650
Du Page County	14,450	17,450	12,000	14,500
Kane County	11,950	13,900	10,100	11,750
Lake County	13,000	15,400	9,700	11,500
McHenry County	11,950	14,050	9,850	11,550
Will County	11,800	14,150	9,950	11,950

<sup>a/</sup> Includes two or more person renter households.

<sup>b/</sup> Median family income adjusted for underreporting.

Source: Estimated by Housing Market Analyst.

Table VIII

POPULATION TRENDS  
CHICAGO, ILLINOIS, HOUSING MARKET AREA  
1960 TO 1973

<u>AREA</u>	<u>Total Population</u>			<u>AVERAGE ANNUAL CHANGES</u>			
	<u>APRIL</u>	<u>APRIL</u>	<u>MARCH</u>	<u>1960-1970</u>		<u>1970-1973</u>	
	<u>1960</u>	<u>1970</u>	<u>1973</u>	<u>NUMBER</u>	<u>PERCENT a/</u>	<u>NUMBER</u>	<u>PERCENT a/</u>
HMA TOTAL	<u>6,220,913</u>	<u>6,978,947</u>	<u>7,190,000</u>	<u>75,803</u>	<u>1.1</u>	<u>72,400</u>	<u>1.0</u>
COOK COUNTY	<u>5,129,725</u>	<u>5,492,369</u>	<u>5,576,000</u>	<u>36,264</u>	<u>0.7</u>	<u>28,700</u>	<u>0.5</u>
CHICAGO	<u>3,550,404</u>	<u>3,366,957</u>	<u>3,334,000</u>	<u>-18,345</u>	<u>-0.5</u>	<u>-11,300</u>	<u>-0.3</u>
SUBURBAN COOK COUNTY	<u>1,579,321</u>	<u>2,125,412</u>	<u>2,242,000</u>	<u>54,609</u>	<u>3.0</u>	<u>40,000</u>	<u>1.8</u>
DUPAGE COUNTY	<u>313,459</u>	<u>491,882</u>	<u>540,000</u>	<u>17,842</u>	<u>4.5</u>	<u>16,500</u>	<u>3.1</u>
KANE COUNTY	<u>208,246</u>	<u>251,005</u>	<u>277,000</u>	<u>4,276</u>	<u>1.9</u>	<u>8,900</u>	<u>3.3</u>
LAKE COUNTY	<u>293,656</u>	<u>382,638</u>	<u>401,000</u>	<u>8,898</u>	<u>2.6</u>	<u>6,300</u>	<u>1.6</u>
MCHENRY COUNTY	<u>84,210</u>	<u>111,555</u>	<u>121,000</u>	<u>2,735</u>	<u>2.8</u>	<u>3,200</u>	<u>2.7</u>
WILL COUNTY	<u>191,617</u>	<u>249,498</u>	<u>275,000</u>	<u>5,788</u>	<u>2.6</u>	<u>8,800</u>	<u>3.2</u>

a/ Based on annual compound rate of change.

Sources: 1960 and 1970 Censuses of Population and estimates by Housing Market Analyst.

Table IX

HOUSEHOLD TRENDS  
CHICAGO, ILLINOIS, HOUSING MARKET AREA  
1960 TO 1973

<u>AREA</u>	<u>Number of Households</u>			<u>AVERAGE ANNUAL CHANGES</u>			
	<u>APRIL</u> <u>1960</u>	<u>APRIL</u> <u>1970</u>	<u>MARCH</u> <u>1973</u>	<u>1960</u> <u>NUMBER</u>	<u>- 1970</u> <u>PERCENT <sup>a/</sup></u>	<u>1970</u> <u>NUMBER</u>	<u>- 1973</u> <u>PERCENT <sup>a/</sup></u>
HMA TOTAL	<u>1,897,917</u>	<u>2,183,646</u>	<u>2,275,200</u>	<u>28,573</u>	<u>1.4</u>	<u>31,400</u>	<u>1.4</u>
COOK COUNTY	<u>1,600,499</u>	<u>1,766,035</u>	<u>1,813,800</u>	<u>16,554</u>	<u>1.0</u>	<u>16,400</u>	<u>0.9</u>
CHICAGO	<u>1,157,409</u>	<u>1,137,854</u>	<u>1,136,900</u>	<u>-1,955</u>	<u>-0.2</u>	<u>-300</u>	<u>-0.0</u>
SUBURBAN COOK COUNTY	<u>443,090</u>	<u>628,181</u>	<u>676,900</u>	<u>18,509</u>	<u>3.5</u>	<u>16,700</u>	<u>2.5</u>
DUPAGE COUNTY	<u>84,147</u>	<u>136,251</u>	<u>156,300</u>	<u>5,210</u>	<u>4.8</u>	<u>6,900</u>	<u>4.6</u>
KANE COUNTY	<u>58,998</u>	<u>74,642</u>	<u>81,700</u>	<u>1,564</u>	<u>2.4</u>	<u>2,400</u>	<u>3.0</u>
LAKE COUNTY	<u>76,547</u>	<u>102,947</u>	<u>108,200</u>	<u>2,640</u>	<u>3.0</u>	<u>1,800</u>	<u>1.7</u>
MCHEMRY COUNTY	<u>24,218</u>	<u>33,083</u>	<u>36,300</u>	<u>887</u>	<u>3.1</u>	<u>1,100</u>	<u>3.1</u>
WILL COUNTY	<u>53,508</u>	<u>70,688</u>	<u>78,900</u>	<u>1,718</u>	<u>2.8</u>	<u>2,800</u>	<u>3.7</u>

