



Barriers to Affordable Housing Webinar Series

Using Data to Identify Affordable Housing Need

July 12, 2023



Affordable Housing Barriers Webinar Series

Webinar	Date/Time
Overview of Barriers to Affordable Housing	June 28, 2023; 3:00 - 4:00 PM EDT ✓
Using Data to Identify Affordable Housing Need	July 12, 2023; 3:00-4:00 PM EDT
<i>Research on Barriers</i>	<i>July 19, 2023;</i> 3:00-4:00 PM EDT
<i>Community Engagement on Addressing and Removing Barriers</i>	<i>July 26, 2023;</i> 3:00-4:00 PM EDT



Webinar 2: Using Data to Identify Affordable Housing Need

Andelyn Nesbitt-Rodriguez, ICF - Moderator



Using Data to Identify Affordable Housing Need

Today's Agenda:

- Opening Remarks from Deputy Assistant Secretary Claudia Monterrosa
- Data Approaches to Understanding Affordable Housing Need in Local Areas
- Chicago Metropolitan Area Planning (CMAP): Making Data Accessible
- Local Perspective Presentation – Town of Cicero, IL
- Questions & Answers
- Summary

This presentation will provide an overview of how to use data to identify and understand affordable housing needs and how to use the data to develop strategies to address unmet housing needs.

Opening Remarks



Claudia Monterrosa

Deputy Assistant Secretary

Community Planning and
Development – HUD



Speakers

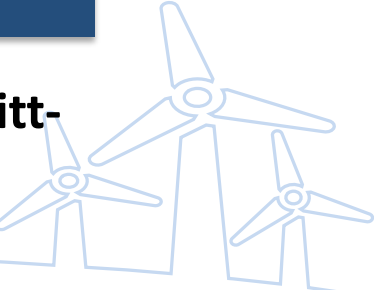


Greg Miller
*Program Analyst – Policy
Development*
PD&R - HUD

Jonathan Burch
*Chicago Metro Area
Planning*
Chicago, IL

Tom Tomschin
Housing Director
Town of Cicero

**Andelyn Nesbitt-
Rodriguez**
ICF Moderator





Data Approaches to Understanding Affordable Housing Need in Local Areas

Greg Miller, PD&R - HUD

*Using National Datasets

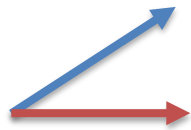


Ways to Calculate Affordable Housing Need



Shortage of Adequate Units

- Compare the number of “Affordable and Available Units” to the number of households for households at certain income thresholds.



Population Growth

- Compare trends of population growth to trends in housing supply for households of certain income thresholds.



High Prices

- Compute rates of cost burden among certain income thresholds.

+ Other Methods

Data Sources

HUD-Aggregated USPS Vacancy Data

American Housing Survey

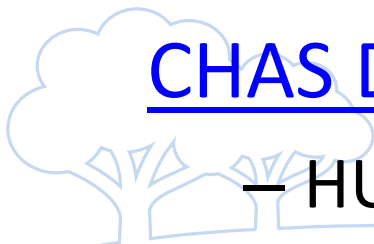
- HUD-sponsored survey on housing trends (available for 15 MSAs)

Census / ACS Data

- Accessible via [NHGIS](#) or data.census.gov
- [NHGIS User Guide](#)

CHAS Data

- HUD Special Tabulations of ACS Data



HUD Area Median Family Income

This is the median family income calculated by HUD for each jurisdiction.

HAMFI will not necessarily be the same as other calculations of median incomes (such as a simple Census number), due to a series of adjustments that are made.



CHAS Landing Page

CONSOLIDATED PLANNING/CHAS DATA

Dataset/Consolidated Planning/CHAS Data

Other Datasets

HUD's Office of Policy Development and Research (PD&R) is pleased to announce that CHAS (Comprehensive Housing Affordability Strategy) data, are now available via an application programming interface (API). With this API, developers can easily access and customize CHAS data for use in existing applications or to create new applications. To create an account and get an access token, please visit the API page here: <https://www.huduser.gov/portal/dataset/chas-api.html>.

News

On September 9, 2022 HUD released updated CHAS data based on 2015-2019 ACS 5-year estimates.

There are no substantive changes to the format/content of the tables from the 2018 CHAS release. Enhanced disclosure avoidance protections continue to be enforced by Census resulting in some previously-available estimates being suppressed, as was the case starting with the 2018 tables. The following tables have changed compared to pre-2018 releases:

- Table 1: The "Other (including multiple races, non-Hispanic)" race/ethnicity category is now suppressed. The "Cost burden cannot be computed, none of the above problems" housing unit problems category is now combined with the "Has none of the 4 housing problems" category.
- Table 2: The "Other (including multiple races, non-Hispanic)" race/ethnicity category is now suppressed. The "Cost burden cannot be computed, none of the above problems" severe housing unit problems category is now combined with the "Has none of the 4 severe housing problems" category.
- Table 7: The "Cost burden cannot be computed, none of the above problems" category is now suppressed.
- Table 12: The "Cost burden cannot be computed, none of the above problems" category is now suppressed.

Please use caution when referencing estimates using programming code developed for pre-2018 versions of CHAS or when making year-to-year comparisons, as variable names and definitions may have changed.

About the CHAS

Each year, the U.S. Department of Housing and Urban Development (HUD) receives custom tabulations of American Community Survey (ACS) data from the U.S. Census Bureau. These data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low income households. The CHAS data are used by local governments to plan how to spend HUD funds, and may also be used by HUD to distribute grant funds. For more background on the CHAS data, including data documentation and a list of updates and corrections to previously released data, click here: [Background](#).

Access the data

HUD has created a simple web-based table generator (also known as a query tool) that provides some of the most commonly used CHAS figures ([click here for the CHAS query tool](#)). Data users who are comfortable working with large datasets and have appropriate data management software (such as SAS or SPSS) can download the complete set of data files ([click here for the data download page](#)). The data download tool includes data from every ACS release from 2006-2008 through 2012-2016, for a variety of geographic summary levels. HUD has also created new analytical tools to support HUD grantees preparing their Consolidated Plans. The [eCon Planning Suite](#) and [CPD Maps](#) are pre-loaded with CHAS data. Access to the eCon Planning Suite is limited to CPD grantees, but CPD Maps is available to the general public.

Older versions of CHAS data, from the 2000 Census and the 2005-2007 ACS, are available below. These data are different from more recent versions, and are not in the data download tool.

Click the "Query" tab to download the data

Click the "Data" tab to download the data

2006-2019 2005-2007 2000

Query Tool Data

This table generator produces a small number of tables that focus on some of the most commonly used CHAS figures. It is meant to help individuals looking for data for a specific jurisdiction. Start by selecting the appropriate geographic summary level. If you are looking for data for a city, it will probably be under "Place". If your local jurisdiction is a "township" it will probably be under MCD (which stands for minor civil division). Take care to select the correct jurisdiction. Note that all numbers are household counts.

Users can select a specific jurisdiction of interest (such as a state, county, or city) and receive a few simple tables including information such as the number of low income households, or the number of households with housing cost burden. Results can be viewed in a web browser, or downloaded in spreadsheet form.

