



The Deepening Divide in Chicagoland

Nathalie P Voorhees Center for Neighborhood and Community Improvement



a tale of two cities...



*“It was the best of times,
it was the worst of times...”*

best of times!



Thousands of NEW market-rate apartments

worst of times?

- Growing gap between rich and poor
- Real income has declined
- Population lost, not gaining
- Segregation continues
- Crime is higher than ever
- Schools are in turmoil



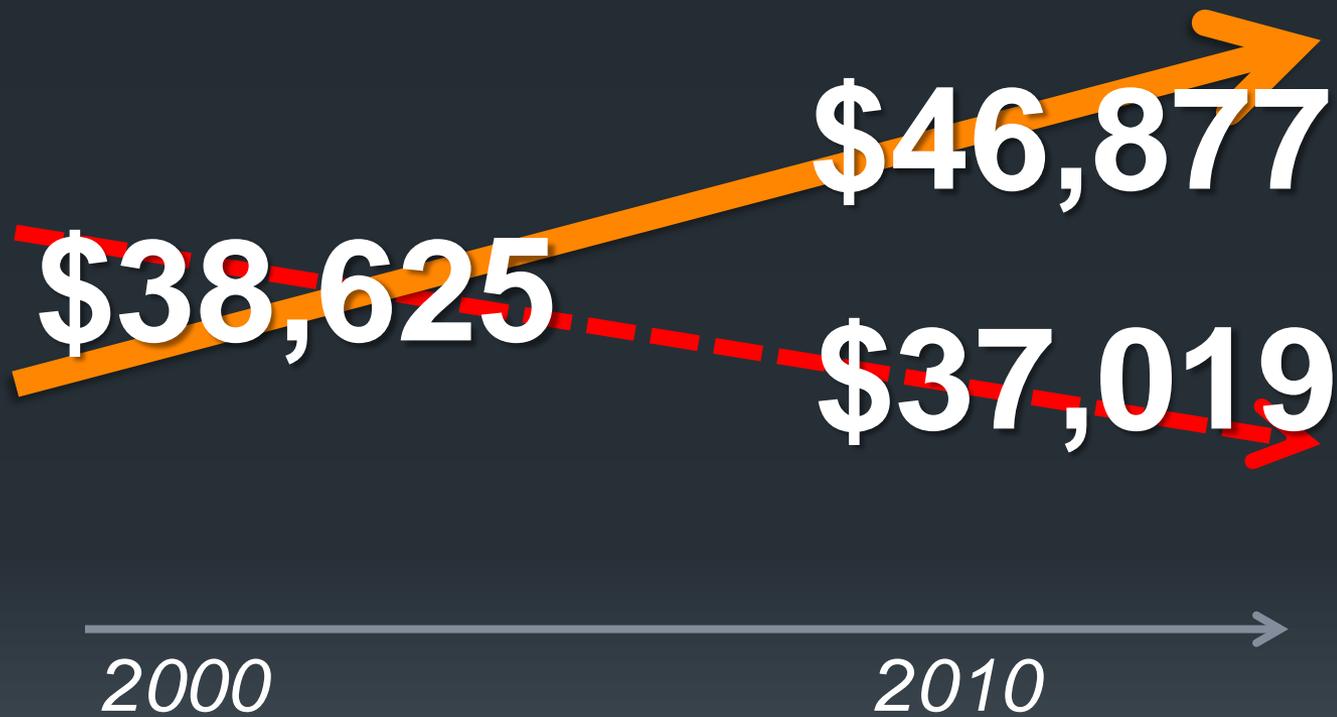
inequality

Chicago's **richest 5 percent**
earned \$201,460, while
those in the **poorest 20**
percent earned \$16,078

