

The Composition of Cook County's Housing Stock

The composition of a neighborhood's housing stock determines the appropriate targeted strategies for stabilizing local housing markets, preserving and creating affordable rental housing, and promoting neighborhood investment. In the City of Chicago and broader suburban Cook County, knowledge of a neighborhood's housing stock takes on particular significance because of the diversity of housing types found in the area and the geographic concentrations of particular types of housing in different communities.

Findings of Institute for Housing Studies (IHS) research underscore the importance that understanding a neighborhood's housing stock can have for effective policy development. A recent IHS analysis shows that two-to-four unit rental properties make up a substantial portion of the City of Chicago's rental housing stock, particularly in the City's lower-income neighborhoods. However, in recent years, as two-to-four unit properties have been disproportionately impacted by foreclosure and become highly distressed, potential owners and

investors have had limited financing options available to help return these properties to productive use. Similarly, other IHS research has also shown that owners of or potential investors in smaller multifamily rental properties with between five and 49 units face unique challenges when attempting to access sufficient financing for the acquisition, rehabilitation, or refinancing of these types of properties.

These credit constraints can pose challenges to the preservation and production of affordable rental

housing in neighborhoods where these types of properties are concentrated and be a barrier to creating stable neighborhood housing markets and promoting investment.

This Data Brief highlights the housing stock composition of Cook County. It summarizes 2011 data from the Cook County Assessor's Office and describes key geographic patterns and concentrations of different housing types in the City of Chicago and in suburban Cook County. The brief includes a detailed appendix with data for each City of Chicago community area and five subregions of suburban Cook County as well as a set of maps illustrating the City of Chicago's housing stock.

Key facts about the composition of Cook County's rental housing market:

In Cook County, there are nearly 1.6 million residential parcels that contain

2.3 million housing units. About 88 percent of residential parcels are detached single family homes or condominium units within multifamily structures.

These housing types are largely owner-occupied, but in recent years an increasing share has become rental. The remaining housing types in the County are in multifamily buildings that are largely renter-occupied. The key categories of multifamily rental building are those with two-to-four units, smaller multifamily buildings with between five and 49 units, and larger multifamily buildings with more than 50 units. Although these types of properties only represent 12 percent of residential parcels, they account for nearly 38 percent of all residential units in the County.

The share of total housing units in multifamily rental buildings is over 52 percent in the City of Chicago, but only 20 percent in Suburban Cook County. The presence of multifamily

rental properties varies significantly by neighborhood across the County ranging from roughly 11 percent in Northwest Suburban Cook County to nearly 90 percent in some communities in the City of Chicago, such as West Garfield Park, Lower West Side, and North Lawndale.

Other key facts about the Cook County housing stock include:

» **Single family homes** are the most common type of residential structure in Cook County, but there is a clear distinction in the presence of single family homes in the City of Chicago compared to suburban Cook County. In the City of Chicago, single family homes make up roughly 24 percent of all housing units compared to 62 percent in suburban Cook County. Within the City of Chicago, however, neighborhoods on the Northwest and Southwest Sides of the City tend to have higher shares of housing in single family homes. Examples include Ashburn (87 percent of units), Mount Greenwood (85 percent), and Forest Glen (85 percent). Maps 4 and 1 illustrate the prevalence of single family homes in these areas compared to other City neighborhoods.

» **Condominium units** can be found in nearly every community in Cook County, but they account for a large portion of the housing stock in dense, high value parts of the City of Chicago near the central city and along Lake Michigan. Condominium units represent just over 21 percent of all housing units in Cook County. In the City of Chicago, 24 percent of all housing units are in condominiums compared to 18 percent in suburban Cook County. In City of Chicago neighborhoods such as the Loop, Near North Side, and Near South Side, over 80 percent of all housing units are condominiums, as illustrated in map 2. Other City of Chicago neighborhoods where condominiums have a significant presence include Lincoln Park, Lakeview, and O'Hare where over 40 percent of residential units are condominiums. In suburban Cook County, Northwest Cook has the largest share of housing units in condominiums with nearly 29 percent.