This tool is meant to provide similar information to the data in the CHAS query tool in the State of the Cities Data System, which contains CHAS data from 1990 and 2000 (available here: <https://socds.huduser.gov/chas/index.html>)

Please Select Data Year

Please Select Geographic Summary Level

CHAS Geographies

Three Selections

Select Data Year

Select Geographic Summary Level

Select File Type

Options:

- State
- Counties
- Counties Split by Place
- Consolidated Cities
- Census Places
- Census Tracts
- Minor Civil Divisions
- County/MCD/Place Remainders



CHAS Data Structure and Dictionary

source	sumlevel	geoid	name	st	T1_est1	T1_est2	T1_est3	T1_est4	T1_est5	T1_est6	T1_est7	T1_est8	T1_est9	T1_est10	T1_est11	T1_est12	T1_est13	T1_est14
2014thru2	40	04000US0	Alabama	1	1860270	1275225	241915	65885	40100	22140	440	405	10	1800	53740	33135	17335	260
2014thru2	40	04000US0	Alaska	2	253460	162170	45120	9560	5510	110	570	2555	30	295	7615	4435	100	320
2014thru2	40	04000US0	Arizona	4	2524300	1606065	377870	76330	46960	1975	1775	5930	4	18820	71140	43495	1460	1520
2014thru2	40	04000US0	Arkansas	5	1152175	756430	135515	33595	24785	6175	220	155	0	1750	31730	23240	4915	310
2014thru2	40	04000US0	California	6	12965435	7085435	2361030	386760	197085	21995	56620	1935	980	99765	374035	174885	16030	49220
2014thru2	40	04000US0	Colorado	8	2113385	1371145	311975	64185	48105	1950	1860	375	50	11110	57495	41170	1715	1610
2014thru2	40	04000US0	Connecticut	9	1367375	907135	252270	50930	41360	3660	1565	130	0	3605	58775	46310	4220	1945
2014thru2	40	04000US1	Delaware	10	357765	254310	58620	13225	9110	2690	320	130	0	770	11785	7950	2515	330
2014thru2	40	04000US1	District of Columbia	11	281320	117570	27150	7590	1610	4970	105	105	0	530	4420	1175	2655	65
2014thru2	40	04000US1	Florida	12	7621760	4954600	1310360	276260	169080	35415	5645	870	55	61490	266770	163695	33440	5305
2014thru2	40	04000US1	Georgia	13	3709490	2339980	503830	112010	63780	35355	3505	475	20	7345	106155	56825	35115	3930
2014thru2	40	04000US1	Hawaii	15	456780	266360	89610	14395	4835	65	6145	20	1015	775	11035	3120	75	4705
2014thru2	40	04000US1	Idaho	16	618330	428300	89945	17840	15645	85	155	265	0	1520	18765	16220	55	375
2014thru2	40	04000US1	Illinois	17	4830040	3189035	762330	168520	114385	25185	7170	295	0	19650	171990	113635	20845	6965
2014thru2	40	04000US1	Indiana	18	2553820	1760730	298295	75810	61970	6735	1195	290	0	4200	73320	61065	6020	1015
2014thru2	40	04000US1	Iowa	19	1256855	894150	146960	38990	35495	960	455	150	35	1480	36435	32720	655	805
2014thru2	40	04000US2	Kansas	20	1124550	745845	132970	31145	25240	1495	630	310	4	2840	30945	24975	1540	560
2014thru2	40	04000US2	Kentucky	21	1728680	1157630	215045	58505	52790	3510	305	170	0	1065	50805	45040	3375	375

Notice: the filters

	A	B	C	D	E	F	G	H
1	Column Name	Table	Column Type	Description 1	Description 2	Description 3	Description 4	Description 5
2	T1_est1	T1	Total	Total Occupied Hou	All	All	All	
3	T1_est2	T1	Subtotal	Owner occupied	All	All	All	
4	T1_est3	T1	Subtotal	Owner occupied	has 1 or more of the 4 housing unit problem	All	All	
5	T1_est4	T1	Subtotal	Owner occupied	has 1 or more of the 4 housing unit problem	less than or equal to 30% of HAMFI	All	
6	T1_est5	T1	Detail	Owner occupied	has 1 or more of the 4 housing unit problem	less than or equal to 30% of HAMFI	White alone, non-Hispanic	
7	T1_est6	T1	Detail	Owner occupied	has 1 or more of the 4 housing unit problem	less than or equal to 30% of HAMFI	Black or African-American alone, non-Hispanic	
8	T1_est7	T1	Detail	Owner occupied	has 1 or more of the 4 housing unit problem	less than or equal to 30% of HAMFI	Asian alone, non-Hispanic	
9	T1_est8	T1	Detail	Owner occupied	has 1 or more of the 4 housing unit problem	less than or equal to 30% of HAMFI	American Indian or Alaska Native alone, non-Hispanic	
10	T1_est9	T1	Detail	Owner occupied	has 1 or more of the 4 housing unit problem	less than or equal to 30% of HAMFI	Pacific Islander alone, non-Hispanic	
11	T1_est10	T1	Detail	Owner occupied	has 1 or more of the 4 housing unit problem	less than or equal to 30% of HAMFI	Hispanic, any race	
12	T1_est11	T1	Subtotal	Owner occupied	has 1 or more of the 4 housing unit problem	greater than 30% but less than or equal	All	
13	T1_est12	T1	Detail	Owner occupied	has 1 or more of the 4 housing unit problem	greater than 30% but less than or equal	White alone, non-Hispanic	
14	T1_est13	T1	Detail	Owner occupied	has 1 or more of the 4 housing unit problem	greater than 30% but less than or equal	Black or African-American alone, non-Hispanic	
15	T1_est14	T1	Detail	Owner occupied	has 1 or more of the 4 housing unit problem	greater than 30% but less than or equal	Asian alone, non-Hispanic	
16	T1_est15	T1	Detail	Owner occupied	has 1 or more of the 4 housing unit problem	greater than 30% but less than or equal	American Indian or Alaska Native alone, non-Hispanic	
17	T1_est16	T1	Detail	Owner occupied	has 1 or more of the 4 housing unit problem	greater than 30% but less than or equal	Pacific Islander alone, non-Hispanic	
18	T1_est17	T1	Detail	Owner occupied	has 1 or more of the 4 housing unit problem	greater than 30% but less than or equal	Hispanic, any race	
19	T1_est18	T1	Subtotal	Owner occupied	has 1 or more of the 4 housing unit problem	greater than 50% but less than or equal	All	
20	T1_est19	T1	Detail	Owner occupied	has 1 or more of the 4 housing unit problem	greater than 50% but less than or equal	White alone, non-Hispanic	
21	T1_est20	T1	Detail	Owner occupied	has 1 or more of the 4 housing unit problem	greater than 50% but less than or equal	Black or African-American alone, non-Hispanic	
22	T1_est21	T1	Detail	Owner occupied	has 1 or more of the 4 housing unit problem	greater than 50% but less than or equal	Asian alone, non-Hispanic	

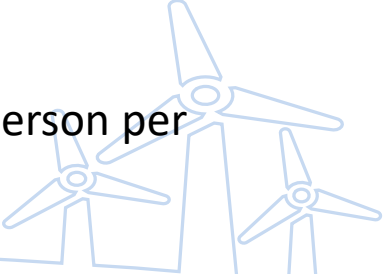
T1_est8

Description 1: Owner-Occupied

Description 2: has 1 or more of the 4 housing unit problems (lacks kitchen or plumbing, more than 1 person per room, or cost burden greater than 30%)

Description 3: less than or equal to 30% of HAMFI

Description 4: American Indian or Alaska Native alone, non-Hispanic



COST BURDEN

Cost burden relates to the rent-to-income ratio for tenants.

>30% = Cost Burden

>50% = Severe Cost Burden



Table 8 is Tenure (2) by Household Income (5) by Housing Cost Burden (4) by Substandard Housing (2). Detail breaks out cost burden by housing condition.