Brookings Institute 2014

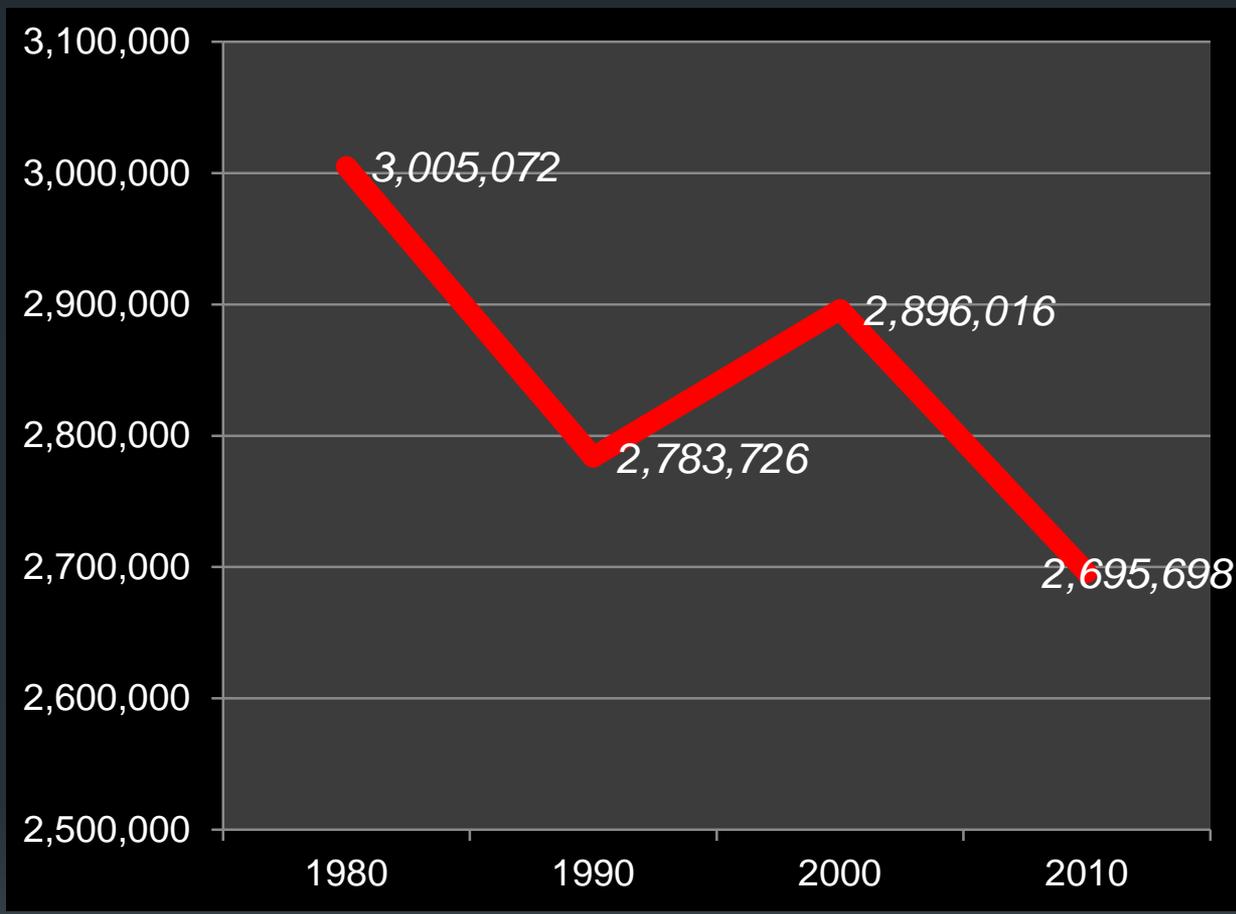


income





population



Change 2000-2010

↓ 200,000 people
90% African American

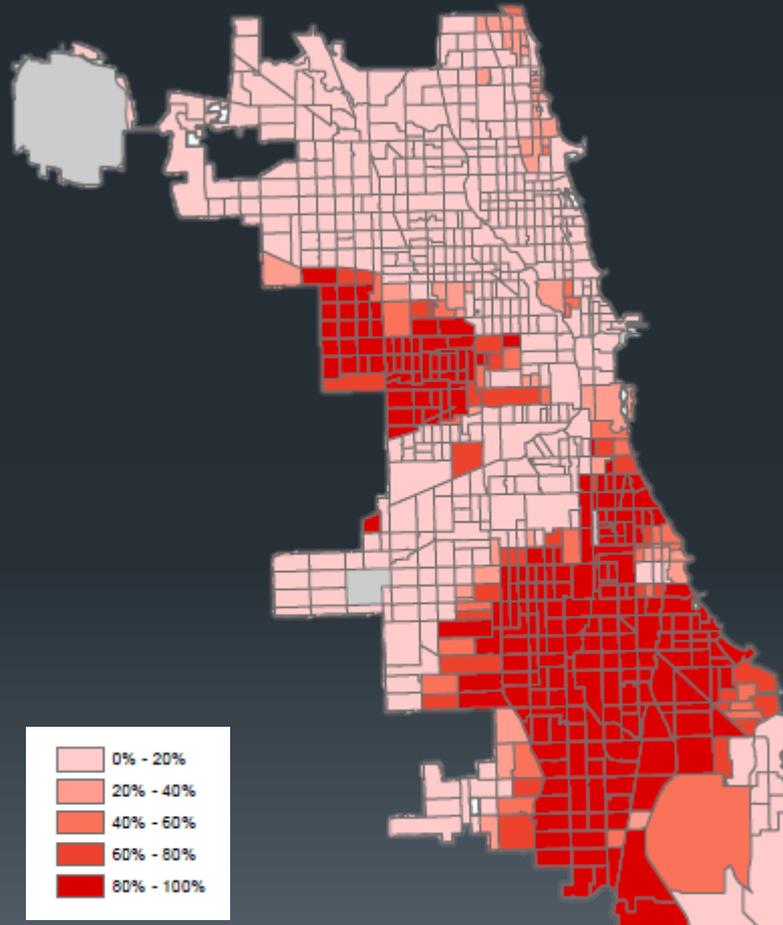
↓ 8.8% Families

↑ 9.2% Non-families

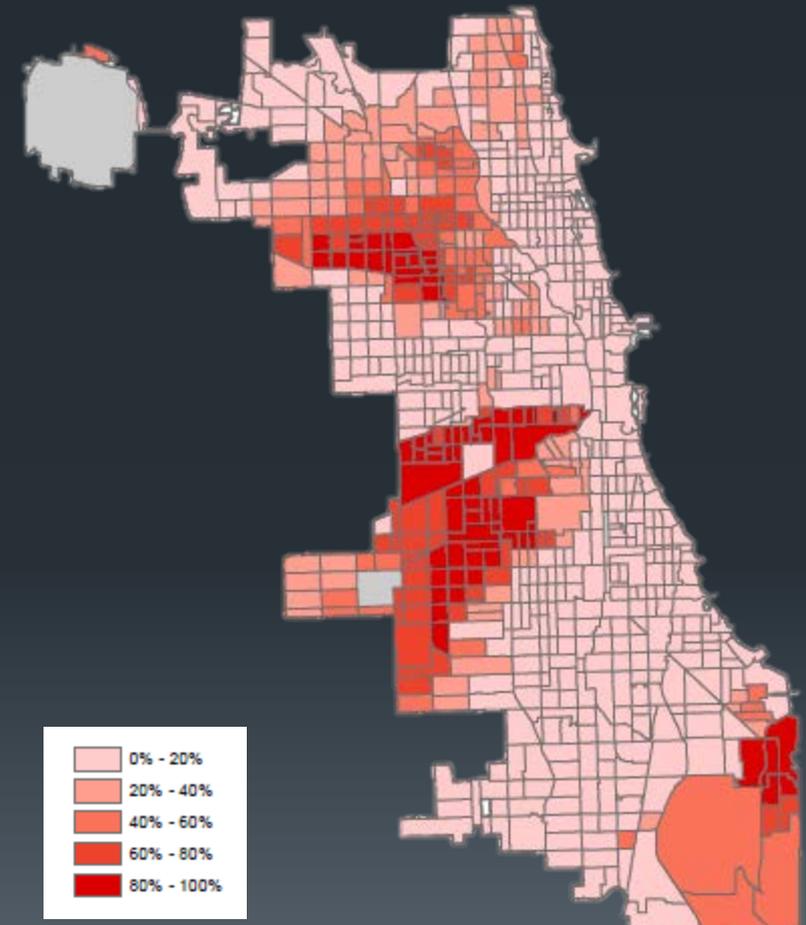
Region grew 0.3% 2012-13

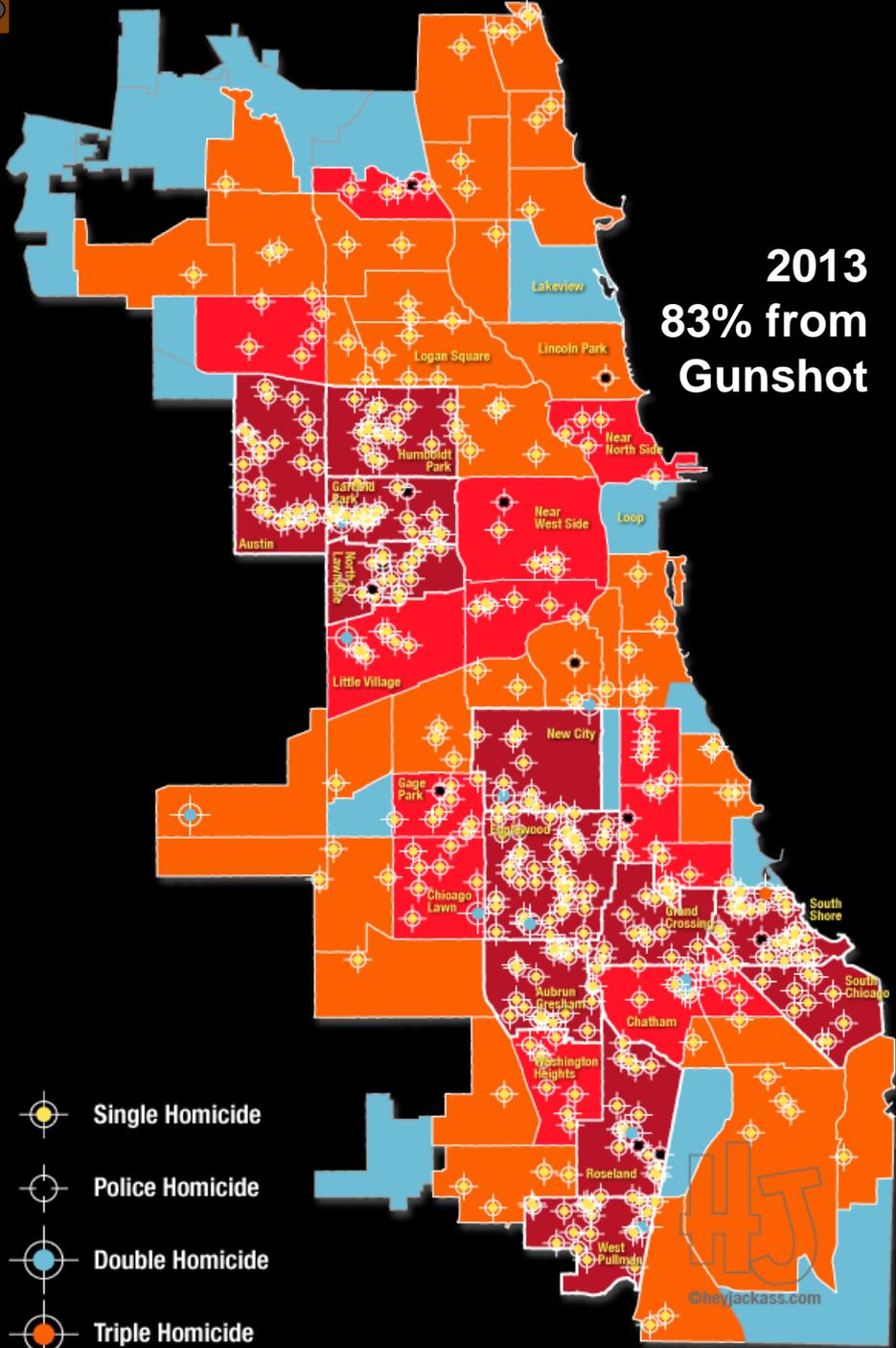
segregation

African American 2010



Latinos 2010



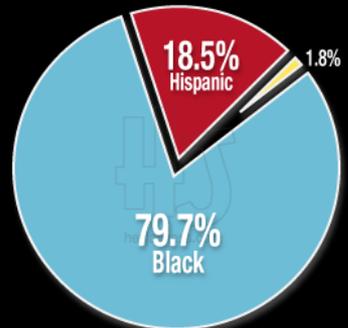
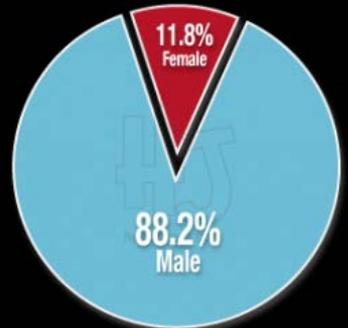


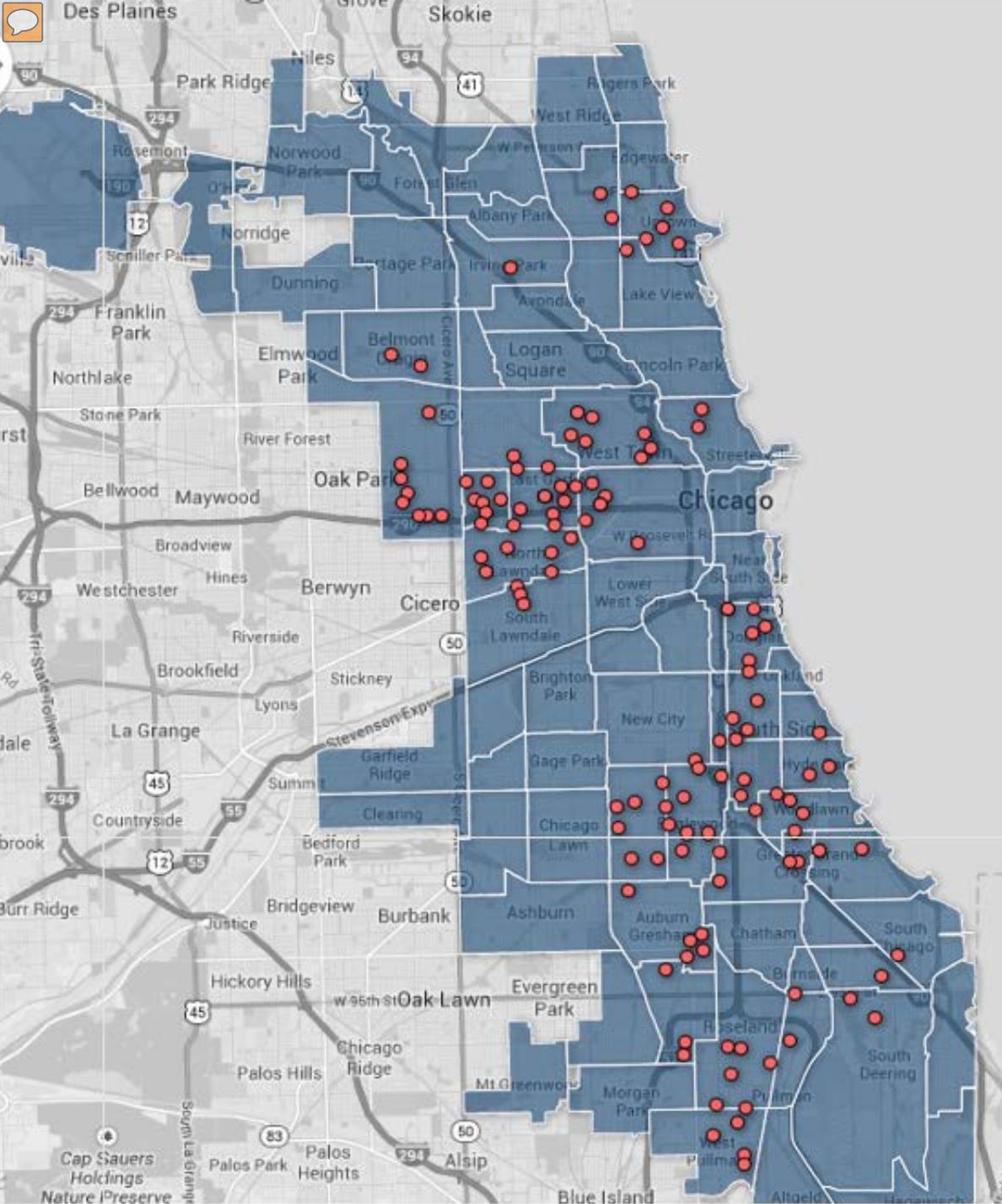
2013
83% from
Gunshot

homicide

Final 2013 Totals
 Shot & Killed: **372**
 Shot & Wounded: **1778**
 Total Homicides*: **448**

