

# *Appendix*

## *Chart and Maps*

For all maps and charts, and for color versions of the following maps and charts, please visit <http://www.luc.edu/curl/projects/web/uptown>. Ranges on all maps are defined as greater than or equal to ( $\geq$ ) the minimum of the range and less than ( $<$ ) the maximum of the range.

Map 1: Uptown Community .....	iv
Map 2: Northeast Community Areas.....	iv
Map 3: The 77 Chicago Community Areas.....	v
Chart 1: Total Population in Uptown by Census Tract, 1990-2000 .....	v
Chart 1: Total Population in Uptown by Census Tract, 1990-2000 .....	vi
Chart 2: Age of Population in Uptown by Census Tract, 1990-2000.....	vi
Chart 3: Uptown and the City Population by Age, 1990-2000 .....	vii
Chart 4: Race and Ethnicity in Uptown 1990.....	viii
Chart 5: Race and Ethnicity in Uptown, 2000.....	viii
Chart 6: Uptown and City Population by Race and Ethnicity, 1990-2000.....	ix
Chart 7: Household Income in Uptown, NE Chicago Community Areas, City, 1999 .....	x
Chart 8: Median Household Income in Uptown, NE Chicago Community Areas, City, 1989-99 .....	x
Chart 9: Median Household Income in Uptown, NE Chicago Community Areas, City, 1999.....	xi
Map 4: Percent Change in Median Household Income, 1989-99 by Community Area.....	xii
Chart 10: Poverty Rates in Uptown, NE Community Areas, City, by Age, 1999.....	xiii
Chart 11: Poverty Rates in Uptown by Age, 1989-1999.....	xiii
Chart 12: Education Level in Uptown, NE Community Areas, City, 2000 .....	xiv
Chart 13: Education Level in Uptown 1990-2000 .....	xiv
Map 5: Change in Number of Multi-Unit and Multi-Family Tax Class Buildings in Uptown from 1991-2000.....	xv
Map 6: Change in Number of Vacant Tax Class Parcels in Uptown from 1991-2000.....	xvi
Map 7: Change in Number of Mixed-Use (Residential and Commercial) Tax Class Buildings in Uptown from 1991-2000.....	xvii
Map 8: Change in Number of Multi-Unit Owner Occupied Buildings (Condominiums and Townhouses) in Uptown from 1991-2000.....	xviii
Map 8A: Condominium Buildings as Percent of All Buildings by Block in Uptown, 1991 .....	xix
Map 8B: Condominium Buildings as Percent of All Buildings by Block in Uptown, 1994.....	xx
Map 8C: Condominium Buildings as Percent of All Buildings by Block in Uptown, 1997.....	xxi
Map 8D: Condominium Buildings as Percent of All Buildings by Block in Uptown, 2000 .....	xxii
Map 9: Assessed Value of Blocks, City of Chicago, 1991 .....	xxiii
Map 10: Assessed Value of Blocks, City of Chicago, 1994 .....	xxiv
Map 11: Assessed Value of Blocks, City of Chicago, 1997 .....	<b>Error! Bookmark not defined.</b>
Map 12: Assessed Value of Blocks, City of Chicago, 2000 .....	xxvi
Map 13: Assessed Value of Blocks, NE Community Areas, 1991 .....	xxvii
Map 14: Assessed Value of Blocks, NE Community Areas, 1994 .....	xxviii
Map 15: Assessed Value of Blocks, NE Community Areas, 1997 .....	xxix
Map 16: Assessed Value of Blocks, NE Community Areas, 2000 .....	xxx
Chart 14: Housing Units in Uptown 1990-2000 .....	xxxii
Chart 15: Housing Units in Uptown and the City, 1990-2000 with Vacant Unit Breakdown .....	xxxii
Chart 15A: Housing Units in Uptown, 1990 with Vacant Unit Breakdown .....	xxxiii
Chart 15B: Housing Units in Uptown, 2000 with Vacant Unit Breakdown .....	xxxiii
Chart 16: Percent of Income Spent on Housing, Owner-Occupied Units, in Uptown, NE Community Areas, City, 1999.....	xxxiv
Chart 16: Percent of Income Spent on Housing, Owner-Occupied Units, in Uptown, NE Community Areas, City, 1999.....	xxxiv
Chart 17: Percent of Income Spent on Housing, Owner-Occupied Units, in Uptown 1989-99.....	xxxiv
Chart 18: Percent of Income Spent on Housing, Renter-Occupied Units, in Uptown, NE Community Areas, City, 1999.....	xxxv
Chart 19: Percent of Income Spent on Housing, Renter-Occupied Units, in Uptown 1989-99.....	xxxv
Chart 20: Renter-Occupied Units in Uptown by Number of Bedrooms, 1990-2000 .....	xxxvi

Chart 21: Median Gross Rents in Uptown, NE Community Areas, City, 1990-2000.....	xxxvi
Chart 22: Gross Rents in Uptown by Number of Bedrooms, 1990.....	xxxvii
Chart 23: Gross Rents in Uptown by Number of Bedrooms, 2000.....	xxxvii
Chart 24: Median Gross Rents in Uptown, NE Community Areas, City, by Number of Bedrooms, 1990-2000.....	xxxviii
Chart 25: Median Home Values in Uptown, NE Community Area, City, 1990-2000.....	xxxviii
Chart 26: Home Values in Uptown, NE Community Areas, City, 2000.....	xxxix
Chart 27: Detached Single Family Home Sales, Uptown and City 1990-1999 .....	xl
Chart 28 Attached Home (Condos, Townhomes, Rowhouses) Sales, Uptown and City, 1990-1999.....	xli
Chart 29: Multi-Units (2, 3 and 4 Flats) Sales, Uptown and City, 1990-1999.....	xlii
Chart 30: Multi-Family (5-9 Units in Building) Sales, Uptown and City, 1990-1999.....	xliii
Chart 31: Multi-Family (10-19 Unit Buildings) Sales, Uptown and City, 1990-1999.....	xliv
Chart 32: Subsidized Housing in Uptown, All Sources, 2000 .....	xlv
Map 17: Subsidized Buildings (DOH, HUD, IHDA, CHA) in Uptown, 2000 .....	xlvi
Map 18: Subsidized Units (DOH, HUD, IHDA, CHA) in Uptown, 2000 .....	xlvi
Chart 33: CHA Housing in Uptown, NE Community Areas, City, 1990-1999 .....	xlvii
Chart 34: Housing Choice Vouchers in Uptown, NE Side, City, 1997-2000 .....	xlvii
Chart 35: Change in Number of Housing Choice Vouchers in Uptown, NE Side, City, 1997-2000.....	xlviii
Chart 36: Voucher Holder's Average Age in Uptown, NE Side, City, 1997-2000.....	xliv

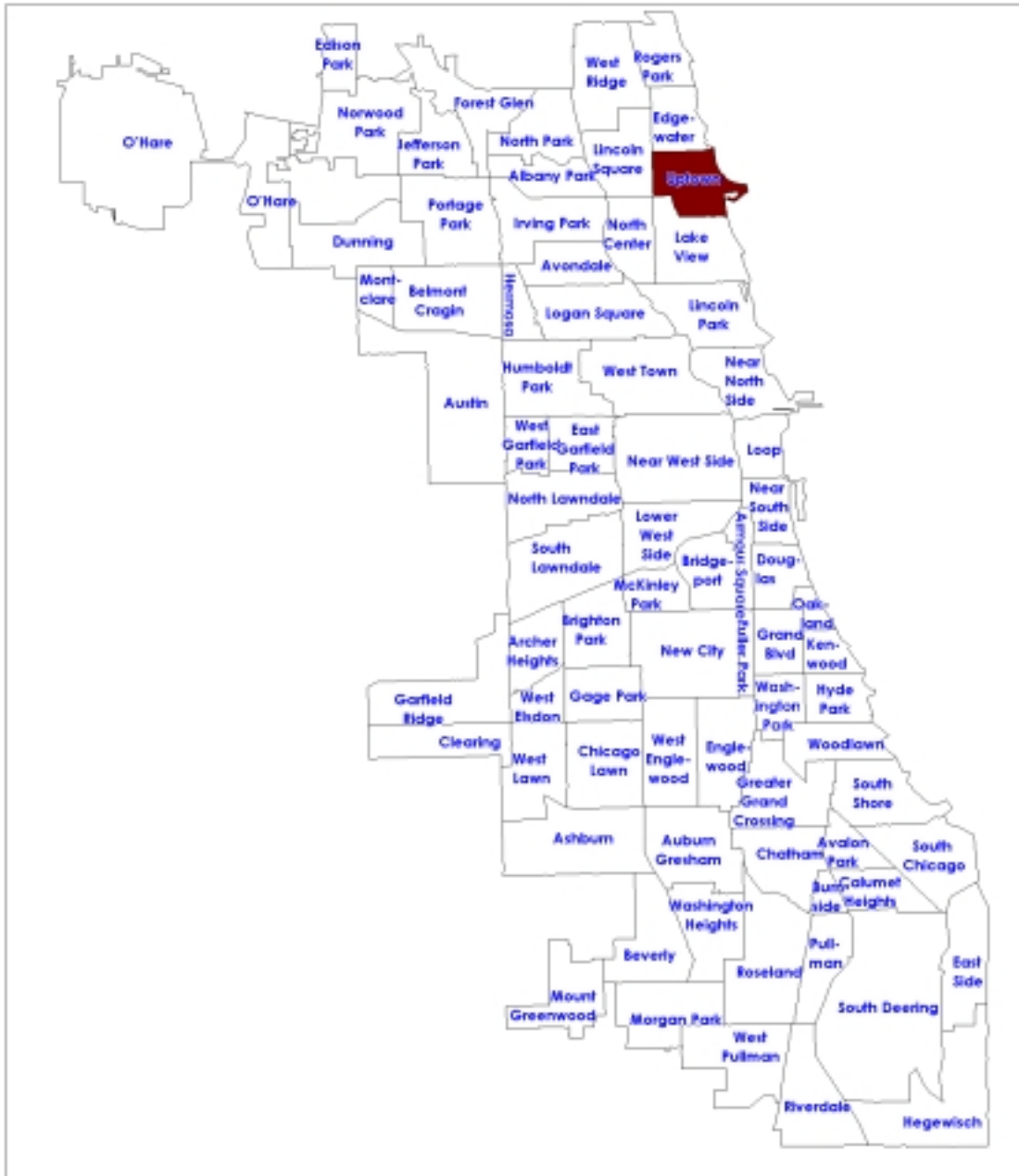
**Map 1: Uptown Community**



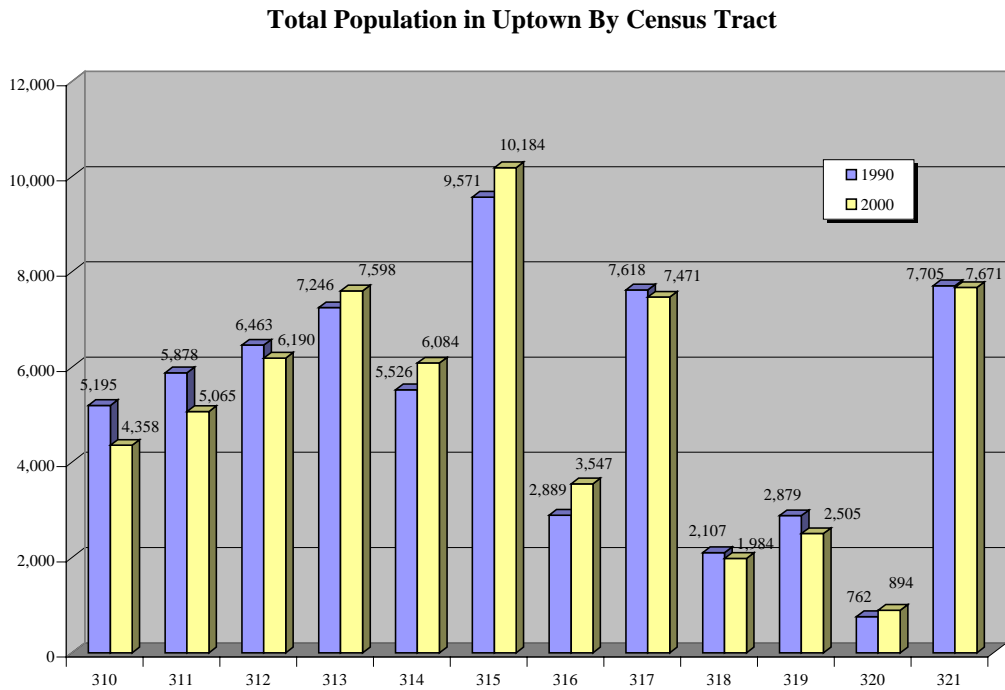
**Map 2: Northeast Community Areas**



Map 3: The 77 Chicago Community Areas

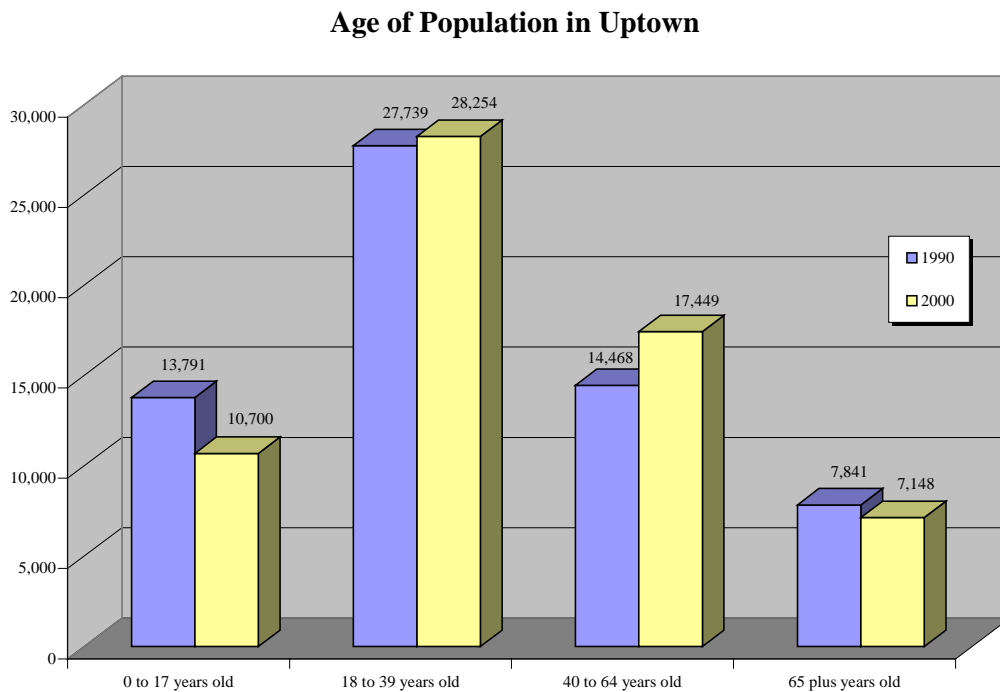


**Chart 1: Total Population in Uptown by Census Tract, 1990-2000**



Source: Census 1990 & Census 2000

**Chart 2: Age of Population in Uptown by Census Tract, 1990-2000**

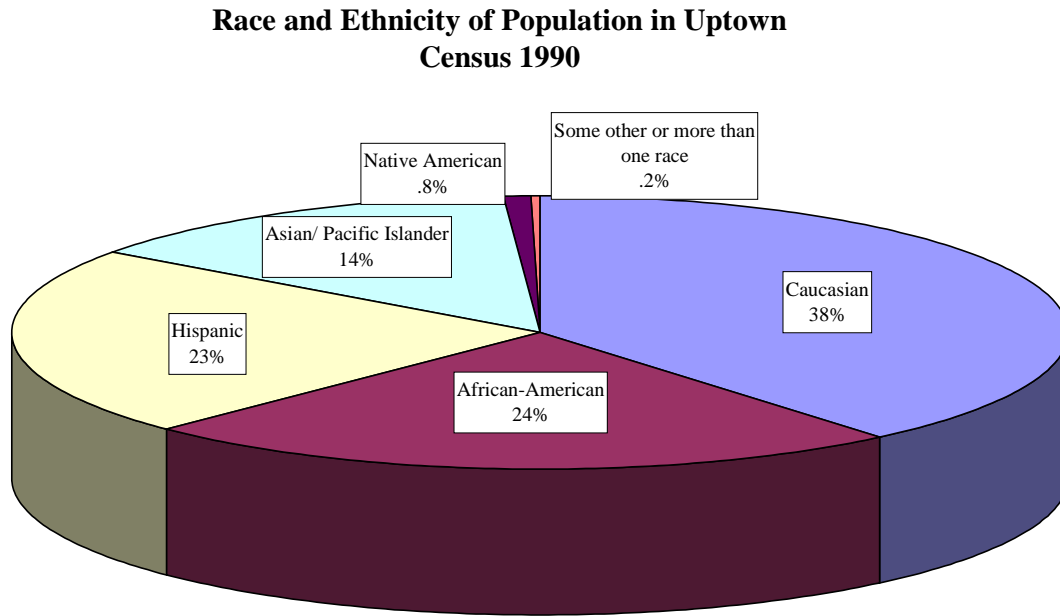


Source: Census 1990 & Census 2000

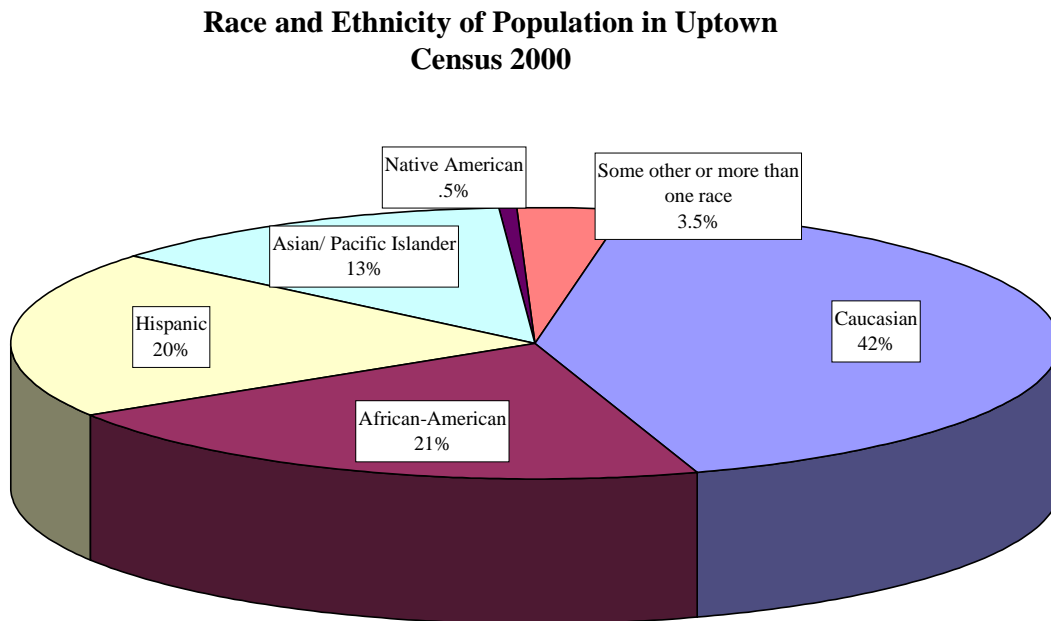
**Chart 3: Uptown and the City Population by Age, 1990-2000**