a/ Based on annual compound rate of change.

Sources: 1960 and 1970 Censuses of Housing and estimates of Housing Market Analyst.

Table X

TREND OF HOUSEHOLD TENURE  
CHICAGO, ILLINOIS, HOUSING MARKET AREA  
1960 - 1973

OCCUPANCY AND TENURE	Cook County		DuPAGE COUNTY	KANE COUNTY	LAKE COUNTY	McHENRY COUNTY	WILL COUNTY	HMA TOTAL
	CHICAGO	REMAINDER						
APRIL 1, 1960								
TOTAL HOUSING INVENTORY	1,214,958	461,454	87,860	61,451	85,627	29,345	56,694	1,997,389
TOTAL OCCUPIED UNITS	1,157,409	443,090	84,147	58,998	76,547	24,218	53,508	1,897,917
OWNER OCCUPIED	396,727	339,345	72,837	40,933	54,065	18,456	38,534	960,897
PERCENT	34.3	76.6	86.6	69.4	70.6	76.2	72.0	50.6
RENTER OCCUPIED	760,682	103,745	11,310	18,065	22,482	5,762	14,974	937,020
PERCENT	65.7	23.4	13.4	30.6	29.4	23.8	28.0	49.4
TOTAL VACANT UNITS	57,549	18,364	3,713	2,453	9,080	5,127	3,186	99,472
APRIL 1, 1970								
TOTAL HOUSING INVENTORY	1,208,771	646,120	142,422	77,088	110,448	36,288	73,711	2,294,848
TOTAL OCCUPIED UNITS	1,137,854	628,181	136,251	74,642	102,947	33,083	70,688	2,183,646
OWNER OCCUPIED	396,357	451,268	108,404	49,821	72,688	25,120	51,439	1,155,097
PERCENT	34.8	71.8	79.6	66.7	70.6	75.9	72.8	52.9
RENTER OCCUPIED	741,497	176,913	27,847	24,821	30,259	7,963	19,249	1,028,549
PERCENT	65.2	28.2	20.4	33.3	29.4	24.1	27.2	47.1
TOTAL VACANT UNITS	70,917	17,939	6,171	2,446	7,501	3,205	3,023	111,202
MARCH 1, 1973								
TOTAL HOUSING INVENTORY	1,206,600	697,400	164,100	84,500	115,800	39,600	82,100	2,390,100
TOTAL OCCUPIED UNITS	1,136,900	676,900	156,300	81,700	108,200	36,300	78,900	2,275,200
OWNER OCCUPIED	401,400	475,000	116,600	53,400	75,300	27,500	57,800	1,207,000
PERCENT	35.3	70.2	74.6	65.4	69.6	75.8	73.3	53.1
RENTER OCCUPIED	735,500	201,900	39,700	28,300	32,900	8,800	21,100	1,068,200
PERCENT	64.7	29.8	25.4	34.6	30.4	24.2	26.7	46.9
TOTAL VACANT UNITS	69,700	20,500	7,800	2,800	7,600	3,300	3,200	114,900

Source: 1960 and 1970 Censuses of Housing and estimates by Housing Market Analyst.