Year To Date Totals
 Shot & Killed: **57**
 Shot & Wounded: **263**
 Total Homicides*: **75**

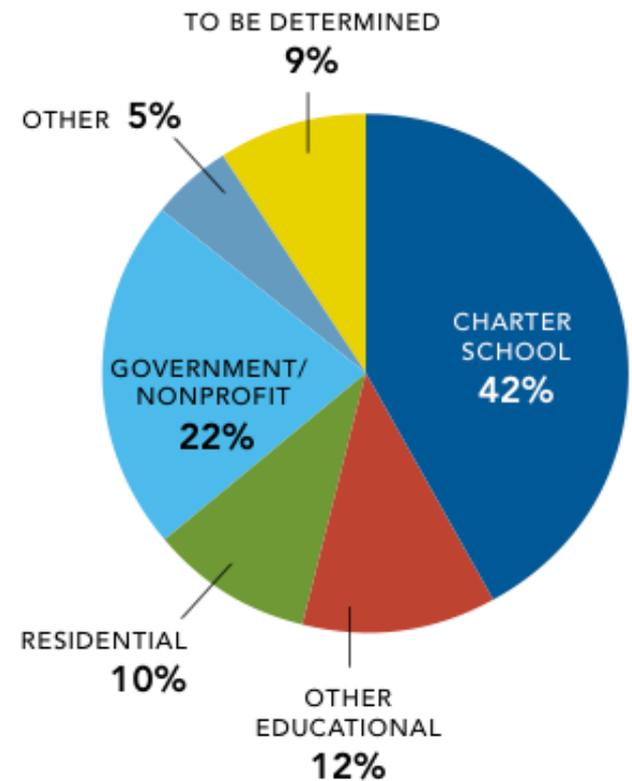




schools

FIGURE 4

NEW USES FOR SCHOOL DISTRICT PROPERTIES IN 12 CITIES: 2005-2012



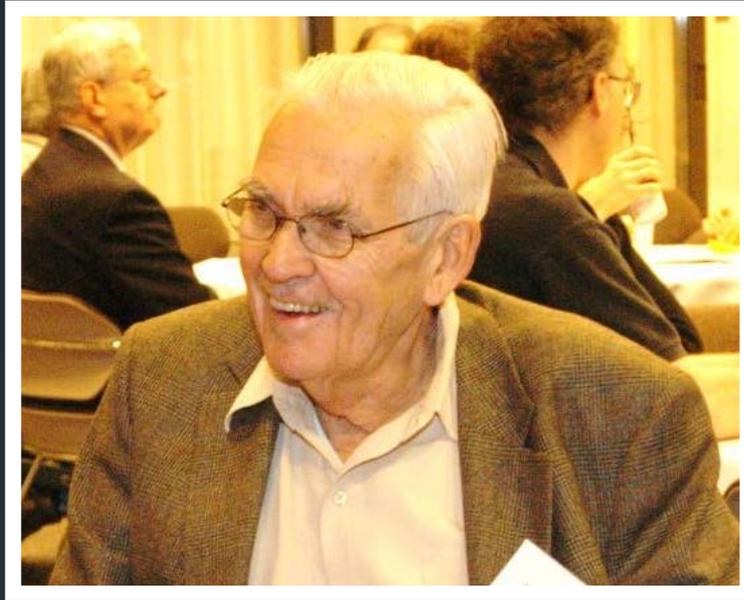
where is Chicagoland heading?

“Rahm Emanuel is building a Second City. **Two cities** really... One white, one black. One for the rich, one for the poor. One for private schools, one for closed schools. A new Chicago for the saved and the damned. Gold coast heavens and low-end hells. It's biblical, binary.” *Kevin Koval, Poet & Author, Founder Louder Than A Bomb: The Chicago Youth Poetry Festival, April 3, 2014*



back to the future...

Alan Voorhees was concerned with **“economic colonization”** –clusters of poor people in neighborhoods that have little access to adequate housing and transportation.



“It’s a nationwide problem. I saw it around the university some time ago and I felt UIC should get involved.”

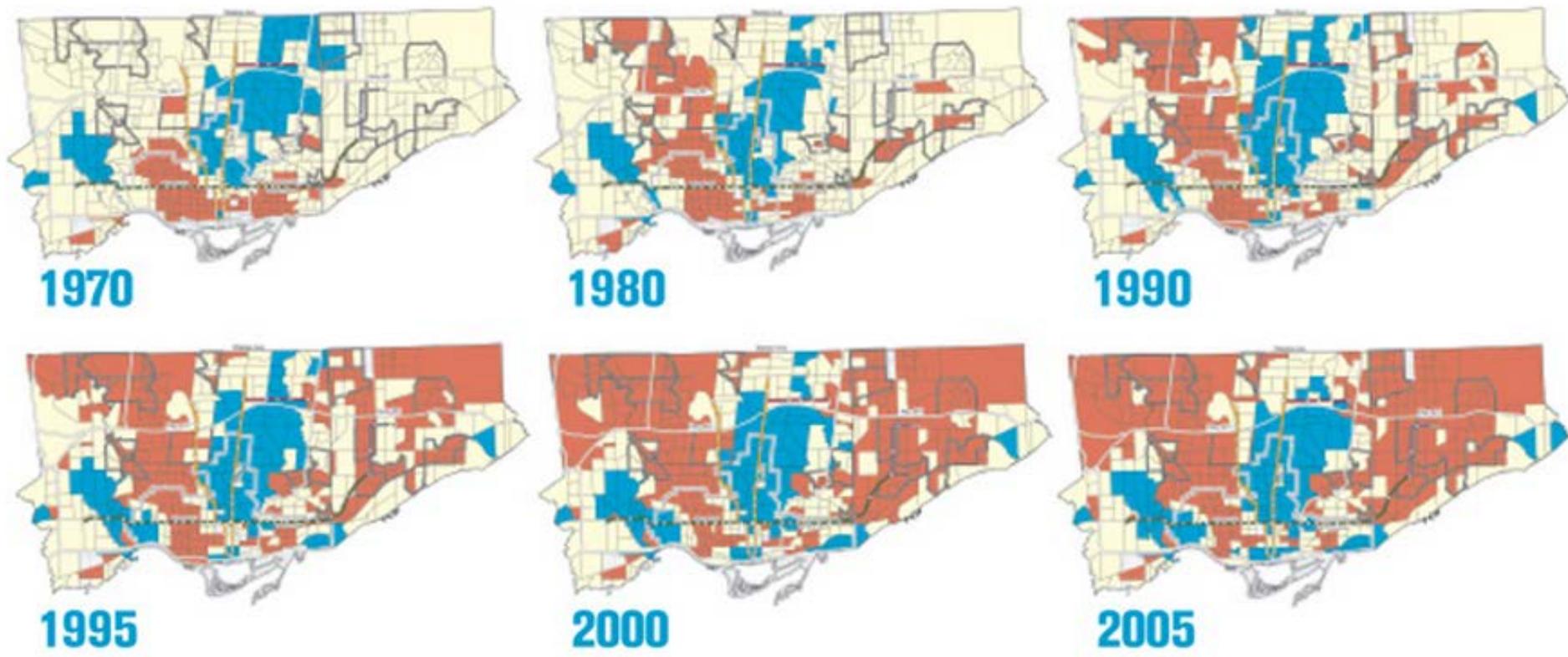


income inequality 1970-2010

Chicago and metro region

AVERAGE INDIVIDUAL INCOME, CITY OF TORONTO, RELATIVE TO THE TORONTO CMA, 1970-2005

■ **High:** More than 20% Above
 ■ **Middle:** 20% Below to 20% Above
 ■ **Low:** More than 20% Below