<i>Community and City Totals of Age of Population</i>						
	<b>1990</b>	<b>2000</b>	<b># Change</b>	<b>% Change</b>	<b>1990%</b>	<b>2000%</b>
<b>Uptown</b>						
0 to 17 years old	13,791	10,700	-3,091	-22.41%	21.60%	16.84%
18 to 39 years old	27,739	28,254	515	1.86%	43.45%	44.46%
40 to 64 years old	14,468	17,449	2,981	20.60%	22.66%	27.46%
65 plus years old	7,841	7,148	-693	-8.84%	12.28%	11.25%
<b>TOTAL</b>	<b>63,839</b>	<b>63,551</b>	<b>-288</b>	<b>-0.45%</b>	<b>100.00%</b>	<b>100.00%</b>
<b>City of Chicago</b>						
0 to 17 years old	722,704	759,840	37,136	5.14%	25.96%	26.24%
18 to 39 years old	1,071,690	1,083,751	12,061	1.13%	38.50%	37.42%
40 to 64 years old	659,150	753,622	94,472	14.33%	23.68%	26.02%
65 plus years old	330,182	298,803	-31,379	-9.50%	11.86%	10.32%
<b>TOTAL</b>	<b>2,783,726</b>	<b>2,896,016</b>	<b>112,290</b>	<b>4.03%</b>	<b>100.00%</b>	<b>100.00%</b>

**Chart 4: Race and Ethnicity in Uptown 1990**



**Chart 5: Race and Ethnicity in Uptown, 2000**

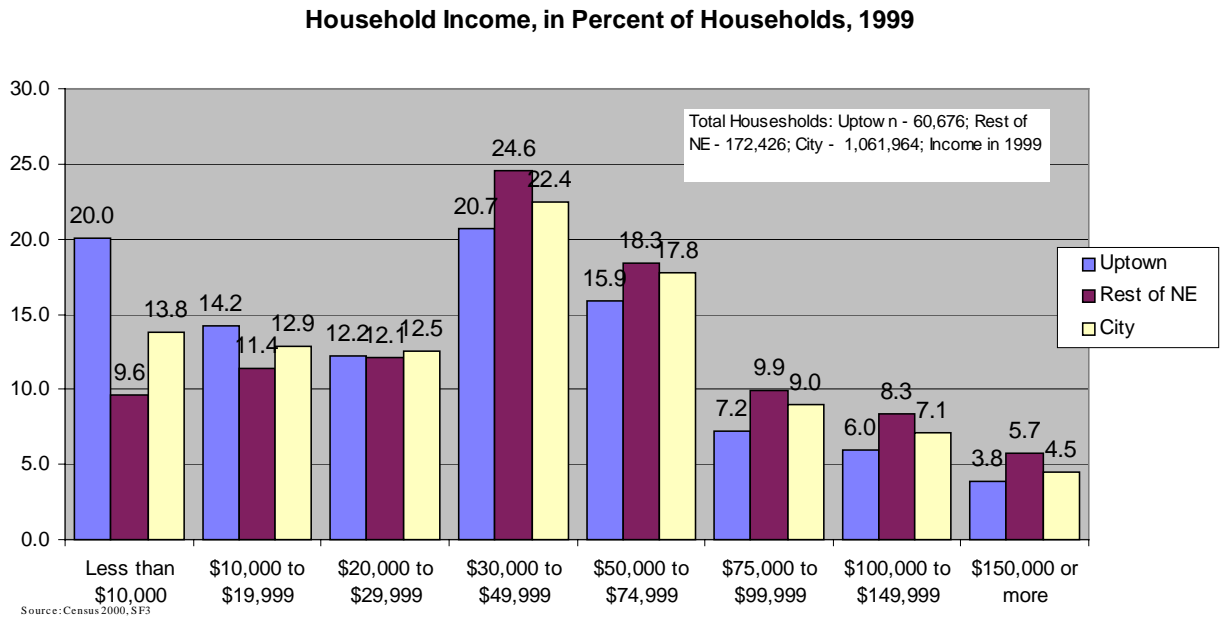




**Chart 6: Uptown and City Population by Race and Ethnicity, 1990-2000**

<i>Community and City Totals of Race and Ethnicity of Population</i>						
	<b>1990</b>	<b>2000</b>	<b># Change</b>	<b>% Change</b>	<b>1990 %</b>	<b>2000 %</b>
<b>Uptown</b>						
Caucasian	24,743	26,784	2,041	8.25%	38.76%	42.15%
African-American	15,134	13,415	-1,719	-11.36%	23.71%	21.11%
Hispanic	14,398	12,674	-1,724	-11.97%	22.55%	19.94%
Asian/ Pacific Islander	8,859	8,255	-604	-6.82%	13.88%	12.99%
Native American	539	255	-284	-52.69%	0.84%	0.40%
Some other or more than one race	166	2,168	2,002	1206.02%	0.26%	3.41%
<b>TOTAL</b>	<b>63,839</b>	<b>63,551</b>	<b>-288</b>	<b>-0.45%</b>	<b>100.00%</b>	<b>100.00%</b>
<b>City of Chicago</b>						
Caucasian	1,056,048	907,166	-148,882	-14.10%	37.94%	31.32%
African-American	1,074,471	1,053,739	-20,732	-1.93%	38.60%	36.39%
Hispanic	545,852	753,644	207,792	38.07%	19.61%	26.02%
Asian/ Pacific Islander	98,777	125,409	26,632	26.96%	3.55%	4.33%
Native American	4,997	4,253	-744	-14.89%	0.18%	0.15%
Some other or more than one race	3,581	51,805	48,224	1346.66%	0.13%	1.79%
<b>TOTAL</b>	<b>2,783,726</b>	<b>2,896,016</b>	<b>112,290</b>	<b>4.03%</b>	<b>100.00%</b>	<b>100.00%</b>

**Chart 7: Household Income in Uptown, NE Chicago Community Areas, City, 1999**



**Chart 8: Median Household Income in Uptown, NE Chicago Community Areas, City, 1989-99**

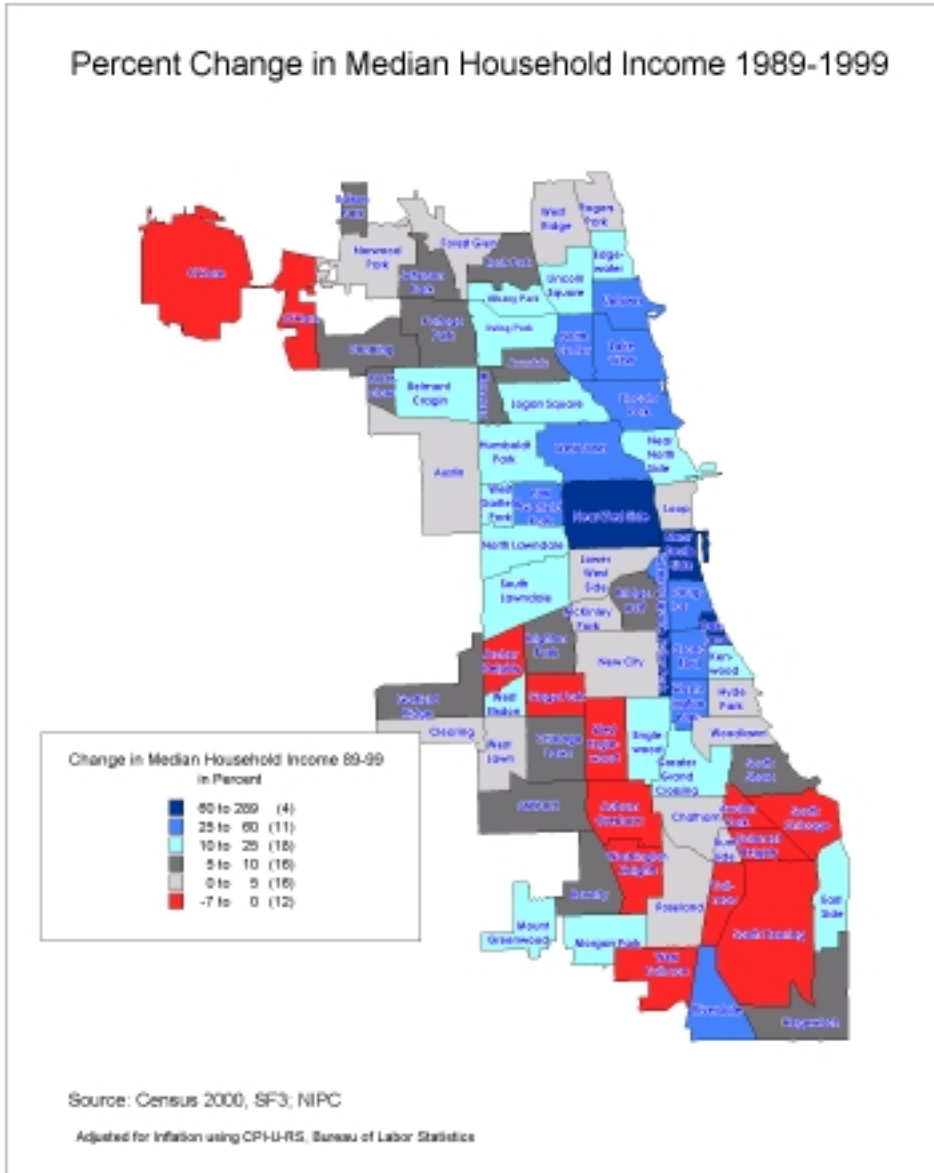
<b>Median Household Income, 1989-1999, by Community Area</b>					
Community	Med Hous Income 89	89 MHI – Current	Median Hous. Income 99	Nominal % Change 89-99	Real % Change 89-99
Uptown	\$19,711.00	\$25,582.14	\$32,328.00	64.0%	26.4%
Rogers Park	\$23,902.00	\$31,021.47	\$31,602.00	32.2%	1.9%
West Ridge	\$31,408.00	\$40,763.22	\$41,144.00	31.0%	0.9%
Lincoln Square	\$26,344.00	\$34,190.85	\$40,898.00	55.2%	19.6%
North Center	\$28,941.00	\$37,561.39	\$51,758.00	78.8%	37.8%
Lake View	\$31,871.00	\$41,364.13	\$53,881.00	69.1%	30.3%
Edgewater	\$25,042.00	\$32,501.03	\$35,766.00	42.8%	10.0%
<b>Chicago</b>	<b>\$26,301.00</b>	<b>\$34,135.04</b>	<b>\$38,625.00</b>	<b>46.9%</b>	<b>13.2%</b>

**Chart 9: Median Household Income in Uptown, NE Chicago Community Areas, City, 1999**

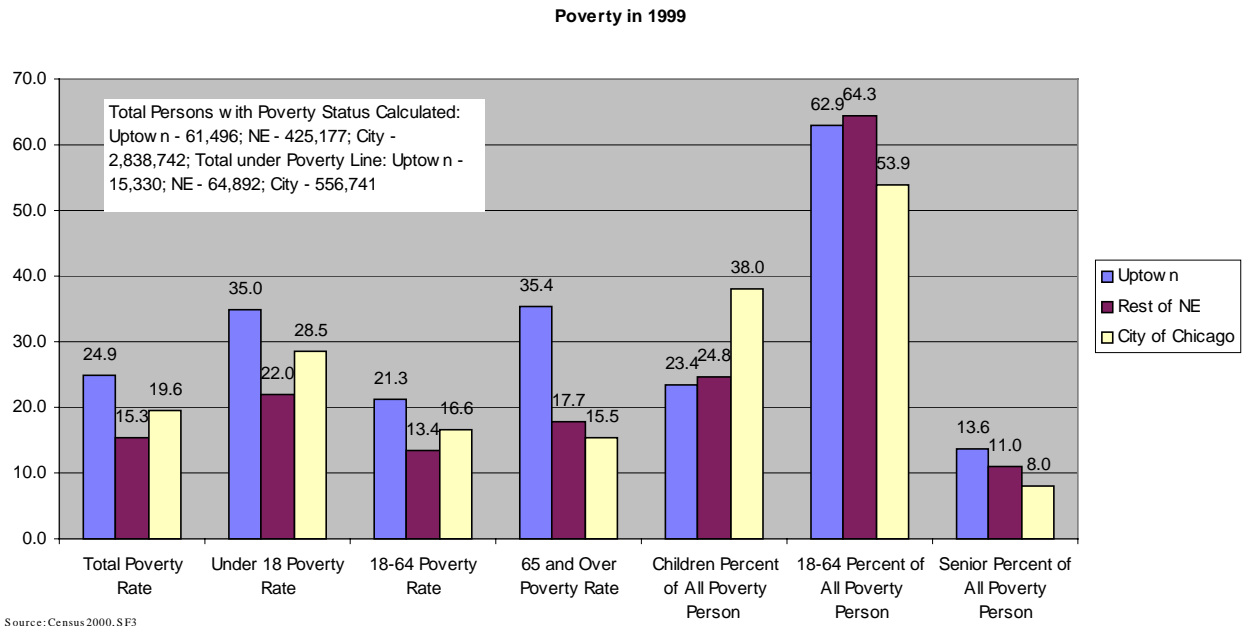
Household Income in 1999, by Community Area - Percent of Households										
Community	Median	Households	<\$10k	\$10k-\$19,999	\$20k-\$29,999	\$30k-\$49,999	\$50k-\$74,999	\$75k-\$99,999	\$100k-\$149,999	\$150k+
Uptown	\$32,328	30676	20%	14%	12%	21%	16%	7%	6%	4%
Rogers Park	\$31,602	25503	14%	17%	16%	27%	15%	5%	4%	2%
Edgewater	\$35,766	30918	14%	13%	14%	25%	17%	7%	6%	3%
West Ridge	\$41,144	25536	9%	13%	12%	25%	20%	10%	7%	3%
Lincoln Square	\$40,898	18655	8%	13%	14%	27%	19%	10%	7%	3%
North Center	\$51,758	14807	7%	8%	11%	22%	21%	12%	12%	8%
Lake View	\$53,881	57007	7%	8%	9%	23%	19%	13%	12%	10%
<b>Chicago</b>	<b>\$38,625</b>	<b>1061964</b>	<b>14%</b>	<b>13%</b>	<b>13%</b>	<b>22%</b>	<b>18%</b>	<b>9%</b>	<b>7%</b>	<b>5%</b>

**Map 4: Percent Change in Median Household Income, 1989-99 by Community Area**

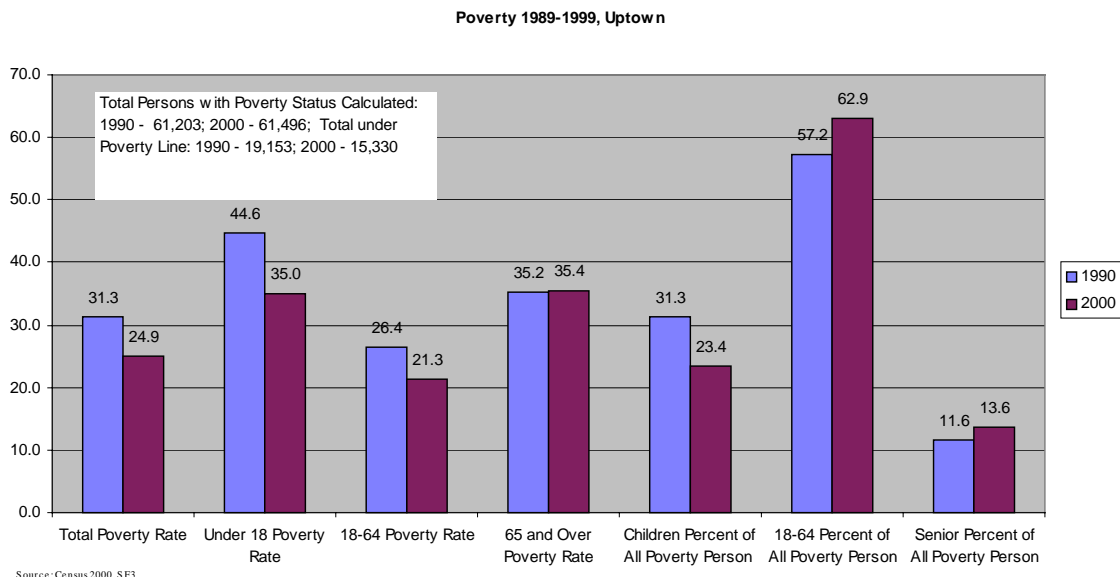
Loyola University Chicago, CURL



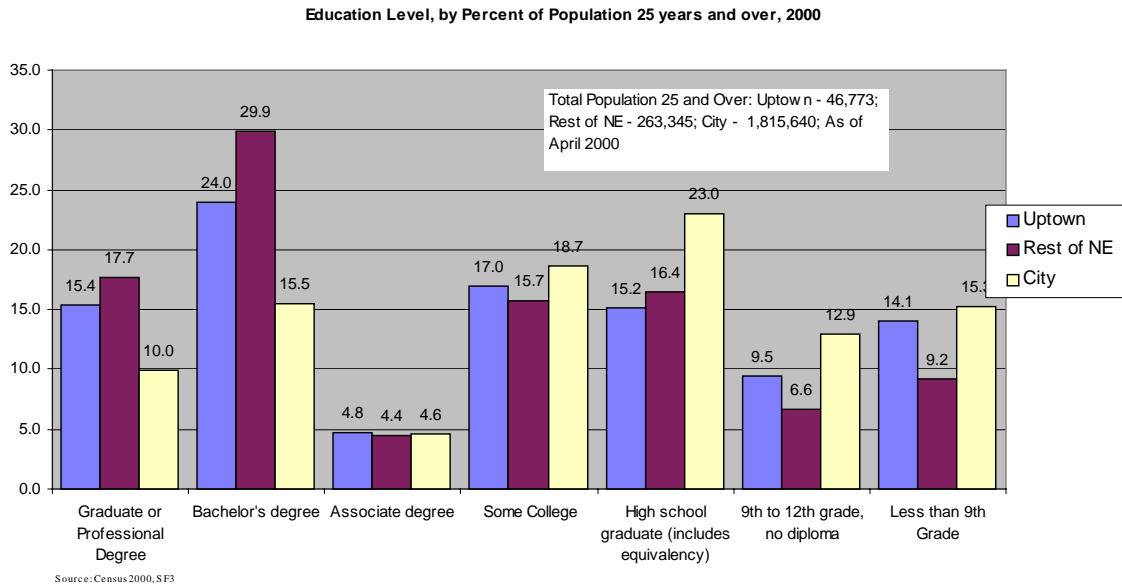
**Chart 10: Poverty Rates in Uptown, NE Community Areas, City, by Age, 1999**



