



Planning and Development

DPD promotes the comprehensive growth and sustainability of the City and its neighborhoods.

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Citywide Affordable Rental Housing Analysis

The citywide and community area affordable housing data reflected in the links below are intended to help identify housing trends and establish attainable goals and design policies involving neighborhood growth and investment. The data is summarized for the entire City and each community area with a chart and table showing the results of the analysis. The underlying data used in the analysis is also available to download.

[Citywide and Community Area Affordable Housing Charts](#)

[Data Table Used in the Analysis](#)

[Citywide Affordable Housing Maps](#)

The data was developed by the Department of Planning and Development (DPD) in conjunction with the Department of Housing (DOH) in 2019, initially as a housing study of the Near West Side and East Garfield Park neighborhoods and later expanded to collect and analyze housing affordability data for all 77 community areas in Chicago.

The analysis identified the number of rental housing units in each community area using the U.S. Census Bureau's 2013-2017 American Community Survey data and programmatic data on affordable housing developments from the U.S. Department of Housing and Urban Development (HUD), the Illinois Housing Development Authority (IHDA), and the Chicago Housing Authority (CHA).

Units were classified as affordable at 60 percent of area median income (AMI) based on 2017 HUD rents limits. Affordable monthly rents for housing units vary by the number of bedrooms in each housing unit. Units were separated into four categories:

- Legally Restricted Affordable Housing (LRAH) - subsidized by government programs for a defined time
- Naturally Occurring Affordable Housing - no public subsidies with market rents at 60% of AMI
- Higher Rent - market rents above 60% of AMI
- No Rent - no information available

Notes:

- The affordable housing analysis and methodology was developed by a team led by SB Friedman Development Advisors with input from DPD and DOH.
- The analysis only includes data on rental units. It does not include information on ownership units.
- The analysis is a representation of affordable units based on 2017 data and does not take into account current market conditions.
- The analysis does not contain data on affordable units that were created by the Affordable Requirements Ordinance (ARO). Information on ARO units was not available at the time of the analysis.

Contact DPD

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Hours: 8:30 a.m. to 5 p.m.

