



COMMUNITY AREA

50

# Pullman



## HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	8,921	7,325	-17.9%
<i>Percent Immigrant (Foreign Born)</i>	5.3%	4.2%	-20.0%
Total Households	3,263	2,940	-9.9%
<i>Total Family Households</i>	2,190	1,866	-14.8%
<i>Total Non-Family Households</i>	1,073	1,074	0.1%
Percent of Residents In Poverty	22.4%	23.9%	6.6%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	1,070	786	-26.5%
Black or African American	7,285	6,167	-15.3%
Asian	21	7	-66.7%
Multi-Racial	113	112	-0.9%
Other	432	253	-41.4%
Latino (of Any Race)	795	571	-28.2%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$40,662	\$37,947	-6.7%
Households Earning < \$25,000	1,313	987	-24.8%
<i>As a Percent of All Households</i>	40.2%	31.3%	-22.1%
Unemployment Rate	10.1%	21.0%	107.8%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	1,037	987	-4.8%
\$25,000-\$49,999	1,073	852	-20.6%
\$50,000-\$74,999	690	797	15.5%
\$75,000 or More	470	521	10.8%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	3,549	3,385	-4.6%
Total Occupied Housing Units	3,263	2,940	-9.9%
<i>Owner-Occupied</i>	1,654	1,387	-16.1%
<i>Renter-Occupied</i>	1,609	1,553	-3.5%

HOUSING UNIT PRODUCTION	2000	2010	10 YEAR CHANGE
New Units Built Between 2000 and 2010		0	
<i>As a Percentage of all Housing Units</i>		0.0%	

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$647	\$817	26.4%
Paying Over 30% of Income in Rent	41.4%	48.3%	16.9%
<i>Renters Paying Less Than \$750/mo</i>	1,072	662	-38.3%
<i>Renters Paying \$750 to \$999/mo</i>	397	566	42.4%
<i>Renters Paying \$1000 to \$1,499/mo</i>	69	325	373.1%
<i>Renters Paying \$1,500 or More/mo</i>	12	26	125.8%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$1,093	\$1,260	15.4%
Paying Over 30% of Income for Mortgage	31.7%	45.7%	44.3%
<i>Owners Paying Less Than \$1,000/mo</i>	507	324	-36.1%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	361	403	11.5%
<i>Owners Paying \$1,500 to \$1999/mo</i>	108	213	97.3%
<i>Owners Paying \$2,000 or More/mo</i>	25	128	417.6%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
Income Level				
Less than \$25,000	85.2%	100.0%	59.8%	68.4%
\$25,000-\$49,999	16.2%	46.6%	21.2%	57.8%
\$50,000-\$74,999	0.0%	0.0%	16.1%	21.9%
\$75,000 or More	5.0%	0.0%	7.2%	8.6%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	2,487	2,699	8.5%
2-4 Units	813	720	-11.4%
5-9 Units	46	21	-54.3%
10-19 Units	26	12	-53.8%
20 or More Units	117	143	-19.2%

MEDIAN HOME SALES*	UNITS		MEDIAN COST	
	2000	2010	2000	2010
2003	98		\$128,806	
2005	101		\$152,373	
2008	101		\$138,221	
2010	49		\$126,597	
2012	34		\$142,407	
2013	17		\$126,820	

FORECLOSURE FILINGS			
2009	70	2011	68
2010	87	2012	68

PROJECT-BASED SECTION 8	
Buildings	1
Units	210

The Chicago Rehab Network is grateful to the Chicago Community Trust for its support of this research. Data come primarily from Nathalie P. Voorhees Center (UIC) analysis of 2000 and 2010 Censuses. \* Indicates that values have been adjusted for inflation to 2010 constant dollars. For more information, or to request a methodology, contact CRN at Elizabeth@chicagorehab.org or 312.663.3936.

## HOUSING FACT SHEET

## DEEPER DIVE: AGE, SEX AND RACE COHORTS

An in depth look at the sex and age of a community's population can help determine community needs. Age cohorts show whether a community is expanding, stable or contracting—and point to current or future need for investments that serve particular constituencies, like after school programs for teens or options for elder housing.