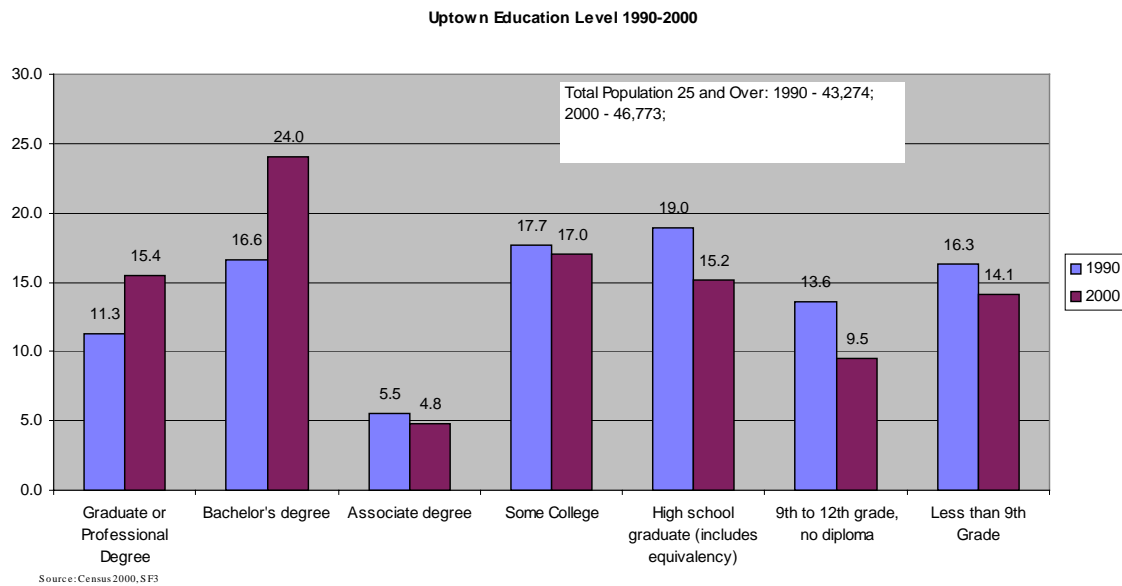
**Chart 11: Poverty Rates in Uptown by Age, 1989-1999**



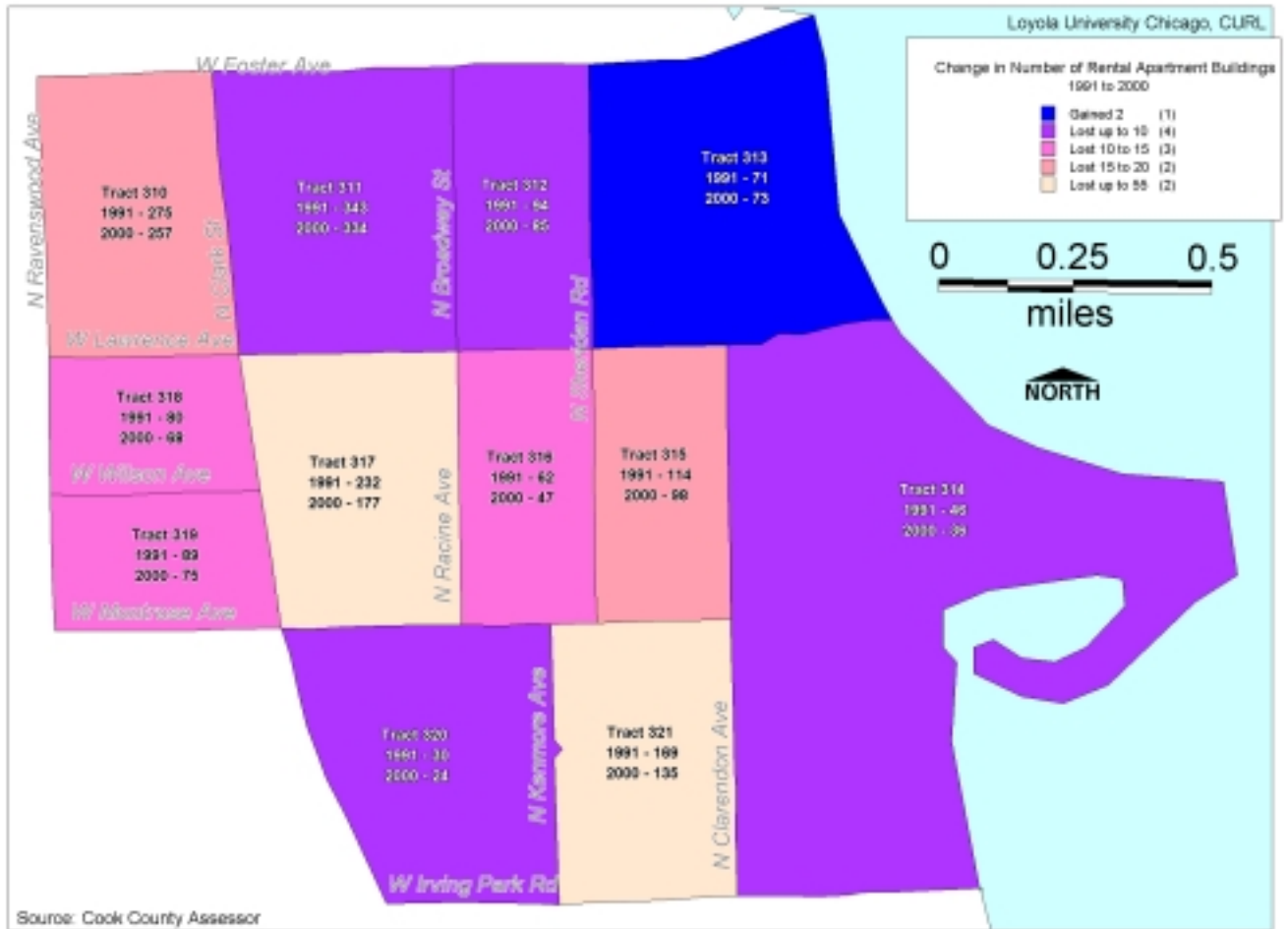
**Chart 12: Education Level in Uptown, NE Community Areas, City, 2000**



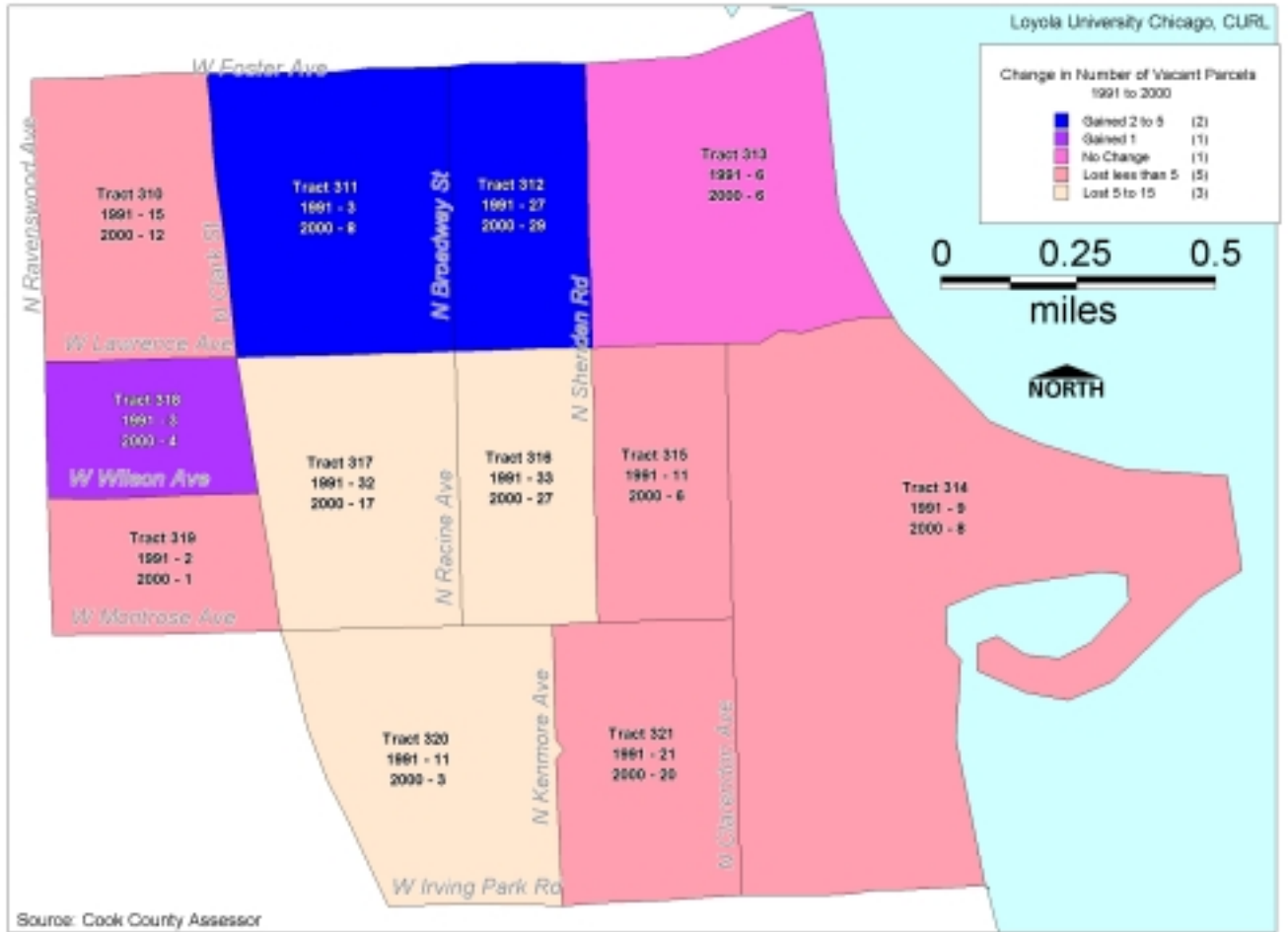
**Chart 13: Education Level in Uptown 1990-2000**