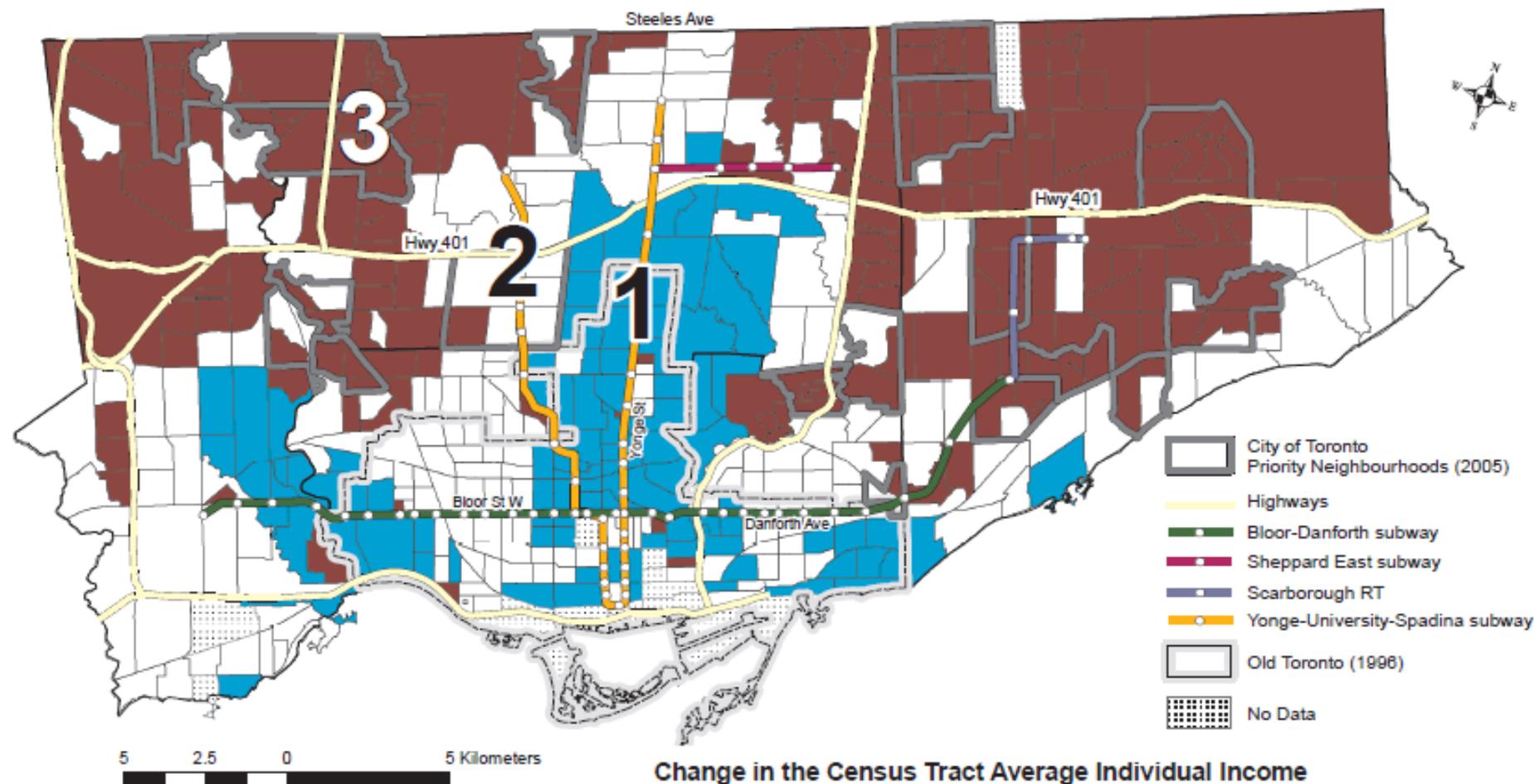
Census Tract Average Individual Income, Relative to the Toronto CMA Average, 1970-2005

Number (#) and Percentage (%) of Census Tracts in Three Income Groups by Year	1970		1980		1990		1995		2000		2005	
	#	%	#	%	#	%	#	%	#	%	#	%
High Income: More than 20% Above	77	15%	69	13%	86	17%	88	17%	93	18%	94	18%
Middle Income: 20% Below to 20% Above	341	66%	311	61%	264	51%	190	37%	165	32%	149	29%
Low Income: More than 20% Below	97	19%	134	26%	164	32%	236	46%	257	50%	271	53%

NOTES: 1. Based on census tract boundaries 2001 held constant over time; 2. Table counts exclude census tracts with no income published for 1970.
 3. Table counts include census tracts with income published in 1970 but unpublished in one or more years after 1970.

Change in Average Individual Income, City of Toronto, 1970 to 2005

Average Individual Income from all sources, 15 Years and Over, Census Tracts



Change in the Census Tract Average Individual Income as a percentage of the Toronto CMA Average, 1970-2005

- Increase of 20% or More (100 Census Tracts, 19% of the City)
- Increase or Decrease is Less than 20% (208 Census Tracts, 40% of the City)
- Decrease of 20% or More (206 Census Tracts, 40% of the City)

Note: Census Tract 2001 boundaries shown. Census Tracts with no income data for 1970 or 2005 are excluded from the analysis. There were 527 total census tracts in 2001.

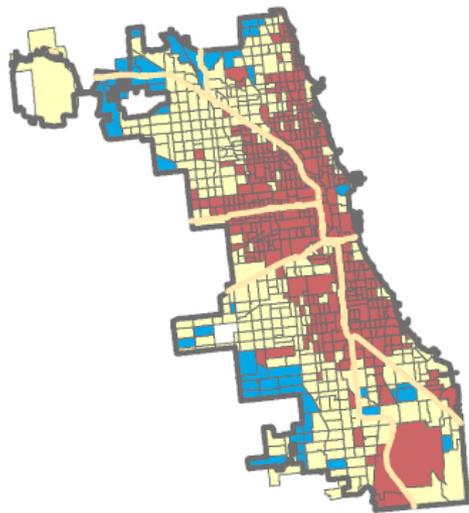
Source: Statistics Canada, Census 1971, 2006

Cities Centre
UNIVERSITY OF TORONTO

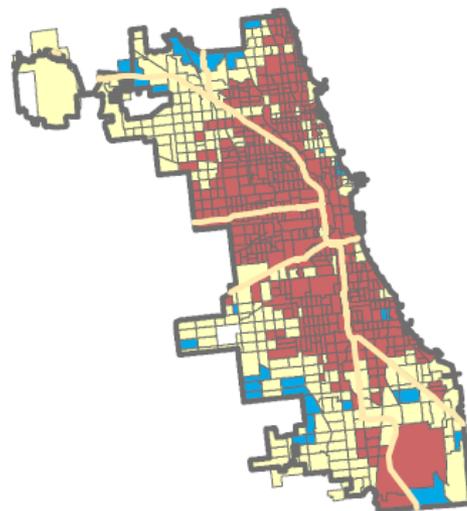
Greater Toronto Urban Observatory
www.gtuo.ca www.NeighbourhoodChange.ca



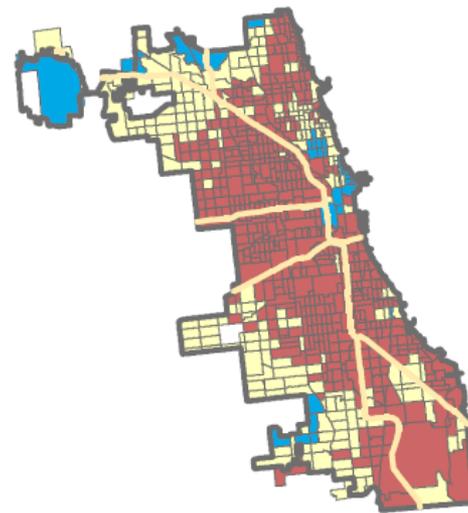
“While all cities can be divided into various groupings, the important finding in this research is the consistent trend over time: the three groups of neighbourhoods are changing at different rates and moving further apart.”



