



COMMUNITY AREA

34

Armour Square



HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	12,032	13,391	11.3%
<i>Percent Immigrant (Foreign Born)</i>	52.0%	52.0%	0.1%
Total Households	4,730	5,247	10.9%
<i>Total Family Households</i>	2,932	3,182	8.5%
<i>Total Non-Family Households</i>	1,798	2,065	14.8%
Percent of Residents In Poverty	31.1%	30.1%	-3.2%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	2,287	1,883	-17.7%
Black or African American	2,053	1,422	-30.7%
Asian	7,324	9,742	33.0%
Multi-Racial	193	167	-13.5%
Other	175	177	1.1%
Latino (of Any Race)	448	464	3.6%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$30,343	\$28,970	-4.5%
Households Earning < \$25,000	2,527	2,433	-3.7%
<i>As a Percent of All Households</i>	53.4%	47.6%	-10.8%
Unemployment Rate	3.3%	11.6%	248.8%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	1,996	2,433	21.9%
\$25,000-\$49,999	1,376	1,107	-19.6%
\$50,000-\$74,999	647	686	5.9%
\$75,000 or More	717	884	23.4%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	5,182	5,756	11.1%
Total Occupied Housing Units	4,730	5,247	10.9%
<i>Owner-Occupied</i>	1,393	1,777	27.6%
<i>Renter-Occupied</i>	3,337	3,470	4.0%

HOUSING UNIT PRODUCTION	2000	2010
New Units Built Between 2000 and 2010		906
<i>As a Percentage of all Housing Units</i>		16.0%

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$524	\$548	4.5%
Paying Over 30% of Income in Rent	37.5%	48.7%	29.6%
<i>Renters Paying Less Than \$750/mo</i>	2,259	1,833	-18.9%
<i>Renters Paying \$750 to \$999/mo</i>	809	558	-31.1%
<i>Renters Paying \$1000 to \$1,499/mo</i>	128	533	314.8%
<i>Renters Paying \$1,500 or More/mo</i>	27	153	471.6%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$1,706	\$1,748	2.5%
Paying Over 30% of Income for Mortgage	33.3%	58.2%	74.7%
<i>Owners Paying Less Than \$ 1,000/mo</i>	61	104	71.0%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	113	187	65.9%
<i>Owners Paying \$1,500 to \$1999/mo</i>	77	337	338.2%
<i>Owners Paying \$2,000 or More/mo</i>	71	298	322.3%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
Less than \$25,000	62.2%	57.5%	68.0%	94.7%
\$25,000-\$49,999	16.9%	63.5%	14.7%	37.7%
\$50,000-\$74,999	0.0%	6.4%	23.6%	34.6%
\$75,000 or More	3.9%	4.1%	4.9%	8.8%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	1,092	997	-8.7%
2-4 Units	1,780	1,942	9.1%
5-9 Units	900	563	-37.4%
10-19 Units	204	455	123.0%
20 or More Units	1,206	1,644	36.3%

MEDIAN HOME SALES*	UNITS		MEDIAN COST	
	2003	2005	2008	2010
	57	387	387	141
	\$279,161	\$276,837	\$251,124	\$226,941

FORECLOSURE FILINGS			
2009	8	2011	18
2010	25	2012	28

PROJECT-BASED SECTION 8	
Buildings	4
Units	490

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	6,450	6,941
under 5 years	296	324
5 to 9 years	307	286
10 to 14 years	364	302
15 to 19 years	418	378
20 to 24 years	661	544
25 to 34 years	881	843
35 to 44 years	792	931
45 to 54 years	954	1,024
55 to 64 years	738	869
65 or more years	1,039	1,440

POPULATION BY AGE AND SEX IN ARMOUR SQUARE, 2010



TOP 3 SUB-POPULATIONS IN ARMOUR SQUARE

The top 3 sub-populations in Armour Square in 2010 were Asian, White, and Black or African American. There were also 464 Latino people and 145 people of other races, including multiracial, Native American, Hawaiian or Pacific Islander individuals.

ASIAN POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	4,673	5,048
under 5 years	210	237
5 to 9 years	222	206
10 to 14 years	265	229
15 to 19 years	300	262
20 to 24 years	439	394
25 to 34 years	558	568
35 to 44 years	570	691
45 to 54 years	739	789
55 to 64 years	602	654
65 or more years	768	1,018

WHITE POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	886	756
under 5 years	25	21
5 to 9 years	30	16
10 to 14 years	26	19
15 to 19 years	35	27
20 to 24 years	134	60
25 to 34 years	198	127
35 to 44 years	127	105
45 to 54 years	116	90
55 to 64 years	130	110
65 or more years	65	181

BLACK OR AFRICAN AMERICAN POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	572	847
under 5 years	41	38
5 to 9 years	31	45
10 to 14 years	57	44
15 to 19 years	59	69
20 to 24 years	45	61
25 to 34 years	48	84
35 to 44 years	55	85
45 to 54 years	62	122
55 to 64 years	57	88
65 or more years	117	211

HOUSING FACT SHEET

DEEPER DIVE: VACANCY, FORECLOSURE AND CITY-OWNED LAND

BASIC DEMOGRAPHICS	2000	2010	10 YEAR CHANGE
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BUILDING VIOLATIONS	BUILDINGS RECEIVING VIOLATIONS	TOTAL VIOLATIONS
2009	51	215
2010	87	340
2011	89	536
2012	54	356
2013	158	803
2014	72	367

BUILDING PERMITS	NEW CONSTRUCTION OR REHAB PERMITS	DEMOLITION PERMITS
2006	37	18
2007	50	9
2008	32	5
2009	22	3
2010	44	4
2011	35	0
2012	31	0
2013	26	0
2014	46	4
<i>Percent New Construction 2006-2014</i>	21.7%	n/a
<i>Percent Rehabilitation 2006-2014</i>	78.3%	n/a

USPS RESIDENTIAL VACANCY	2008	2011	2013
Percent Residential Vacancy	1.3%	3.4%	1.4%
Vacant less than 12 months	5	36	8
Vacant 12 - 24 months	41	51	9
Vacant 24 - 36 months	7	62	37
Vacant More than 36 months	10	16	36

USPS COMMERCIAL VACANCY	2008	2011	2013
Percent Commercial Vacancy	3.1%	7.3%	7.6%
Vacant less than 12 months	4	9	18
Vacant 12 - 24 months	3	14	1
Vacant 24 - 36 months	1	3	24
Vacant More than 36 months	8	12	9

CITY OF CHICAGO-OWNED VACANT LAND	NO. PARCELS	SQUARE FEET
Residential	1	3,031
Business	0	0
Commercial	1	6,072
Manufacturing	0	0
Planned Development	2	78,319
Planned Manufacturing District	1	45,082
Parks and Open Space	0	0
Downtown	0	0
Transportation	0	0

"ZOMBIE PROPERTIES"	2014
Zombies	3
Zombies per 1,000 Mortgageable Properties	1.1

"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

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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.