**Map 5: Change in Number of Multi-Unit and Multi-Family Tax Class Buildings in Uptown from 1991-2000**

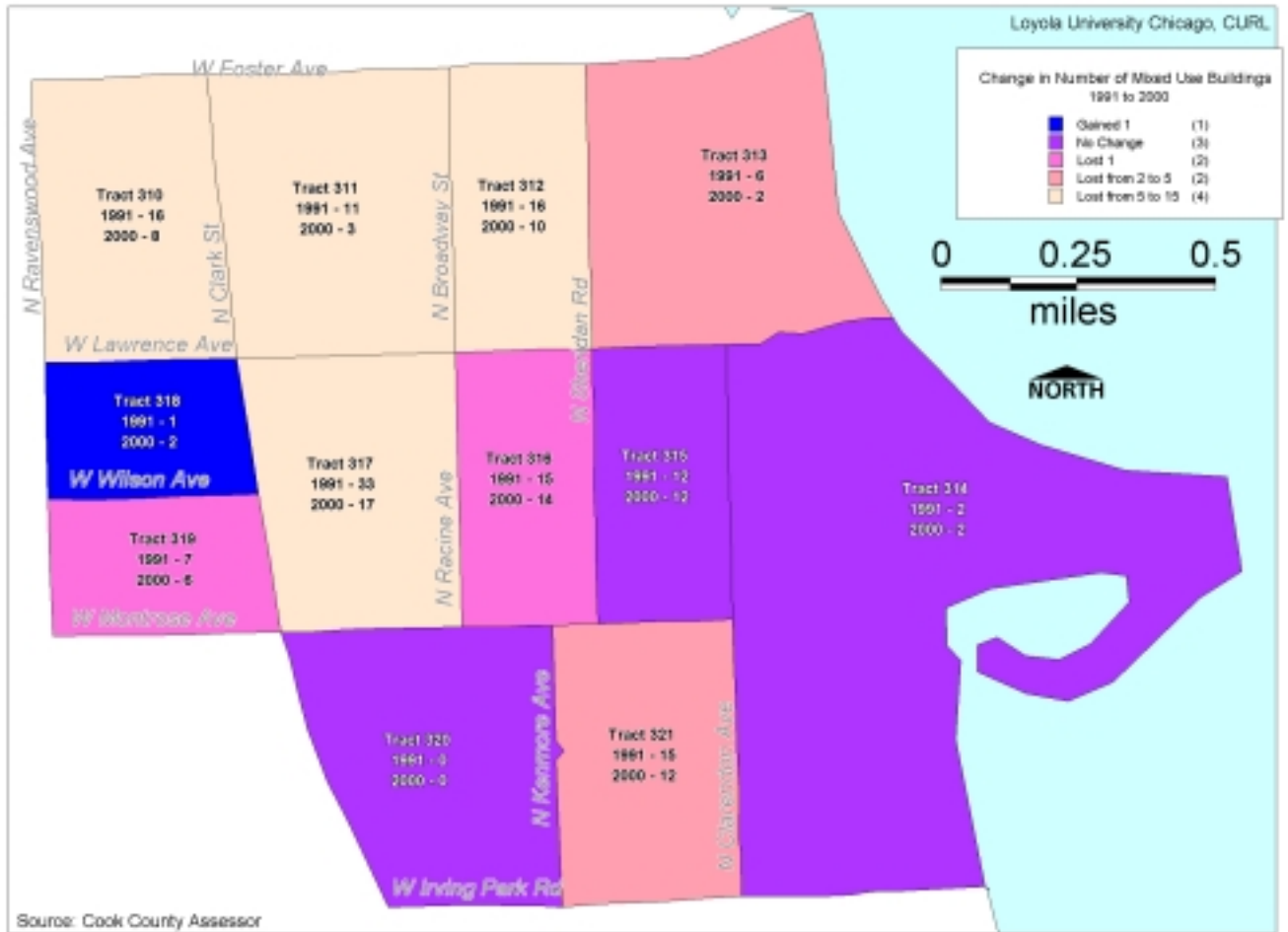


**Map 6: Change in Number of Vacant Tax Class Parcels in Uptown from 1991-2000**

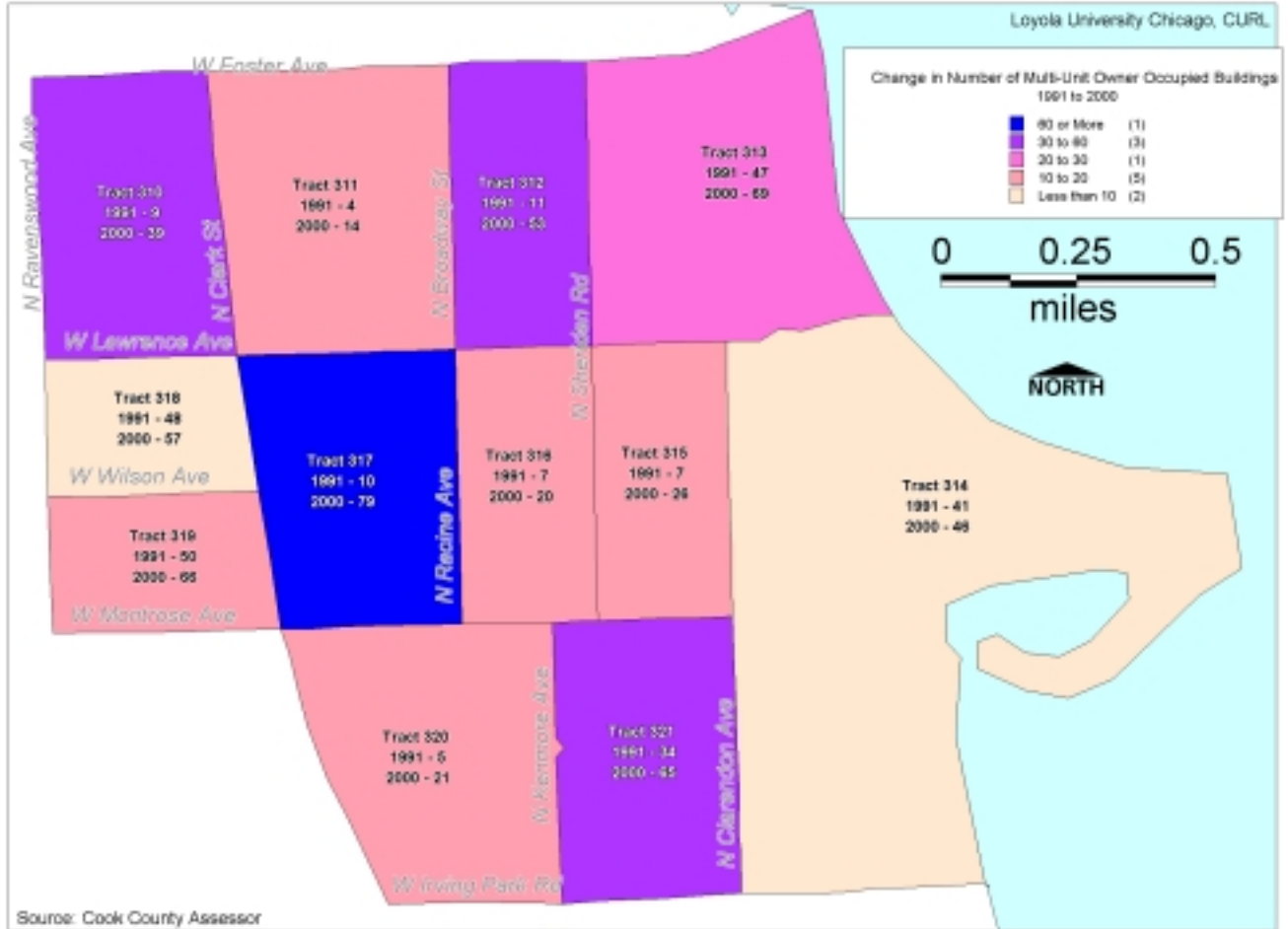




**Map 7: Change in Number of Mixed-Use (Residential and Commercial) Tax Class Buildings in Uptown from 1991-2000**



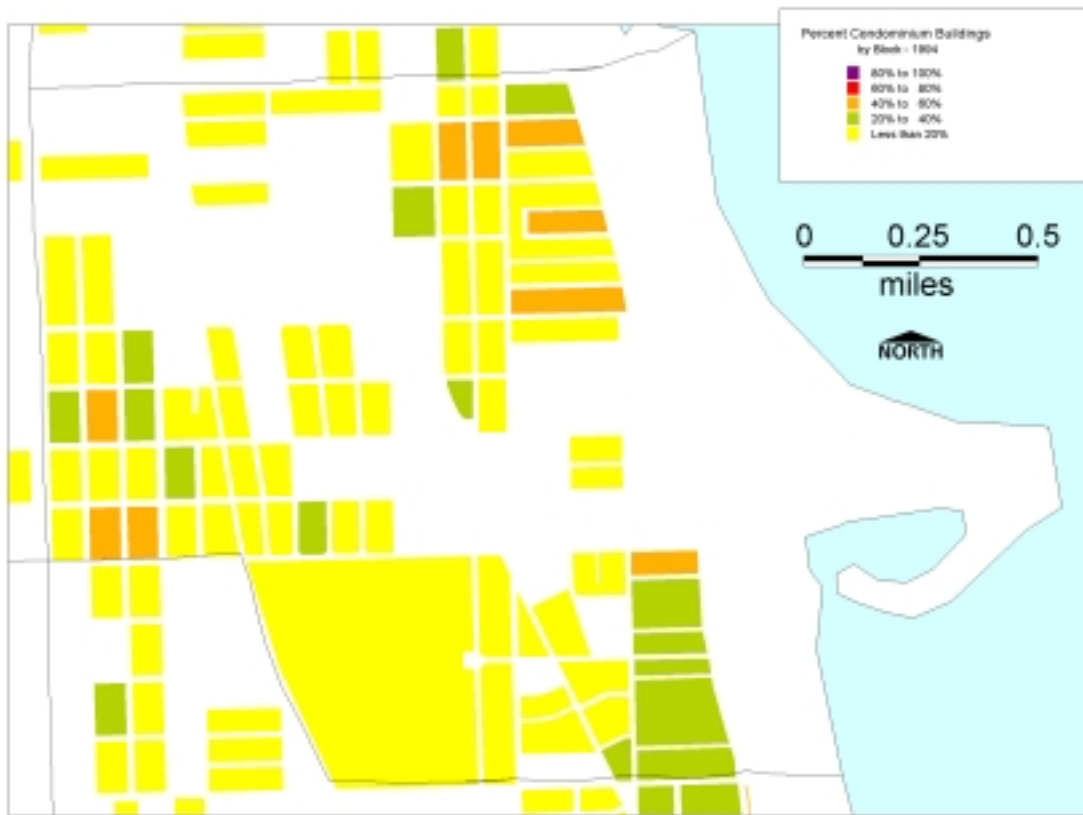
**Map 8: Change in Number of Multi-Unit Owner Occupied Buildings (Condominiums and Townhouses) in Uptown from 1991-2000**



**Map 8A: Condominium Buildings as Percent of All Buildings by Block in Uptown, 1991**



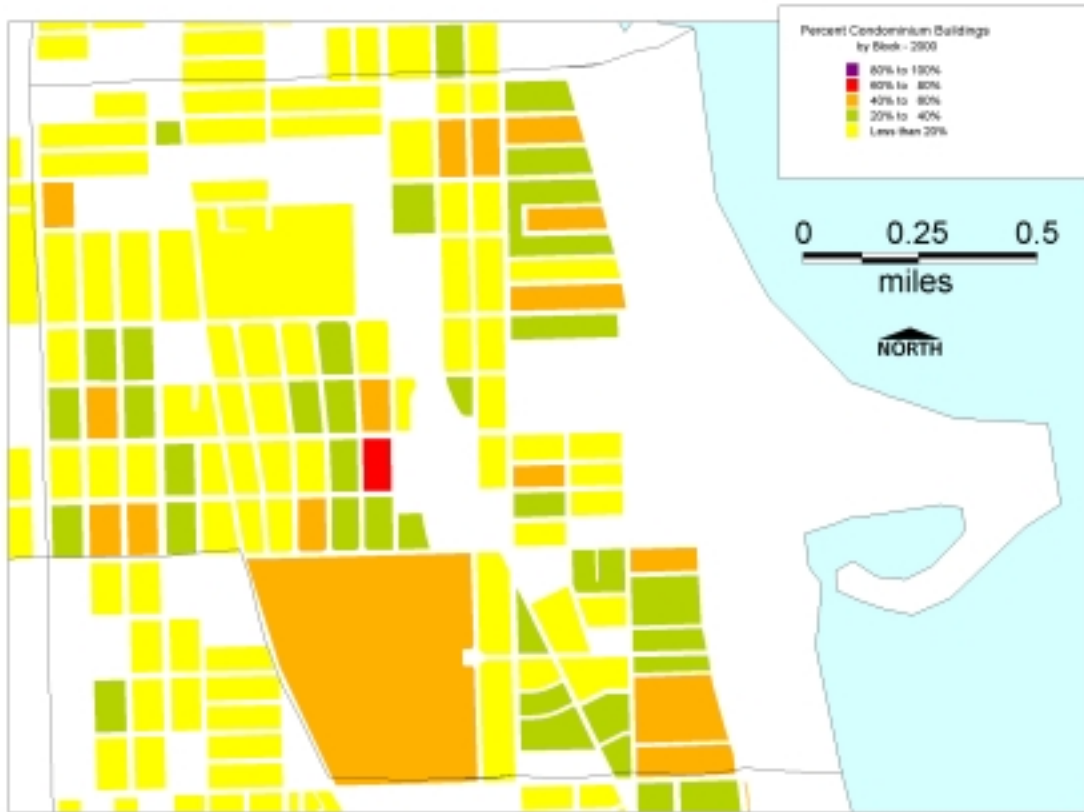
**Map 8B: Condominium Buildings as Percent of All Buildings by Block in Uptown, 1994**



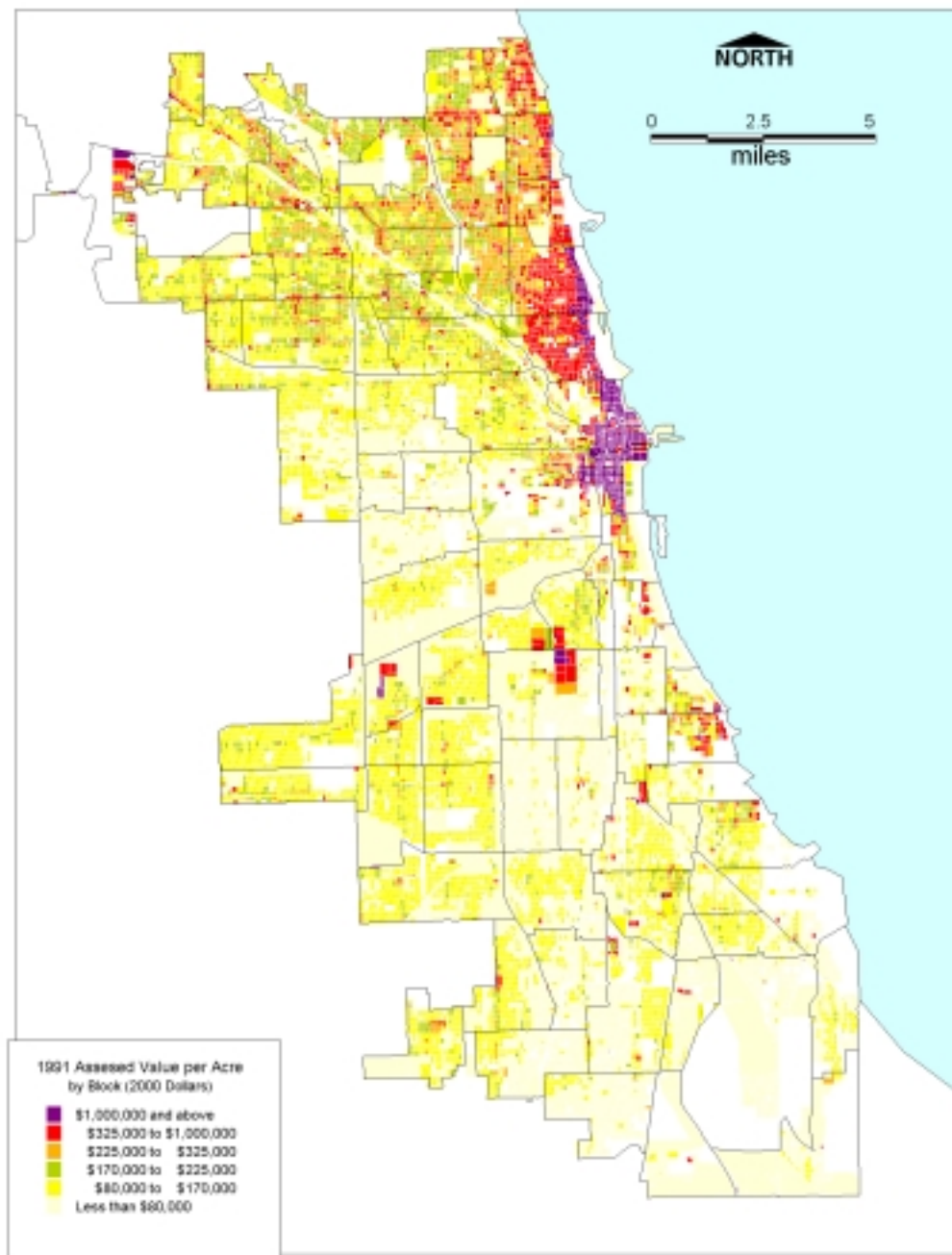
**Map 8C: Condominium Buildings as Percent of All Buildings by Block in Uptown, 1997**



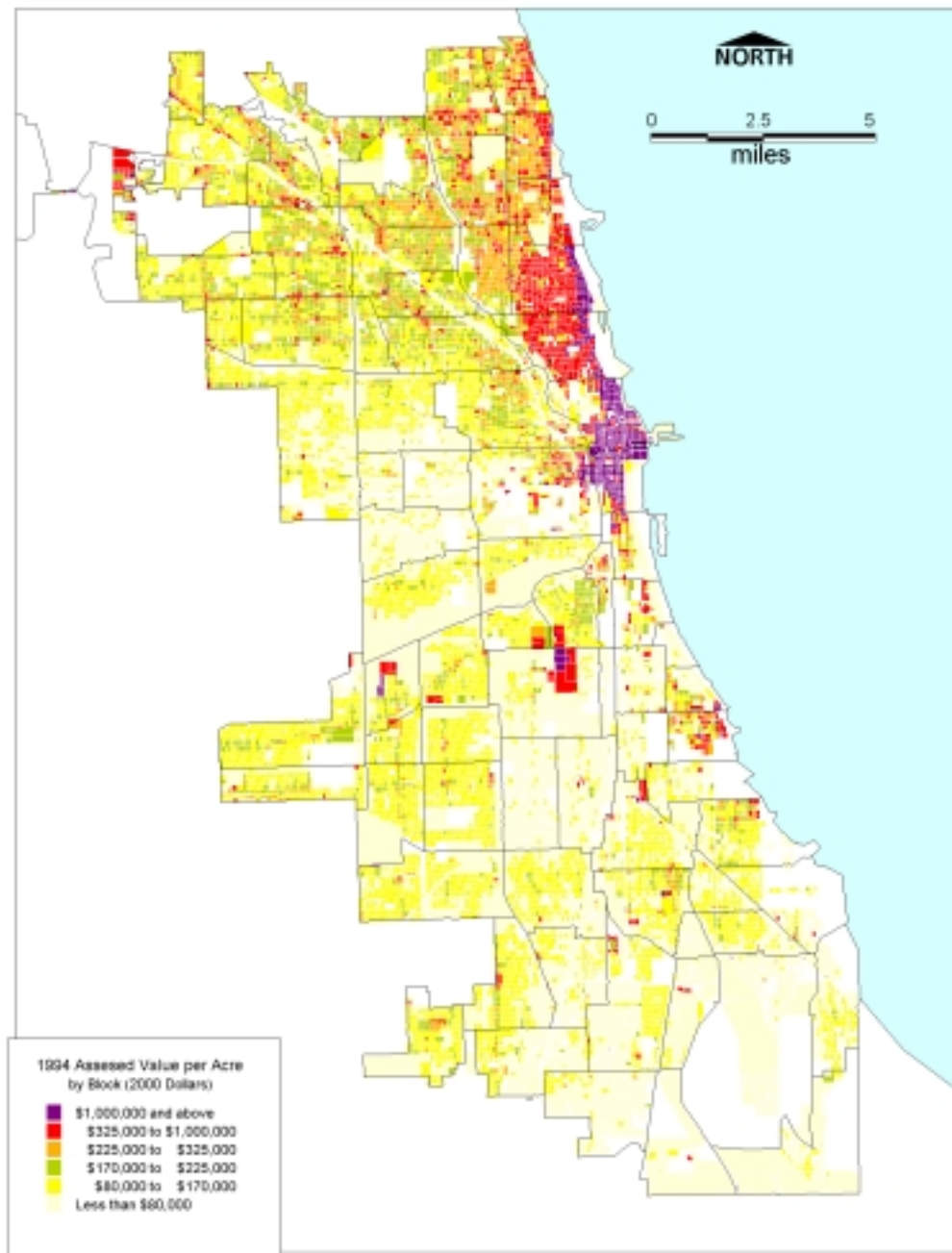
**Map 8D: Condominium Buildings as Percent of All Buildings by Block in Uptown, 2000**