Description 3 = Cost Burden

Column Name	Table	Column Type	Description 1	Description 2	Description 3	Description 4	Description 5	Census variable codes
T8_est4	T8	Subtotal	Owner occupied	AND household income is less than or equal to 30% HAMFI	AND housing cost burden is less than or equal to 30%			OCPI<=30
T8_est5	T8	Detail	Owner occupied	AND household income is less than or equal to 30% HAMFI	AND housing cost burden is less than or equal to 30%	AND housing unit lacks complete plumbing or kitchen		PLM=2 OR KIT=2
T8_est6	T8	Detail	Owner occupied	AND household income is less than or equal to 30% HAMFI	AND housing cost burden is less than or equal to 30%	AND housing unit has complete plumbing and kitchen		PLM=1 AND KIT=1
T8_est7	T8	Subtotal	Owner occupied	AND household income is less than or equal to 30% HAMFI	AND housing cost burden is greater than 30% but less than or equal to 50%			30<OCPI<=50
T8_est8	T8	Detail	Owner occupied	AND household income is less than or equal to 30% HAMFI	AND housing cost burden is greater than 30% but less than or equal to 50%	AND housing unit lacks complete plumbing or kitchen		PLM=2 OR KIT=2
T8_est9	T8	Detail	Owner occupied	AND household income is less than or equal to 30% HAMFI	AND housing cost burden is greater than 30% but less than or equal to 50%	AND housing unit has complete plumbing and kitchen		PLM=1 AND KIT=1
T8_est10	T8	Subtotal	Owner occupied	AND household income is less than or equal to 30% HAMFI	AND housing cost burden is greater than 50%			OCPI>50
T8_est11	T8	Detail	Owner occupied	AND household income is less than or equal to 30% HAMFI	AND housing cost burden is greater than 50%	AND housing unit lacks complete plumbing or kitchen		PLM=2 OR KIT=2
T8_est12	T8	Detail	Owner occupied	AND household income is less than or equal to 30% HAMFI	AND housing cost burden is greater than 50%	AND housing unit has complete plumbing and kitchen		PLM=1 AND KIT=1
T8_est13	T8	Subtotal	Owner occupied	AND household income is less than or equal to 30% HAMFI	AND housing cost burden not computed (no/negative income)			OCPI=.
T8_est14	T8	Detail	Owner occupied	AND household income is less than or equal to 30% HAMFI	AND housing cost burden not computed (no/negative income)	AND housing unit lacks complete plumbing or kitchen		PLM=2 OR KIT=2
T8_est15	T8	Detail	Owner occupied	AND household income is less than or equal to 30% HAMFI	AND housing cost burden not computed (no/negative income)	AND housing unit has complete plumbing and kitchen		PLM=1 AND KIT=1
T8_est17	T8	Subtotal	Owner occupied	AND household income is greater than 30% HAMFI	AND housing cost burden is less than or equal to 30%			OCPI<=30
T8_est18	T8	Detail	Owner occupied	AND household income is greater than 30% HAMFI	AND housing cost burden is less than or equal to 30%	AND housing unit lacks complete plumbing or kitchen		PLM=2 OR KIT=2
T8_est19	T8	Detail	Owner occupied	AND household income is greater than 30% HAMFI	AND housing cost burden is less than or equal to 30%	AND housing unit has complete plumbing and kitchen		PLM=1 AND KIT=1
T8_est20	T8	Subtotal	Owner occupied	AND household income is greater than 30% HAMFI	AND housing cost burden is greater than 30% but less than or equal to 50%			30<OCPI<=50
T8_est21	T8	Detail	Owner occupied	AND household income is greater than 30% HAMFI	AND housing cost burden is greater than 30% but less than or equal to 50%	AND housing unit lacks complete plumbing or kitchen		PLM=2 OR KIT=2
T8_est22	T8	Detail	Owner occupied	AND household income is greater than 30% HAMFI	AND housing cost burden is greater than 30% but less than or equal to 50%	AND housing unit has complete plumbing and kitchen		PLM=1 AND KIT=1
T8_est23	T8	Subtotal	Owner occupied	AND household income is greater than 30% HAMFI	AND housing cost burden is greater than 50%			OCPI>50
T8_est24	T8	Detail	Owner occupied	AND household income is greater than 30% HAMFI	AND housing cost burden is greater than 50%	AND housing unit lacks complete plumbing or kitchen		PLM=2 OR KIT=2
T8_est25	T8	Detail	Owner occupied	AND household income is greater than 30% HAMFI	AND housing cost burden is greater than 50%	AND housing unit has complete plumbing and kitchen		PLM=1 AND KIT=1
T8_est26	T8	Subtotal	Owner occupied	AND household income is greater than 30% HAMFI	AND housing cost burden not computed (no/negative income)			OCPI=.
T8_est27	T8	Detail	Owner occupied	AND household income is greater than 30% HAMFI	AND housing cost burden not computed (no/negative income)	AND housing unit lacks complete plumbing or kitchen		PLM=2 OR KIT=2
T8_est28	T8	Detail	Owner occupied	AND household income is greater than 30% HAMFI	AND housing cost burden not computed (no/negative income)	AND housing unit has complete plumbing and kitchen		PLM=1 AND KIT=1

Description 2 Options:

- < 30% HAMFI
- 30-50% HAMFI
- 50-80% HAMFI
- 80-100% HAMFI
- >100% HAMFI

Description 3 Options:

- < 30% Cost Burden
- 30-50% Cost Burden
- >50% Cost Burden
- Not Computed

Variables of Interest

Filtered to Subtotal

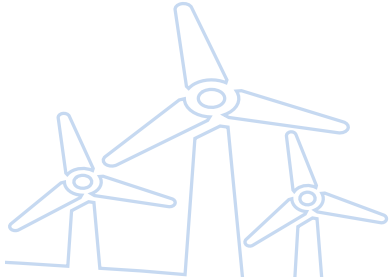
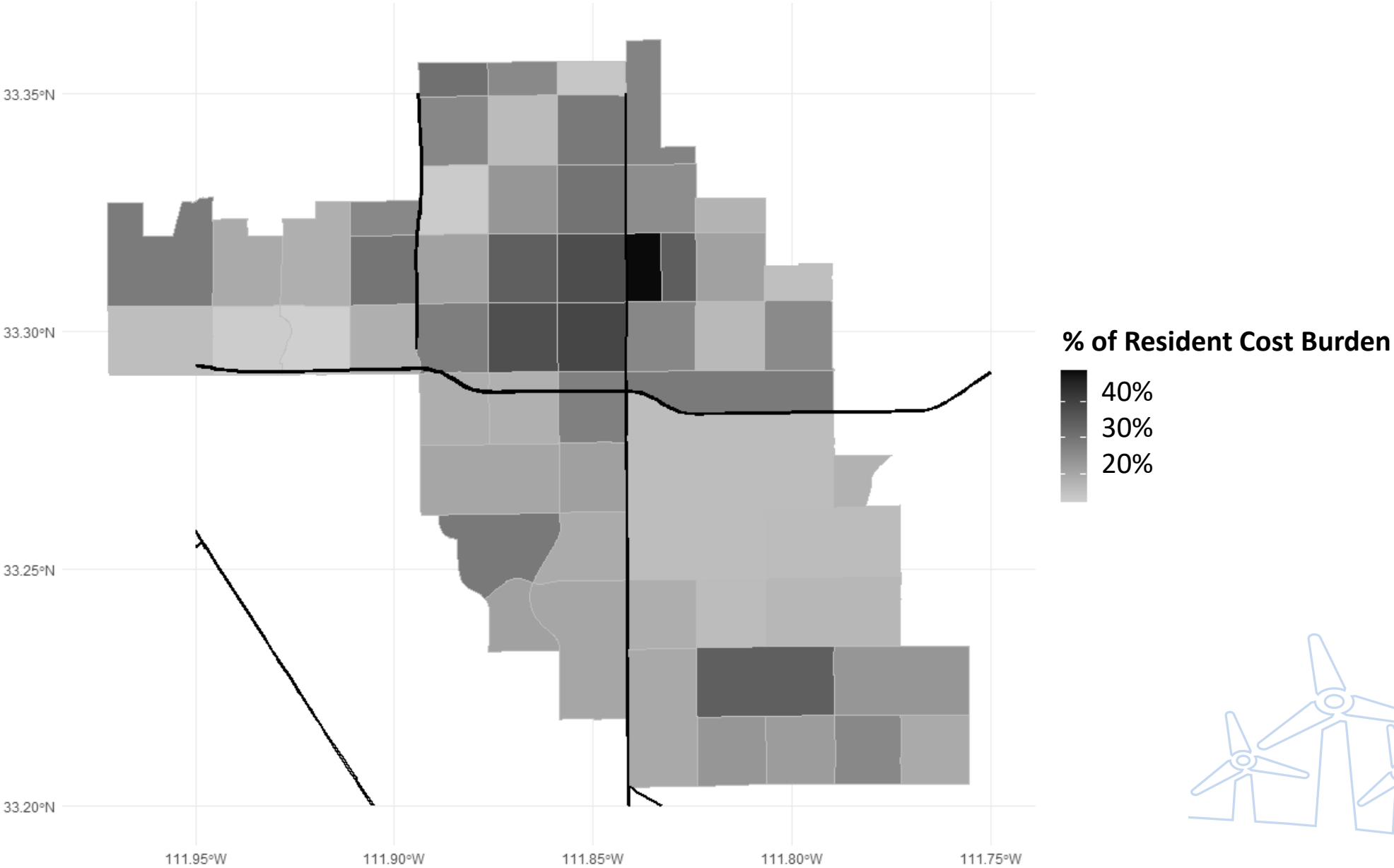
Filtered to >30% Cost Burden

