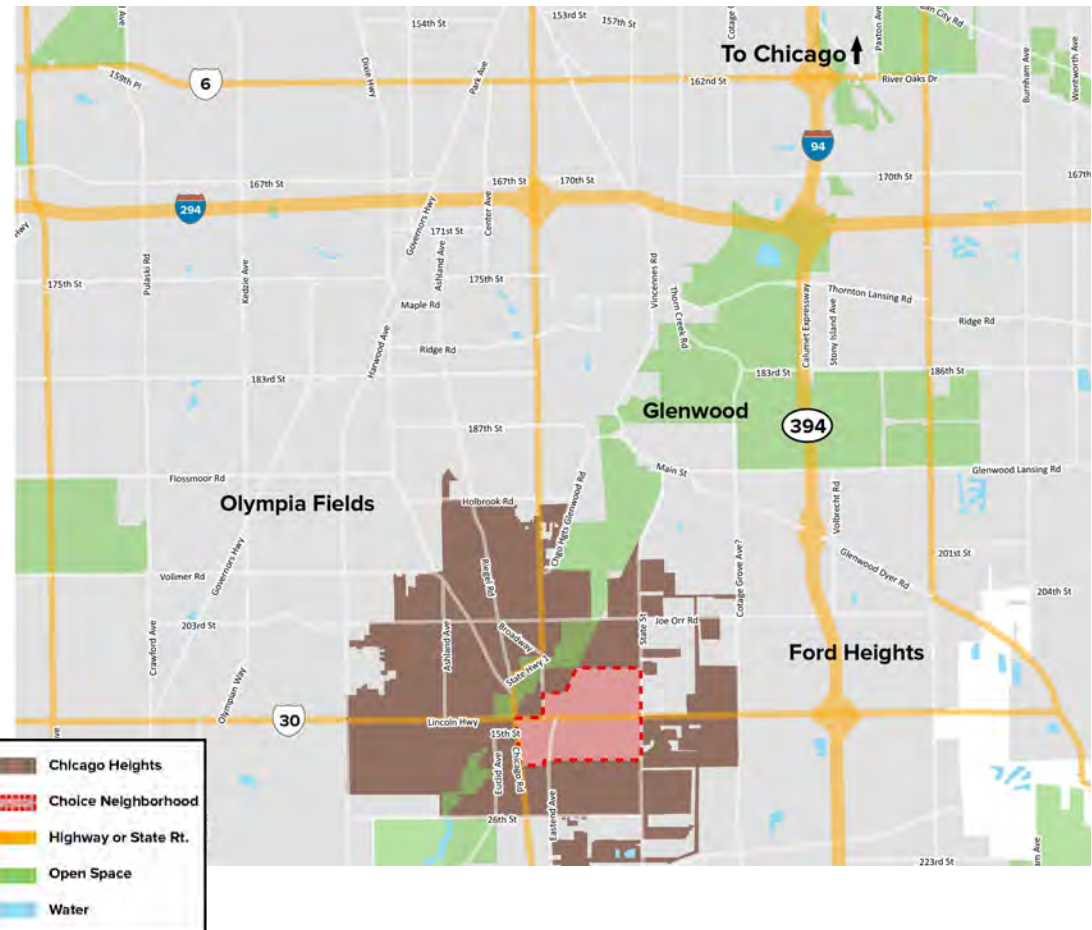


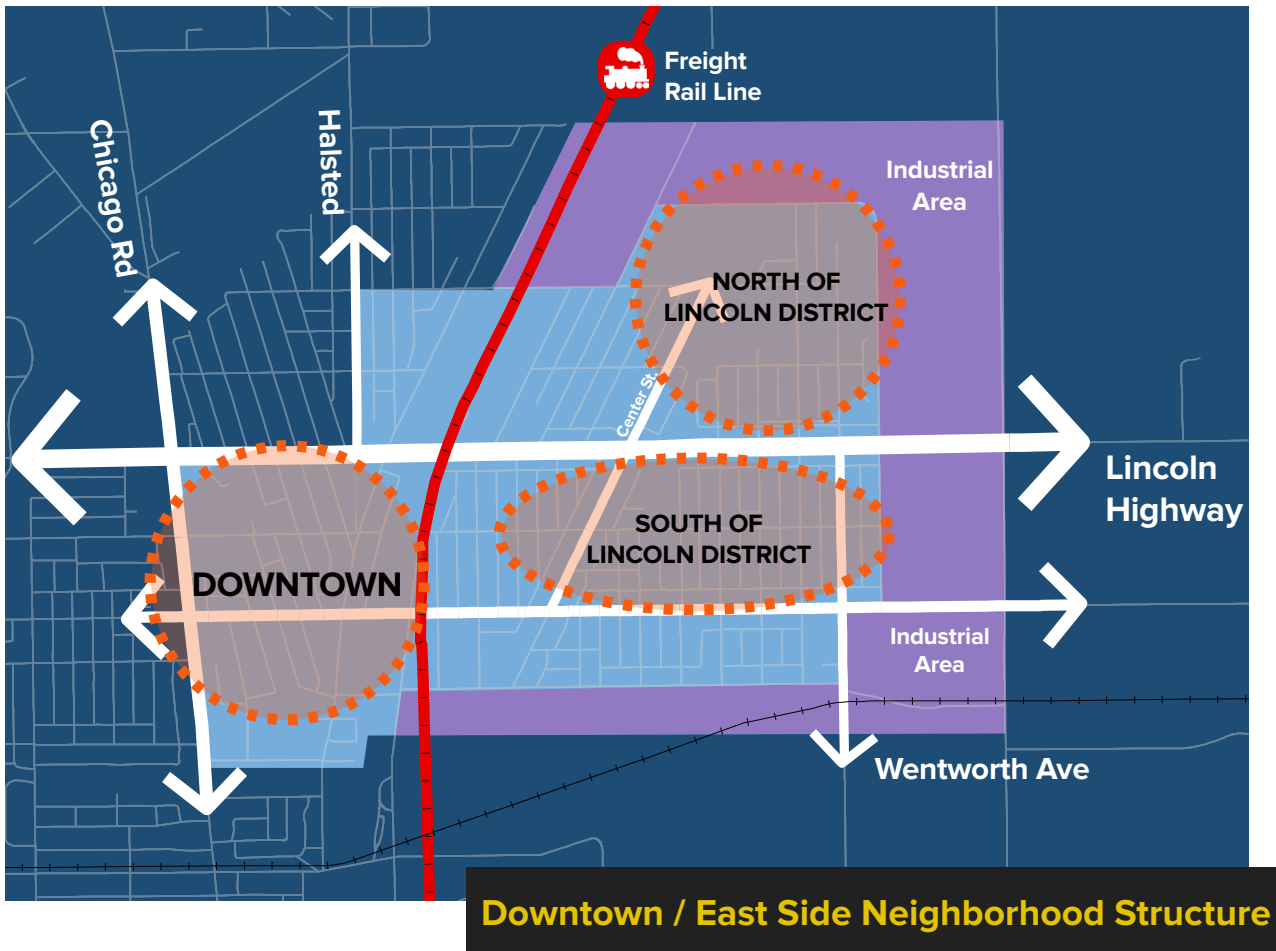


02 COMMUNITY CONTEXT

The first settlers began arriving in what is now Chicago Heights in the 1830s. The area grew with the completion of railroad stations along the Joliet & Northern (1853) and Chicago & Eastern Illinois (1869) rail lines. By 1920, the community's population had reached 19,653. Supported by a strong industrial base, the downtown served as the retail, banking, transportation and entertainment center for communities and rural settlements within a 15-mile radius.

While the Great Depression delivered a significant blow to local manufacturing, World War II industrial demand led to a period of great prosperity for Chicago Heights. After 1970, Chicago Heights began to feel the effects of changing retail patterns, competition