**Map 9: Assessed Value of Blocks, City of Chicago, 1991**

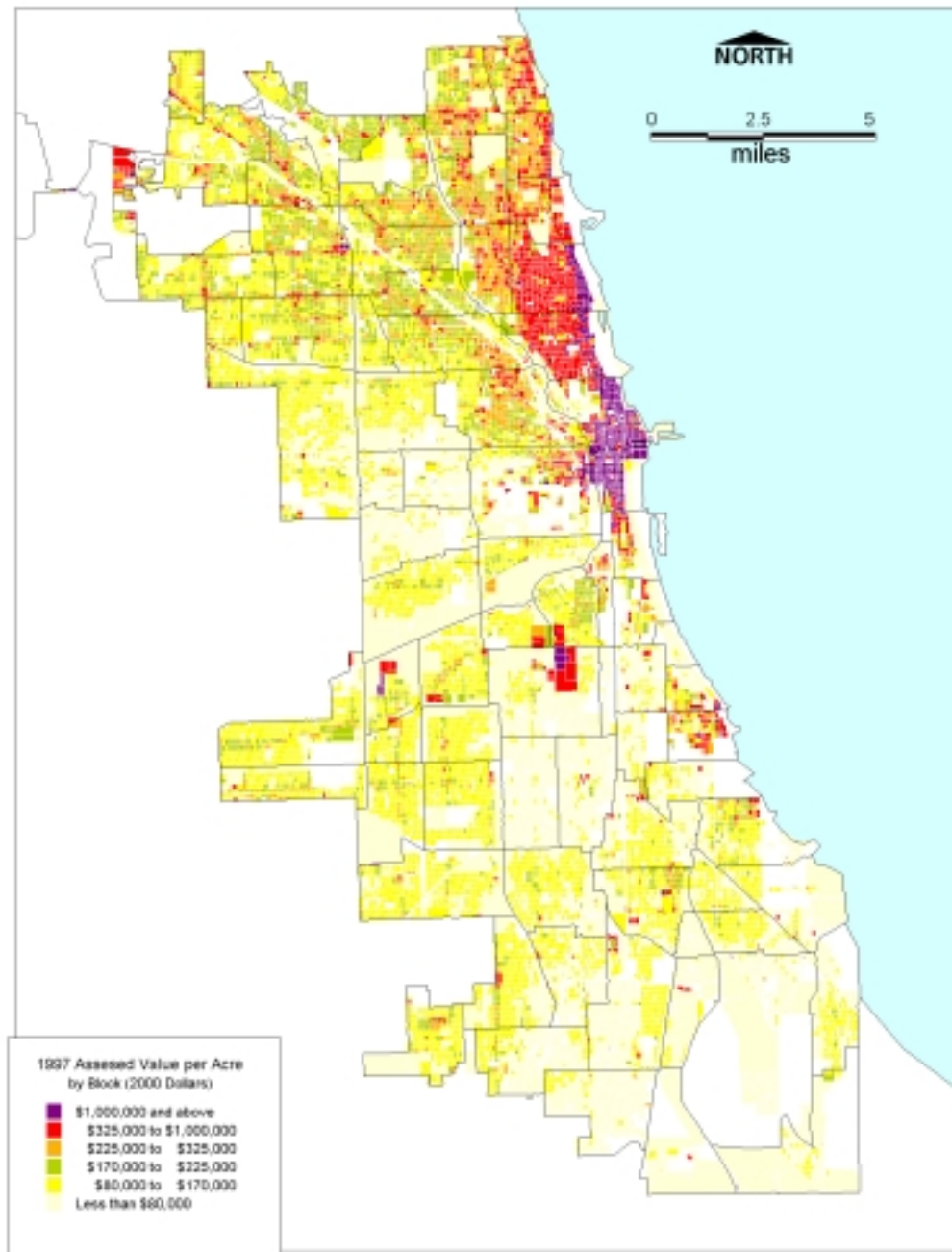


**Map 10: Assessed Value of Blocks, City of Chicago, 1994**

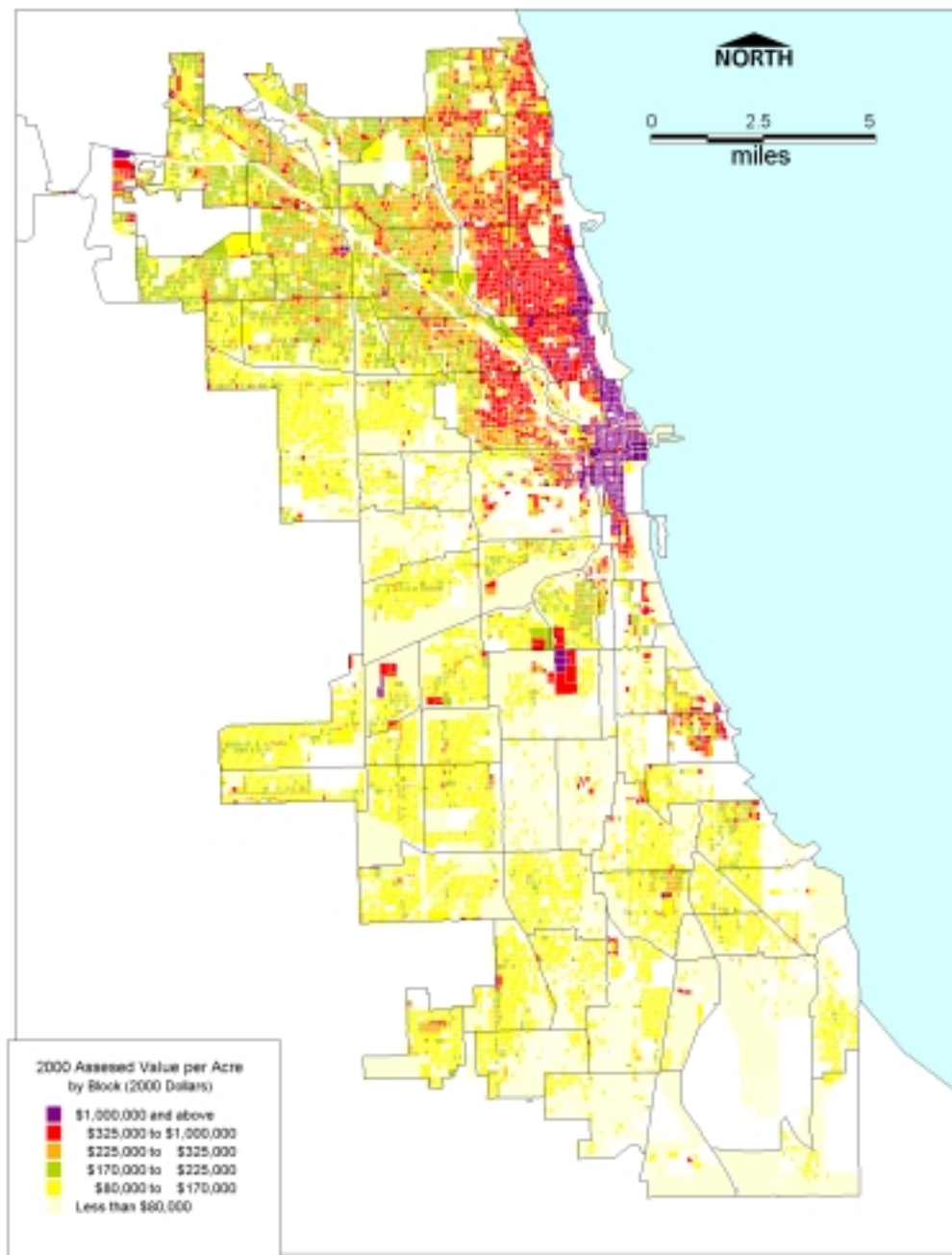




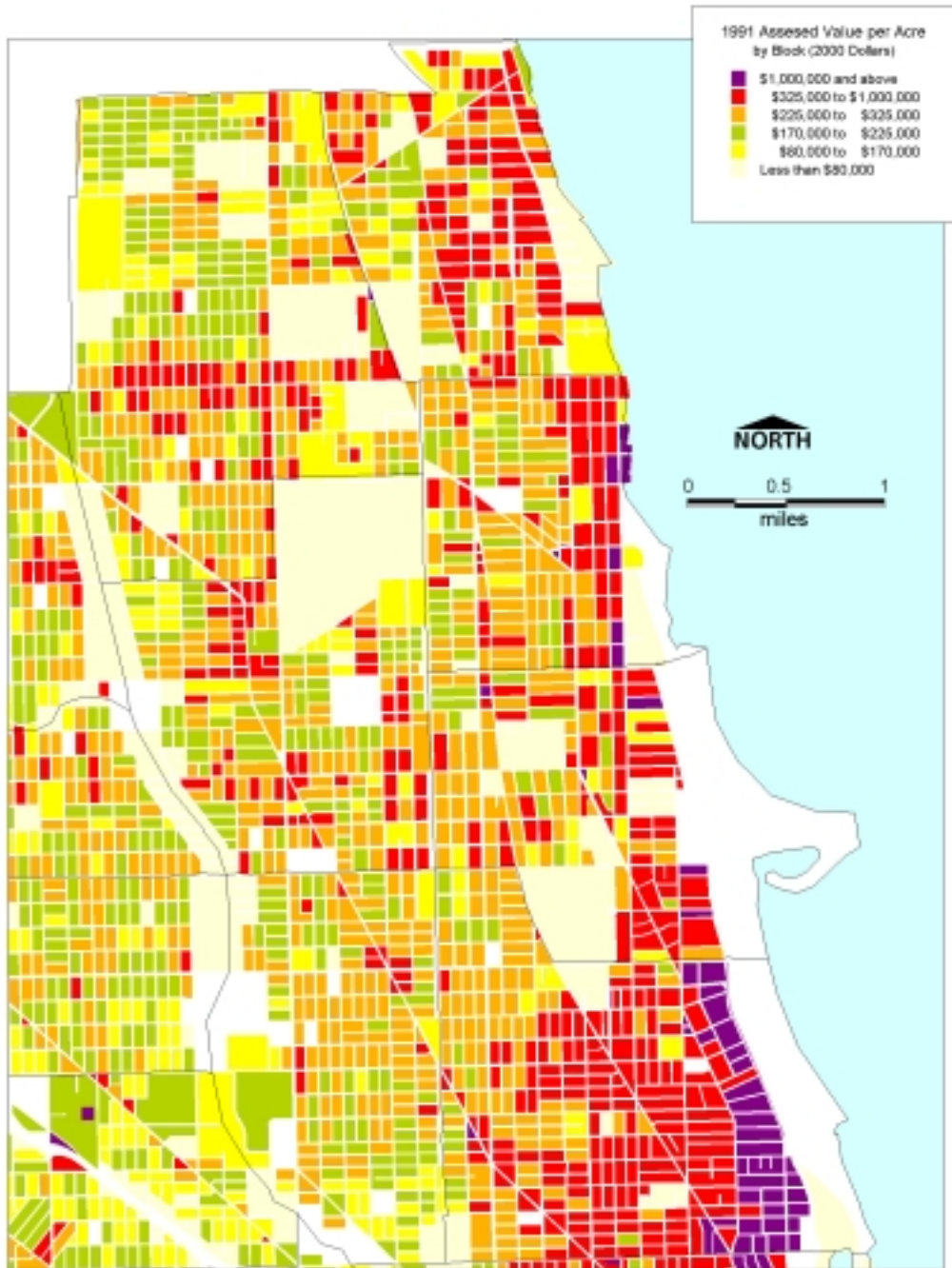
**Map 11: Assessed Value of Blocks, City of Chicago, 1997**



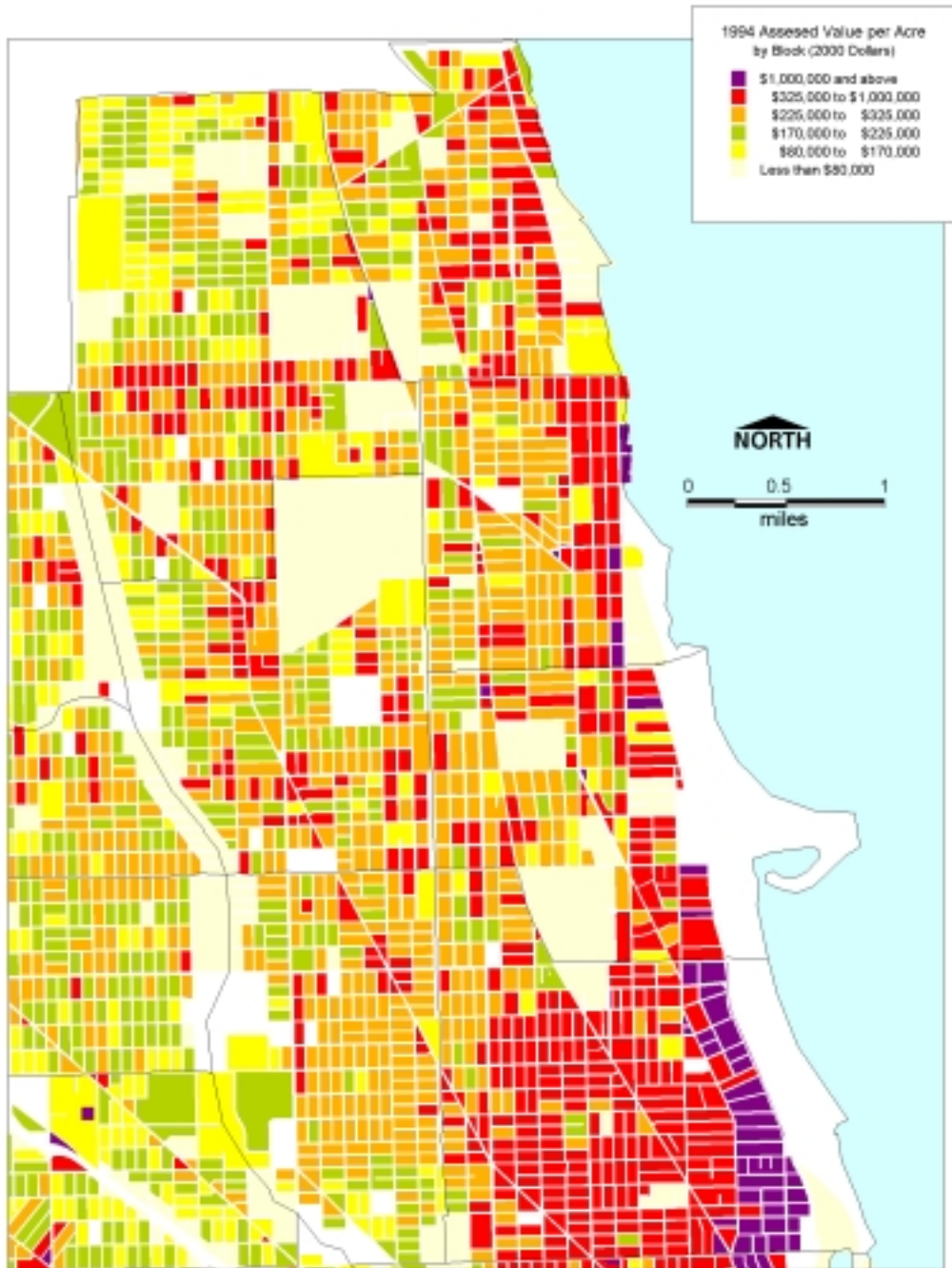
**Map 12: Assessed Value of Blocks, City of Chicago, 2000**