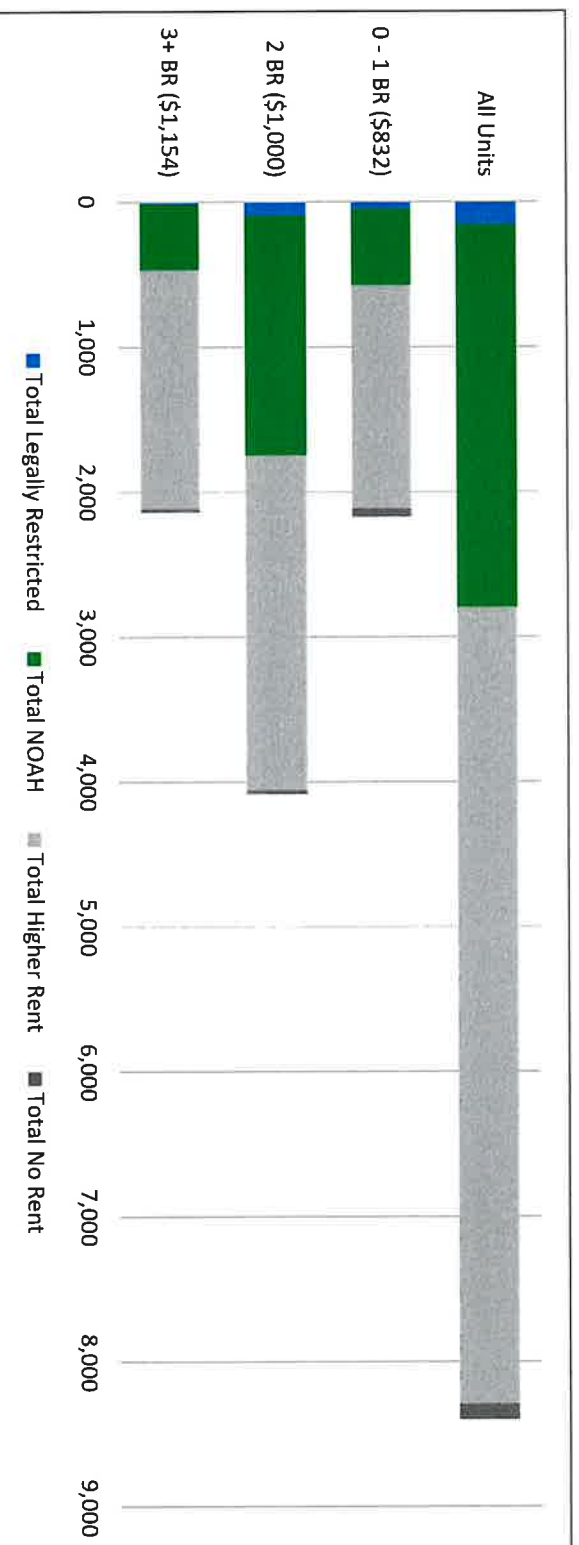
Quick Links

Area

Affordability Level

AVONDALE

60% AMI



Number of Bedrooms (60% AMI HUD Rent Limit \$)	Total							
	Total Units	Affordable	Restricted	NOAH	Higher Rent	Total No Rent	% Affordable	% Legally Restricted % NOAH
3+ BR (\$1,154)	2,141	471	13	458	1,646	24	22%	1% 21%
2 BR (\$1,000)	4,085	1,748	94	1,654	2,310	27	43%	2% 40%
0 - 1 BR (\$832)	2,175	577	48	529	1,538	60	27%	2% 24%
All Units	8,401	2,796	155	2,641	5,494	111	33%	2% 31%

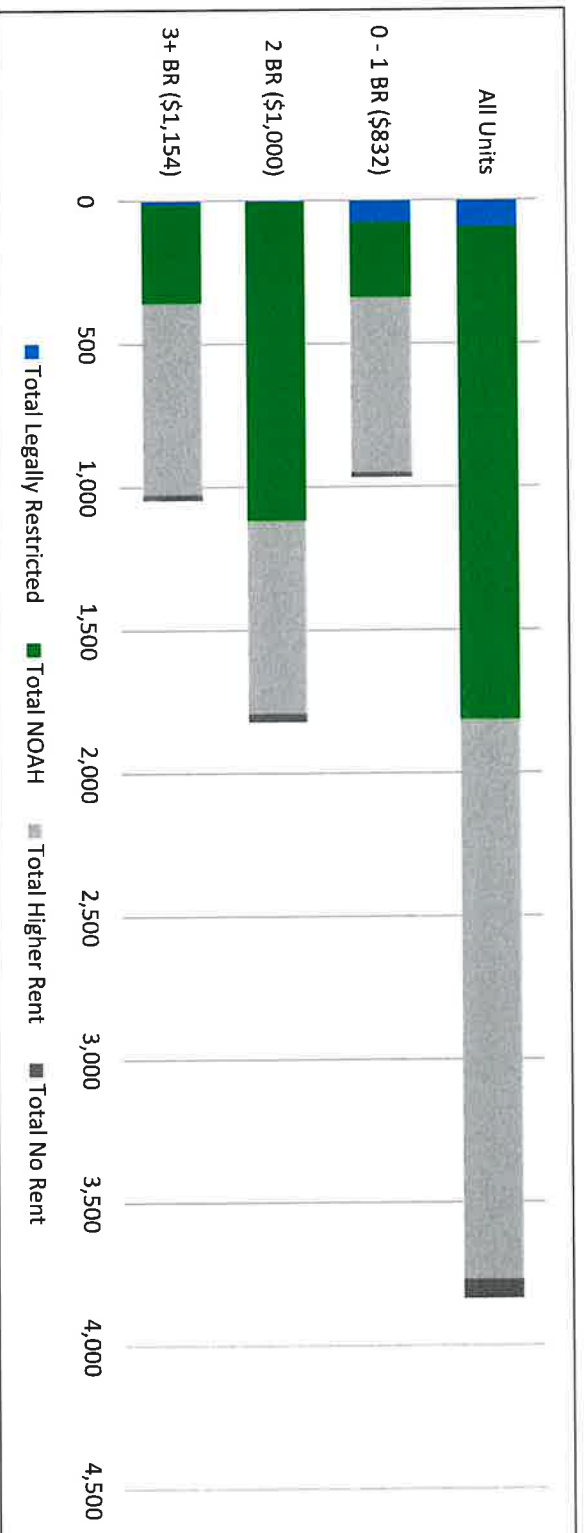
Source: US Census Bureau, HUD, IHDA, CHA, SB Friedman Development Advisors