## TOTAL POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	3,262	4,063
under 5 years	241	235
5 to 9 years	257	239
10 to 14 years	273	266
15 to 19 years	292	275
20 to 24 years	222	236
25 to 34 years	429	480
35 to 44 years	408	577
45 to 54 years	384	571
55 to 64 years	343	541
65 or more years	413	643

## POPULATION BY AGE AND SEX IN PULLMAN, 2010



## TOP 3 SUB-POPULATIONS IN PULLMAN

The top 3 sub-populations in Pullman in 2010 were Black or African American, Latino, and White. There were also 5 Asians and 105 people of other races, including multiracial, Native American, Hawaiian or Pacific Islander individuals.

## BLACK OR AFRICAN AMERICAN POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	2,641	3,481
under 5 years	197	203
5 to 9 years	223	209
10 to 14 years	236	233
15 to 19 years	259	241
20 to 24 years	191	203
25 to 34 years	347	415
35 to 44 years	316	497
45 to 54 years	306	493
55 to 64 years	235	441
65 or more years	331	546

## LATINO POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	311	260
under 5 years	30	20
5 to 9 years	25	19
10 to 14 years	26	19
15 to 19 years	24	27
20 to 24 years	24	18
25 to 34 years	44	28
35 to 44 years	41	36
45 to 54 years	29	35
55 to 64 years	37	26
65 or more years	31	32

## WHITE POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	262	260
under 5 years	8	6
5 to 9 years	1	4
10 to 14 years	5	5
15 to 19 years	4	5
20 to 24 years	6	12
25 to 34 years	36	33
35 to 44 years	42	32
45 to 54 years	46	39
55 to 64 years	49	65
65 or more years	65	59

## HOUSING FACT SHEET

DEEPER DIVE: VACANCY, FORECLOSURE AND CITY-OWNED LAND

BASIC DEMOGRAPHICS	2000	2010	10 YEAR CHANGE
Population	8,921	7,325	-17.9%
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BUILDING VIOLATIONS	BUILDINGS RECEIVING VIOLATIONS	TOTAL VIOLATIONS
2009	58	452
2010	76	524
2011	95	572
2012	64	305
2013	71	273
2014	86	359

BUILDING PERMITS	NEW CONSTRUCTION OR REHAB PERMITS	DEMOLITION PERMITS
2006	16	3
2007	21	1
2008	23	6
2009	11	1
2010	11	1
2011	22	1
2012	24	5
2013	22	9
2014	19	0
<i>Percent New Construction 2006-2014</i>	10.1%	n/a
<i>Percent Rehabilitation 2006-2014</i>	89.9%	n/a

USPS RESIDENTIAL VACANCY	2008	2011	2013
Percent Residential Vacancy	7.0%	8.6%	8.0%
Vacant less than 12 months	77	34	46
Vacant 12 - 24 months	95	116	20
Vacant 24 - 36 months	14	37	63
Vacant More than 36 months	51	105	141

USPS COMMERCIAL VACANCY	2008	2011	2013
Percent Commercial Vacancy	19.6%	18.4%	18.9%
Vacant less than 12 months	7	4	4
Vacant 12 - 24 months	4	3	0
Vacant 24 - 36 months	1	1	5
Vacant More than 36 months	23	25	27

CITY OF CHICAGO-OWNED VACANT LAND	NO. PARCELS	SQUARE FEET
Residential	21	66,902
Business	1	16,689
Commercial	4	12,490
Manufacturing	9	657,571
Planned Development	0	0
Planned Manufacturing District	0	0
Parks and Open Space	0	0
Downtown	0	0
Transportation	0	0

## "ZOMBIE PROPERTIES" 2014

Zombies	22
Zombies per 1,000 Mortgageable Properties	8.5

"Zombie properties" are those where foreclosure has been initiated but not yet completed. Average time to foreclosure in Illinois in 2014 was 889 days (2.5 years).



Allstate

CHICAGO'S OWN GOOD HANDS

The Chicago Rehab Network is grateful to Allstate for its support of this research.

Data sources: U.S. Census Bureau: 2010 Census; HUD: 2008, 2010 & 2014 Aggregated USPS Administrative Data On Address Vacancies; City of Chicago Data Portal; Woodstock Institute: "Unresolved Foreclosures: Patterns of Zombie Properties in Cook County" Appendix A; Crain's Chicago Business / Chicago Real Estate Daily, "Fast Foreclosure? Not in Illinois" (12/9/2014) For more information contact CRN at Elizabeth@chicagorehab.org or 312.663.3936.