» **Two-to-four unit buildings** are a critical part of the housing stock in Cook County, particularly in the City of Chicago. Two-to-four unit buildings account for 26 percent of the total housing units in the City of Chicago,

more housing units than any other type of building. Two-to-four unit buildings also account for nearly 50 percent of the multifamily rental units in the City. Two-to-four unit buildings play a particularly prominent role in the rental markets of many of Chicago's low- and moderate-income communities. In neighborhoods such as Brighton Park, New City and South Lawndale, two-to-four unit buildings account for over 70 percent of overall housing units. Maps 3 and 2 illustrate high concentrations of two-to-four unit buildings in many Chicago neighborhoods. Two-to-four unit buildings do not play as prominent a role in suburban Cook County, making up less than 7 percent of total housing units. However, in West Cook County, two-to-four unit buildings account for nearly 17 percent of housing units.

» **Multifamily buildings with between five and 49 units** make up a key part of Cook County's rental housing stock. Countywide, these multifamily properties account for 15 percent of all housing units. They account for roughly 19 percent of housing units in the City of Chicago and nearly 11 percent of units in Suburban Cook County. In some

Chicago communities like Rogers Park, Chatham, and South Shore, these smaller multifamily buildings account for over 40 percent of all housing units. In West Suburban Cook County, small multifamily rental buildings with between five and 49 units account for nearly 17 percent of housing units.

» **Larger multifamily buildings with 50 or more units** make up the smallest portion of Cook County's housing stock. Countywide, these larger multifamily properties account for roughly 5 percent of housing units. They account for roughly 7 percent of housing units in the City of Chicago and slightly over 2 percent of units in Suburban Cook County. While the share of total Cook County housing units in larger multifamily buildings is fairly small, these buildings represent a significant share of housing units in high density communities in the City of Chicago such as Douglas (54 percent), Uptown (32 percent), and Edgewater (24 percent).

Distribution of Units by Property Type—City of Chicago

Community Area	Total Residential Units	1-Unit Single Family	1-Unit Condo	Units in 2 to 4 Unit Buildings	Units in 5 to 49 Unit Buildings	Units in Buildings with more than 50 Units	Share of Units in Multifamily Buildings
Albany Park	17,939	18.2%	14.2%	32.4%	34.5%	0.6%	67.6%
Archer Heights	4,326	42.5%	3.2%	45.9%	8.4%	0.0%	54.3%
Armour Square	5,101	15.0%	28.6%	36.6%	17.1%	2.7%	56.5%
Ashburn	13,775	86.8%	2.0%	5.0%	6.2%	0.0%	11.2%
Auburn Gresham	20,873	40.3%	0.7%	30.2%	27.2%	1.5%	59.0%
Austin	38,559	24.7%	2.9%	44.0%	26.4%	2.0%	72.4%
Avalon Park	4,396	72.1%	0.5%	13.3%	14.1%	0.0%	27.4%
Avondale	15,324	13.7%	13.0%	56.3%	17.0%	0.0%	73.3%
Belmont Cragin	22,418	36.1%	2.9%	43.5%	17.2%	0.4%	61.1%
Beverly	8,680	75.8%	2.9%	6.6%	11.4%	3.2%	21.3%
Bridgeport	13,531	25.0%	6.8%	54.2%	13.6%	0.4%	68.2%
Brighton Park	13,190	23.2%	0.4%	71.7%	4.8%	0.0%	76.5%
Burnside	1,058	68.3%	0.0%	28.8%	2.8%	0.0%	31.7%
Calumet Heights	6,210	73.4%	0.2%	19.1%	7.2%	0.0%	26.3%
Chatham	17,582	31.1%	2.7%	20.7%	42.8%	2.7%	66.2%
Chicago Lawn	19,011	39.9%	0.5%	33.4%	25.0%	1.2%	59.6%
Clearing	9,676	60.7%	10.1%	13.6%	15.6%	0.0%	29.2%
Douglas	11,678	6.1%	23.8%	5.9%	10.1%	54.0%	70.0%

Distribution of Units by Property Type—City of Chicago (continued)