Table XI

VACANCY TRENDS  
CHICAGO, ILLINOIS, HOUSING MARKET AREA  
1960 TO 1973

COMPONENT	COOK COUNTY		DuPAGE COUNTY	KANE COUNTY	LAKE COUNTY	McHENRY COUNTY	WILL COUNTY	HMA TOTAL
	CHICAGO	REMAINDER						
<u>APRIL 1, 1960</u>								
TOTAL VACANT UNITS	<u>57,549</u>	<u>18,364</u>	<u>3,713</u>	<u>2,453</u>	<u>9,080</u>	<u>5,127</u>	<u>3,186</u>	<u>99,472</u>
AVAILABLE VACANT UNITS <sup>a/</sup>	<u>44,619</u>	<u>12,600</u>	<u>2,281</u>	<u>1,368</u>	<u>2,260</u>	<u>733</u>	<u>1,580</u>	<u>65,441</u>
FOR SALE	<u>2,814</u>	<u>5,609</u>	<u>1,471</u>	<u>457</u>	<u>914</u>	<u>349</u>	<u>516</u>	<u>12,130</u>
HOMEOWNER VACANCY RATE	0.7%	1.6%	2.0%	1.1%	1.7%	1.9%	1.3%	1.3%
FOR RENT	<u>41,805</u>	<u>6,991</u>	<u>810</u>	<u>911</u>	<u>1,346</u>	<u>384</u>	<u>1,064</u>	<u>53,311</u>
RENTER VACANCY RATE	5.2%	6.3%	6.7%	4.8%	5.7%	6.3%	6.6%	5.4%
OTHER VACANT UNITS <sup>b/</sup>	<u>12,930</u>	<u>5,764</u>	<u>1,432</u>	<u>1,085</u>	<u>6,820</u>	<u>4,394</u>	<u>1,606</u>	<u>34,031</u>
<u>APRIL 1, 1970</u>								
TOTAL VACANT UNITS	<u>70,917</u>	<u>17,939</u>	<u>6,171</u>	<u>2,446</u>	<u>7,501</u>	<u>3,205</u>	<u>3,023</u>	<u>111,202</u>
AVAILABLE VACANT UNITS <sup>a/</sup>	<u>55,778</u>	<u>12,535</u>	<u>4,768</u>	<u>1,632</u>	<u>2,704</u>	<u>622</u>	<u>1,737</u>	<u>79,776</u>
FOR SALE	<u>2,473</u>	<u>3,123</u>	<u>1,183</u>	<u>370</u>	<u>1,067</u>	<u>275</u>	<u>474</u>	<u>8,965</u>
HOMEOWNER VACANCY RATE	0.6%	0.7%	1.1%	0.7%	1.5%	1.1%	0.9%	0.8%
FOR RENT	<u>53,305</u>	<u>9,412</u>	<u>3,585</u>	<u>1,262</u>	<u>1,637</u>	<u>347</u>	<u>1,263</u>	<u>70,811</u>
RENTER VACANCY RATE	6.7%	5.1%	11.4%	4.8%	5.1%	4.2%	6.2%	6.4%
OTHER VACANT UNITS <sup>b/</sup>	<u>15,139</u>	<u>5,404</u>	<u>1,403</u>	<u>814</u>	<u>4,797</u>	<u>2,583</u>	<u>1,286</u>	<u>31,426</u>
<u>MARCH 1, 1973</u>								
TOTAL VACANT UNITS	<u>69,700</u>	<u>20,500</u>	<u>7,800</u>	<u>2,800</u>	<u>7,600</u>	<u>3,300</u>	<u>3,200</u>	<u>114,900</u>
AVAILABLE VACANT UNITS <sup>a/</sup>	<u>56,500</u>	<u>15,100</u>	<u>6,400</u>	<u>2,000</u>	<u>3,000</u>	<u>700</u>	<u>1,900</u>	<u>85,600</u>
FOR SALE	<u>2,800</u>	<u>3,400</u>	<u>1,300</u>	<u>400</u>	<u>1,000</u>	<u>300</u>	<u>500</u>	<u>9,700</u>
HOMEOWNER VACANCY RATE	0.7%	0.7%	1.1%	0.7%	1.3%	1.0%	0.9%	0.8%
FOR RENT	<u>53,700</u>	<u>11,700</u>	<u>5,100</u>	<u>1,600</u>	<u>2,000</u>	<u>400</u>	<u>1,400</u>	<u>75,900</u>
RENTER VACANCY RATE	6.8%	5.5%	11.4%	5.4%	5.7%	4.4%	6.2%	6.6%
OTHER VACANT UNITS <sup>b/</sup>	<u>13,200</u>	<u>5,400</u>	<u>1,400</u>	<u>800</u>	<u>4,600</u>	<u>2,600</u>	<u>1,300</u>	<u>29,300</u>

<sup>a/</sup> INCLUDES SOME UNITS THAT MAY BE LACKING ONE OR MORE PLUMBING FACILITIES.