Area

Affordability Level

HERMOSA

60% AMI



Number of Bedrooms (60% AMI HUD Rent Limit \$)	Total							
	Total Units	Affordable	Restricted	NOAH	Higher Rent	Total No Rent	% Affordable	% Legally Restricted % NOAH
3+ BR (\$1,154)	1,047	358	13	345	669	20	34%	1% 33%
2 BR (\$1,000)	1,822	1,118	6	1,112	674	30	61%	0% 61%
0 - 1 BR (\$832)	967	338	74	264	612	17	35%	8% 27%
All Units	3,836	1,814	93	1,721	1,955	67	47%	2% 45%

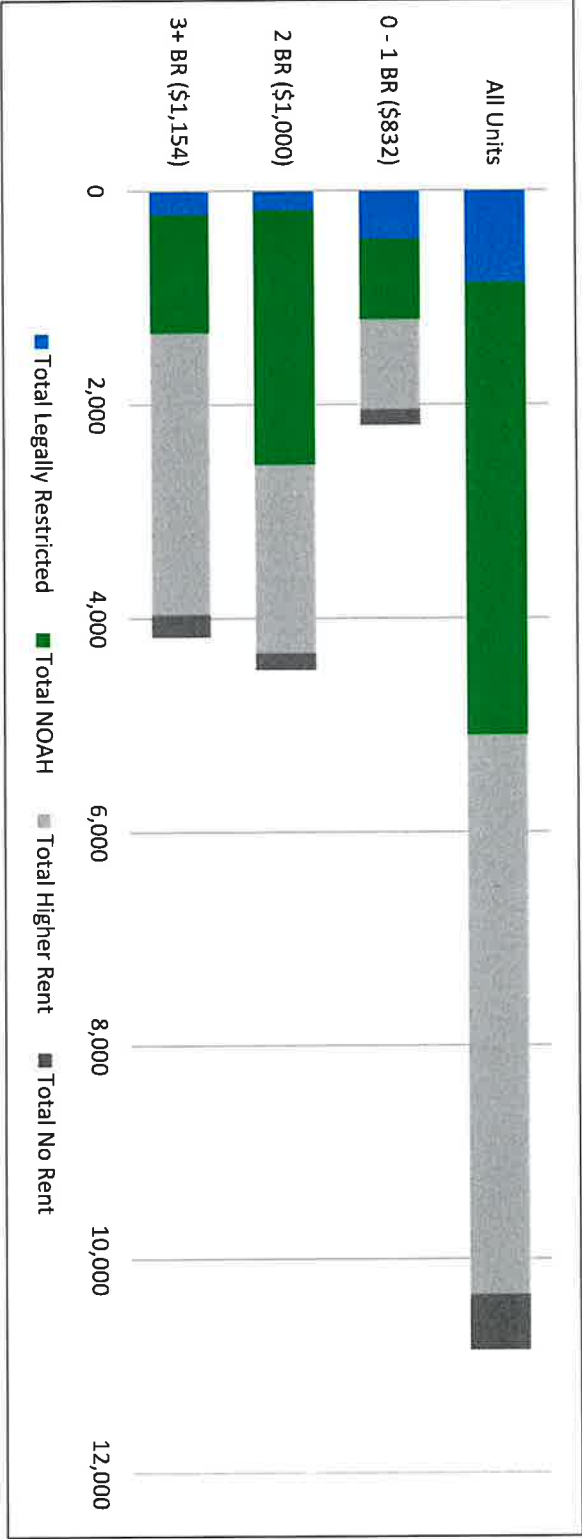
Source: US Census Bureau, HUD, IHDA, CHA, SB Friedman Development Advisors

