

COMMUNITY AREA

29

North Lawndale



HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	41,768	35,912	-14.0%
<i>Percent Immigrant (Foreign Born)</i>	2.3%	2.7%	13.4%
Total Households	12,402	11,484	-7.4%
<i>Total Family Households</i>	9,391	8,104	-13.7%
<i>Total Non-Family Households</i>	3,011	3,380	12.3%
Percent of Residents In Poverty	45.2%	42.4%	-6.2%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	1,060	1,251	18.0%
Black or African American	39,363	33,072	-16.0%
Asian	68	79	16.2%
Multi-Racial	307	406	32.2%
Other	970	1,104	13.8%
Latino (of Any Race)	1,896	2,144	13.1%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$24,574	\$25,942	5.6%
Households Earning < \$25,000	7,360	5,369	-27.1%
<i>As a Percent of All Households</i>	59.4%	48.2%	-18.8%
Unemployment Rate	12.1%	18.5%	53.1%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	5,812	5,369	-7.6%
\$25,000-\$49,999	3,836	2,875	-25.1%
\$50,000-\$74,999	1,597	1,661	4.0%
\$75,000 or More	1,145	1,224	6.9%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	14,620	14,702	0.6%
Total Occupied Housing Units	12,402	11,484	-7.4%
<i>Owner-Occupied</i>	3,232	2,918	-9.7%
<i>Renter-Occupied</i>	9,170	8,566	-6.6%

HOUSING UNIT PRODUCTION	2000	2010	10 YEAR CHANGE
New Units Built Between 2000 and 2010		976	
<i>As a Percentage of all Housing Units</i>		6.4%	

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$622	\$886	42.3%
Paying Over 30% of Income in Rent	40.9%	66.4%	62.2%
<i>Renters Paying Less Than \$750/mo</i>	6,359	2,655	-58.3%
<i>Renters Paying \$750 to \$999/mo</i>	2,265	2,433	7.4%
<i>Renters Paying \$1000 to \$1,499/mo</i>	295	2,409	717.6%
<i>Renters Paying \$1,500 or More/mo</i>	72	429	498.4%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$1,309	\$1,681	28.4%
Paying Over 30% of Income for Mortgage	43.5%	69.2%	58.9%
<i>Owners Paying Less Than \$ 1,000/mo</i>	178	285	60.4%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	157	470	200.3%
<i>Owners Paying \$1,500 to \$1999/mo</i>	94	712	660.0%
<i>Owners Paying \$2,000 or More/mo</i>	52	564	982.2%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
INCOME LEVEL				
Less than \$25,000	76.5%	94.6%	52.8%	91.1%
\$25,000-\$49,999	13.5%	71.4%	29.0%	68.3%
\$50,000-\$74,999	1.3%	3.1%	14.3%	54.3%
\$75,000 or More	4.5%	0.0%	9.2%	13.2%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	1,491	2,343	57.1%
2-4 Units	9,337	9,324	-0.1%
5-9 Units	2,155	1,762	-18.2%
10-19 Units	683	755	10.5%
20 or More Units	932	914	-1.9%

