

COMMUNITY AREA

66

# Chicago Lawn



## HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	61,412	55,628	-9.4%
<i>Percent Immigrant (Foreign Born)</i>	21.0%	20.4%	-2.9%
Total Households	17,077	15,557	-8.9%
<i>Total Family Households</i>	13,288	11,598	-12.7%
<i>Total Non-Family Households</i>	3,789	3,959	4.5%
Percent of Residents In Poverty	19.8%	24.7%	25.1%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	14,518	12,753	-12.2%
Black or African American	32,541	27,806	-14.6%
Asian	421	206	-51.1%
Multi-Racial	1,865	1,233	-33.9%
Other	12,067	13,630	13.0%
Latino (of Any Race)	21,534	25,141	16.8%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$45,549	\$39,397	-13.5%
Households Earning < \$25,000	5,672	4,986	-12.1%
<i>As a Percent of All Households</i>	33.1%	31.7%	-4.3%
Unemployment Rate	9.4%	11.9%	27.0%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	4,479	4,986	11.3%
\$25,000-\$49,999	5,780	4,997	-13.5%
\$50,000-\$74,999	3,823	2,620	-31.5%
\$75,000 or More	3,031	3,121	3.0%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	18,498	18,467	-0.2%
Total Occupied Housing Units	17,077	15,557	-8.9%
<i>Owner-Occupied</i>	8,814	7,311	-17.1%
<i>Renter-Occupied</i>	8,263	8,246	-0.2%

HOUSING UNIT PRODUCTION		
New Units Built Between 2000 and 2010		476
<i>As a Percentage of all Housing Units</i>		2.5%

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$736	\$824	11.9%
Paying Over 30% of Income in Rent	39.8%	63.7%	60.1%
<i>Renters Paying Less Than \$750/mo</i>	5,377	3,196	-40.6%
<i>Renters Paying \$750 to \$999/mo</i>	2,218	2,821	27.2%
<i>Renters Paying \$1000 to \$1,499/mo</i>	363	1,469	305.1%
<i>Renters Paying \$1,500 or More/mo</i>	65	602	828.3%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$1,271	\$1,630	28.3%
Paying Over 30% of Income for Mortgage	36.6%	59.8%	63.4%
<i>Owners Paying Less Than \$ 1,000/mo</i>	2,078	551	-73.5%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	2,195	1,749	-20.3%
<i>Owners Paying \$1,500 to \$1999/mo</i>	782	2,374	203.6%
<i>Owners Paying \$2,000 or More/mo</i>	184	1,297	604.7%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
Income Level				
Less than \$25,000	83.8%	98.7%	66.2%	95.9%
\$25,000-\$49,999	20.9%	64.5%	47.0%	63.3%
\$50,000-\$74,999	0.0%	16.0%	8.5%	52.0%
\$75,000 or More	5.1%	7.4%	5.4%	10.4%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	7,982	8,321	4.2%
2-4 Units	7,322	7,295	-0.4%
5-9 Units	1,205	1,778	47.6%
10-19 Units	1,234	1,014	-17.8%
20 or More Units	739	662	-10.4%

MEDIAN HOME SALES*	MEDIAN COST	
	UNITS	
2003	1,055	\$165,752
2005	1,038	\$171,569
2008	1,038	\$155,634
2010	712	\$124,583
2012	423	\$103,640
2013	188	\$104,155

FORECLOSURE FILINGS			
2009	732	2011	529
2010	672	2012	530

PROJECT-BASED SECTION 8	
Buildings	0
Units	0

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

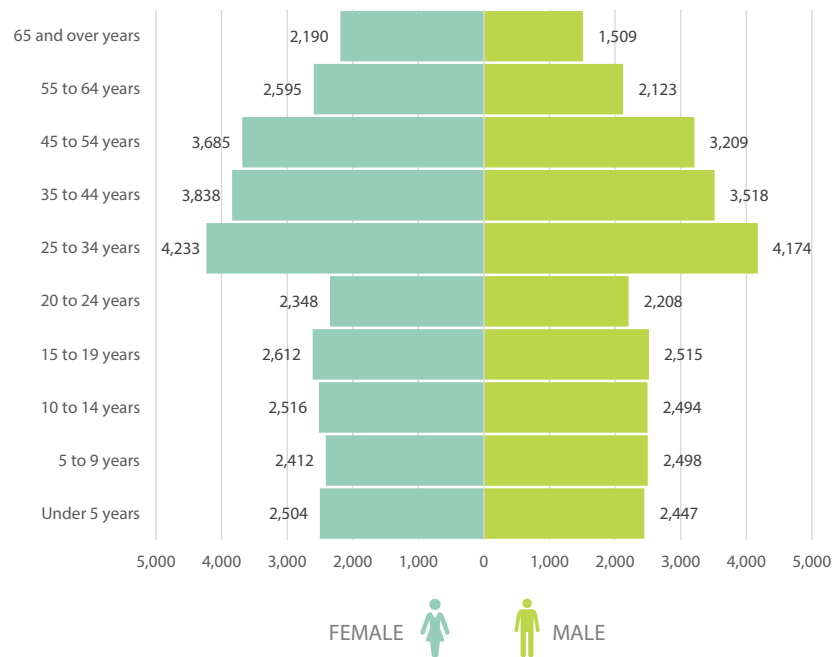
## DEEPER DIVE: AGE, SEX AND RACE COHORTS