**Map 13: Assessed Value of Blocks, NE Community Areas, 1991**

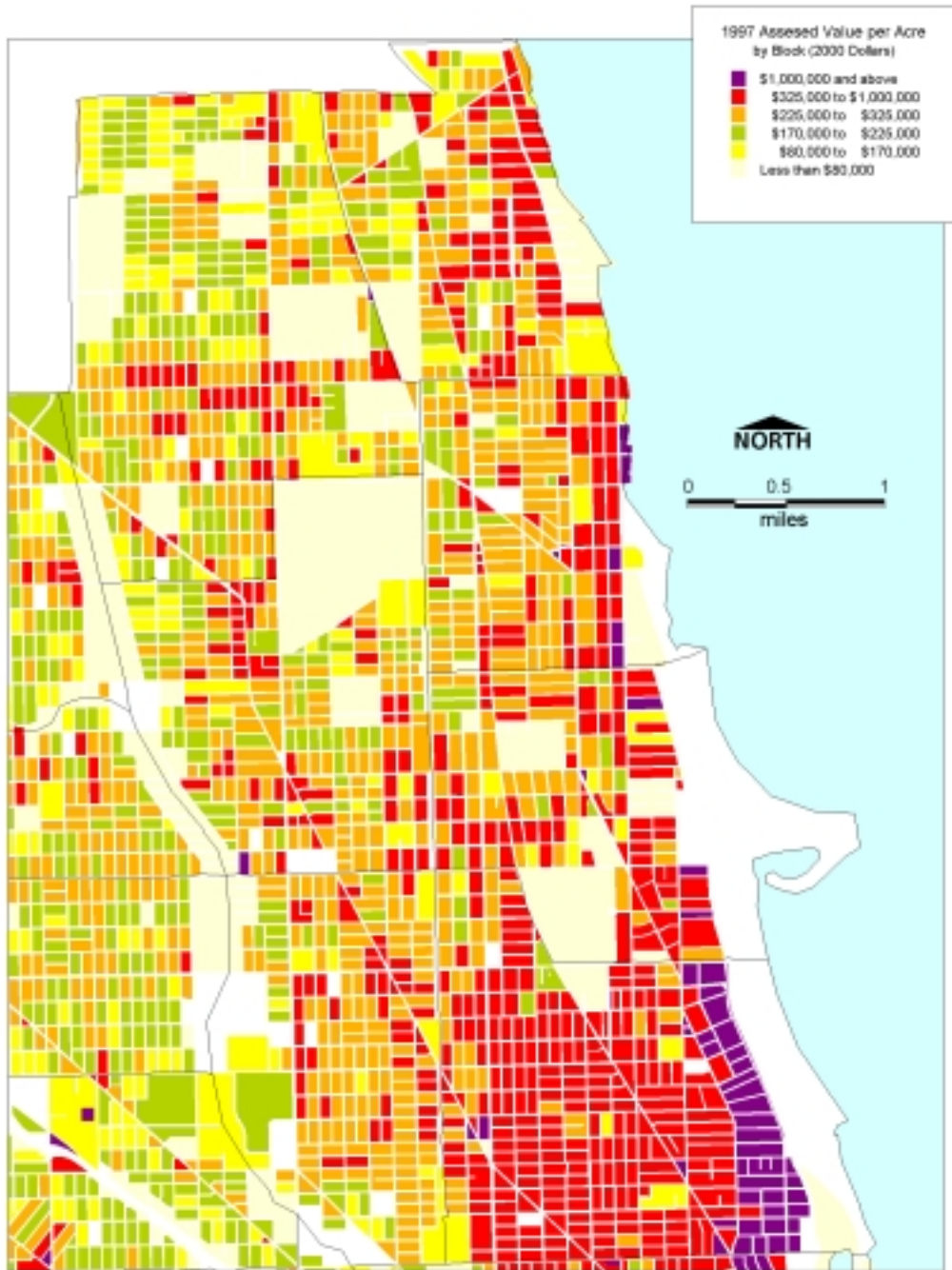


**Map 14: Assessed Value of Blocks, NE Community Areas, 1994**

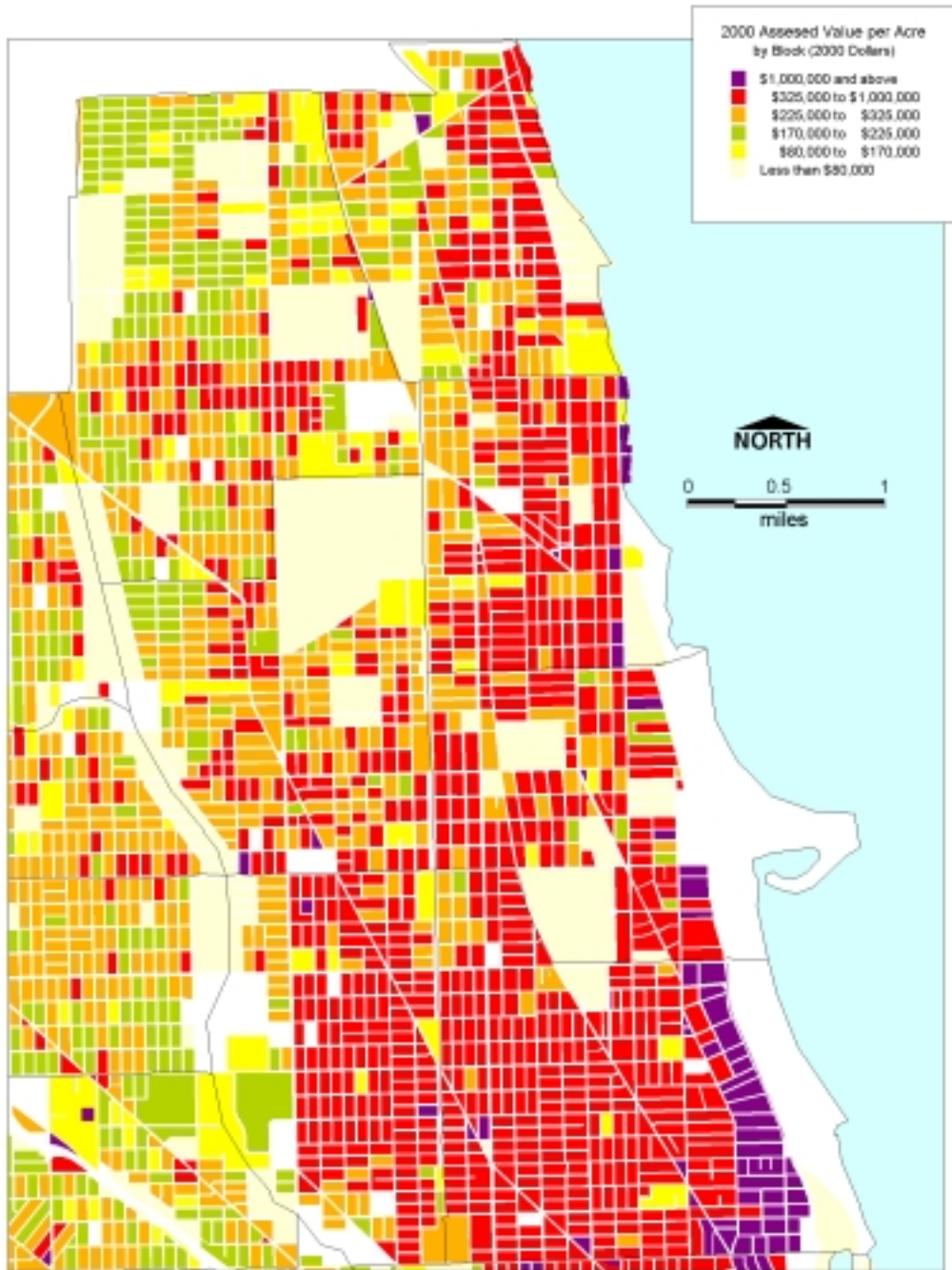




**Map 15: Assessed Value of Blocks, NE Community Areas, 1997**

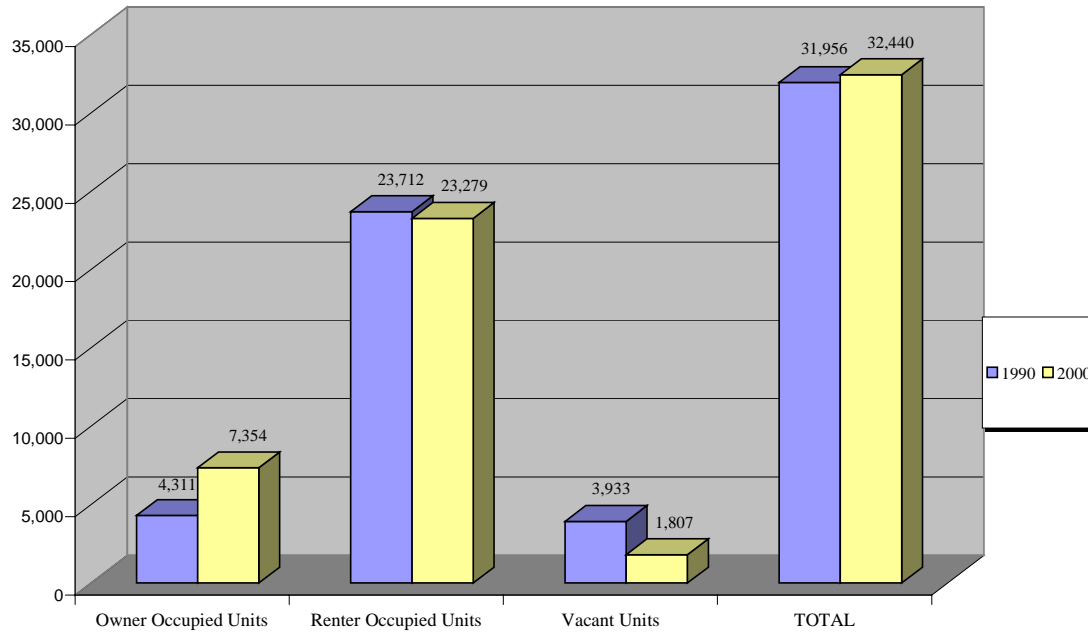


**Map 16: Assessed Value of Blocks, NE Community Areas, 2000**



**Chart 14: Housing Units in Uptown 1990-2000**

**Owner Occupied, Renter Occupied and Vacant Units in Uptown**



Source: Census 1990 & Census 2000

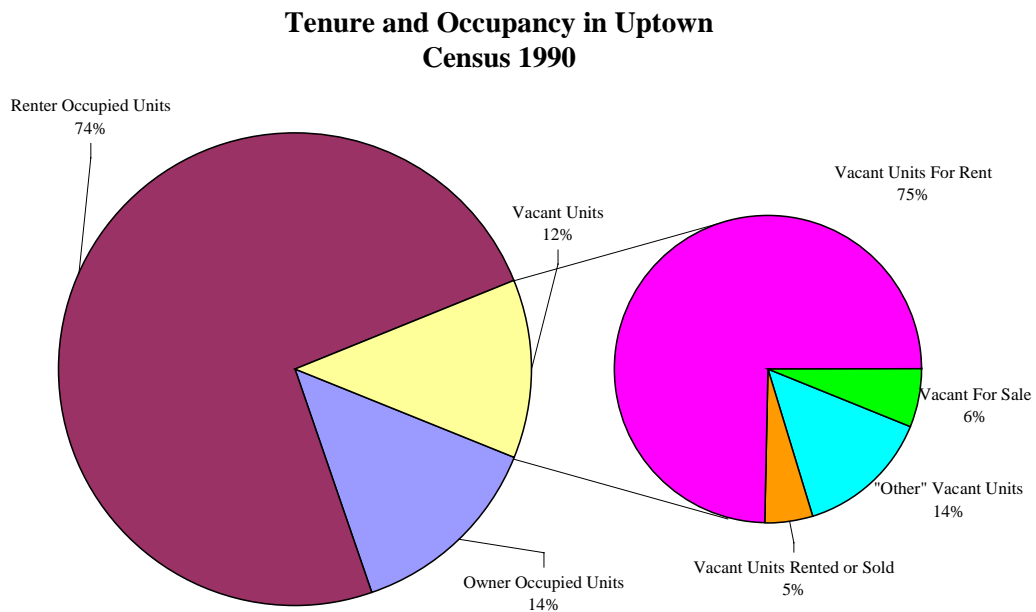
**Chart 15: Housing Units in Uptown and the City, 1990-2000 with Vacant Unit Breakdown**

<i>Community and City Totals of Owner Occupied, Renter Occupied and Vacant Units</i>						
	<b>1990</b>	<b>2000</b>	<b># Change</b>	<b>% Change</b>	<b>1990%</b>	<b>2000%</b>
<b>Uptown</b>						
Owner Occupied Units	4,311	7,354	3,043	70.59%	13.49%	22.67%
Renter Occupied Units	23,712	23,279	-433	-1.83%	74.20%	71.76%
Vacant Units	3,933	1,807	-2,126	-54.06%	12.31%	5.57%
<b>TOTAL</b>	<b>31,956</b>	<b>32,440</b>	<b>484</b>	<b>1.51%</b>	<b>100.00%</b>	<b>100.00%</b>
<b>City of Chicago</b>						
Owner Occupied Units	425,259	464,865	39,606	9.31%	37.53%	40.32%
Renter Occupied Units	599,915	597,062	-2,853	-0.48%	52.95%	51.79%
Vacant Units	107,865	90,940	-16,925	-15.69%	9.52%	7.89%
<b>TOTAL</b>	<b>1,133,039</b>	<b>1,152,867</b>	<b>19,828</b>	<b>1.75%</b>	<b>100.00%</b>	<b>100.00%</b>

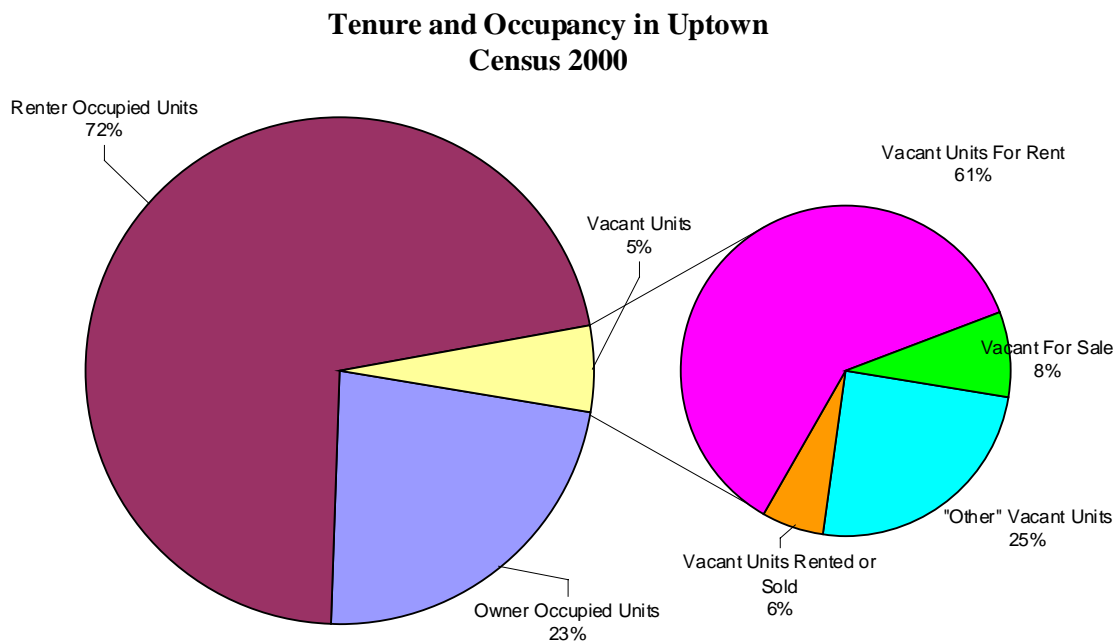
<i>Community and City Totals of Vacant Units Broken Down By Status</i>						
	<b>1990</b>	<b>2000</b>	<b># Change</b>	<b>% Change</b>	<b>1990</b>	<b>2000</b>
<b>Uptown</b>						
"Other" Vacant Units	555	442	-113	-20.36%	14.11%	24.46%
Vacant Units Rented or Sold	204	105	-99	-48.53%	5.19%	5.81%
Vacant Units For Rent	2,936	1,108	-1828	-62.26%	74.65%	61.32%
Vacant For Sale	238	152	-86	-36.13%	6.05%	8.41%
<b>TOTAL</b>	<b>3,933</b>	<b>1,807</b>	<b>-2126</b>	<b>-54.06%</b>	<b>100.00%</b>	<b>100.00%</b>
<b>City of Chicago</b>						
"Other" Vacant Units	24,106	36,727	12,621	52.36%	14.11%	24.46%
Vacant Units Rented or Sold	12,860	9,752	-3,108	-24.17%	5.19%	5.81%
Vacant Units For Rent	63,764	36,314	-27,450	-43.05%	74.65%	61.32%
Vacant For Sale	7,135	8,147	1,012	14.18%	6.05%	8.41%
<b>TOTAL</b>	<b>107,865</b>	<b>90,940</b>	<b>-16,925</b>	<b>-15.69%</b>	<b>100.00%</b>	<b>100.00%</b>



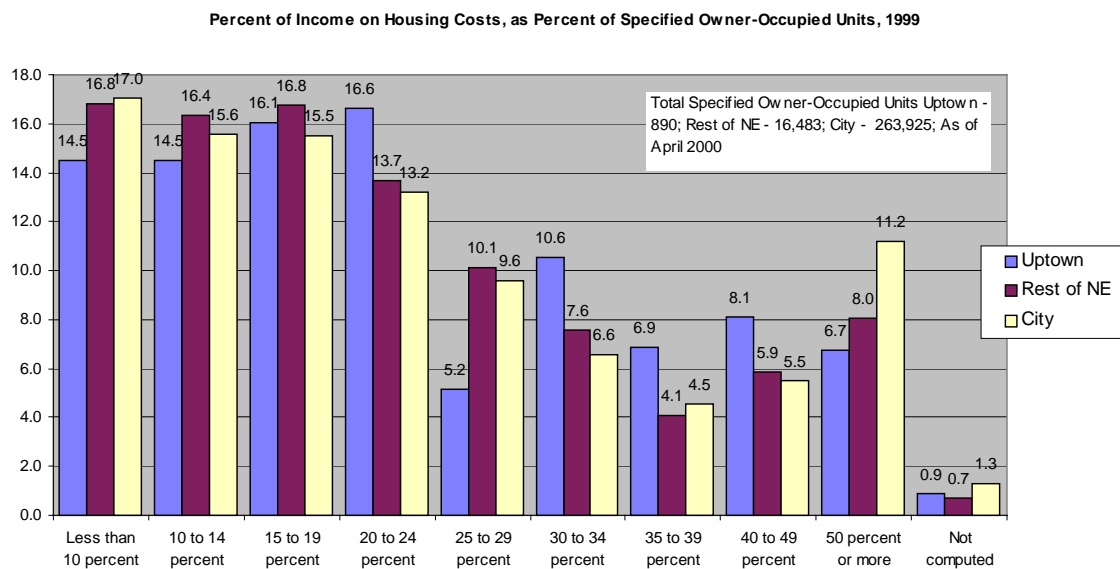
**Chart 15A: Housing Units in Uptown, 1990 with Vacant Unit Breakdown**



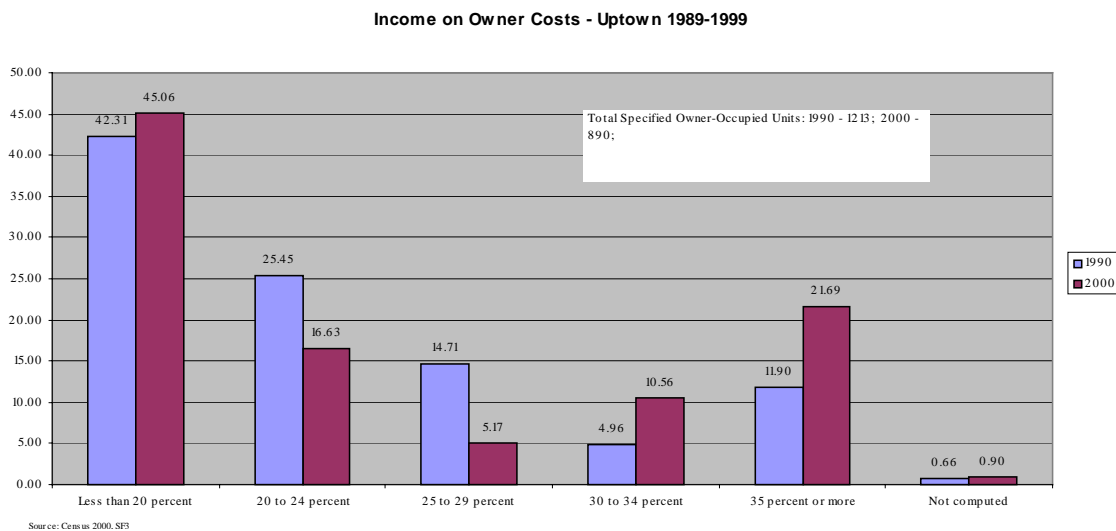
**Chart 15B: Housing Units in Uptown, 2000 with Vacant Unit Breakdown**



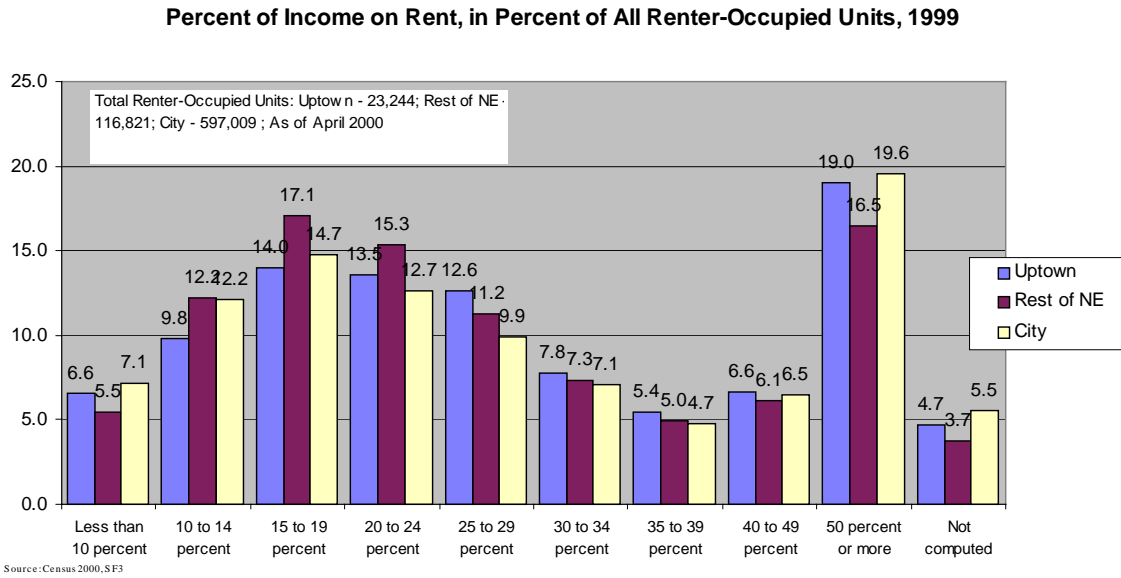
**Chart 16: Percent of Income Spent on Housing, Owner-Occupied Units, in Uptown, NE Community Areas, City, 1999**



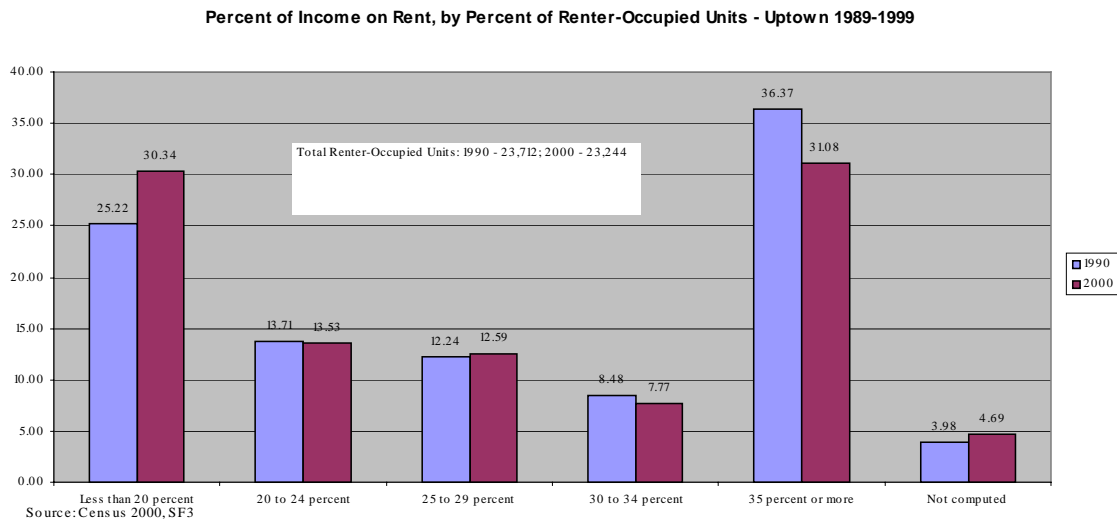
**Chart 17: Percent of Income Spent on Housing, Owner-Occupied Units, in Uptown 1989-99**