Community Area	Total Residential Units	1-Unit Single Family	1-Unit Condo	Units in 2 to 4 Unit Buildings	Units in 5 to 49 Unit Buildings	Units in Buildings with more than 50	Share of Units in Multifamily Buildings
Dunning	16,312	65.7%	11.8%	14.1%	8.5%	0.0%	22.5%
East Garfield	9,104	9.1%	7.9%	52.7%	27.2%	3.2%	83.0%
East Side	7,538	64.3%	0.0%	29.3%	6.4%	0.0%	35.7%
Edgewater	35,259	4.6%	36.9%	11.4%	23.4%	23.8%	58.6%
Edison Park	5,502	61.9%	14.6%	6.9%	16.6%	0.0%	23.6%
Englewood	14,685	19.0%	0.7%	50.4%	24.2%	5.6%	80.2%
Forest Glen	7,341	84.5%	2.7%	9.0%	3.8%	0.0%	12.8%
Fuller Park	1,155	29.6%	0.5%	66.7%	3.2%	0.0%	69.9%
Gage Park	10,161	45.9%	0.2%	41.0%	12.0%	0.8%	53.9%
Garfield Ridge	12,877	81.2%	2.4%	10.0%	5.7%	0.7%	16.4%
Grand Boulevard	12,879	6.2%	22.0%	18.1%	38.0%	15.7%	71.8%
Greater Grand Crossing	16,837	22.8%	1.1%	36.5%	33.2%	6.4%	76.1%
Hegewisch	3,888	69.9%	0.5%	22.0%	5.5%	2.2%	29.7%
Hermosa	7,304	26.7%	2.7%	49.3%	20.5%	0.8%	70.6%
Humboldt Park	19,419	18.3%	2.5%	58.0%	19.9%	1.2%	79.2%
Hyde Park	13,044	9.6%	31.4%	3.4%	28.9%	26.7%	59.0%
Irving Park	22,962	22.7%	15.4%	35.9%	24.1%	1.9%	61.9%
Jefferson Park	10,982	47.5%	9.5%	32.7%	8.3%	2.0%	43.0%
Kenwood	8,635	12.5%	30.2%	4.5%	24.4%	28.5%	57.3%

Distribution of Units by Property Type—City of Chicago (continued)

Community Area	Total Residential Units	1-Unit Single Family	1-Unit Condo	Units in 2 to 4 Unit Buildings	Units in 5 to 49 Unit Buildings	Units in Buildings with more than 50	Share of Units in Multifamily Buildings
Lakeview	64,856	4.4%	42.5%	15.7%	20.4%	17.0%	53.1%
Lincoln Park	40,460	9.9%	44.4%	16.6%	16.4%	12.8%	45.8%
Lincoln Square	22,597	10.4%	21.8%	25.6%	35.4%	6.8%	67.8%
Logan Square	33,308	11.3%	17.7%	46.2%	21.5%	3.3%	71.0%
Loop	25,676	0.2%	88.1%	0.0%	3.3%	8.4%	11.7%
Lower West Side	13,158	7.2%	3.6%	65.3%	23.9%	0.0%	89.2%
McKinley Park	5,615	30.4%	1.3%	58.9%	9.3%	0.0%	68.3%
Montclare	4,321	54.9%	7.8%	21.1%	11.4%	4.8%	37.3%
Morgan Park	8,974	76.4%	5.6%	7.6%	10.4%	0.0%	18.0%
Mount Greenwood	7,517	85.1%	4.5%	2.6%	2.2%	5.6%	10.4%
Near North Side	74,315	1.5%	83.2%	1.4%	5.8%	8.1%	15.3%
Near South Side	24,904	4.3%	87.0%	0.2%	1.2%	7.4%	8.8%
Near West Side	36,257	5.4%	65.5%	9.1%	11.9%	8.0%	29.1%
New City	15,567	19.5%	2.6%	70.3%	7.5%	0.0%	77.8%
North Center	17,738	16.9%	23.0%	43.7%	15.1%	1.3%	60.0%
North Lawndale	15,339	9.5%	2.2%	57.3%	30.3%	0.8%	88.3%
North Park	6,561	38.2%	14.7%	25.0%	22.1%	0.0%	47.1%
Norwood Park	15,821	71.1%	8.7%	11.4%	8.7%	0.0%	20.1%
Oakland	2,879	10.7%	25.9%	9.1%	45.0%	9.2%	63.3%

