



Housing

As part of the ongoing collaborative efforts of the Chicago Freedom Movement 40th Anniversary Steering Committee and Loyola University Chicago's Center for Urban Research and Learning (CURL), we are pleased to be able to provide the following research brief.

This document, 1 of 5 summary documents prepared by CURL researchers, provides a snapshot of current and historical data on key social indicators - education, health, employment & income, crime and criminal justice system, and housing. In addition, we are providing a summary document that combines all of these issue areas into one brief report entitled "*Segregation in Chicago 2006.*"

As you may know, these same issues were addressed forty years earlier in the Chicago Freedom Movement, led by Martin Luther King and Al Raby.

List of Housing Demands of 1966 Chicago Freedom Movement

1. Passage of the 1966 Civil Rights Act with a provision to make it illegal to discriminate in the sale or renting of property on the basis of race, creed, or national origin
2. All listings will be immediately available on a non-discriminatory basis.
3. Creation of special loan funds for the conversion of contract housing purchases to standard mortgages.
4. Program to rehabilitate present public housing, including such items as locked lobbies, restrooms in recreation areas, increased police protection and child care centers every third floor.
5. A program to increase vastly the supply of low-cost housing on a scattered basis.
6. Enforcement of the Fair Practices Code, especially by revoking licenses of real estate brokers who discriminate.
7. Public statements of a non-discriminatory mortgage policy so that loans will be available to any qualified borrower without regard to the racial composition of the area

As can be seen in more recent studies, the modest gains of that time have not been enough. In particular, research from three recent studies show the current and continuing racial and economic segregation by neighborhood in metropolitan Chicago.

The reports are:

Separate, Unequal: Race, Place, Policy, and the State of African American Chicago. Paul Street, Chicago Urban League, 2005.

The Segregation of Opportunities. John Lukehart, Leadership Council for Metropolitan Open Communities, 2005.

Minding the Gap: An Assessment of Racial Disparity in Metropolitan Chicago. The Human Relations Foundation/Jane Addams Policy Initiative in collaboration with the Center for Urban Research and Learning, Loyola University Chicago, 2003.

Just as this movement calls for the mobilization of communities, we must also utilize and mobilize knowledge. In doing so, the movement possesses the supporting data for a renewed challenge to racial segregation.

All research briefs can be found at [7Hwww.cfm40.org](http://www.cfm40.org)



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Chicago Housing Issues At and Around the Chicago Freedom Movement

Between the 1920's and the 1960's, Chicago's African American population surged and with the increase in population came an increase in the demand for affordable housing. The Chicago Housing Authority (CHA) built subsidized housing, but was criticized for concentrating the African American population in an eight-square-mile overcrowded community of housing towers Chicago's South side. In the 1940's, an effort to integrate Chicago's neighborhoods ended when white resistance triggered racial violence.

Most of the high-rise projects of the 1950s and 1960s took one basic form - they were larger than the earlier developments, ranging from 150 to 4,415 apartments (averaging about 1,027). *Grace Abbott Homes* was the largest, with 1,200 apartments in 40 buildings covering what had been 10 city blocks.

In 1966, a group of tenants sued the CHA, alleging that the agency was perpetuating racial segregation by locating projects almost exclusively in African American, low-income neighborhoods. In *Gautreaux v. Chicago Housing Authority*, a federal judge enjoined CHA from building additional family housing in African American residential areas and ordered the agency to build scattered-site housing elsewhere in the city. Following the *Gautreaux* decision, almost all of the housing built by CHA was for elderly tenants - housing that could be built in white sections of the city.

- African Americans in Chicago represented 33% of the city's total population, but only 6% of suburban residents were African American.*
- 76% of African Americans compared to 61% of non-African Americans were renters, while 24% of African Americans and 39% of non-African Americans were homeowners.*
- The median value of homes owned by African American residents of Chicago was \$19,400, that of non-African Americans, \$21,685.*
- 17% of African American households were in housing units considered overcrowded (based on per room occupancy) as compared to only 7% of non-African American households.*
- In 1970, African American renters in Chicago paid larger proportions of their incomes for housing than did non-African Americans. In Chicago, 31% of African American renters paid 35% or more of their incomes for rent compared to only 22% of non-African American renters.*
- Based on the percentage of people who would have to relocate in order for the population to be considered evenly distributed (A common measure of segregation) a 1960 study of 207 U.S. cities found Chicago to be one of the fifty most segregated cities. +
- Chicago's score on the segregation index was actually slightly higher (.2%) than that of Birmingham, AL. +

The Value of African American and Non-African American Owner-occupied Housing Units in Chicago, 1970*

Value	African American Occupied	Non-African American Occupied
Less than \$7,499	1.4%	1.5%
\$7,500 to \$9,999	2.1%	2.4%
\$10,000 to \$14,999	14.3%	11.7%
\$15,000 to \$19,999	37.9%	25.3%
\$20,000 to \$24,999	26.9%	27.4%
\$25,000 or more	17.4%	31.7%

* Chicago's Black population: Selected statistics. Barbara Enwell, City of Chicago, Dept. of Development and Planning, 1975.

+ Negroes in Cities. Karl and Alma Taeuber. Aldine Publishing Co: Chicago, 1965.