**Chart 18: Percent of Income Spent on Housing, Renter-Occupied Units, in Uptown, NE Community Areas, City, 1999**



**Chart 19: Percent of Income Spent on Housing, Renter-Occupied Units, in Uptown 1989-99**



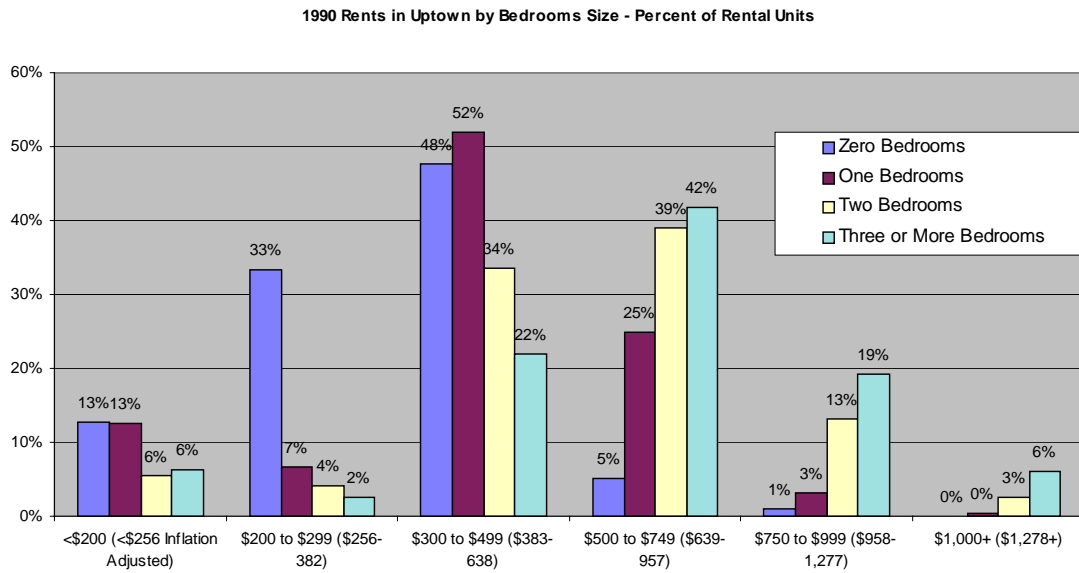
**Chart 20: Renter-Occupied Units in Uptown by Number of Bedrooms, 1990-2000**

Renter Occupied Units by Number of Bedroom, Uptown, 1990-2000							
Tract	Total with BR Size	No bedroom	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5 or more bedrooms
1990	23712	6192	10595	4576	2109	195	45
2000	23279	6841	9913	4360	1913	165	52
1990	23712	26.1%	44.7%	19.3%	8.9%	0.8%	0.2%
2000	23279	29.4%	42.6%	18.8%	8.2%	0.7%	0.2%
Change	-433	649	-682	-216	-196	-30	7
Percent Change	-1.8%	10.5%	-6.4%	-4.7%	-9.3%	-15.4%	15.6%

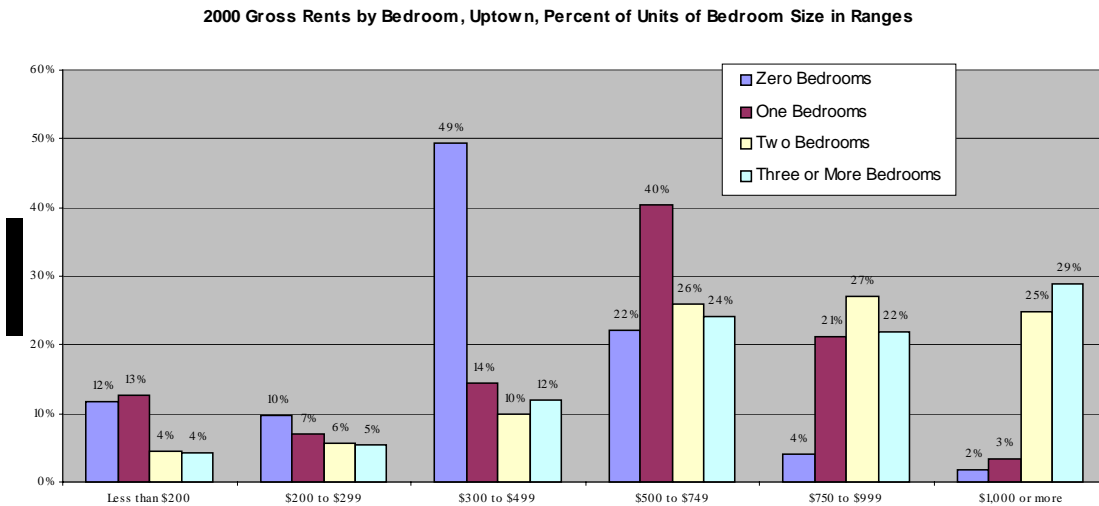
**Chart 21: Median Gross Rents in Uptown, NE Community Areas, City, 1990-2000**

Median Gross Rent 1990-2000, by Community Area					
Community	Median Gross Rent 90	90 MGR - current	Median Gross Rent 2000	Nominal % Change 90-00	Real % Change 90-00
Uptown	378	482.9465	564	49.2%	16.7%
Rogers Park	429	548.106	610	42.1%	11.3%
West Ridge	491	627.3194	689	40.3%	9.8%
Lincoln Square	427	545.5507	664	55.5%	21.7%
North Center	401	512.3321	789	96.8%	54.0%
Lake View	513	655.4274	855	66.6%	30.4%
Edgewater	418	534.052	611	46.2%	14.4%
<b>Chicago</b>	<b>377</b>	<b>481.6689</b>	<b>616</b>	<b>63.4%</b>	<b>27.9%</b>

**Chart 22: Gross Rents in Uptown by Number of Bedrooms, 1990**



**Chart 23: Gross Rents in Uptown by Number of Bedrooms, 2000**



**Chart 24: Median Gross Rents in Uptown, NE Community Areas, City, by Number of Bedrooms, 1990-2000**

<b>Median Gross Rent 1990-2000, by Bedroom Size, Uptown</b>					
	<b>1990 Median*</b>	<b>1990 Median - Current Dollars</b>	<b>2000 Median*</b>	<b>1990-2000 % Change, Nominal Dollars</b>	<b>1990-2000 % Change, Real Dollars</b>
Zero Bedrooms	\$305.22	\$389.95	\$375.74	23%	-4%
One Bedrooms	\$379.23	\$484.52	\$560.35	48%	16%
Two Bedrooms	\$518.57	\$662.55	\$753.89	45%	14%
Three or More Bedrooms	\$570.25	\$728.57	\$808.86	42%	11%

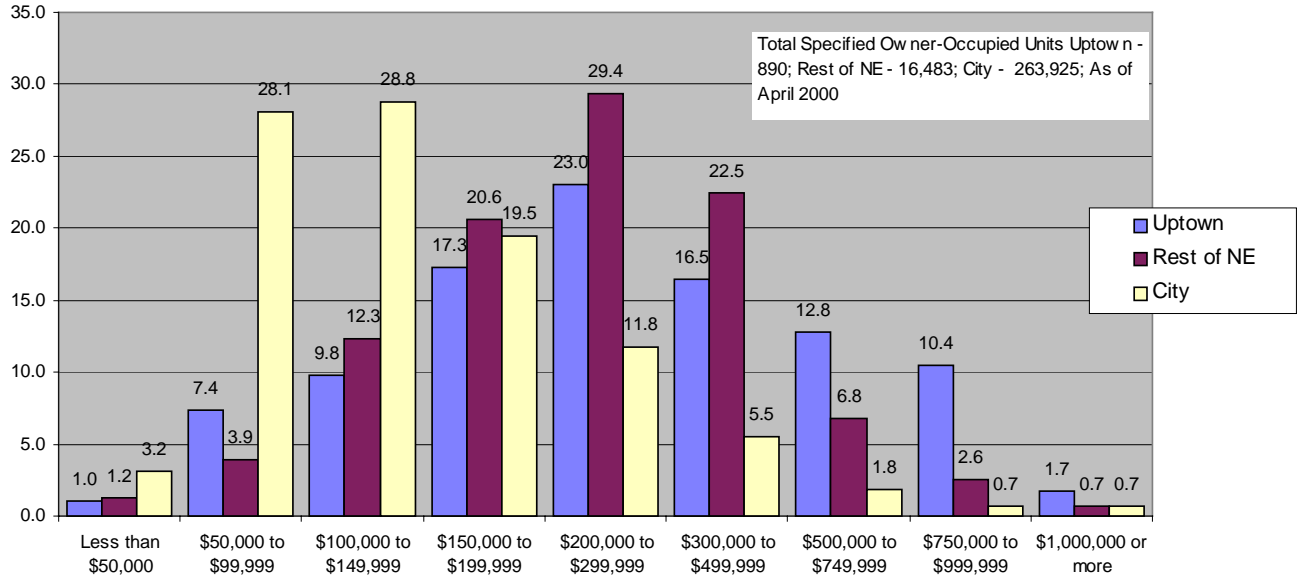
<b>Median Gross Rent, 2000 by Bedrooms, Uptown, Rest of NE, City</b>						
	<b>Uptown</b>	<b>Rest of NE</b>	<b>City</b>	<b>Number of Occupied Units in Uptown</b>	<b>Number Occ. Units in Rest of NE</b>	<b>Number Occ. Units in City</b>
Zero Bedrooms	\$375.74	\$523.46	\$520.34	6841	22444	71689
One Bedrooms	\$560.35	\$635.31	\$568.85	9913	49519	197981
Two Bedrooms	\$753.89	\$837.10	\$609.43	4360	31625	205431
Three or More Bedrooms	\$808.86	\$948.07	\$644.91	2130	13185	120745

\*Calculations done in-house using Pareto interpolation

**Chart 25: Median Home Values in Uptown, NE Community Area, City, 1990-2000**

**Chart 26: Home Values in Uptown, NE Community Areas, City, 2000**

**Home Value, by Percent of Specified Owner-Occupied Units, 2000**



**Chart 27: Detached Single Family Home Sales, Uptown and City 1990-1999**

<b>Detached Single Family Homes</b>					
<b>Chicago</b>					
<b>Year</b>	<b>Chicago Average Price</b>	<b>Chicago Median Price</b>	<b>Chicago Median Price (2000 dollars)</b>	<b>Sales in Chicago</b>	<b>Percent Uptown/City Median Price</b>
1990	\$157,210	\$126,900	\$166,974	2763	219.7%
1991	\$156,593	\$128,000	\$162,025	2726	152.3%
1992	\$137,436	\$118,000	\$145,679	4812	185.6%
1993	\$124,634	\$106,000	\$126,190	7124	178.5%
1994	\$129,800	\$112,000	\$130,233	7824	192.0%
1995	\$132,406	\$115,000	\$129,213	8935	161.7%
1996	\$138,706	\$118,500	\$130,220	9324	225.2%
1997	\$146,974	\$121,750	\$130,914	9228	225.9%
1998	\$162,261	\$129,000	\$135,789	10123	209.3%
1999	\$174,349	\$135,000	\$139,175	9620	266.7%
<b>Uptown</b>					
<b>Year</b>	<b>Uptown Average Price</b>	<b>Uptown Median Price</b>	<b>Uptown Median Price (2000 dollars)</b>	<b>Sales in Uptown</b>	<b>Fraction of City Market</b>
1990	\$320,333	\$278,750	\$366,776	18	0.7%
1991	\$198,838	\$195,000	\$246,835	25	0.9%
1992	\$288,748	\$219,000	\$270,370	35	0.7%
1993	\$237,047	\$189,250	\$225,298	38	0.5%
1994	\$253,614	\$215,000	\$250,000	31	0.4%
1995	\$263,645	\$186,000	\$208,989	33	0.4%
1996	\$284,611	\$266,900	\$293,297	44	0.5%
1997	\$319,571	\$275,000	\$295,699	35	0.4%
1998	\$354,491	\$270,000	\$284,211	37	0.4%
1999	\$414,314	\$360,000	\$371,134	29	0.3%



**Chart 28 Attached Home (Condos, Townhomes, Rowhouses) Sales, Uptown and City, 1990-1999**

<b>Attached Homes (Condos, Townhomes, and Rowhouses)</b>					
<b>Chicago</b>					
<b>Year</b>	<b>Chicago Average Price</b>	<b>Chicago Median Price</b>	<b>Chicago Median Price (2000 dollars)</b>	<b>Sales in Chicago</b>	<b>Percent Uptown/City Median Price</b>
1990	\$127,927	\$90,000	\$118,421	4215	72.2%
1991	\$130,514	\$94,825	\$120,032	4268	94.9%
1992	\$132,887	\$98,000	\$120,988	5177	94.9%
1993	\$135,851	\$105,000	\$125,000	5794	90.5%
1994	\$144,591	\$112,500	\$130,814	6346	78.2%
1995	\$150,963	\$120,000	\$134,831	7166	74.6%
1996	\$157,938	\$128,000	\$140,659	7990	81.3%
1997	\$171,453	\$136,000	\$146,237	8952	84.0%
1998	\$188,636	\$152,500	\$160,526	11359	83.3%
1999	\$213,296	\$174,900	\$180,309	10739	90.2%
<b>Uptown</b>					
<b>Year</b>	<b>Uptown Average Price</b>	<b>Uptown Median Price</b>	<b>Uptown Median Price (2000 dollars)</b>	<b>Sales in Uptown</b>	<b>Fraction of City Market</b>
1990	\$86,034	\$65,000	\$85,526	302	7.2%
1991	\$94,222	\$90,000	\$113,924	319	7.5%
1992	\$92,064	\$93,000	\$114,815	390	7.5%
1993	\$96,611	\$95,000	\$113,095	510	8.8%
1994	\$93,567	\$88,000	\$102,326	429	6.8%
1995	\$94,338	\$89,500	\$100,562	483	6.7%
1996	\$107,728	\$104,000	\$114,286	610	7.6%
1997	\$114,490	\$114,300	\$122,903	628	7.0%
1998	\$130,422	\$127,000	\$133,684	752	6.6%
1999	\$156,104	\$157,800	\$162,680	663	6.2%

**Chart 29: Multi-Units (2, 3 and 4 Flats) Sales, Uptown and City, 1990-1999**

<b>Multi-Unit (2, 3, and 4 Flats)</b>					
<b>Chicago</b>					
<b>Year</b>	<b>Chicago Average Price</b>	<b>Chicago Median Price</b>	<b>Chicago Median Price (2000 dollars)</b>	<b>Sales in Chicago</b>	<b>Percent Uptown/City Median Price</b>
1990	\$150,023	\$140,000	\$184,211	2161	135.6%
1991	\$154,684	\$141,000	\$178,481	2051	119.1%
1992	\$148,256	\$138,000	\$170,370	2627	121.4%
1993	\$144,312	\$135,000	\$160,714	3411	138.1%
1994	\$149,058	\$140,000	\$162,791	3703	131.3%
1995	\$150,833	\$143,000	\$160,674	4460	139.2%
1996	\$159,992	\$149,900	\$164,725	4543	157.6%
1997	\$169,143	\$154,000	\$165,591	4541	150.8%
1998	\$184,207	\$164,000	\$172,632	4531	153.8%
1999	\$204,106	\$180,000	\$185,567	4483	173.6%
<b>Uptown</b>					
<b>Year</b>	<b>Uptown Average Price</b>	<b>Uptown Median Price</b>	<b>Uptown Median Price (2000 dollars)</b>	<b>Sales in Uptown</b>	<b>Fraction of City Market</b>
1990	\$199,300	\$189,900	\$249,868	19	0.9%
1991	\$172,361	\$168,000	\$212,658	28	1.4%
1992	\$184,611	\$167,500	\$206,790	38	1.4%
1993	\$199,257	\$186,500	\$222,024	20	0.6%
1994	\$174,102	\$183,875	\$213,808	22	0.6%
1995	\$210,560	\$199,000	\$223,596	25	0.6%
1996	\$240,852	\$236,250	\$259,615	36	0.8%
1997	\$234,543	\$232,250	\$249,731	36	0.8%
1998	\$256,154	\$252,150	\$265,421	32	0.7%
1999	\$345,760	\$312,500	\$322,165	23	0.5%

**Chart 30: Multi-Family (5-9 Units in Building) Sales, Uptown and City, 1990-1999**

<b>Multi-Family (Buildings with 5 to 9 Units)</b>					
<b>Chicago</b>					
<b>Year</b>	<b>Chicago Average Price</b>	<b>Chicago Median Price</b>	<b>Chicago Median Price (2000 dollars)</b>	<b>Sales in Chicago</b>	<b>Percent Uptown/City Median Price</b>
1990	\$233,417	\$217,500	\$286,184	228	121.8%
1991	\$228,394	\$229,000	\$289,873	133	108.7%
1992	\$232,955	\$230,000	\$283,951	153	114.7%
1993	\$233,612	\$204,000	\$242,857	188	157.5%
1994	\$237,365	\$237,000	\$275,581	161	97.5%
1995	\$250,697	\$208,500	\$234,270	258	121.4%
1996	\$262,033	\$230,000	\$252,747	260	120.7%
1997	\$274,094	\$245,000	\$263,441	303	128.6%
1998	\$318,067	\$295,000	\$310,526	355	160.2%
1999	\$359,226	\$335,000	\$345,361	289	165.7%
<b>Uptown</b>					
<b>Year</b>	<b>Uptown Average Price</b>	<b>Uptown Median Price</b>	<b>Uptown Median Price (2000 dollars)</b>	<b>Sales in Uptown</b>	<b>Fraction of City Market</b>
1990	\$282,666	\$265,000	\$348,684	15	6.6%
1991	\$287,863	\$249,000	\$315,190	11	8.3%
1992	\$278,550	\$263,750	\$325,617	10	6.5%
1993	\$313,250	\$321,250	\$382,440	10	5.3%
1994	\$252,953	\$231,000	\$268,605	13	8.1%
1995	\$255,303	\$253,125	\$284,410	7	2.7%
1996	\$302,687	\$277,500	\$304,945	8	3.1%
1997	\$349,722	\$315,000	\$338,710	9	3.0%
1998	\$410,625	\$472,500	\$497,368	8	2.3%
1999	\$518,937	\$555,000	\$572,165	8	2.8%