Distribution of Units by Property Type—City of Chicago (continued)

Community Area	Total Residential Units	1-Unit Single Family	1-Unit Condo	Units in 2 to 4 Unit Buildings	Units in 5 to 49 Unit Buildings	Units in Buildings with more than 50	Share of Units in Multifamily Buildings
O'Hare	8,841	8.2%	61.2%	7.5%	16.3%	6.9%	30.7%
Portage Park	24,237	40.5%	6.2%	35.0%	17.2%	1.2%	53.3%
Pullman	2,754	64.3%	0.0%	23.0%	5.1%	7.6%	35.7%
Riverdale	586	83.3%	0.0%	7.3%	9.4%	0.0%	16.7%
Rogers Park	29,706	4.9%	30.7%	8.0%	40.2%	16.2%	64.4%
Roseland	17,621	62.9%	0.1%	23.0%	13.7%	0.3%	37.0%
South Chicago	13,361	29.9%	1.7%	48.6%	19.5%	0.4%	68.4%
South Deering	5,211	79.7%	0.2%	17.8%	2.3%	0.0%	20.1%
South Lawndale	18,668	15.6%	0.3%	71.6%	12.4%	0.0%	84.1%
South Shore	30,104	11.7%	11.5%	17.2%	44.9%	14.7%	76.8%
Uptown	36,349	2.3%	38.1%	5.3%	22.7%	31.6%	59.6%
Washington Park	6,385	2.6%	17.6%	18.5%	54.3%	7.1%	79.8%
Washington Heights	11,493	68.1%	0.1%	11.4%	10.7%	9.7%	31.8%
West Elsdon	5,401	70.0%	4.4%	17.7%	7.9%	0.0%	25.6%
West Englewood	13,597	46.8%	0.3%	42.6%	9.6%	0.7%	52.9%
West Garfield	7,811	8.5%	1.9%	65.2%	18.8%	5.6%	89.6%
West Lawn	9,516	70.5%	7.3%	16.4%	5.8%	0.0%	22.2%
West Pullman	11,697	70.1%	0.9%	22.6%	4.9%	1.5%	29.1%
West Ridge	29,467	19.8%	25.0%	23.4%	26.2%	5.5%	55.1%

Distribution of Units by Property Type—City of Chicago (continued)

Community Area	Total Residential Units	1-Unit Single Family	1-Unit Condo	Units in 2 to 4 Unit Buildings	Units in 5 to 49 Unit Buildings	Units in Buildings with more than 50	Share of Units in Multifamily Buildings
West Town	44,157	7.9%	30.9%	39.5%	21.8%	0.0%	61.3%
Woodlawn	11,495	7.2%	16.1%	34.2%	30.7%	11.7%	76.7%
City of Chicago	1,253,531	23.9%	24.0%	26.1%	18.9%	7.1%	52.1%

Distribution of Units by Property Type—Suburban Cook County

North Cook	176,149	61.0%	22.4%	5.4%	8.7%	2.6%	16.7%
Northwest Cook	250,922	60.1%	28.5%	0.9%	6.6%	3.9%	11.4%
West Cook	226,668	54.7%	10.5%	16.5%	16.8%	1.6%	34.8%
Southwest Cook	191,433	64.7%	19.2%	4.3%	10.3%	1.5%	16.1%
South Cook	159,172	73.2%	6.4%	7.9%	10.8%	1.8%	20.4%
Suburban Cook	1,004,344	62.0%	18.1%	6.9%	10.6%	2.4%	19.9%

