

COMMUNITY AREA

62

West Elsdon



HOUSING FACT SHEET

| POPULATION | 2000 | 2010 | 10 YEAR CHANGE |
|---|--------|--------|----------------|
| Total Population | 15,921 | 18,109 | 13.7% |
| <i>Percent Immigrant (Foreign Born)</i> | 37.5% | 37.8% | 0.8% |
| Total Households | 5,123 | 4,957 | -3.2% |
| <i>Total Family Households</i> | 3,748 | 3,892 | 3.8% |
| <i>Total Non-Family Households</i> | 1,375 | 1,065 | -22.5% |
| Percent of Residents In Poverty | 6.9% | 11.8% | 71.1% |

| RACE + ETHNICITY | 2000 | 2010 | 10 YEAR CHANGE |
|---------------------------|--------|--------|----------------|
| White | 10,597 | 10,431 | -1.6% |
| Black or African American | 94 | 311 | 230.9% |
| Asian | 138 | 247 | 79.0% |
| Multi-Racial | 686 | 494 | -28.0% |
| Other | 4,406 | 6,626 | 50.4% |
| Latino (of Any Race) | 7,875 | 14,314 | 81.8% |

| INCOME* | 2000 | 2010 | 10 YEAR CHANGE |
|---------------------------------------|----------|----------|----------------|
| Median Household Income | \$58,662 | \$50,144 | -14.5% |
| Households Earning < \$25,000 | 1,341 | 766 | -42.9% |
| <i>As a Percent of All Households</i> | 26.3% | 15.6% | -40.7% |
| Unemployment Rate | 4.1% | 13.5% | 234.0% |

| HOUSEHOLDS BY INCOME LEVEL* | 2000 | 2010 | 10 YEAR CHANGE |
|-----------------------------|-------|-------|----------------|
| Less Than \$25,000 | 1,059 | 766 | -27.7% |
| \$25,000-\$49,999 | 1,392 | 1,623 | 16.6% |
| \$50,000-\$74,999 | 1,331 | 1,113 | -16.4% |
| \$75,000 or More | 1,313 | 1,408 | 7.3% |

| HOUSING UNITS | 2000 | 2010 | 10 YEAR CHANGE |
|------------------------------|-------|-------|----------------|
| Total Housing Units | 5,333 | 5,272 | -1.1% |
| Total Occupied Housing Units | 5,123 | 4,957 | -3.2% |
| <i>Owner-Occupied</i> | 4,046 | 3,639 | -10.1% |
| <i>Renter-Occupied</i> | 1,077 | 1,318 | 22.4% |

| HOUSING UNIT PRODUCTION | |
|---|------|
| New Units Built Between 2000 and 2010 | 193 |
| <i>As a Percentage of all Housing Units</i> | 3.6% |

| RENTAL HOUSING COST BURDEN* | 2000 | 2010 | 10 YEAR CHANGE |
|--|-------|-------|----------------|
| Median Monthly Gross Rent | \$779 | \$934 | 19.9% |
| Paying Over 30% of Income in Rent | 37.1% | 44.3% | 19.4% |
| <i>Renters Paying Less Than \$750/mo</i> | 615 | 284 | -53.8% |
| <i>Renters Paying \$750 to \$999/mo</i> | 302 | 365 | 20.9% |
| <i>Renters Paying \$1000 to \$1,499/mo</i> | 74 | 333 | 350.3% |
| <i>Renters Paying \$1,500 or More/mo</i> | 25 | 52 | 107.2% |

| OWNER HOUSING COST BURDEN* | 2000 | 2010 | 10 YEAR CHANGE |
|--|---------|---------|----------------|
| Median Monthly Owner Cost | \$1,454 | \$1,719 | 18.2% |
| Paying Over 30% of Income for Mortgage | 35.5% | 59.3% | 67.1% |
| <i>Owners Paying Less Than \$1,000/mo</i> | 571 | 219 | -61.6% |
| <i>Owners Paying \$1,000 to \$1,499/mo</i> | 946 | 676 | -28.6% |
| <i>Owners Paying \$1,500 to \$1999/mo</i> | 403 | 1,049 | 160.0% |
| <i>Owners Paying \$2,000 or More/mo</i> | 123 | 804 | 552.9% |

