Race

Our sample of subsidized renters was 100 percent African American, just like the former public housing residents. However, the sample of subsidized homeowners was 25 percent non-African American and the sample of market-rate homeowners was one-third non-African American. This is a higher level of racial diversity than may have been expected on the historically African American south side of Chicago.

Gender

While our sample of former public housing residents and subsidized homeowners is almost exclusively female, the sample of market-rate homeowners and subsidized renters was 60 percent female.

Comparison of resident characteristics

<table>
<thead>
<tr>
<th>Resident type</th>
<th>Former public housing residents</th>
<th>Subsidized renters</th>
<th>Subsidized homeowners</th>
<th>Market-rate homeowners</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of interviewees/Total population at time of interviews</td>
<td>23/24</td>
<td>5/9</td>
<td>8/24</td>
<td>10/41</td>
</tr>
<tr>
<td>Average age</td>
<td>48</td>
<td>51</td>
<td>40</td>
<td>40</td>
</tr>
<tr>
<td>Race</td>
<td>100% African American</td>
<td>100% African American</td>
<td>75% African American</td>
<td>70% African American</td>
</tr>
<tr>
<td>Gender</td>
<td>96% female</td>
<td>60% female</td>
<td>100% female</td>
<td>60% female</td>
</tr>
</tbody>
</table>
Building Mixed-Income Communities: Jazz on the Boulevard Case Study

Household structure

Household size

The average household size is approximately the same across all housing categories. But among market-rate homeowners, the second person is more often a spouse, while among former public housing residents the second person is more often a child.

Marital status

Fifty percent of market-rate homeowners in our sample are married, compared to none of the subsidized renters and nine percent of former public housing residents.

Children

A substantial proportion of homeowners in our sample have children.

Income level

We learned that all of the former public housing residents and 60 percent of the subsidized renters earn less than $40,000 per year. Seventy percent of the market-rate homeowners and 25% of the subsidized homeowners have an annual income over $120,000.

<table>
<thead>
<tr>
<th>Resident type (#)</th>
<th>Former public housing (23)</th>
<th>Subsidized renters (5)</th>
<th>Subsidized owners (8)</th>
<th>Market-rate owners (10)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mean household size</td>
<td>1.7</td>
<td>2.3</td>
<td>1.6</td>
<td>1.8</td>
</tr>
<tr>
<td>Percent with children</td>
<td>48</td>
<td>80</td>
<td>38</td>
<td>30</td>
</tr>
<tr>
<td>Percent married</td>
<td>9</td>
<td>0</td>
<td>25</td>
<td>50</td>
</tr>
<tr>
<td>Income level</td>
<td>100% below $40,000</td>
<td>60% below $40,000</td>
<td>25% over $120,000</td>
<td>70% over $120,000</td>
</tr>
</tbody>
</table>

Education

While the vast majority of all residents have a high school degree, the educational levels vary widely across housing categories in the direction that would be expected, with higher-income residents having higher levels of education.

Acknowledgements

This research was supported with funding from the Rockefeller Foundation, Case Western Reserve University, and a post-doctoral scholarship from the School of Social Service Administration at the University of Chicago.

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Research Highlights series

This Highlights series explores the early experiences of residents of all income levels who have moved into Jazz on the Boulevard:

1. Movers versus non-movers: Who are they?
2. The resident population at Jazz.
3. Understanding the choice to live at Jazz.
4. Resident perspectives on mixed-income development.
5. Early resident experiences: General satisfaction.
6. Early social relations at Jazz.

This Research Highlight is excerpted from Joseph (2008) which provides more detail on the study context, methodology, and findings.

Jazz on the Boulevard Case Study research team

Principal investigator
Mark Joseph

Senior research assistant
Ranada Harrison

Research assistants
Meeghan Bassett
Rachel Boyle
Jessica Feldman
Michelle Freeman
Kayla Hogan
Tchad Roberts

Please contact mark.joseph@case.edu with any questions or comments.