Distribution of Units by Property Type—Cook County

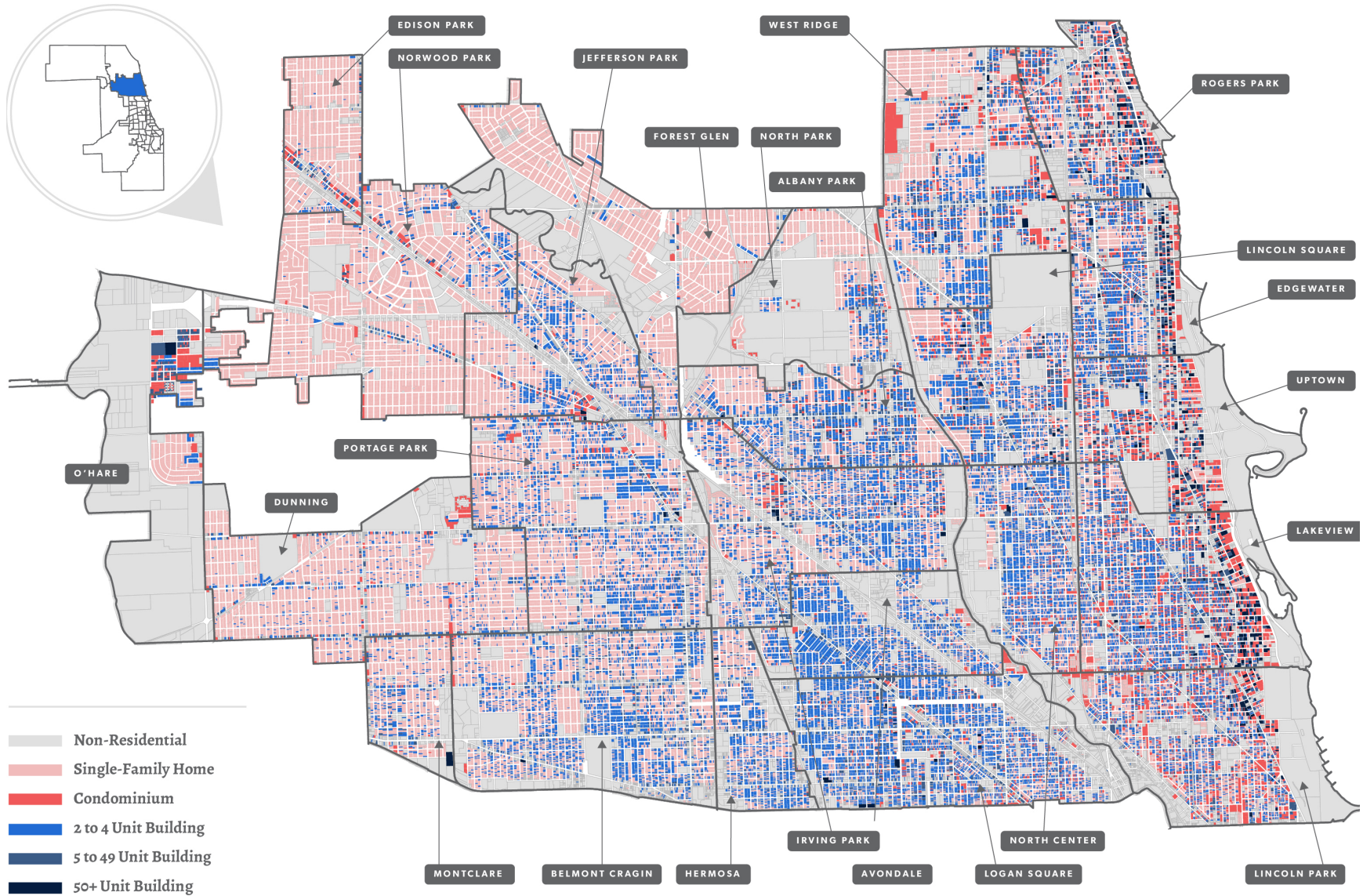
City of Chicago	1,253,531	23.9%	24.0%	26.1%	18.9%	7.1%	52.1%
Suburban Cook	1,004,344	62.0%	18.1%	6.9%	10.6%	2.4%	19.9%
Cook County	2,257,875	40.9%	21.4%	17.6%	15.2%	5.0%	37.8%