<sup>b/</sup> INCLUDES VACANT SEASONAL UNITS, DILAPIDATED UNITS, UNITS RENTED OR SOLD AWAITING OCCUPANCY, AND UNITS HELD OFF THE MARKET.

SOURCES: 1960 AND 1970 CENSUSES OF HOUSING AND ESTIMATES BY HOUSING MARKET ANALYST.

Table XII  
Private Housing Units Authorized by Building Permits<sup>a/</sup>  
Chicago, Illinois, Housing Market Area  
1960 to 1973

	1960	1961	1962	1963	1964	1965	1966	1967	1968	1969	1970	1971	1972	1973 <sup>b/</sup>
HMA total	40,400	44,275	43,325	37,600	36,550	40,075	38,250	47,925	57,125	50,165	38,550	63,095	53,115	6,760
Single-family	24,650	24,075	21,725	19,675	19,150	20,675	18,400	21,175	23,900	18,445	15,665	26,385	22,630	2,185
Multifamily	15,750	20,200	21,600	17,925	17,400	19,400	19,850	26,750	33,225	31,720	22,885	36,710	30,485	4,575
Cook County total	27,425	31,025	30,600	27,625	25,875	28,750	27,925	32,750	39,000	32,465	25,100	38,980	29,800	3,740
Single-family	16,700	14,875	13,325	12,025	11,800	12,750	11,200	12,700	14,400	10,720	8,415	13,010	11,510	1,120
Multifamily	10,725	16,150	17,275	15,600	14,075	16,000	16,725	20,050	24,600	21,745	16,685	25,970	18,290	2,620
Chicago total	9,250	15,800	11,800	10,775	10,900	9,900	10,275	10,875	13,950	11,115	8,635	10,815	5,475	850
Single-family	4,025	3,450	3,125	2,675	2,450	2,600	2,050	1,725	1,550	870	1,190	1,950	1,375	150
Multifamily	5,225	12,350	8,675	8,100	8,450	7,300	8,225	9,150	12,400	10,245	7,445	8,865	4,100	700
Suburban Cook County total	18,175	15,225	18,800	16,850	14,975	18,850	17,650	21,875	25,050	21,350	16,465	28,165	24,325	2,890
Single-family	12,675	11,425	10,200	9,350	9,350	10,150	9,150	10,975	12,850	9,850	7,225	11,060	10,135	970
Multifamily	5,500	3,800	8,600	7,500	5,625	8,700	8,500	10,900	12,200	11,500	9,240	17,105	14,190	1,920
Du Page County total	7,350	6,250	4,575	3,175	4,400	5,300	5,100	7,275	9,150	9,815	5,150	12,075	11,210	2,160
Single-family	3,100	3,200	3,025	2,625	2,875	3,500	3,600	4,000	4,750	2,350	5,225	4,380	520	520
Multifamily	4,250	3,050	1,550	550	1,525	1,800	1,500	3,275	4,400	6,315	2,800	6,850	6,830	1,640
Kane County total	1,575	1,575	1,625	1,800	1,650	1,575	1,325	2,425	2,350	2,120	1,965	3,650	4,690	390
Single-family	1,275	1,125	1,050	1,150	1,025	925	800	950	925	900	775	1,560	2,020	180
Multifamily	300	450	575	650	625	650	525	1,475	1,425	1,220	1,190	2,090	2,670	210
Lake County total	2,025	2,625	2,200	2,550	2,525	2,350	1,800	2,450	3,325	2,730	2,910	2,250	2,365	120
Single-family	1,600	2,200	1,900	1,825	1,725	1,675	1,300	1,525	1,550	1,350	1,675	1,590	1,340	95
Multifamily	425	425	300	725	800	675	500	925	1,775	1,380	1,235	660	1,025	25
McHenry County total	625	775	750	750	675	675	575	825	1,225	750	1,050	1,550	270	30
Single-family	600	700	675	575	575	600	475	625	800	525	850	1,400	220	30
Multifamily	25	75	75	175	100	75	100	200	425	225	200	150	50	-
Will County total	1,400	2,025	3,575	1,700	1,425	1,425	1,525	2,200	2,075	2,285	2,375	4,590	4,780	320
Single-family	1,375	1,975	1,750	1,475	1,150	1,225	1,025	1,375	1,475	1,450	1,600	3,600	3,160	240
Multifamily	25	50	1,825	225	275	200	500	825	600	835	775	990	1,620	80

a/ Includes 5,025 new units bought under Section 235 between 1968 and 1971.

b/ January through February only.