Column Name	Table	Column Type	Description 1	Description 2	Description 3	Description 4
T8_est7	T8	Subtotal	Owner occupied	AND household income is less than or eq	AND housing cost burden is greater than 30% but less than or equal to 50%	
T8_est10	T8	Subtotal	Owner occupied	AND household income is less than or eq	AND housing cost burden is greater than 50%	
T8_est20	T8	Subtotal	Owner occupied	AND household income is greater than 30	AND housing cost burden is greater than 30% but less than or equal to 50%	
T8_est23	T8	Subtotal	Owner occupied	AND household income is greater than 30	AND housing cost burden is greater than 50%	
T8_est33	T8	Subtotal	Owner occupied	AND household income is greater than 50	AND housing cost burden is greater than 30% but less than or equal to 50%	
T8_est36	T8	Subtotal	Owner occupied	AND household income is greater than 50	AND housing cost burden is greater than 50%	
T8_est46	T8	Subtotal	Owner occupied	AND household income is greater than 80	AND housing cost burden is greater than 30% but less than or equal to 50%	
T8_est49	T8	Subtotal	Owner occupied	AND household income is greater than 80	AND housing cost burden is greater than 50%	
T8_est59	T8	Subtotal	Owner occupied	AND household income is greater than 10	AND housing cost burden is greater than 30% but less than or equal to 50%	
T8_est62	T8	Subtotal	Owner occupied	AND household income is greater than 10	AND housing cost burden is greater than 50%	
T8_est73	T8	Subtotal	Renter occupied	AND household income is less than or eq	AND housing cost burden is greater than 30% but less than or equal to 50%	
T8_est76	T8	Subtotal	Renter occupied	AND household income is less than or eq	AND housing cost burden is greater than 50%	
T8_est86	T8	Subtotal	Renter occupied	AND household income is greater than 30	AND housing cost burden is greater than 30% but less than or equal to 50%	
T8_est89	T8	Subtotal	Renter occupied	AND household income is greater than 30	AND housing cost burden is greater than 50%	
T8_est99	T8	Subtotal	Renter occupied	AND household income is greater than 50	AND housing cost burden is greater than 30% but less than or equal to 50%	
T8_est102	T8	Subtotal	Renter occupied	AND household income is greater than 50	AND housing cost burden is greater than 50%	
T8_est112	T8	Subtotal	Renter occupied	AND household income is greater than 80	AND housing cost burden is greater than 30% but less than or equal to 50%	
T8_est115	T8	Subtotal	Renter occupied	AND household income is greater than 80	AND housing cost burden is greater than 50%	
T8_est125	T8	Subtotal	Renter occupied	AND household income is greater than 10	AND housing cost burden is greater than 30% but less than or equal to 50%	
T8_est128	T8	Subtotal	Renter occupied	AND household income is greater than 10	AND housing cost burden is greater than 50%	

T8_est1 = All Housing Units



Map of Cost Burden by Tract in Chandler, Arizona



AFFORDABLE & AVAILABLE

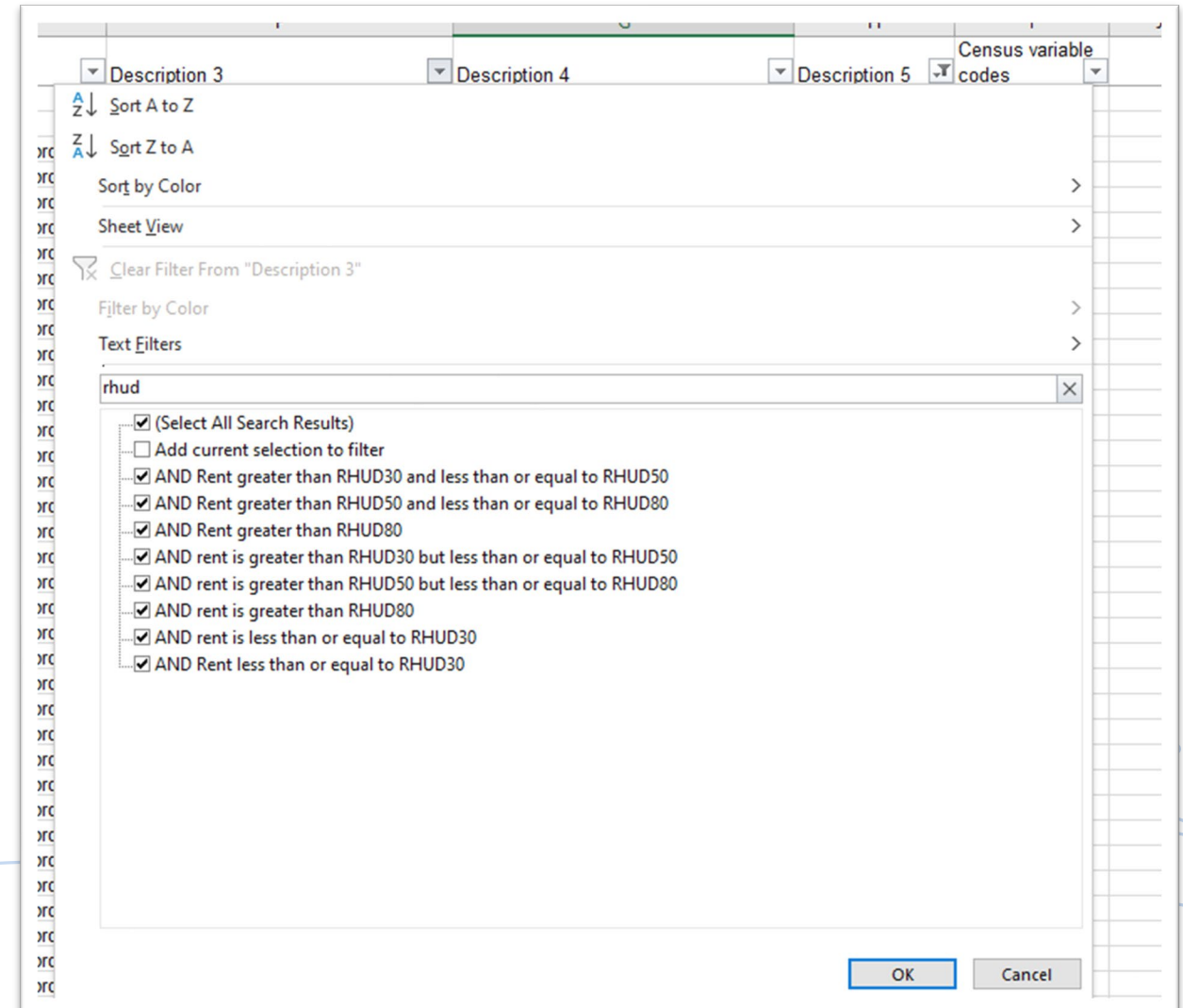
For certain income thresholds, the number of units:
affordable (less than or equal to 30 percent of income), and
available (vacant and occupied within income level)



CHAS: Affordable & Available Units

RHUD – Whether a housing unit would be affordable to a generic household at HAMFI thresholds of interest for housing units in the rental market

VHUD – Same but for housing units in the ownership market



Must restrict to only units
affordable to <80% HAMFI.
Filter Description 3.