MEDIAN HOME SALES*	UNITS		MEDIAN COST	
	2003	2005	2008	2010
	495	686	686	230
	\$183,613	\$244,320	\$221,627	\$146,502

FORECLOSURE FILINGS			
2009	355	2011	263
2010	339	2012	293

PROJECT-BASED SECTION 8	
Buildings	6
Units	1,625

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

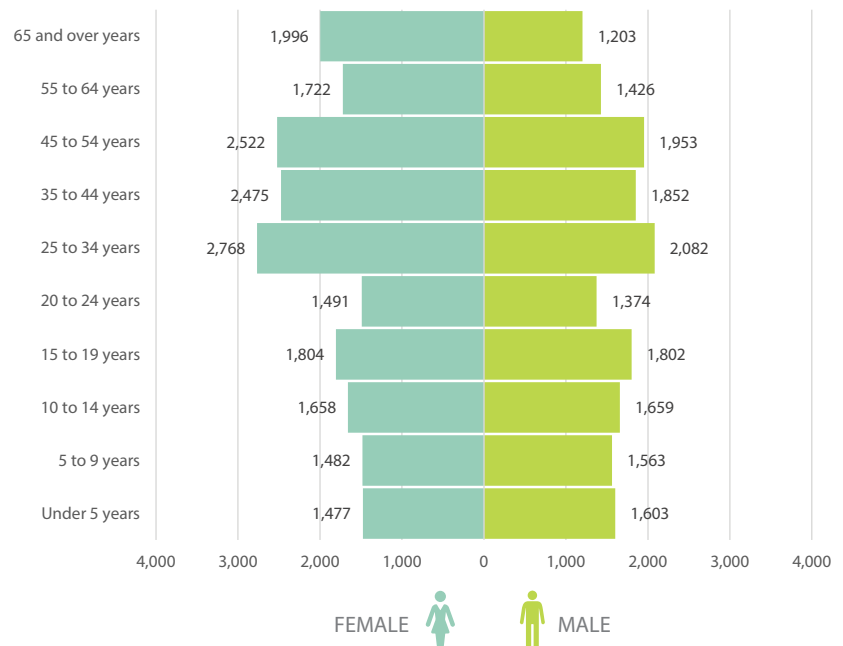
DEEPER DIVE: AGE, SEX AND RACE COHORTS

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	16,517	19,395
under 5 years	1,603	1,477
5 to 9 years	1,563	1,482
10 to 14 years	1,659	1,658
15 to 19 years	1,802	1,804
20 to 24 years	1,374	1,491
25 to 34 years	2,082	2,768
35 to 44 years	1,852	2,475
45 to 54 years	1,953	2,522
55 to 64 years	1,426	1,722
65 or more years	1,203	1,996

POPULATION BY AGE AND SEX IN NORTH LAWNSDALE, 2010



TOP 3 SUB-POPULATIONS IN NORTH LAWNSDALE

The top 3 sub-populations in North Lawndale in 2010 were Black or African American, Latino, and White. There were also 74 Asians and 367 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	14,922	17,913
under 5 years	1,451	1,332
5 to 9 years	1,415	1,364
10 to 14 years	1,529	1,525
15 to 19 years	1,685	1,705
20 to 24 years	1,253	1,371
25 to 34 years	1,799	2,473
35 to 44 years	1,591	2,275
45 to 54 years	1,752	2,361
55 to 64 years	1,307	1,623
65 or more years	1,140	1,884

LATINO POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	1,140	1,004
under 5 years	114	113
5 to 9 years	125	102
10 to 14 years	105	96
15 to 19 years	81	72
20 to 24 years	94	66
25 to 34 years	189	189
35 to 44 years	192	140
45 to 54 years	126	106
55 to 64 years	78	58
65 or more years	36	62

WHITE POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	257	235
under 5 years	12	16
5 to 9 years	5	8
10 to 14 years	8	7
15 to 19 years	9	4
20 to 24 years	17	30
25 to 34 years	67	56
35 to 44 years	51	37
45 to 54 years	46	28
55 to 64 years	14	24
65 or more years	28	25

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	607	4,628
2010	514	3,628
2011	651	4,488
2012	657	4,058
2013	584	3,986
2014	617	4,229

BUILDING PERMITS	NEW CONSTRUCTION OR REHAB PERMITS	DEMOLITION PERMITS
2006	226	11
2007	290	18
2008	216	18
2009	149	27
2010	157	55
2011	129	36
2012	90	49
2013	86	31
2014	138	32
<i>Percent New Construction 2006-2014</i>	19.6%	n/a
<i>Percent Rehabilitation 2006-2014</i>	80.4%	n/a

USPS RESIDENTIAL VACANCY	2008	2011	2013
Percent Residential Vacancy	9.9%	10.1%	8.2%
Vacant less than 12 months	517	356	209
Vacant 12 - 24 months	369	494	147
Vacant 24 - 36 months	55	86	172
Vacant More than 36 months	207	317	525

USPS COMMERCIAL VACANCY	2008	2011	2013
Percent Commercial Vacancy	17.1%	17.4%	18.2%
Vacant less than 12 months	51	58	43
Vacant 12 - 24 months	28	31	25
Vacant 24 - 36 months	17	15	22
Vacant More than 36 months	80	85	105

CITY OF CHICAGO-OWNED VACANT LAND	NO. PARCELS	SQUARE FEET
Residential	795	3,253,756
Business	113	516,858
Commercial	115	457,262
Manufacturing	22	970,579
Planned Development	52	599,842
Planned Manufacturing District	3	95,468
Parks and Open Space	0	0
Downtown	0	0
Transportation	0	0

"ZOMBIE PROPERTIES"	2014
Zombies	94
Zombies per 1,000 Mortgageable Properties	16.3

"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.