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	26,695	28,933
under 5 years	2,447	2,504
5 to 9 years	2,498	2,412
10 to 14 years	2,494	2,516
15 to 19 years	2,515	2,612
20 to 24 years	2,208	2,348
25 to 34 years	4,174	4,233
35 to 44 years	3,518	3,838
45 to 54 years	3,209	3,685
55 to 64 years	2,123	2,595
65 or more years	1,509	2,190

## POPULATION BY AGE AND SEX IN CHICAGO LAWN, 2010



## TOP 3 SUB-POPULATIONS IN CHICAGO LAWN

The top 3 sub-populations in Chicago Lawn in 2010 were Black or African American, Latino, and White. There were also 190 Asians and 475 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	12,314	15,089
under 5 years	1,033	1,084
5 to 9 years	1,062	1,027
10 to 14 years	1,213	1,211
15 to 19 years	1,346	1,392
20 to 24 years	1,001	1,266
25 to 34 years	1,646	2,048
35 to 44 years	1,454	1,957
45 to 54 years	1,656	2,268
55 to 64 years	1,154	1,592
65 or more years	749	1,244

## LATINO POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	12,867	12,274
under 5 years	1,358	1,357
5 to 9 years	1,386	1,334
10 to 14 years	1,218	1,255
15 to 19 years	1,113	1,161
20 to 24 years	1,132	998
25 to 34 years	2,338	2,023
35 to 44 years	1,900	1,754
45 to 54 years	1,287	1,208
55 to 64 years	701	736
65 or more years	434	448

## WHITE POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	1,209	1,210
under 5 years	35	33
5 to 9 years	28	25
10 to 14 years	31	23
15 to 19 years	33	26
20 to 24 years	51	59
25 to 34 years	144	106
35 to 44 years	128	89
45 to 54 years	226	163
55 to 64 years	297	225
65 or more years	236	461

## HOUSING FACT SHEET

DEEPER DIVE: VACANCY, FORECLOSURE AND CITY-OWNED LAND

## BASIC DEMOGRAPHICS

	2000	2010	10 YEAR CHANGE
Population	61,412	55,628	-9.4%
Households	17,077	15,557	-8.9%
<i>Family Households</i>	13,288	11,598	-12.7%
<i>Non-Family Households</i>	3,789	3,959	4.5%

## HOUSING UNITS

	2000	2010	10 YEAR CHANGE
Total Housing Units	18,498	18,467	-0.2%
Total Occupied Housing Units	17,077	15,557	-8.9%
<i>Owner-Occupied</i>	8,814	7,311	-17.1%
<i>Renter-Occupied</i>	8,263	8,246	-0.2%

## BUILDING VIOLATIONS

	BUILDINGS RECEIVING VIOLATIONS	TOTAL VIOLATIONS
2009	642	4,505
2010	585	3,977
2011	722	5,649
2012	485	2,871
2013	472	2,604
2014	543	2,685

## BUILDING PERMITS

	NEW CONSTRUCTION OR REHAB PERMITS	DEMOLITION PERMITS
2006	92	9
2007	98	4
2008	114	11
2009	98	2
2010	110	10
2011	109	5
2012	76	18
2013	70	9
2014	76	6
<i>Percent New Construction 2006-2014</i>	7.6%	n/a
<i>Percent Rehabilitation 2006-2014</i>	92.4%	n/a

## USPS RESIDENTIAL VACANCY

	2008	2011	2013
Percent Residential Vacancy	7.5%	8.3%	7.2%
Vacant less than 12 months	560	274	254
Vacant 12 - 24 months	371	420	272
Vacant 24 - 36 months	46	241	174
Vacant More than 36 months	224	399	518

## USPS COMMERCIAL VACANCY

	2008	2011	2013
Percent Commercial Vacancy	16.3%	16.5%	20.7%
Vacant less than 12 months	61	14	47
Vacant 12 - 24 months	44	30	17
Vacant 24 - 36 months	11	24	38
Vacant More than 36 months	46	97	104

## CITY OF CHICAGO-OWNED VACANT LAND

	NO. PARCELS	SQUARE FEET
Residential	19	66,271
Business	9	37,545
Commercial	0	0
Manufacturing	14	236,537
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	192
Zombies per 1,000 Mortgageable Properties	16.7

"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.