Area

Affordability Level

HUMBOLDT PARK

60% AMI



Number of Bedrooms (60% AMI HUD Rent Limit \$)	Total				Total						
	Total Units	Affordable	Restricted	NOAH	Higher Rent	Total No Rent	Affordable	Restricted	% NOAH	% Legally Restricted	% NOAH
3+ BR (\$1,154)	4,177	1,328	223	1,105	2,634	215			32%	5%	26%
2 BR (\$1,000)	4,484	2,564	181	2,383	1,759	161			57%	4%	53%
0 - 1 BR (\$832)	2,193	1,207	451	756	839	147			55%	21%	34%
All Units	10,854	5,099	855	4,244	5,232	523			47%	8%	39%

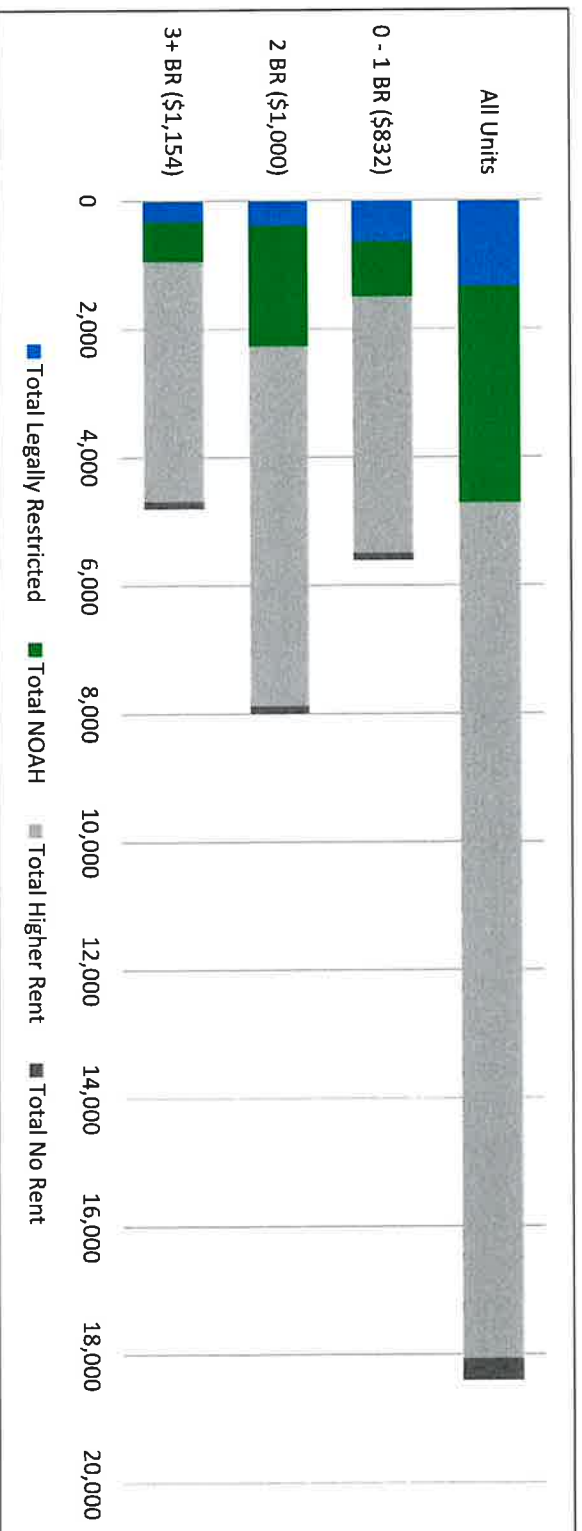
Source: US Census Bureau, HUD, IHDA, CHA, SB Friedman Development Advisors