RESIDENTIAL HOUSING STOCK BY TYPE

City of Chicago: North

MAP #1

Data Brief: The Composition of Cook County's Housing Stock



SOURCE: COOK COUNTY ASSESSOR

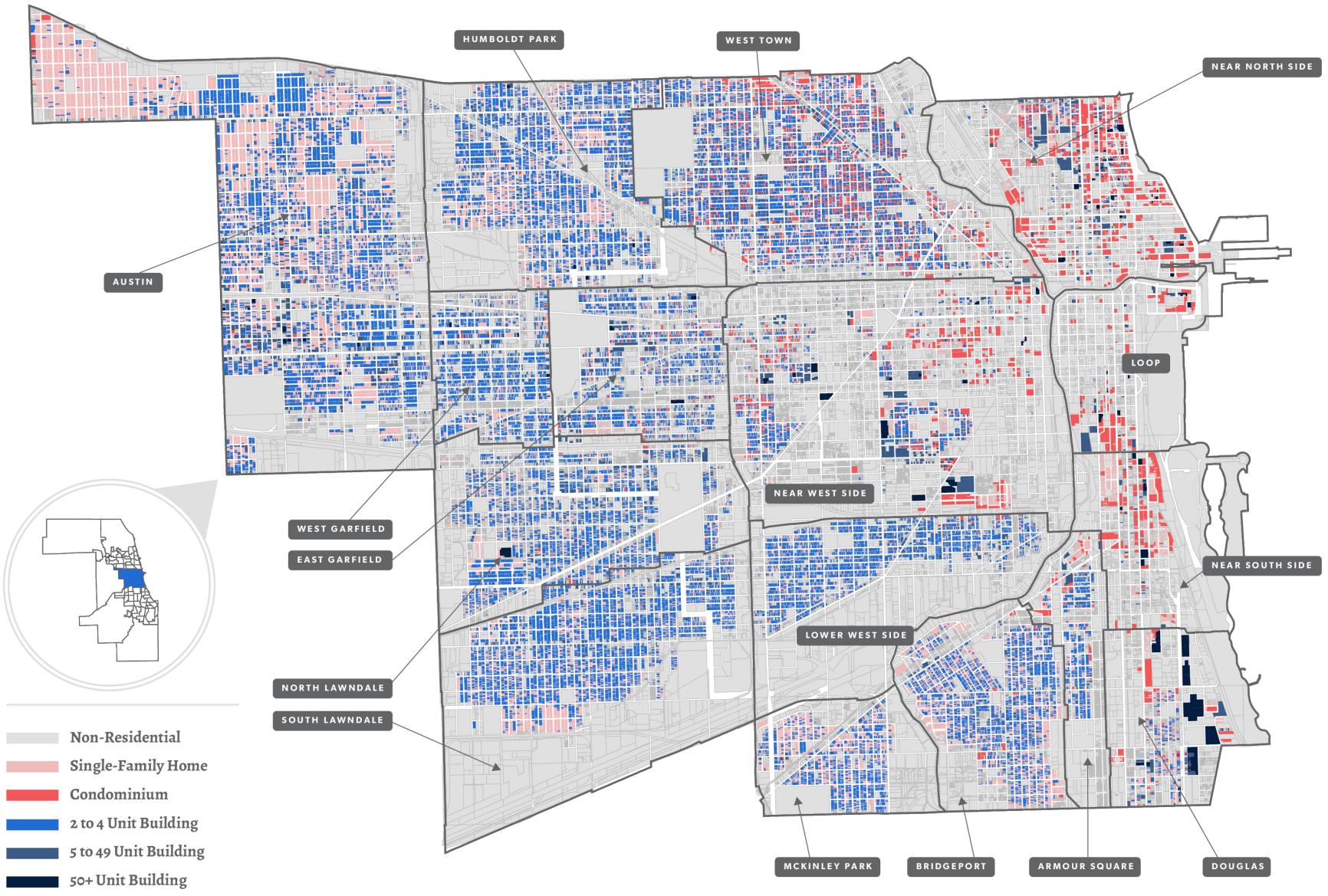
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RESIDENTIAL HOUSING STOCK BY TYPE