from commercial centers located closer to interstate highways, and a shift of industrial production away from older industrial communities. By 2010, the population of Chicago Heights had fallen from its 40,000 peak to around 30,000 residents.

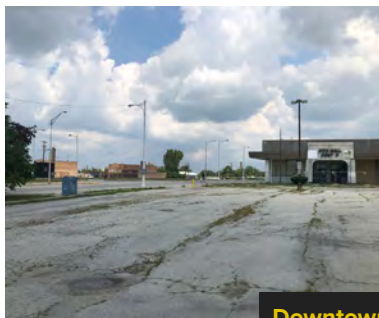




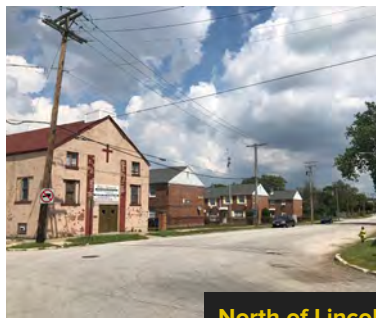
NEIGHBORHOOD STRUCTURE

The Downtown/East Side Choice Neighborhood covers most of Downtown Chicago Heights and residential and industrial areas to the east. The major thoroughfares in the area include Lincoln Highway/US Route 30/14th Street, Chicago Road/IL Route 1, and Halsted Street. The Pace suburban transit bus transfer facility, located within the Downtown/East Side Choice Neighborhood, ensures that residents have good transit access to employment opportunities, education and social services.