Area

Affordability Level

LOGAN SQUARE

60% AMI

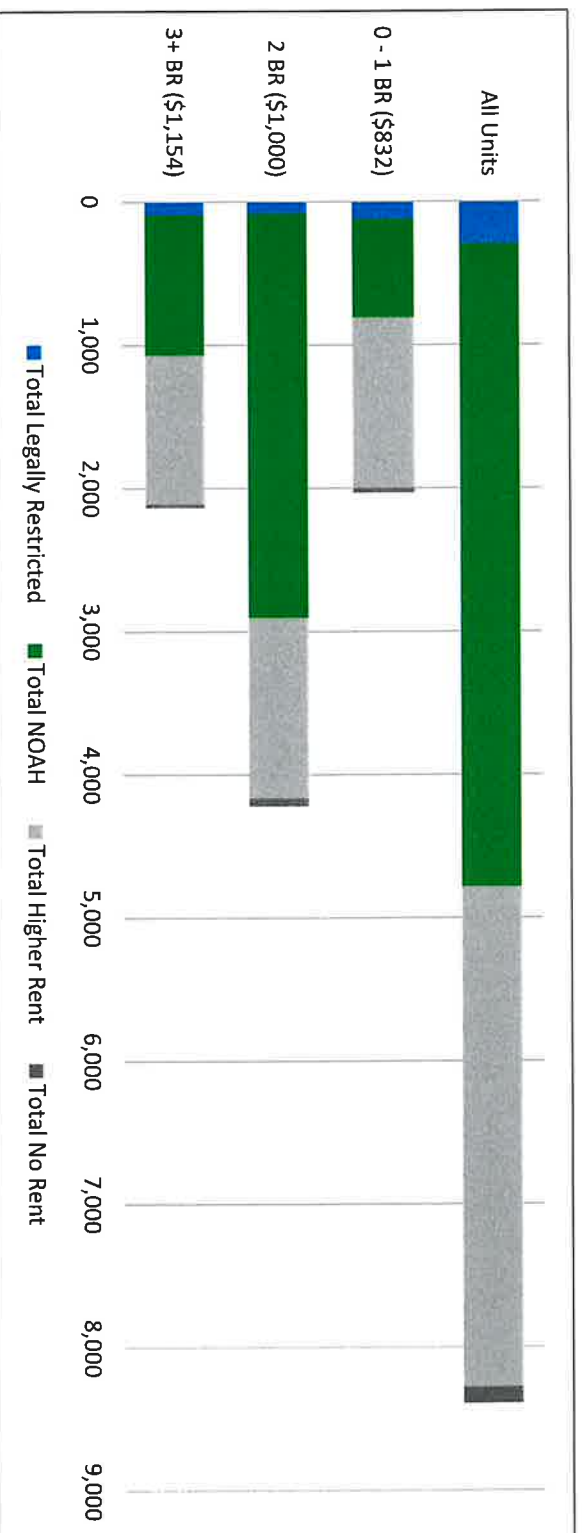


Number of Bedrooms (60% AMI HUD Rent Limit \$)	Total					Total No			% Legally		
	Total Units	Affordable	Restricted	NOAH	Higher Rent	Total No	Affordable	Restricted	% NOAH	% Restricted	% NOAH
3+ BR (\$1,154)	4,801	949	322	627	3,741	111	20%	7%	13%		
2 BR (\$1,000)	7,994	2,268	384	1,884	5,609	117	28%	5%	24%		
0 - 1 BR (\$832)	5,609	1,496	629	867	4,001	112	27%	11%	15%		
All Units	18,404	4,713	1,335	3,378	13,351	340	26%	7%	18%		

Source: US Census Bureau, HUD, IHDA, CHA, SB Friedman Development Advisors

Area

Affordability Level

LOWER WEST SIDE**60% AMI**

Number of Bedrooms (60% AMI HUD Rent Limit \$)	Total				Total						
	Total Units	Affordable	Restricted	NOAH	Higher Rent	Total No Rent	Affordable	Restricted	% NOAH	% Legally Restricted	% NOAH
3 + BR (\$1,154)	2,136	1,068	88	980	1,045	23	50%	4%	46%		
2 BR (\$1,000)	4,219	2,905	81	2,824	1,259	55	69%	2%	67%		
0 - 1 BR (\$832)	2,035	807	120	687	1,193	35	40%	6%	34%		
All Units	8,390	4,780	289	4,491	3,497	113	57%	3%	54%		