Chicago Housing Issues Today

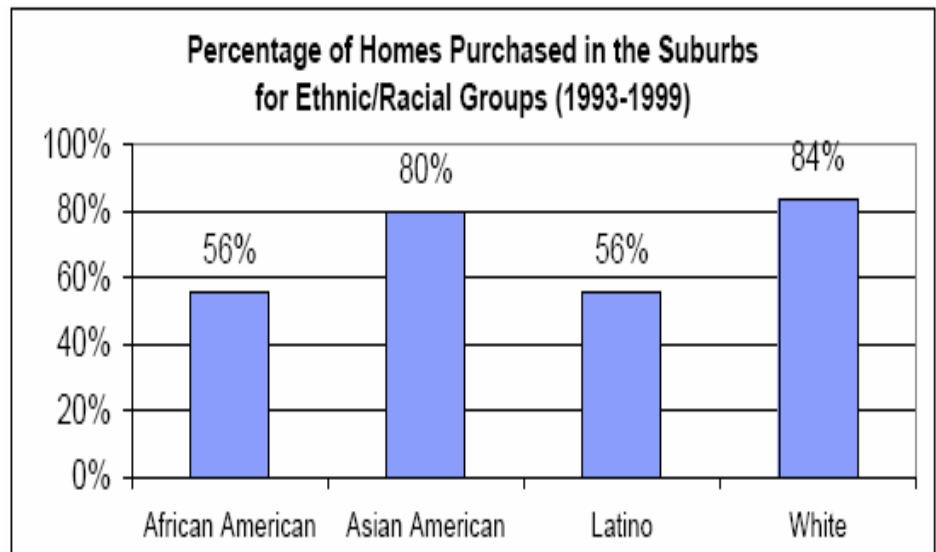
Housing trends demonstrate inequality, isolation, and the connection between low income neighborhoods and low quality of life. It is also increasingly obvious that racial segregation is being perpetuated by economic developments and unfair tax burdens.

- Chicago ranks fifth in the nation for the most residentially segregated metropolitan area by race (based on a dissimilarity index).
- Contrary to the belief that segregation is the product of economic and not racial discrimination, census data shows that African Americans and Caucasians of the same social class are just as segregated as all African Americans and Caucasians.

The economic boom of the 1990s made it possible for more families to purchase homes, with homeownership increasing from 61.0% to 64.6% from 1990-2000. Unfortunately, this positive trend is starting to mirror the segregation that already exists in metropolitan Chicago. Most of the people moving into the Suburbs are Caucasian and Asian American. Latino's have been the most successful in uniform migration into the suburbs, and the few African Americans that do move to the suburbs generally stay on the South and Southwest sides.°

- Between 1993 and 1999, 80% of the homes purchased by Asian Americans and Caucasians were purchased in the suburbs, compared to 56% for African Americans and Latinos. °
- Asian Americans have followed what can be considered a typically Caucasian settlement pattern, concentrating into the Northern suburbs, which are also the suburbs with the highest-median selling prices. ∞
- The suburban Latino population has seen the most dramatic increase; from 1990 to 2000 the proportion of Latinos to other suburban residents rose from 1 in 20 to 1 in 10. *

As jobs move into the suburbs, metropolitan areas do not have the economic opportunities to revitalize their neighborhoods. 14 out of the 16 Chicago communities that comprise of bottom quintile of neighborhood "economic vitality" are 94% or more African American. *



Another factor that contributes to the disparity in quality of life between different neighborhoods is tax capacity and municipal funding.

- Illinois ranks 49th in the country in state funding of education.
- Most police and fire protection, transportation services, sanitation, schools and park districts are locally funded. °
- Schools in lowest opportunity areas have the highest number of LEP (Limited English Proficiency) students but do not have the resources to effectively educate and integrate these students, adversely affecting the entire student population. ∞

NOW IT'S YOUR TURN

If you're looking for more information or would like to be part of the solution, below are some groups doing work in this field. Please contact them to find out how you can get involved in making Chicago a more prosperous, egalitarian, and peaceful city. For more great organizations that could use your time and energy, view the complete list of Chicago Freedom Movement Friends and Allies at www.cfm40.org

The American Friends Service Committee

The AFSC sponsors several initiatives to work for accessible and adequate housing, and also prints *Street Spirit*, a monthly publication that gives a voice and creative outlet to homeless individuals.

www.afsc.org

312.427.2533

Hispanic Housing Development Corporation

The purpose of Hispanic Housing Development Corporation is to stabilize Latino communities by developing, managing and investing in ventures that increase the availability of affordable housing, promote economic opportunity and enhance the quality of life.

www.hispanichousingdevelopment.com 312.443.1360

Home Assistance Volunteer Effort

H.A.V.E. was created to assist limited-income residents of Batavia, Geneva and St. Charles, Illinois with minor repairs to their homes. They help the elderly, the disabled, the disadvantaged and the temporarily unemployed.

www.havehelps.org

630.375.7227

Illinois Fair Housing Initiative

The Illinois fair Housing Initiative strives to provide a broad range of information on fair housing laws, as well as other housing information, to real estate professionals, lenders, renters, landlords, home-buyers, sellers, insurers, and appraisers to assure everyone plays by the same rules.

www.thehousing.org

800.370.6697

Jane Addams Hull House Association

Jane Addams Hull House Association's Housing Resource Center Provides housing management services to the Chicago Housing Authority to provide superior housing and build strong communities.

www.hullhouse.org

312.906.8600

Lawndale Christian Development Corporation

LCDC works to create quality, affordable housing; stabilize neighborhood blocks; preserve architectural assets; create opportunities to build equity; and attract new community investments and jobs.

www.lcdc.net

773.762.8889 ext 22

*This report was prepared by the Center for Urban Research and Learning
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