Note: All numbers are rounded.

Sources: U. S. Bureau of the Census, C-40 Construction Reports, and Bell Federal Savings and Loan Association.



Table XIII

Multifamily Subsidized Housing Activity  
Chicago, Illinois, Housing Market Area  
1960 to 1973

	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>	<u>1965</u>	<u>1966</u>	<u>1967</u>	<u>1968</u>	<u>1969</u>	<u>1970</u>	<u>1971</u>	<u>1972</u>	<u>1973<sup>a/</sup></u>
HMA Total	<u>5,525</u>	<u>3,150</u>	<u>1,100</u>	<u>1,300</u>	<u>1,350</u>	<u>1,525</u>	<u>3,075</u>	<u>2,875</u>	<u>6,000</u>	<u>5,065</u>	<u>4,495</u>	<u>4,105</u>	<u>2,205</u>	<u>440</u>
Chicago	5,400	3,025	1,050	1,225	1,150	1,525	3,075	2,575	5,600	4,030	1,904	2,745	1,530	230
Suburban Cook County	-	125	50	75	200	-	-	-	-	50	930	-	240	210
Du Page County	-	-	-	-	-	-	-	-	-	-	380	120	210	-
Kane County	-	-	-	-	-	-	-	300	100	400	865	620	225	-
Lake County	125	-	-	-	-	-	-	-	150	585	340	210	-	-
McHenry County	-	-	-	-	-	-	-	-	-	-	-	200	-	-
Will County	-	-	-	-	-	-	-	-	150	-	40	210	-	-
Public Housing Total	<u>5,525</u>	<u>3,150</u>	<u>1,100</u>	<u>1,225</u>	<u>1,000</u>	<u>1,175</u>	<u>1,125</u>	<u>350</u>	<u>1,700</u>	<u>2,175</u>	<u>985</u>	<u>595</u>	<u>230</u>	<u>-</u>
Chicago	5,400	3,025	1,050	1,225	800	1,175	1,125	350	1,700	1,620	140	545	230	-
Suburban Cook County	-	125	50	-	200	-	-	-	-	-	570	-	-	-
Du Page County	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Kane County	-	-	-	-	-	-	-	-	-	400	275	50	-	-
Lake County	125	-	-	-	-	-	-	-	-	155	-	-	-	-
McHenry County	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Will County	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Section 221(d)(3) Total	<u>-</u>	<u>-</u>	<u>-</u>	<u>75</u>	<u>350</u>	<u>350</u>	<u>1,950</u>	<u>2,525</u>	<u>4,100</u>	<u>2,700</u>	<u>1,150</u>	<u>550</u>	<u>-</u>	<u>-</u>
Chicago	-	-	-	-	350	350	1,950	2,225	3,800	2,220	370	340	-	-
Suburban Cook County	-	-	-	75	-	-	-	-	-	50	360	-	-	-
Du Page County	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Kane County	-	-	-	-	-	-	-	300	-	-	380	-	-	-
Lake County	-	-	-	-	-	-	-	-	150	430	-	-	-	-
McHenry County	-	-	-	-	-	-	-	-	-	-	-	210	-	-
Will County	-	-	-	-	-	-	-	-	150	-	40	-	-	-
Section 236	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>200</u>	<u>190</u>	<u>2,360</u>	<u>2,960</u>	<u>1,975</u>	<u>440</u>
Chicago	-	-	-	-	-	-	-	-	100	190	1,430	1,860	1,300	230
Suburban Cook County	-	-	-	-	-	-	-	-	-	-	-	-	240	210
Du Page County	-	-	-	-	-	-	-	-	-	-	380	120	210	-
Kane County	-	-	-	-	-	-	-	-	100	-	210	570	225	-
Lake County	-	-	-	-	-	-	-	-	-	-	340	210	-	-
McHenry County	-	-	-	-	-	-	-	-	-	-	-	200	-	-
Will County	-	-	-	-	-	-	-	-	-	-	-	-	-	-

<sup>a/</sup> January through February only. Note: All data rounded.

Sources: Bureau of the Census, C-40 Construction Reports, and FHA multifamily data.

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