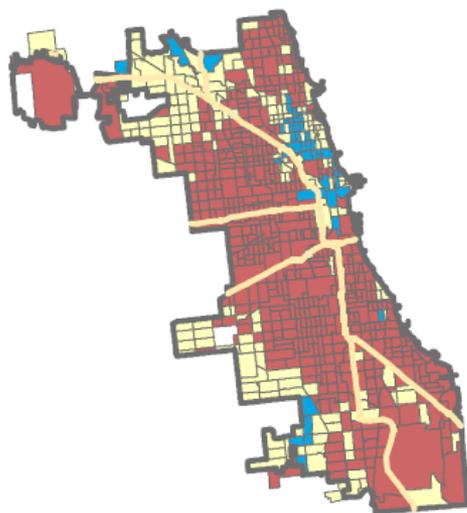
1970



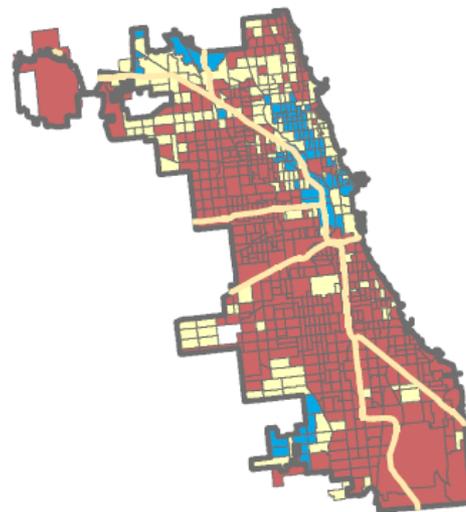
1980



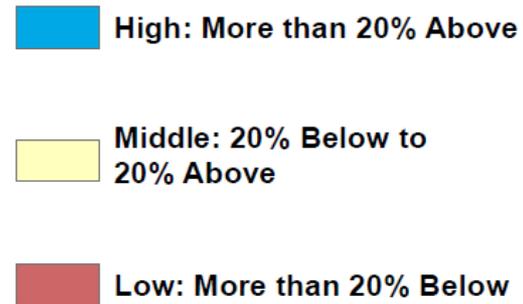
1990



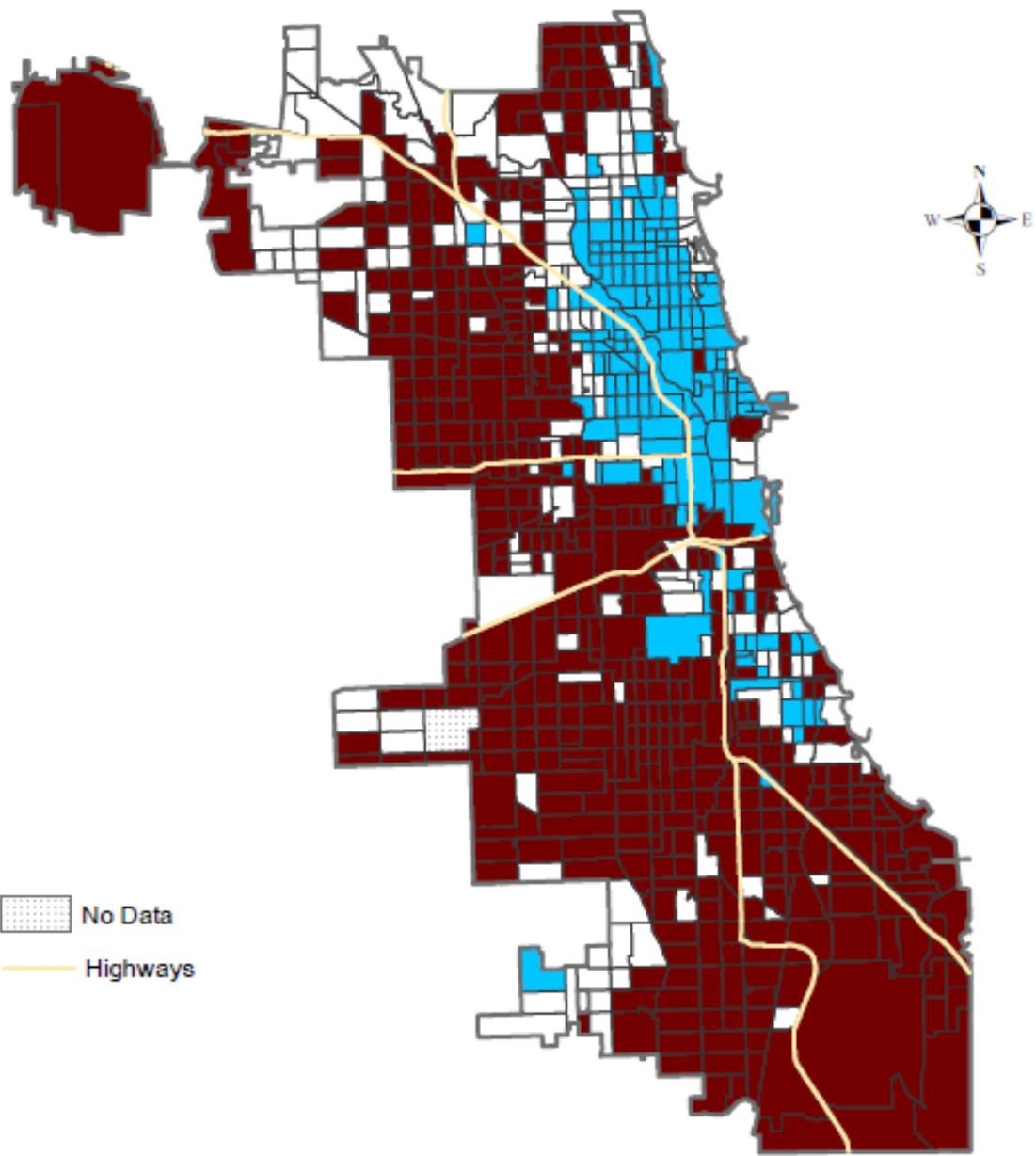
2000



2010



MAP 1: CHANGE IN MEDIAN HOUSEHOLD INCOME,
CITY OF CHICAGO RELATIVE TO METRO AREA, 1970-2010



Chicago

City #1

+ 20% or more
157 Census Tracts
20% of metro area

City #2

+ / - 20%
175 Census Tracts
22% of metro area

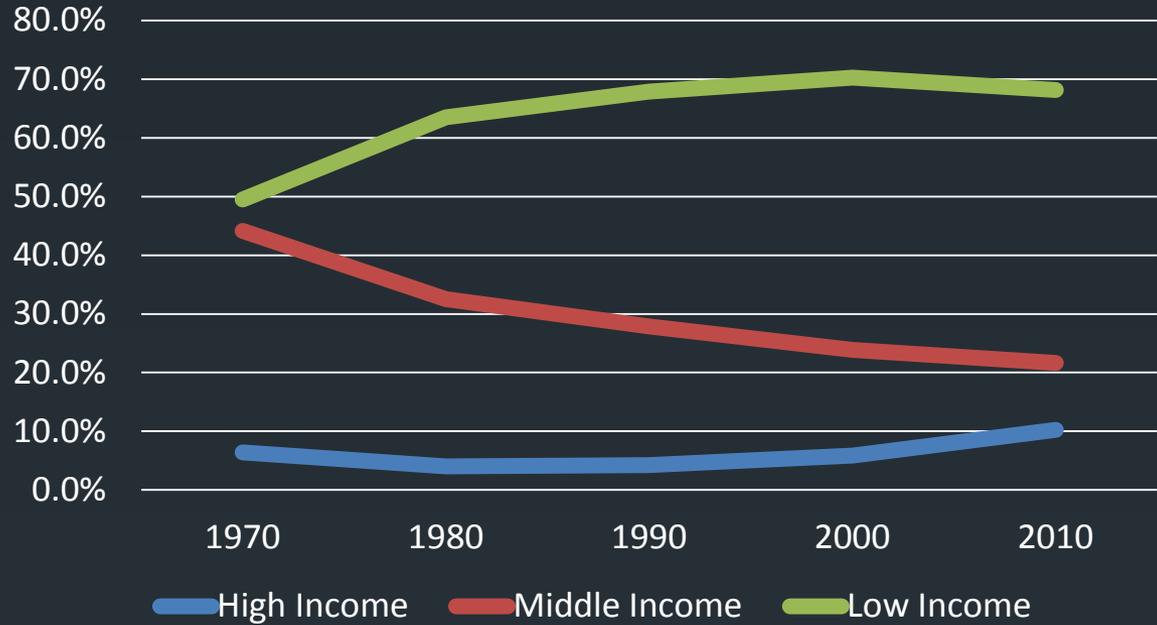
City #2

- 20% or more
468 Census Tracts
58% of metro area



Chicago

Neighborhoods by Median Household Income



Chicago metro area 1970-2010

1970

1980

1990

2000

2010



High: More than 20% Above

Middle: 20% Below to 20% Above

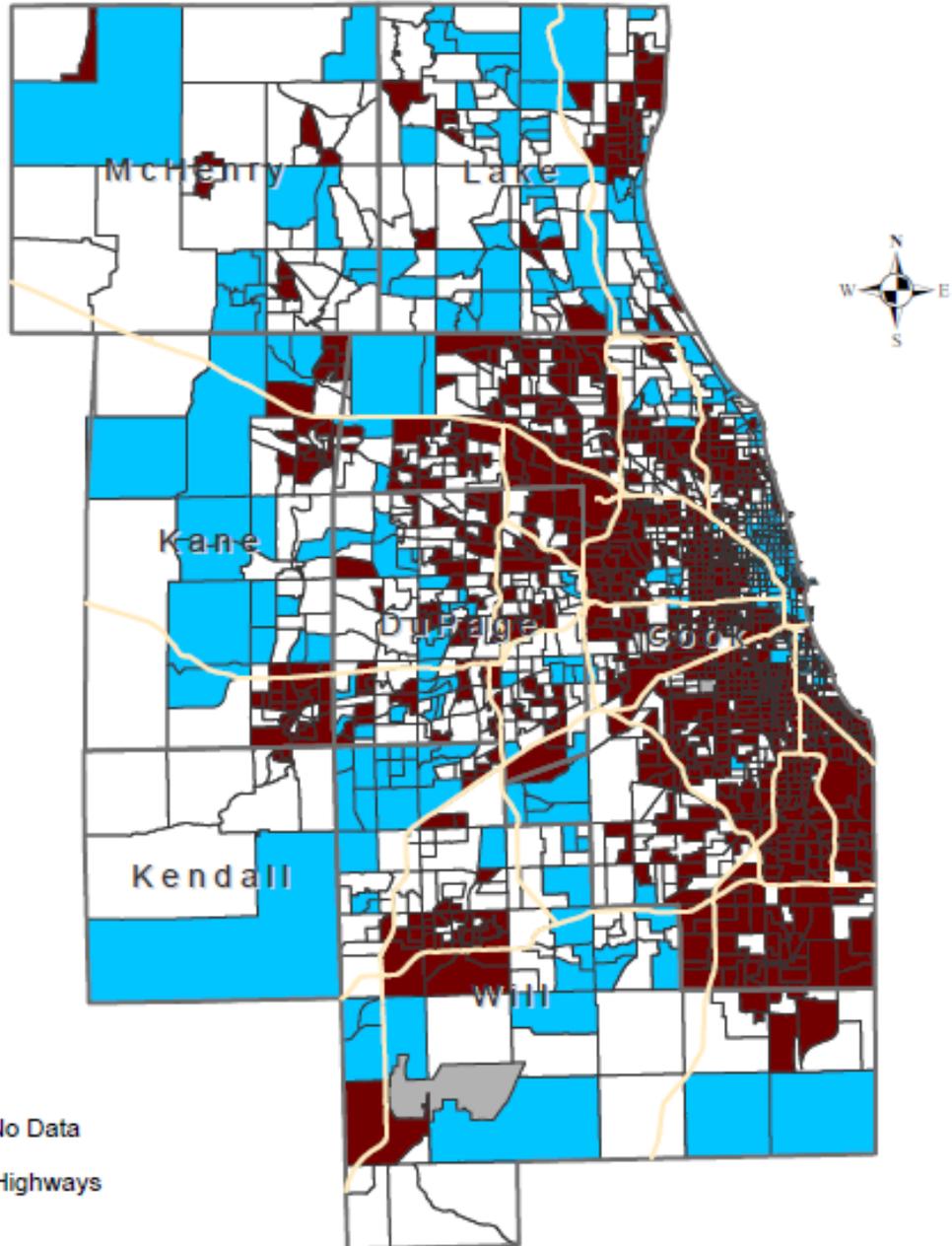
Low: More than 20% Below

*Number (#) and Percentage (%) of Census Tracts
in Three Income Groups by Year*

	1970		1980		1990		2000		2010	
	#	%	#	%	#	%	#	%	#	%
High Income: More than 20% Above	655	33%	659	33%	593	30%	510	26%	498	25%
Middle Income: 20% Below to 20% Above	886	45%	744	38%	744	38%	716	36%	641	32%
Low Income: More than 20% Below	440	22%	578	29%	674	34%	755	38%	842	43%