Must restrict to only units
occupied and affordable to
<80% HAMFI.
Filter Description 4.

Table	Column Type	Description 1	Description 2	Description 3	Description 4	Description 5
T15C	Subtotal	Renter occupied	AND has complete kitchen and plumbing	AND rent is less than or equal to RHUD30		
T15C	Subtotal	Renter occupied	AND has complete kitchen and plumbing	AND rent is less than or equal to RHUD30	AND household income is less than or equal to 30% of	
T15C	Subtotal	Renter occupied	AND has complete kitchen and plumbing	AND rent is less than or equal to RHUD30	AND household income is greater than 30% but less th	
T15C	Subtotal	Renter occupied	AND has complete kitchen and plumbing	AND rent is less than or equal to RHUD30	AND household income is greater than 50% but less th	
T15C	Subtotal	Renter occupied	AND has complete kitchen and plumbing	AND rent is less than or equal to RHUD30	AND household income is greater than 80% but less th	
T15C	Subtotal	Renter occupied	AND has complete kitchen and plumbing	AND rent is less than or equal to RHUD30	AND household income is greater than 100% of HAMF	
T15C	Subtotal	Renter occupied	AND has complete kitchen and plumbing	AND rent is greater than RHUD30 but less than or equal to RHUD50		
T15C	Subtotal	Renter occupied	AND has complete kitchen and plumbing	AND rent is greater than RHUD30 but less than	AND household income is less than or equal to 30% of	
T15C	Subtotal	Renter occupied	AND has complete kitchen and plumbing	AND rent is greater than RHUD30 but less than	AND household income is greater than 30% but less th	
T15C	Subtotal	Renter occupied	AND has complete kitchen and plumbing	AND rent is greater than RHUD30 but less than	AND household income is greater than 50% but less th	
T15C	Subtotal	Renter occupied	AND has complete kitchen and plumbing	AND rent is greater than RHUD30 but less than	AND household income is greater than 80% but less th	
T15C	Subtotal	Renter occupied	AND has complete kitchen and plumbing	AND rent is greater than RHUD30 but less than	AND household income is greater than 100% of HAMF	
T15C	Subtotal	Renter occupied	AND has complete kitchen and plumbing	AND rent is greater than RHUD50 but less than or equal to RHUD80		
T15C	Subtotal	Renter occupied	AND has complete kitchen and plumbing	AND rent is greater than RHUD50 but less than	AND household income is less than or equal to 30% of	
T15C	Subtotal	Renter occupied	AND has complete kitchen and plumbing	AND rent is greater than RHUD50 but less than	AND household income is greater than 30% but less th	
T15C	Subtotal	Renter occupied	AND has complete kitchen and plumbing	AND rent is greater than RHUD50 but less than	AND household income is greater than 50% but less th	
T15C	Subtotal	Renter occupied	AND has complete kitchen and plumbing	AND rent is greater than RHUD50 but less than	AND household income is greater than 80% but less th	
T15C	Subtotal	Renter occupied	AND has complete kitchen and plumbing	AND rent is greater than RHUD50 but less than	AND household income is greater than 100% of HAMF	

A&A <80% HAMFI Variables

Table 14A
Vacant for Sale

T14A_est4
T14A_est8

Table 14B
Vacant for Rent

T14B_est4
T14B_est8
T14B_est12

Table 15A
**Owner Occupied
with Mortgage**

T15A_est5
T15A_est9
T15A_est13
T15A_est26
T15A_est30
T15A_est34

Table 15B
**Owner Occupied
w/o Mortgage**

T15B_est5
T15B_est9
T15B_est13
T15B_est26
T15B_est30
T15B_est34

Table 15C
Renter Occupied

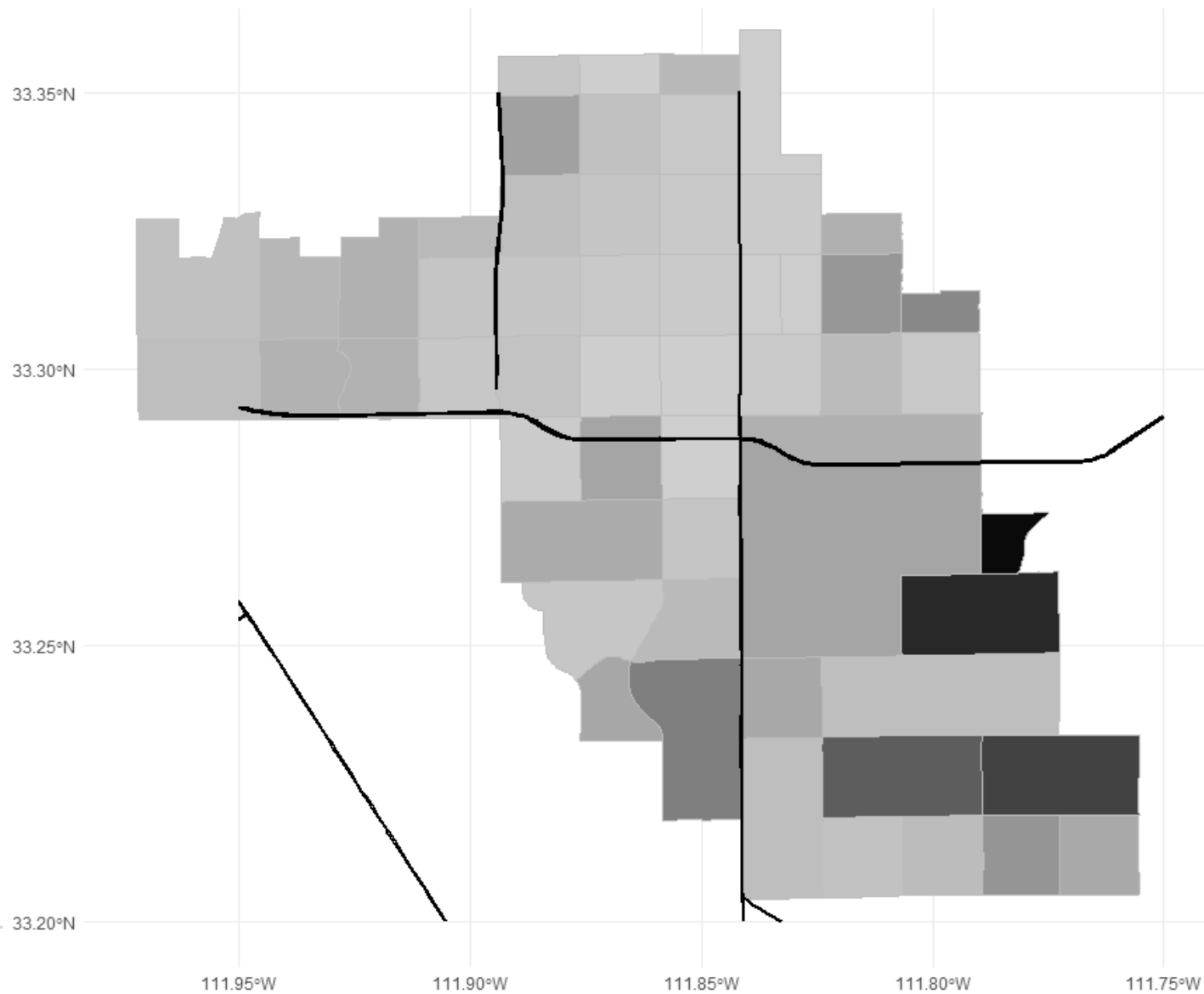
T15C_est5
T15C_est9
T15C_est13
T15C_est26
T15C_est30
T15C_est34
T15C_est47
T15C_est51
T15C_est55