City of Chicago: Central

MAP #2

Data Brief: The Composition of Cook County's Housing Stock



SOURCE: COOK COUNTY ASSESSOR

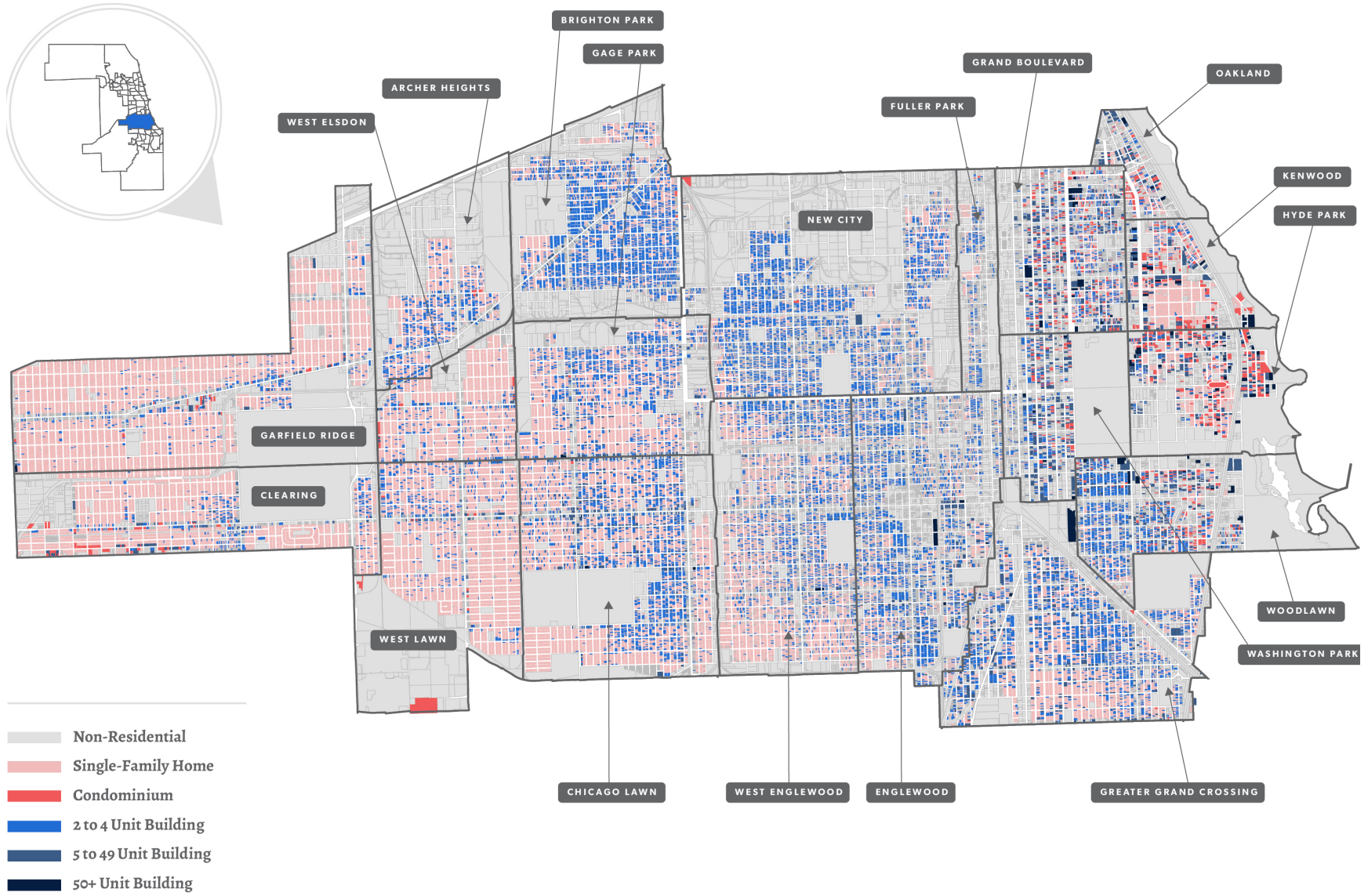
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RESIDENTIAL HOUSING STOCK BY TYPE

