

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	17,549	22,837
under 5 years	1,420	1,403
5 to 9 years	1,341	1,367
10 to 14 years	1,465	1,386
15 to 19 years	1,517	1,684
20 to 24 years	1,157	1,599
25 to 34 years	2,248	3,161
35 to 44 years	2,139	2,968
45 to 54 years	2,483	3,474
55 to 64 years	1,944	2,711
65 or more years	1,835	3,084

POPULATION BY AGE AND SEX IN SOUTH SHORE, 2010



TOP 3 SUB-POPULATIONS IN SOUTH SHORE

The top 3 sub-populations in South Shore in 2010 were Black and African American, Latino, and of other races (including multiracial, Native American, Hawaiian or Pacific Islander individuals). There were also 454 Whites and 61 Asians.

BLACK OR AFRICAN AMERICAN POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	16,720	21,753
under 5 years	1,319	1,324
5 to 9 years	1,258	1,289
10 to 14 years	1,406	1,315
15 to 19 years	1,452	1,605
20 to 24 years	1,103	1,523
25 to 34 years	2,145	2,978
35 to 44 years	2,015	2,823
45 to 54 years	2,407	3,359
55 to 64 years	1,862	2,588
65 or more years	1,753	2,949

LATINO POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	297	410
under 5 years	54	40
5 to 9 years	45	43
10 to 14 years	25	33
15 to 19 years	23	42
20 to 24 years	24	28
25 to 34 years	46	89
35 to 44 years	32	43
45 to 54 years	23	39
55 to 64 years	15	21
65 or more years	10	32

OTHER RACE POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	288	403
under 5 years	35	34
5 to 9 years	32	28
10 to 14 years	27	29
15 to 19 years	31	32
20 to 24 years	16	35
25 to 34 years	30	53
35 to 44 years	36	51
45 to 54 years	24	49
55 to 64 years	28	47
65 or more years	29	45

HOUSING FACT SHEET

DEEPER DIVE: VACANCY, FORECLOSURE AND CITY-OWNED LAND

BASIC DEMOGRAPHICS	2000	2010	10 YEAR CHANGE
Population	61,556	50,831	-17.4%
Households	25,669	22,869	-10.9%
<i>Family Households</i>	14,383	11,507	-20.0%
<i>Non-Family Households</i>	11,286	11,362	0.7%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	28,946	28,169	-2.7%
Total Occupied Housing Units	25,669	22,869	-10.9%
<i>Owner-Occupied</i>	5,943	5,582	-6.1%
<i>Renter-Occupied</i>	19,726	17,286	-12.4%

BUILDING VIOLATIONS	BUILDINGS RECEIVING VIOLATIONS	TOTAL VIOLATIONS
2009	833	8,769
2010	605	4,444
2011	804	5,944
2012	550	3,819
2013	537	3,028
2014	647	3,756

BUILDING PERMITS	NEW CONSTRUCTION OR REHAB PERMITS	DEMOLITION PERMITS
2006	124	6
2007	181	17
2008	178	9
2009	148	4
2010	171	15
2011	146	9
2012	110	20
2013	120	16
2014	134	13
<i>Percent New Construction 2006-2014</i>	7.2%	n/a
<i>Percent Rehabilitation 2006-2014</i>	92.8%	n/a

USPS RESIDENTIAL VACANCY	2008	2011	2013
Percent Residential Vacancy	11.9%	11.9%	9.2%
Vacant less than 12 months	1,176	104	510
Vacant 12 - 24 months	671	671	309
Vacant 24 - 36 months	180	222	434
Vacant More than 36 months	326	1,354	812

USPS COMMERCIAL VACANCY	2008	2011	2013
Percent Commercial Vacancy	22.1%	22.4%	23.3%
Vacant less than 12 months	61	9	51
Vacant 12 - 24 months	50	12	41
Vacant 24 - 36 months	14	8	38
Vacant More than 36 months	86	185	142

CITY OF CHICAGO-OWNED VACANT LAND	NO. PARCELS	SQUARE FEET
Residential	92	511,579
Business	47	302,807
Commercial	14	68,361
Manufacturing	16	55,889
Planned Development	2	113,284
Planned Manufacturing District	0	0
Parks and Open Space	6	2,376,465
Downtown	0	0
Transportation	0	0

"ZOMBIE PROPERTIES" 2014

Zombies	122
Zombies per 1,000 Mortgageable Properties	15.6

"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.