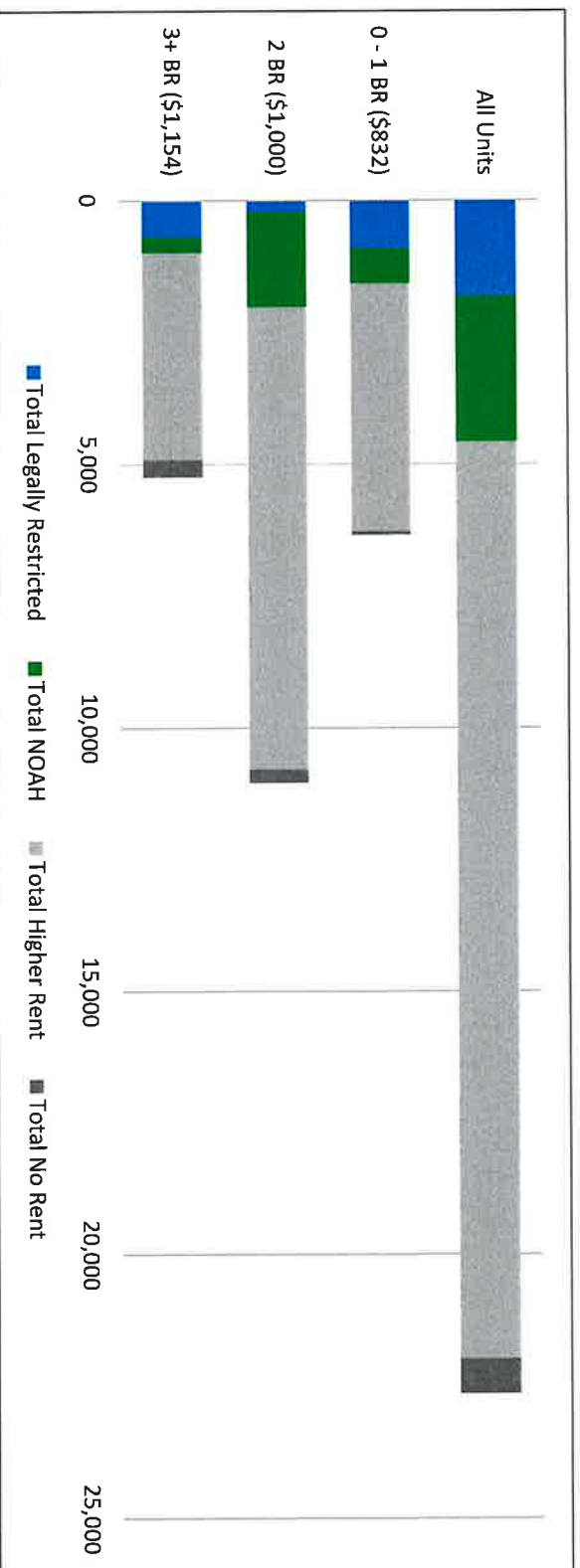
Source: US Census Bureau, HUD, IHDA, CHA, SB Friedman Development Advisors

Area

Affordability Level

WEST TOWN

60% AMI



Number of Bedrooms (60% AMI HUD Rent Limit \$)	Total		Total		Total		Total		Total		Total		Total		Total	
	Units	Affordable	Restricted	NOAH	Higher Rent	No Rent	% Affordable	% Legally Restricted	% NOAH	% Higher Rent	% No Rent	% Affordable	% Legally Restricted	% NOAH	% Higher Rent	% No Rent
3+ BR (\$1,154)	5,243	986	694	292	3,929	328	19%	13%	6%							
2 BR (\$1,000)	11,048	2,015	207	1,808	8,770	263	18%	2%	16%							
0 - 1 BR (\$832)	6,347	1,580	908	672	4,697	70	25%	14%	11%							
All Units	22,638	4,581	1,809	2,772	17,396	661	20%	8%	12%							

Source: US Census Bureau, HUD, IHDA, CHA, SB Friedman Development Advisors