City of Chicago: South

MAP #3

Data Brief: The Composition of Cook County's Housing Stock



SOURCE: COOK COUNTY ASSESSOR

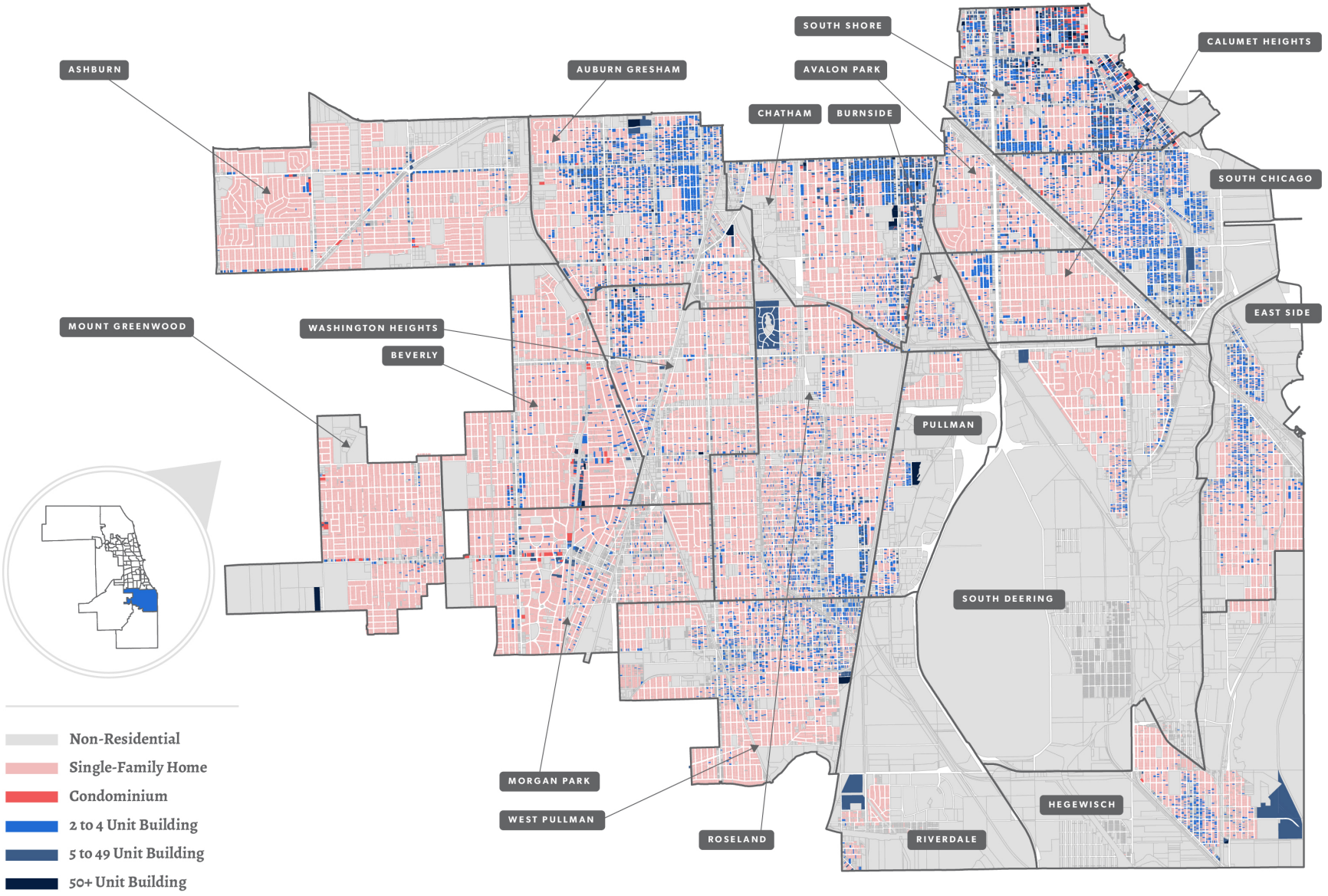
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RESIDENTIAL HOUSING STOCK BY TYPE

City of Chicago: Far South

MAP #4

Data Brief: The Composition of Cook County's Housing Stock



SOURCE: COOK COUNTY ASSESSOR

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