**CHANGE IN MEDIAN HOUSEHOLD INCOME
RELATIVE TO METRO AREA AVERAGE, 1970-2010**



region

City #1
+ 20% or more
335 Census Tracts
17% of metro area

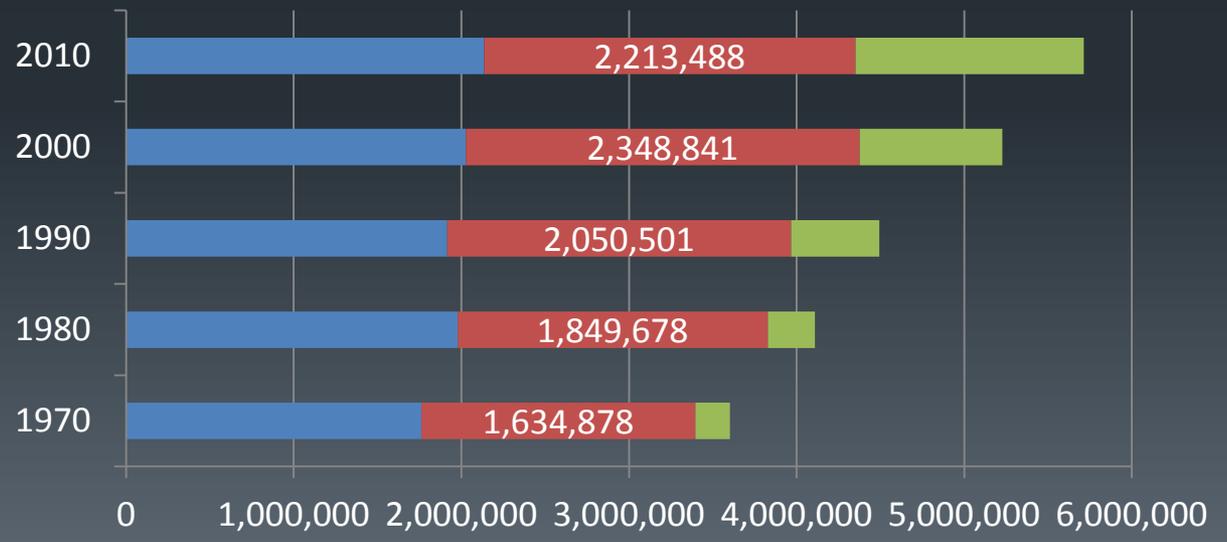
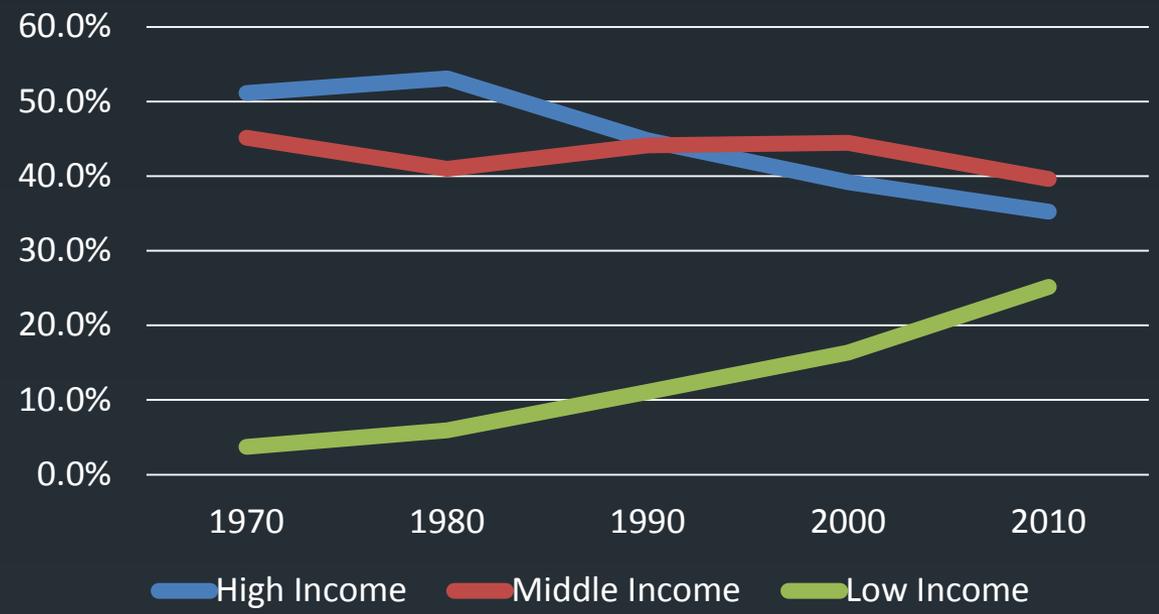
City #2
+ / - 20%
658 Census Tracts
33% of metro area