Steps:

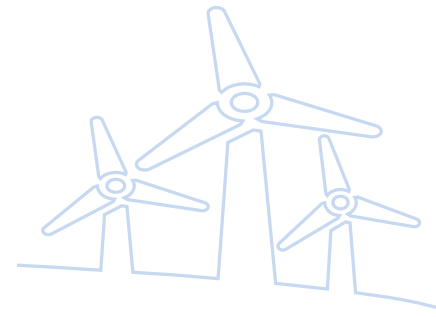
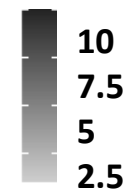
1. Find all CHAS variables for the calculation of interest (A&A <80% in this case)
2. Sum those variables across the jurisdiction of interest for each table required
3. Do analysis
 - To get a rate, divide by total households of interest (the number of households <80% in this case)
 - Slice in other ways:
 1. Renter-Only
 2. <30% HAMFI; <50% HAMFI



Map of Affordable and Available Units for 80% HAMFI by Tract in Chandler, Arizona



of Affordable and Available Units less than 80% HAMFI Rate



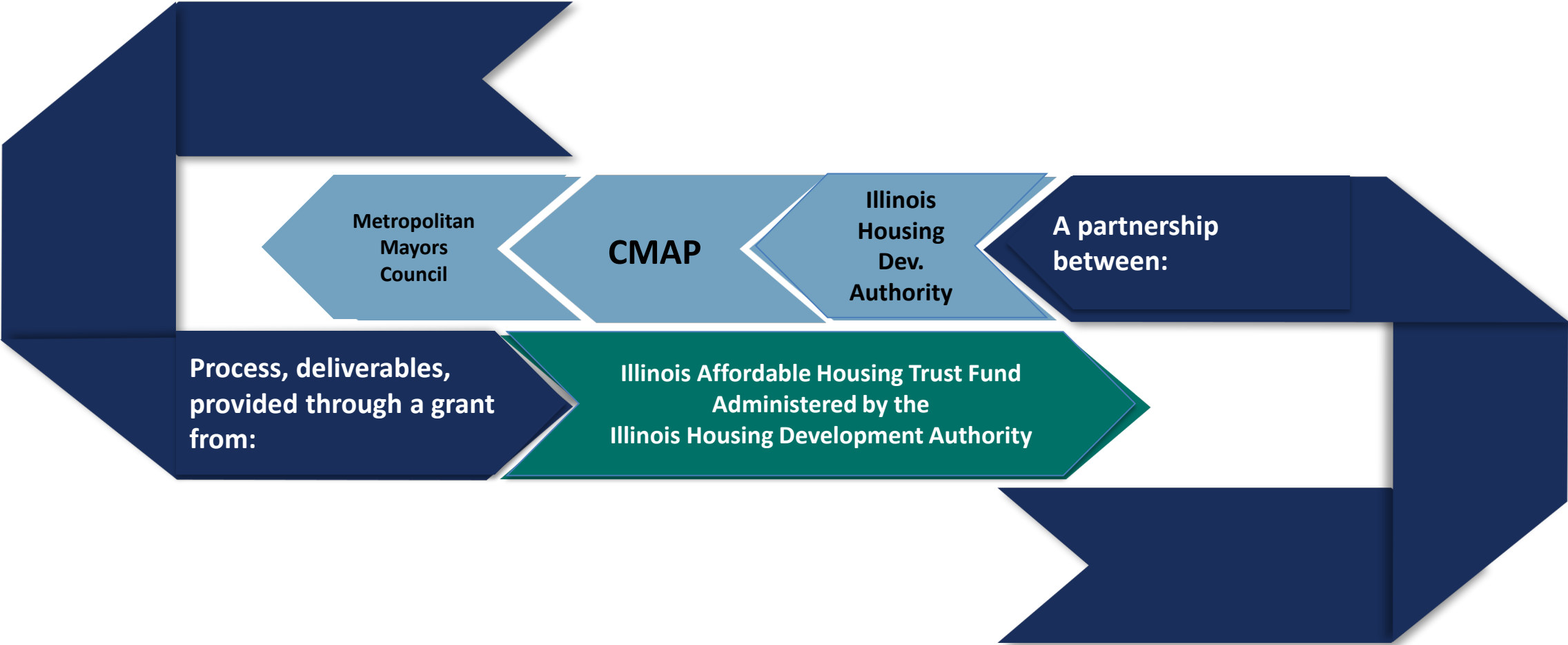


Making Data Accessible

Jonathan Burch, CMAP



Overview: Homes for a Changing Region



Homes for a Changing Region: Process



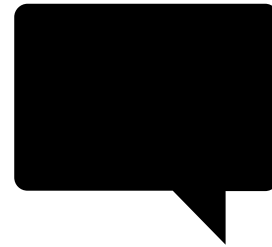
Data

Housing market data analysis to inform decisions



Community Survey

A digital survey to solicit community feedback



Panel

Assemble a panel to provide input on local housing issues



Action Plan

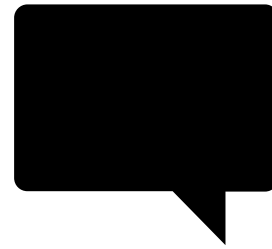
An action plan outlining detailed set of policy recommendations