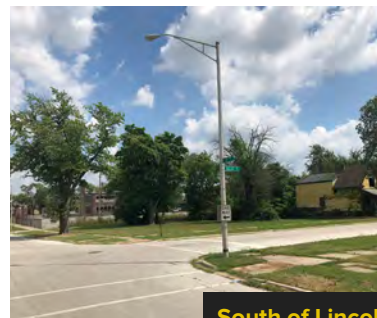
There are three fairly distinct sections of the Choice Neighborhood: 1) Downtown (south of Lincoln Highway and west of the Union Pacific rail line to Chicago Road); 2) East Side residential (bounded by 11th Street, 17th Street, Arnold Street and East End Avenue); and 3) East Side industrial (surrounding the residential area). Lincoln Highway further divides the East Side residential area into two distinct neighborhoods that share common amenities.



Downtown



North of Lincoln



South of Lincoln

Industrial uses and vacant land dominate the land use mix. Industrial is the largest single land use category. There are approximately 147 acres (26.4%) of vacant land, with much of it located in the residential area south of Lincoln Highway. It is significant that residential and commercial uses combined represent only 18.8% of the current land use mix.

DEMOGRAPHIC PROFILE

The Downtown/East Side Choice Neighborhood has several cohesive residential clusters, including the Housing Authority's target housing properties (Daniel P. Bergen Homes, John Mackler Homes, and Sunrise Apartments). Today, there are approximately 2,100 residents and 737 households in the Downtown/East Side Choice Neighborhood. The following demographic highlights describe some of the challenges that residents face.

The housing stock is primarily modest, single-family detached homes. Vacant land is concentrated along Lincoln Highway, on the residential streets to the north and south, and throughout the downtown.



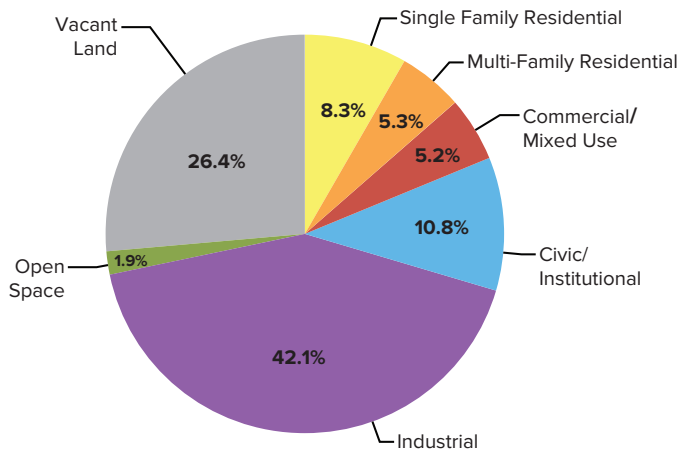
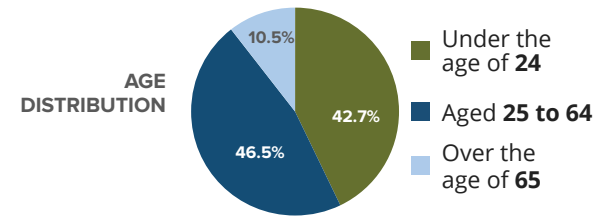
**737
HOUSEHOLDS**



**2,100
PEOPLE**



64% RENTER OCCUPIED
36% OWNER OCCUPIED



20%

**NEIGHBORHOOD
UNEMPLOYMENT
RATE
(5.5% IN CITY)**

53%

**HOUSEHOLDS
MAKING
>\$25,000/YEAR**

\$22,698

**MEDIAN
HOUSEHOLD
INCOME**

5.7%

**DECREASE IN
POPULATION
SINCE 2010**

74.6%

**POPULATION WITH
A HIGH SCHOOL
DIPLOMA OR HIGHER**

7.56%

**POPULATION WITH
A BACHELORS
DEGREE OR HIGHER**