City #2
- 20% or more
988 Census Tracts
50% of metro area

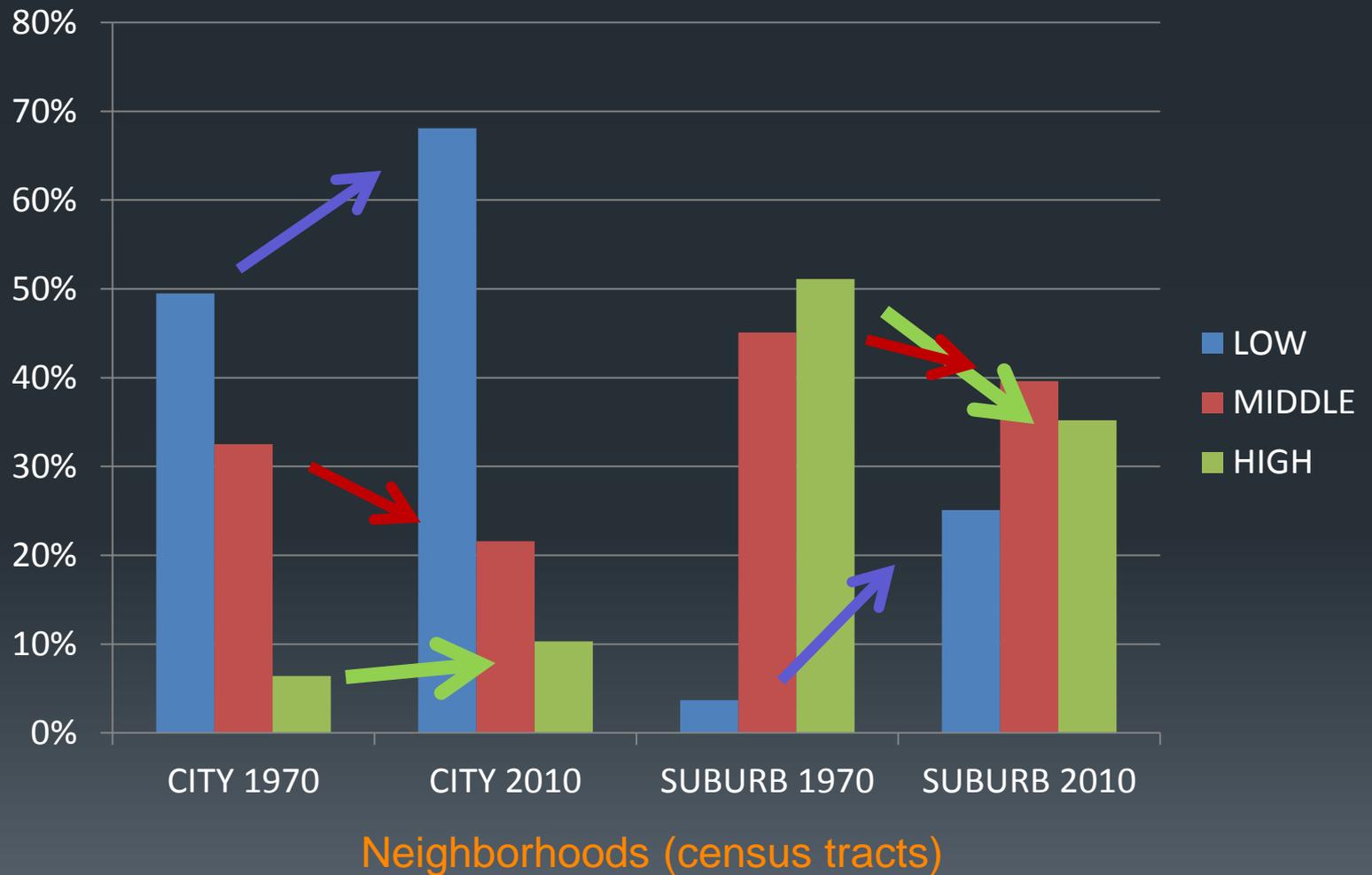


Outside Chicago

Neighborhoods by Median Household Income



expansion & contraction

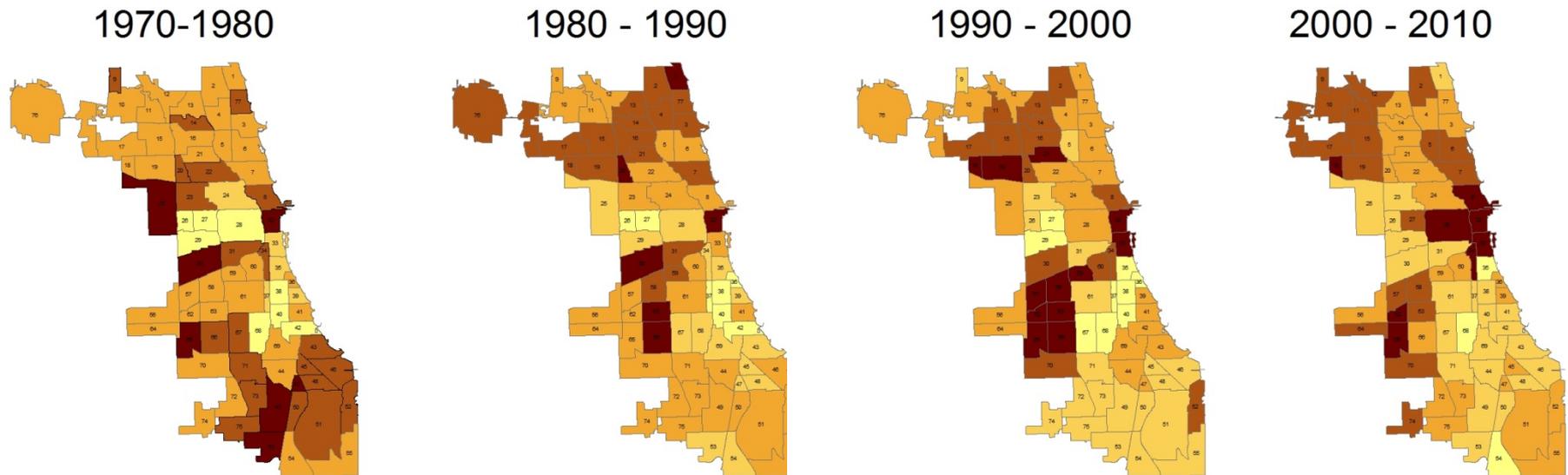




neighborhood change 1970-2010

Chicago community areas

Population Change 1970-2010

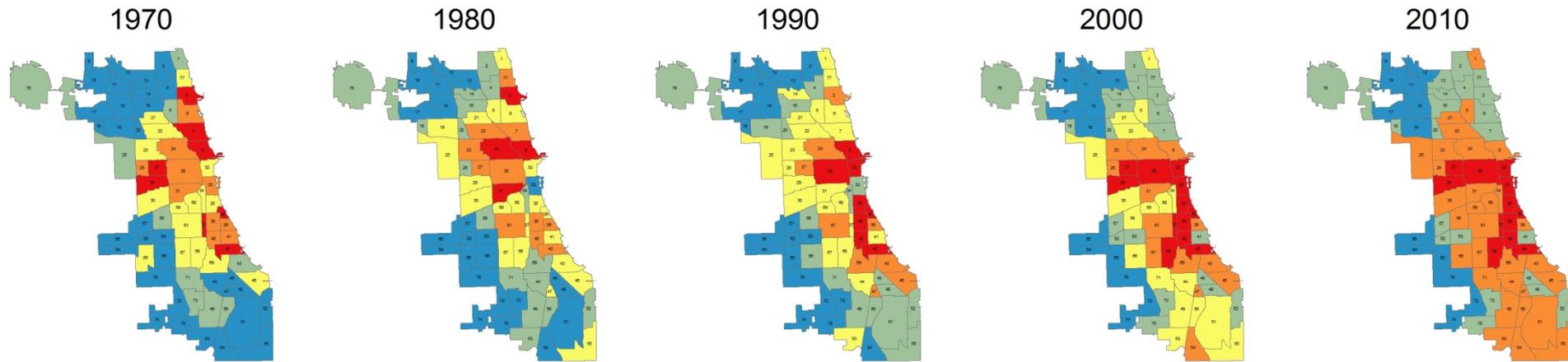


After an increase in 1970-80, the South Side's population decreased while the North Side remained about the same or increased. The Loop has been growing since 1970 and expanded beginning in the 1990s

Legend

- Large Decrease
- Small Decrease
- About the same
- Small increase
- Large Increase

Housing Vacancy Rates 1970 - 2010

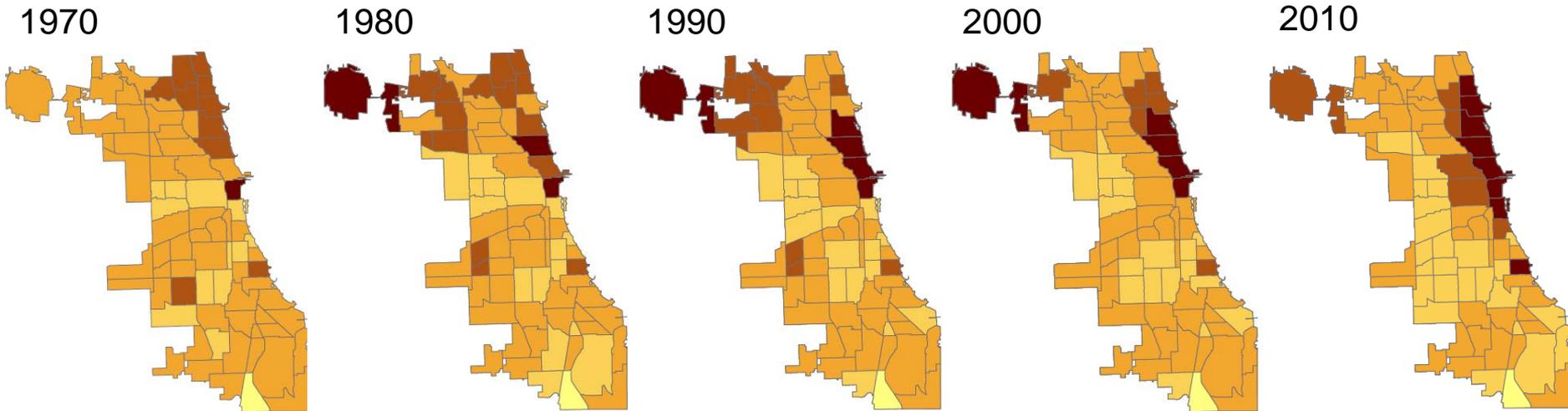


The North Side filled up units over time while the South and West Side units emptied out. This includes the Loop, Near West Side and South Loop where most new development has taken place since 1990 and continues to today.

Legend

- Lowest
- Moderately lower
- Average
- Moderately higher
- Highest

School Age Children 1970-2010

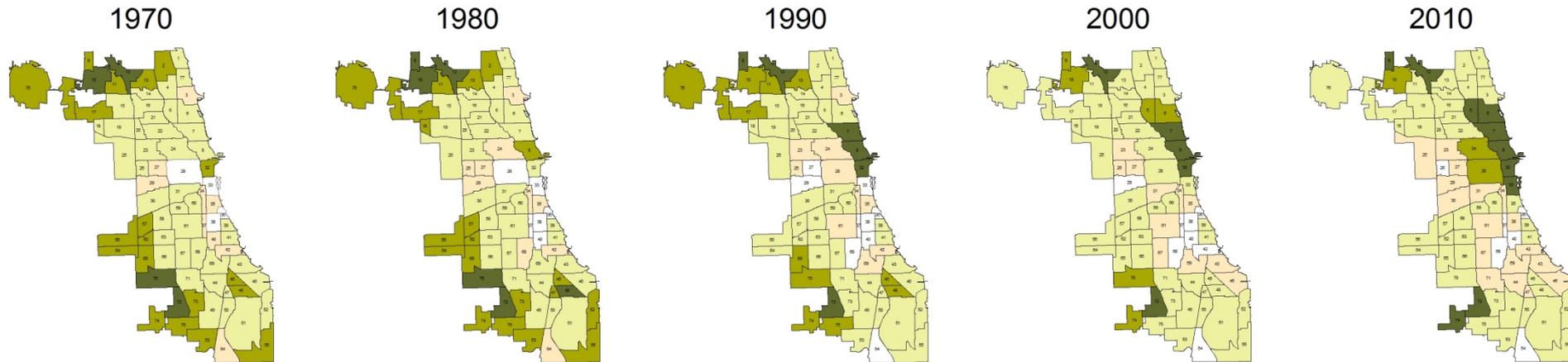


The north side has seen a lower than average increase in school age children every decade beginning in 1970. The south and west sides have stayed relatively steady, though in 2010 we see the near west side having fewer children as well

Legend

- Highest
- Moderately higher
- Average
- Moderately lower
- Lowest

Income 1970 - 2010



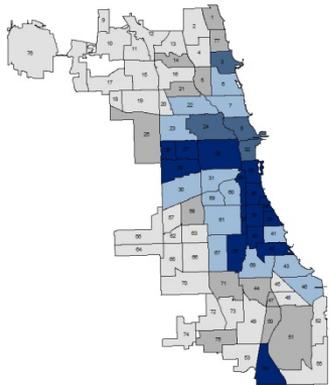
Higher income households expand in the Loop and North Side, where population has increased while lower income households decrease on the South Side where population is declining

Legend

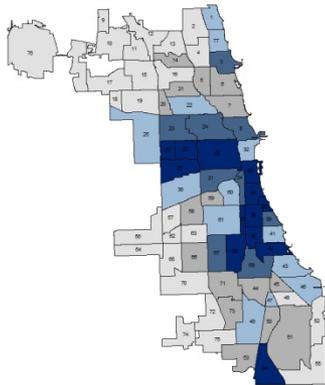
- Lowest
- Moderately lower
- Average
- Moderately higher
- Highest