Homes for a Changing Region: Today



Data

Trends
Stock
Affordability



Discuss

Talk about the
most pressing
local housing
issues



Trends



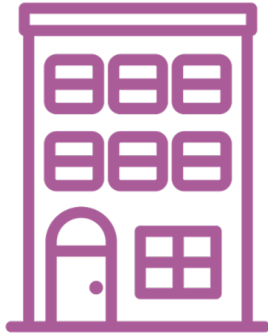
Slight Population Loss



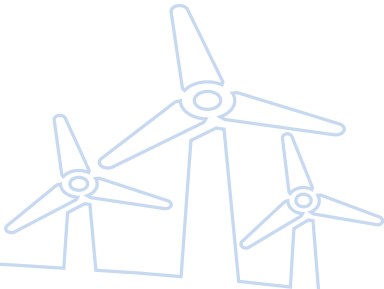
Aging Population



Affordability Challenges



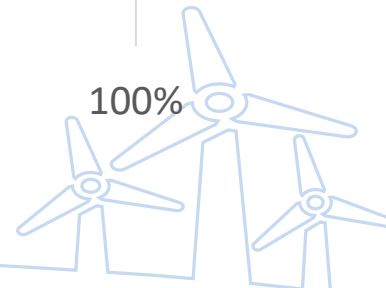
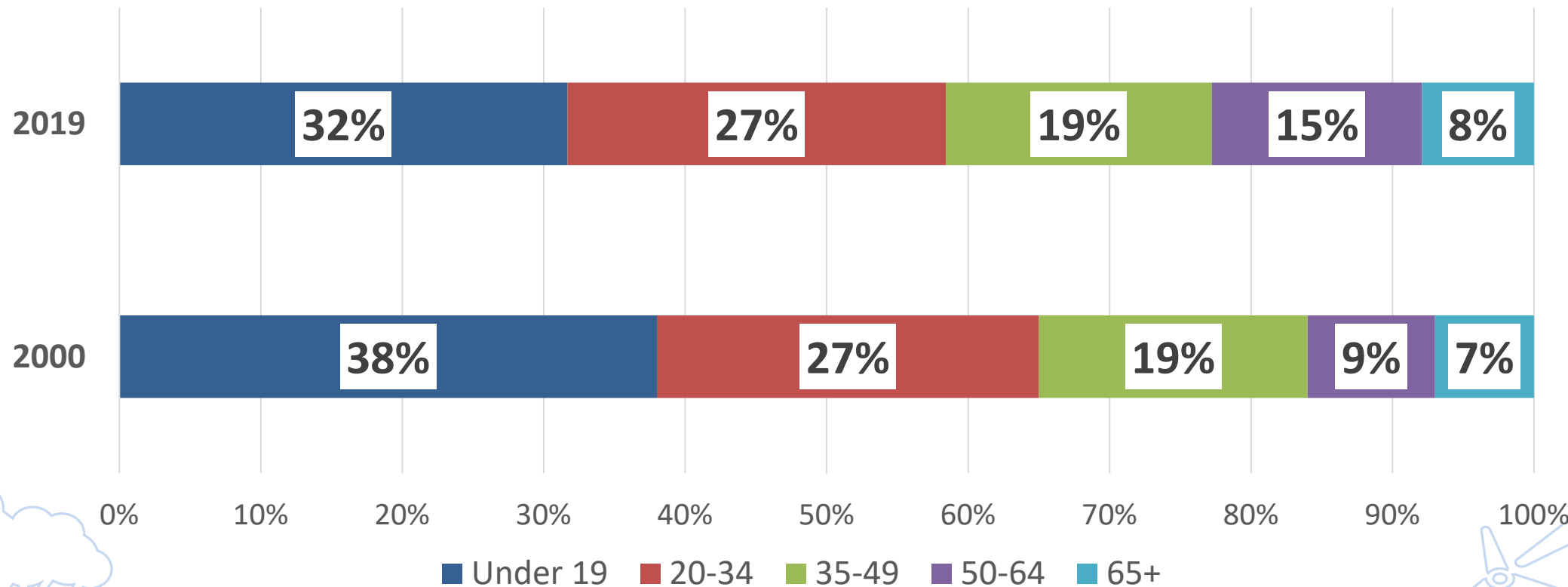
Aging Housing Stock



The share of older adults has increased since 2000.