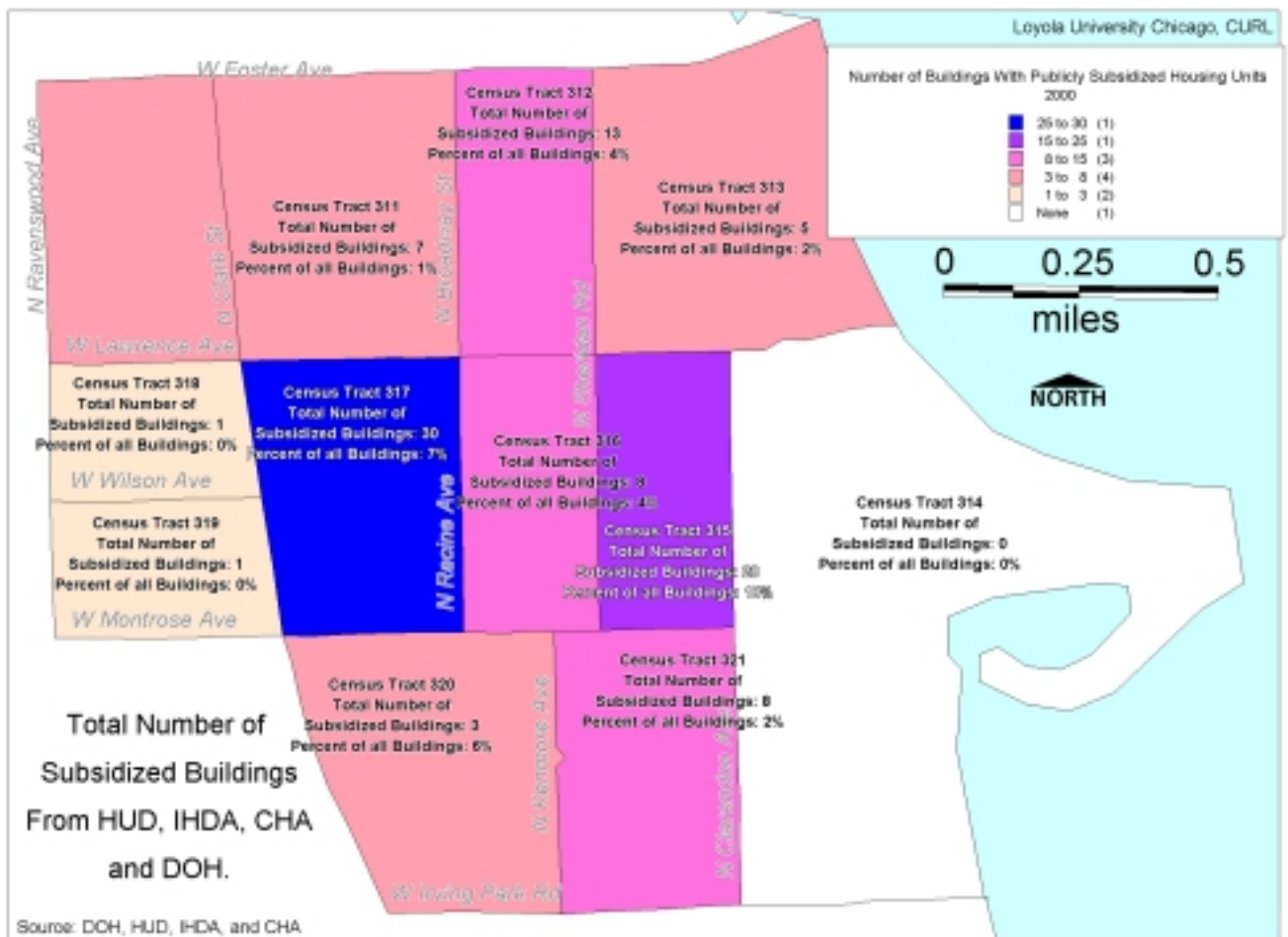
**Chart 31: Multi-Family (10-19 Unit Buildings) Sales, Uptown and City, 1999**

<b>Multi-Family (Buildings with 10 to 19 Units)</b>					
<b>Chicago</b>					
<b>Year</b>	<b>Chicago Average Price</b>	<b>Chicago Median Price</b>	<b>Chicago Median Price (2000 dollars)</b>	<b>Sales in Chicago</b>	<b>Percent Uptown/City Median Price</b>
1990	\$350,966	\$322,500	\$424,342	116	101.6%
1991	\$375,254	\$335,500	\$424,684	72	128.5%
1992	\$316,432	\$290,000	\$358,025	81	94.8%
1993	\$322,644	\$289,500	\$344,643	94	103.6%
1994	\$345,636	\$290,000	\$337,209	76	92.9%
1995	\$332,241	\$302,500	\$339,888	100	84.3%
1996	\$346,416	\$319,000	\$350,549	129	98.4%
1997	\$364,012	\$332,500	\$357,527	174	148.3%
1998	\$392,418	\$367,250	\$386,579	180	183.8%
1999	\$424,403	\$400,000	\$412,371	148	146.3%
<b>Uptown</b>					
<b>Year</b>	<b>Uptown Average Price</b>	<b>Uptown Median Price</b>	<b>Uptown Median Price (2000 dollars)</b>	<b>Sales in Uptown</b>	<b>Fraction of City Market</b>
1990	\$301,250	\$327,500	\$430,921	8	6.9%
1991	\$481,386	\$431,250	\$545,886	11	15.3%
1992	\$308,800	\$275,000	\$339,506	5	6.2%
1993	\$283,500	\$300,000	\$357,143	6	6.4%
1994	\$307,167	\$269,500	\$313,372	6	7.9%
1995	\$295,500	\$255,000	\$286,517	10	10.0%
1996	\$373,300	\$314,000	\$345,055	10	7.8%
1997	\$462,200	\$493,000	\$530,108	10	5.7%
1998	\$672,000	\$675,000	\$710,526	5	2.8%
1999	\$590,000	\$585,000	\$603,093	4	2.7%

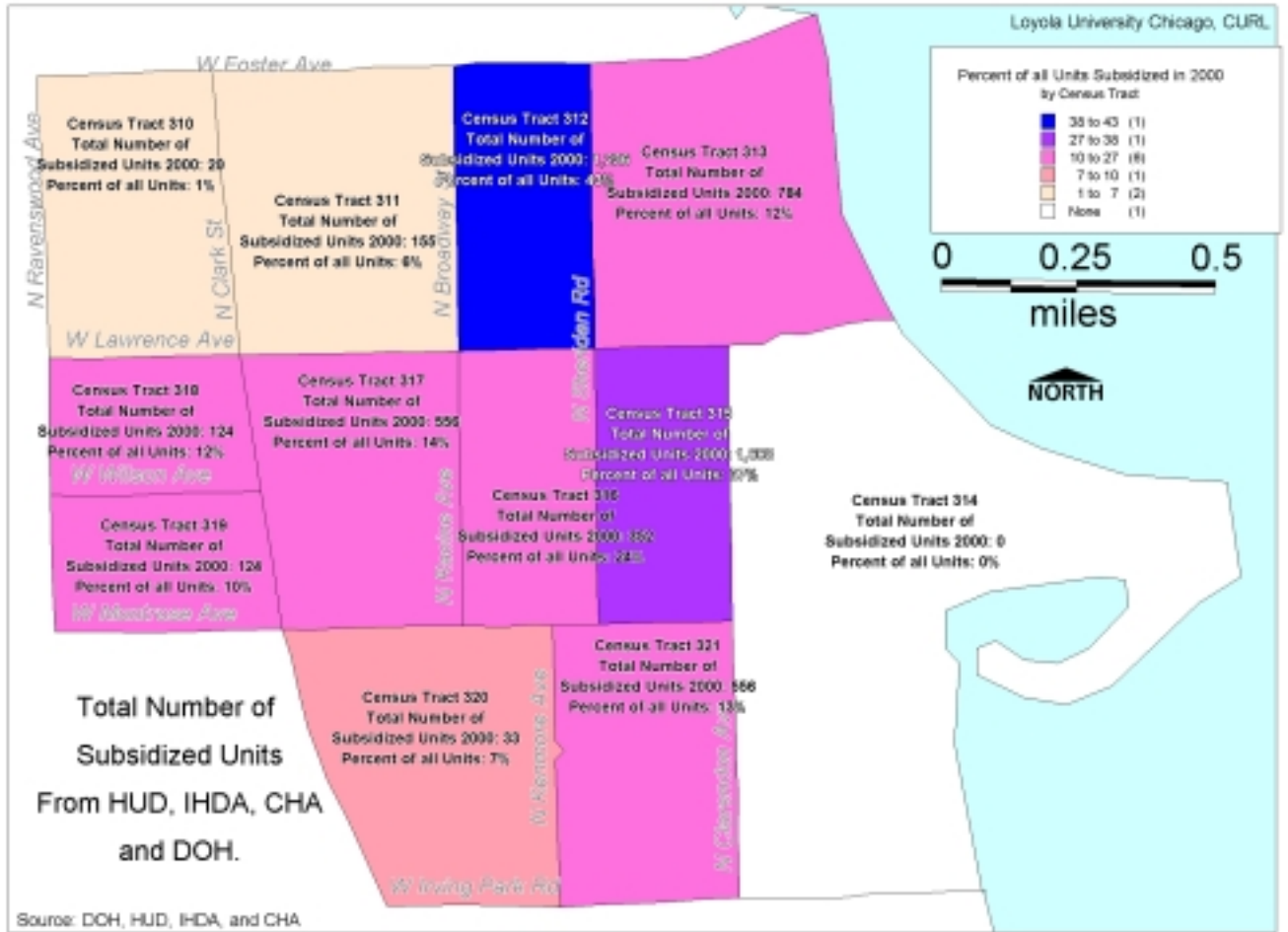
**Chart 32: Subsidized Housing in Uptown, All Sources, 2000**

Subsidized Housing in Uptown, 2000		
Entity	Subsidized Buildings	Subsidized Units
DOH	33	2091
IHDA	20	1832
HUD	24	3173
CHA	41	761
<b>Combined, Eliminating Duplicates</b>	<b>100</b>	<b>5623</b>
CHAC	N/A	427
Not in Subsidized Unit		273
<b>Total Subsidized Units</b>		<b>5896</b>
<b>Percent of All Buildings/Units in Uptown</b>	<b>2.8%</b>	<b>18.2%</b>

**Map 17: Subsidized Buildings (DOH, HUD, IHDA, CHA) in Uptown, 2000**



**Map 18: Subsidized Units (DOH, HUD, IHDA, CHA) in Uptown, 2000**



**Chart 33: CHA Housing in Uptown, NE Community Areas, City, 1990-1999**

Chicago Housing Authority Units and Occupancy, as of 12/31/99								
Community Area	City	Uptown	Rogers Park	Edgewater	West Ridge	Lincoln Square	North Center	Lake View
<b>CHA Units</b>	<b>33590</b>	<b>761</b>	<b>540</b>	<b>572</b>	<b>224</b>	<b>41</b>	<b>473</b>	<b>731</b>
Scattered Units	3130	189	92	76	45	38	5	52
Family Units	20985	0	0	0	0	3	468	0
Senior Units	9475	572	448	496	179	0	0	679
<b>CHA Occupied Units</b>	<b>25323</b>	<b>704</b>	<b>529</b>	<b>550</b>	<b>221</b>	<b>41</b>	<b>396</b>	<b>707</b>
Scattered Occupied Units	2830	181	91	73	45	38	5	50
Family Occupied Units	14396	0	0	0	0	3	391	0
Senior Occupied Units	8097	523	438	477	176	0	0	657
<b>CHA Residents</b>	<b>59455</b>	<b>1232</b>	<b>797</b>	<b>801</b>	<b>334</b>	<b>107</b>	<b>819</b>	<b>863</b>
Scattered Residents	8829	624	308	226	114	98	17	128
Family Residents	41825	0	0	0	0	9	802	0
Senior Residents	8801	608	489	575	220	0	0	735
<b>CHA Buildings</b>	<b>2110</b>	<b>41</b>	<b>20</b>	<b>18</b>	<b>20</b>	<b>9</b>	<b>18</b>	<b>18</b>
Scattered Buildings	857	38	19	15	19	8	2	13
Family Buildings	1194	0	0	0	0	1	16	0
Senior Buildings	59	3	1	3	1	0	0	5

Chicago Housing Authority Units and Occupancy, as of 12/31/90								
Community Area	City	Uptown	Rogers Park	Edgewater	West Ridge	Lincoln Square	North Center	Lake View
<b>CHA Units</b>	<b>37151</b>	<b>659</b>	<b>514</b>	<b>553</b>	<b>196</b>	<b>38</b>	<b>470</b>	<b>718</b>
Scattered Units	1452	87	66	57	17	38	2	39
Family Units	26079	0	0	0	0	0	468	0
Senior Units	9620	572	448	496	179	0	0	679
<b>CHA Occupied Units</b>	<b>16998</b>	<b>369</b>	<b>284</b>	<b>260</b>	<b>126</b>	<b>24</b>	<b>210</b>	<b>342</b>
Scattered Occupied Units	624	44	49	32	14	24	1	27
Family Occupied Units	11908	0	0	0	0	0	209	0
Senior Occupied Units	4466	325	235	228	112	0	0	315
<b>CHA Residents</b>	<b>34474</b>	<b>495</b>	<b>380</b>	<b>333</b>	<b>149</b>	<b>54</b>	<b>396</b>	<b>391</b>
Scattered Residents	1436	115	132	88	28	54	3	56
Family Residents	28311	0	0	0	0	0	393	0
Senior Residents	4727	380	248	245	121	0	0	335
<b>CHA Buildings</b>	<b>1391</b>	<b>19</b>	<b>13</b>	<b>15</b>	<b>5</b>	<b>8</b>	<b>17</b>	<b>16</b>
Scattered Buildings	209	16	12	12	4	8	1	11
Family Buildings	1123	0	0	0	0	0	16	0
Senior Buildings	59	3	1	3	1	0	0	5

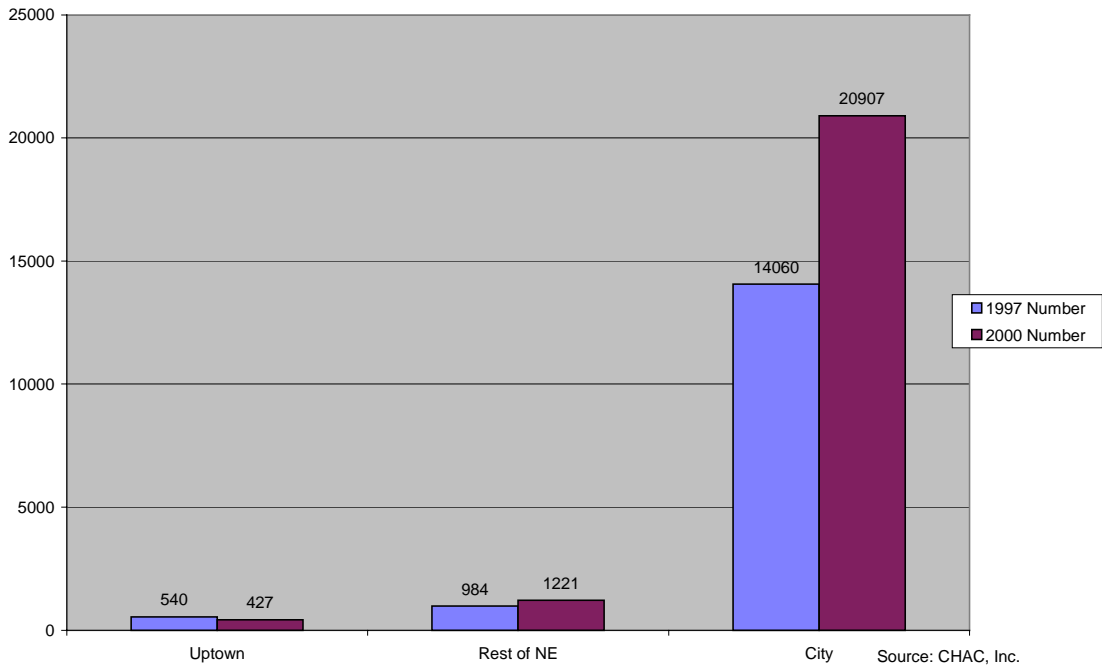
**Chart 34: Housing Choice Vouchers in Uptown, NE Side, City, 1997-2000**

CHAC, Inc - Section 8 Voucher Holders in NE Side						
Community Area	1997 Number	2000 Number	Change in Number	Percent Change	1997 Avg Age	2000 Avg Age
Uptown	540	427	-113	-21%	46.44	48.13
Rogers Park	511	548	37	7%	45.61	44.70
West Ridge	114	228	114	100%	55.75	52.92
Lincoln Square	37	49	12	32%	55.92	49.90
North Center	11	29	18	164%	56.18	53.66
Lake View	117	135	18	15%	53.25	67.67
Edgewater	194	232	38	20%	55.73	54.80
<b>City</b>	<b>14060</b>	<b>20907</b>	<b>6847</b>	<b>49%</b>	<b>45.68</b>	<b>43.46</b>

Not all addresses could be assigned to a community area - approx 1100 missing in 1997, 1700 in 2000

**Chart 35: Change in Number of Housing Choice Vouchers in Uptown, NE Side, City, 1997-**

Change in Number of Vouchers Households, 12/31/97-12/31/00



2000



**Chart 36: Voucher Holder's Average Age in Uptown, NE Side, City, 1997-2000**

**Average Age of Head of Household of Voucher Households, 12/31/97 - 13/31/00**