Poverty 1970 - 2010

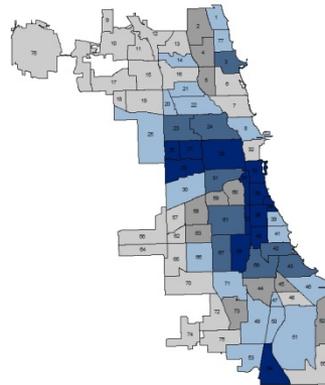
1970



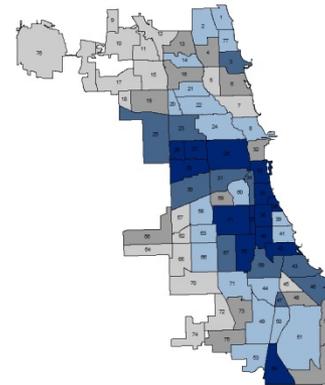
1980



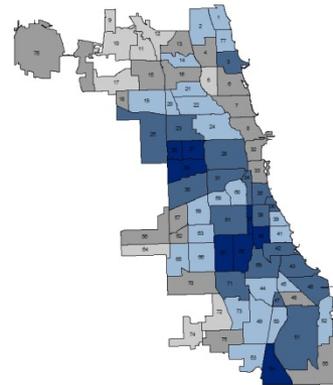
1990



2000



2010

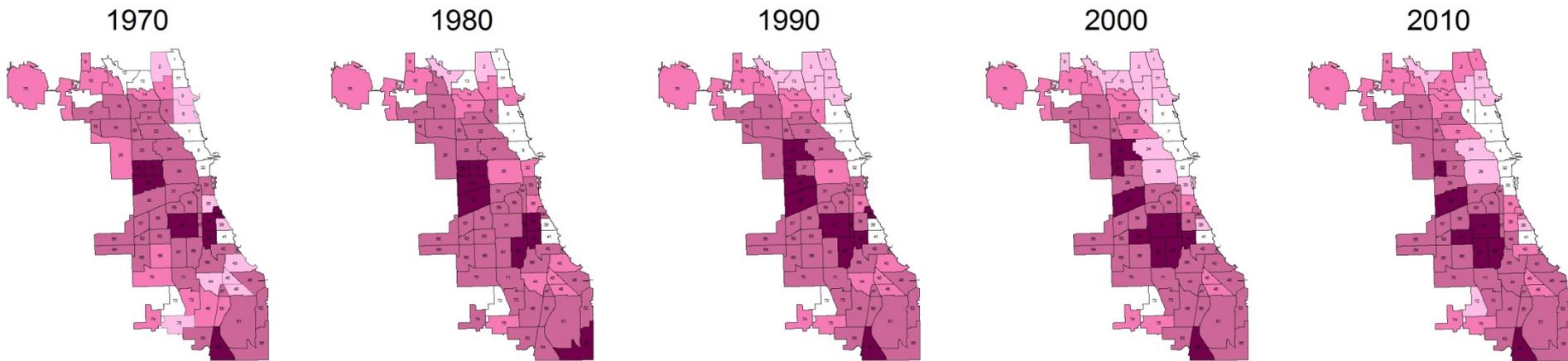


West Side Communities had the highest rates of poverty since 1970. Poverty rates go down in and around the Loop

Legend

- Lowest
- Moderately lower
- Average
- Moderately higher
- Highest

College educated 1970 - 2010

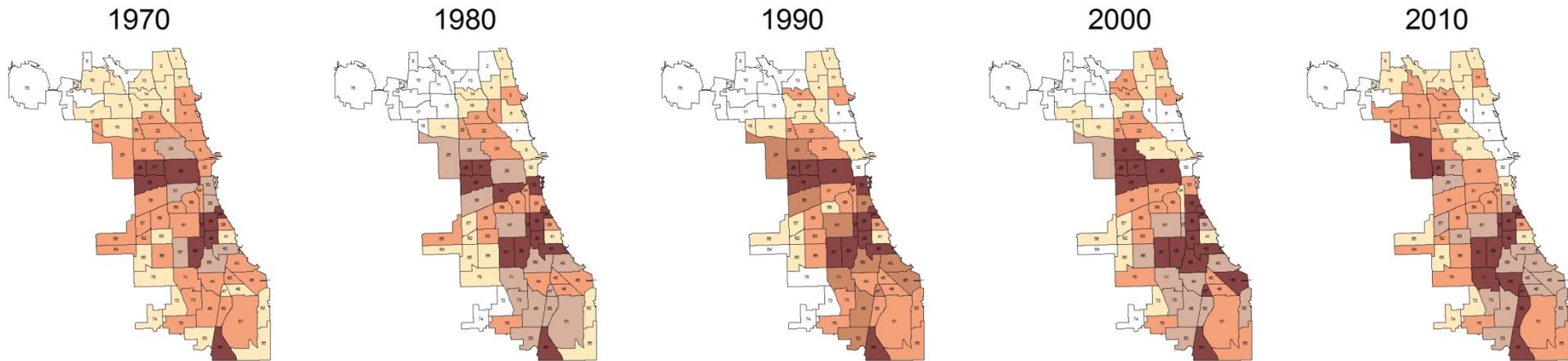


North Side communities have consistently had the highest educated people since 1970, though this has shifted south to include the Loop and South Loop.

Legend



Unemployment 1970 - 2010



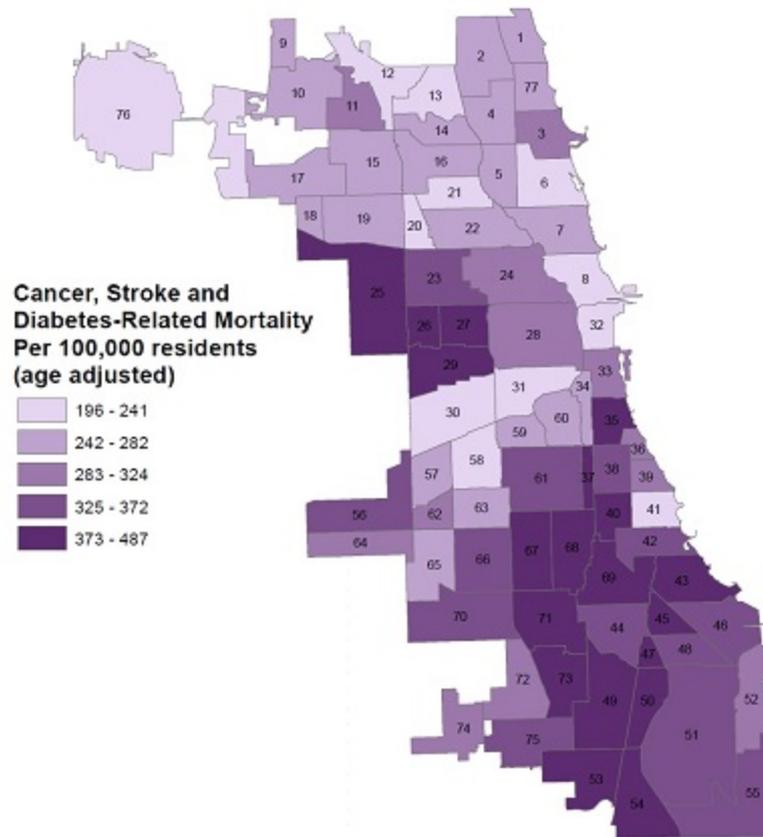
Some communities (East and West Garfield Park, Englewood, Riverdale, Grand Boulevard, Washington Park) have maintained the highest levels of unemployment since 1970

Legend

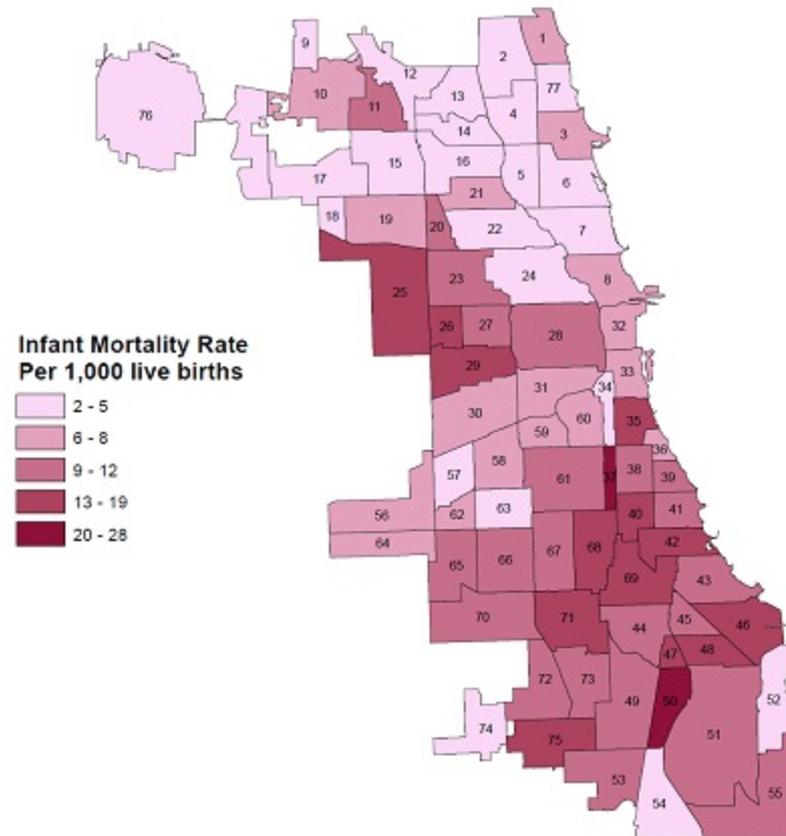


Public Health Indicators 2004-2008

Cancer, Stroke and Diabetes-Related Mortality by Community Area



Infant Mortality Rate by Community Area



Chicago is two cities, maybe three...

Lost:

- African Americans
- Middle income
- Families
- School age children

Gained:

- Higher income
- Lower income



Chicago's future?





Questions?

UIC Nathalie P. Voorhees Center
for Neighborhood and Community Improvement

Discussion

- What **gap** should we focus on: Poor and affluent ? Poor and middle?
- **Redistribution** of...Wealth?
Opportunity? Power?
- How do we increase **mobility**?
- Where do we begin?