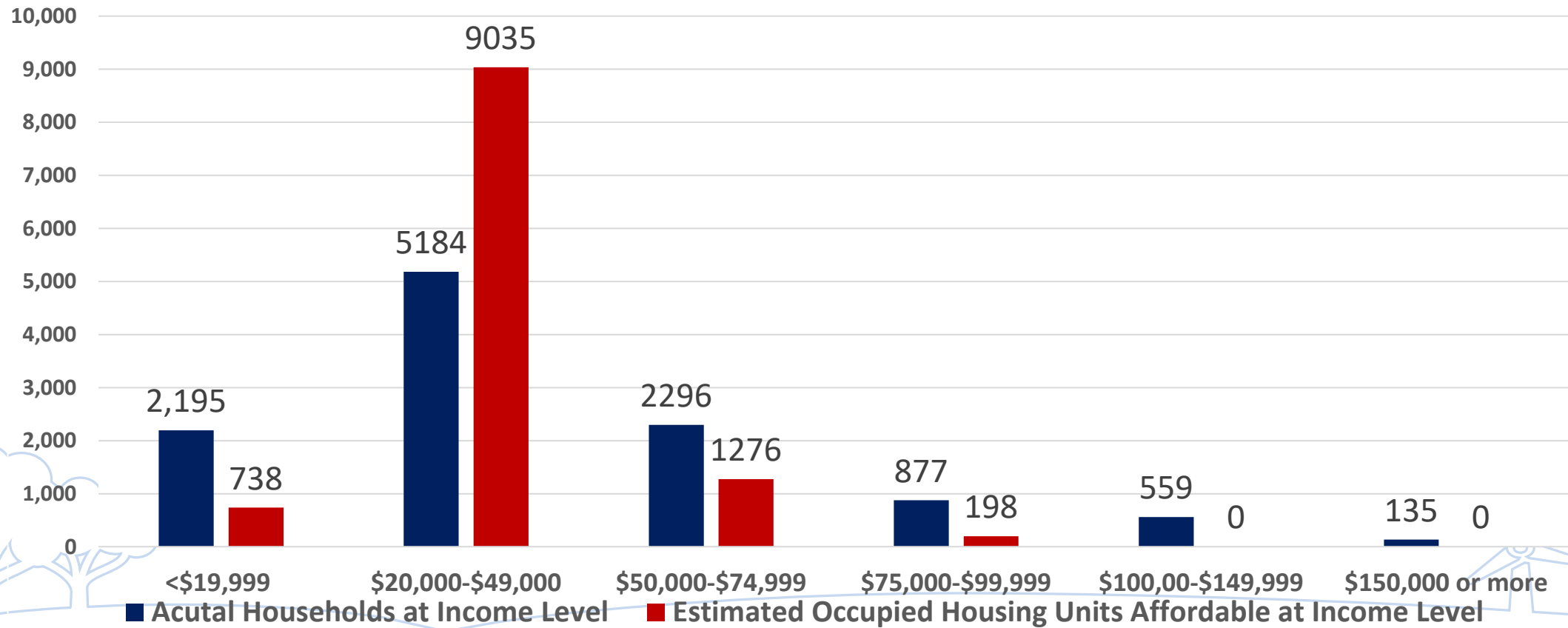
Population by age group in Cicero

Source: US Census 2000 and American Community Survey 2016-2020

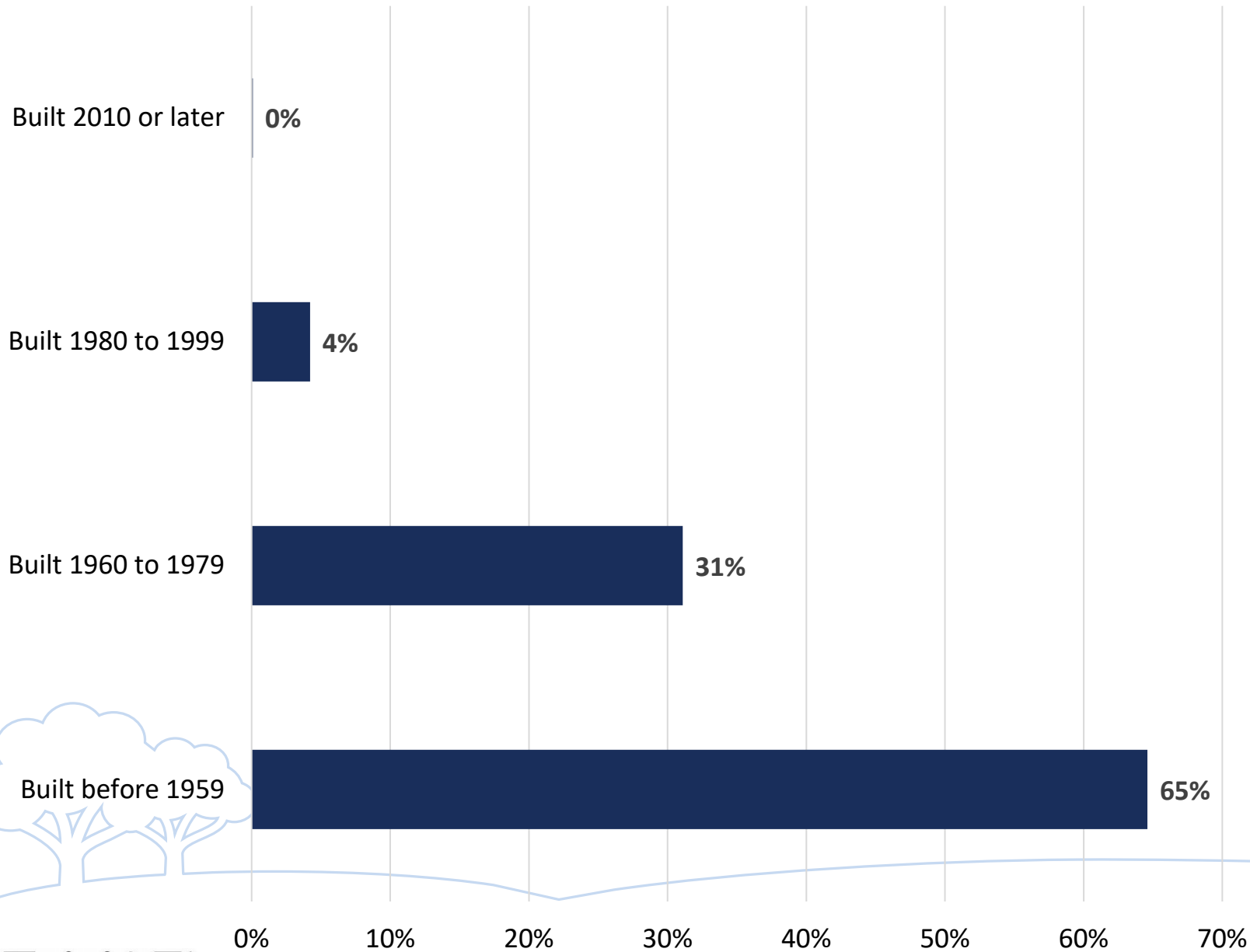


Rental Household Income Compared to Affordable Occupied Units: Cicero

Cicero Comparison of Rental Household Incomes with Occupied Units Affordable at Each Income Level



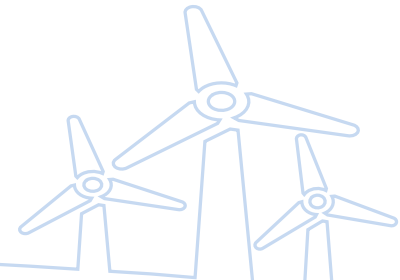
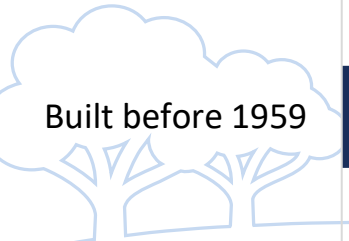
Year Structure Built



More than half of the housing structures in Cicero were built before 1959.

Housing Age in Cicero

Source: American Community Survey 2015-2019





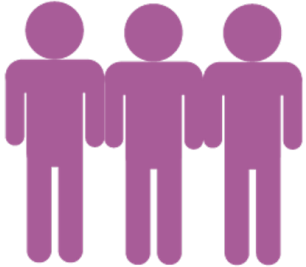
Working with Data to Develop Local Strategies

Town of Cicero, IL

Tom Tomschin, Community Development



Trends



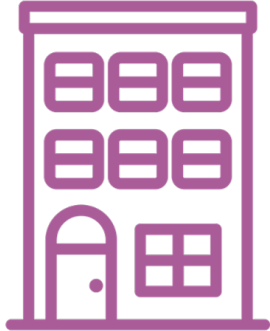
**Slight Population
Loss**



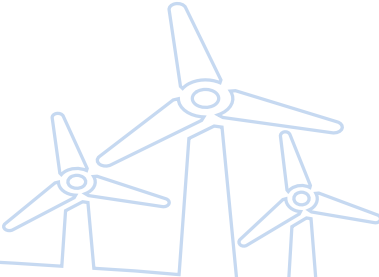
Aging Population



**Affordability
Challenges**



**Aging Housing
Stock**

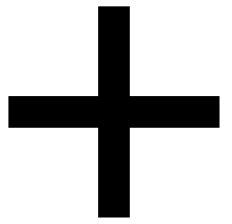


Recommendations

- Link Properties To Available Rehabilitation Programs Managed By Non-Profit Partners.
- Explore Pathways To Make Accessory Units Livable While Protecting The Rights Of Tenants And Property Owners.
- Pursue A New Multifamily Investment On Municipally Owned Land.



Link Properties to Available Rehabilitation Programs



Attract New Multifamily Development

Attracting Private Investment Via IHDA Programs

IHDA distributes Low Income Housing Tax Credit (LIHTC) to developers.

LIHTC buildings are professionally managed and have lower levels of owner/manager turnover.

Town of Cicero can research LIHTC investors for existing properties.





Questions and Summary

Andelyn Nesbitt-Rodriguez, ICF – Moderator



Q&A



Summary

- USPS Vacancy Data, American Housing Survey, NHGIS and CHAS can help you analyze local housing conditions to better understand local barriers
- It is important to look at Cost Burden and what is affordable AND available by income band
- Mapping tools can help to visualize the geographic distribution of barriers
- Working together as regions or as organizations to streamline data collection and analysis can simplify processes, allow for better comparison across jurisdictions, and allow for better coordination of strategy for adjacent jurisdictions
- Data is important to understand local patterns and essential to be able to share data with community members to get input and develop policy options
- Data collected through your Consolidated Planning and Action Planning processes, or other data collection routines, can be used to identify AND develop solutions to address affordable housing barriers.
- CPD has more assistance to identify and address barriers in the works – stay tuned!

NEXT EVENT:
Research on Barriers
July 19, 2023; 3-4pm EDT

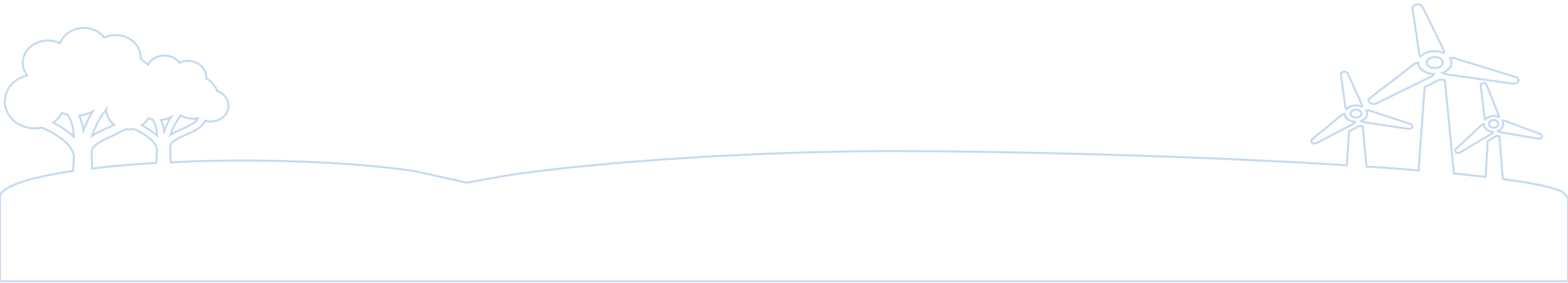


Thank you! For more information...

Chicago Metropolitan Agency for Planning – [Homes for a Changing Region](#)

[HUD User Data Sets](#) – Office of Policy Development and Research (PD&R)





NOTE: This material is based upon work supported by funding under an award with the U.S. Department of Housing and Urban Development. The substance and findings of the work are dedicated to the public. Neither the United States Government, nor any of its employees, makes any warranty, express or implied, or assumes any legal liability or responsibility for the accuracy, completeness, or usefulness of any information, apparatus, product, or process disclosed, or represents that its use would not infringe privately-owned rights. Reference herein to any specific commercial product, process, or service by trade name, trademark, manufacturer, or otherwise does not necessarily constitute or imply its endorsement, recommendation, or favoring by the U.S. Government or any agency thereof. Opinions expressed on the HUD Exchange are those of the authors and do not necessarily reflect the official position of, or a position that is endorsed by, HUD or by any HUD program.