| COST BURDENED HOUSEHOLDS BY INCOME LEVEL | RENTERS | | OWNERS | |
|--|---------|--------|--------|-------|
| | 2000 | 2010 | 2000 | 2010 |
| Income Level | | | | |
| Less than \$25,000 | 95.0% | 100.0% | 52.8% | 70.3% |
| \$25,000-\$49,999 | 34.2% | 36.0% | 36.9% | 65.7% |
| \$50,000-\$74,999 | 0.0% | 2.2% | 17.1% | 54.8% |
| \$75,000 or More | 6.2% | 0.0% | 4.6% | 15.4% |

| UNITS BY BUILDING SIZE | 2000 | 2010 | 10 YEAR CHANGE |
|------------------------|-------|-------|----------------|
| Single Family / 1 Unit | 3,897 | 3,841 | -1.4% |
| 2-4 Units | 1,042 | 1,019 | -2.2% |
| 5-9 Units | 254 | 237 | -6.7% |
| 10-19 Units | 55 | 69 | 25.5% |
| 20 or More Units | 79 | 147 | 86.1% |

| MEDIAN HOME SALES* | UNITS | | MEDIAN COST | |
|--------------------|-----------|-----------|-------------|------|
| | 2003 | 2005 | 2009 | 2011 |
| | 354 | 297 | 196 | 171 |
| | \$221,979 | \$231,081 | 200 | 2012 |
| | 297 | 297 | | |
| | \$209,619 | 2010 | | |
| | 387 | 2012 | | |
| | \$149,104 | 2013 | | |
| | 425 | | | |
| | \$111,765 | | | |
| | 192 | | | |
| | \$104,517 | | | |

| FORECLOSURE FILINGS | | | |
|---------------------|-----|------|-----|
| 2009 | 196 | 2011 | 171 |
| 2010 | 200 | 2012 | |

| 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

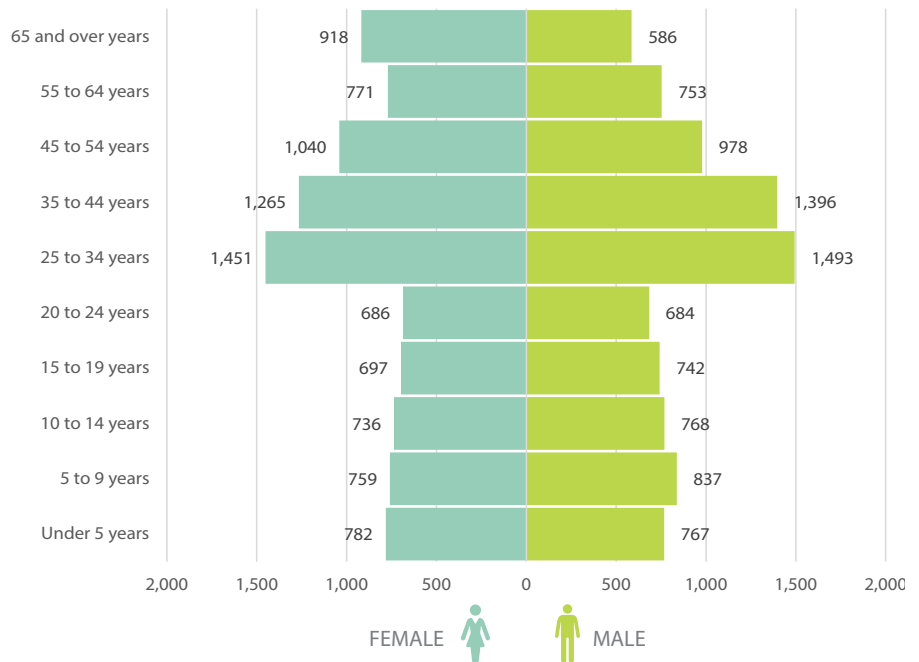
DEEPER DIVE: AGE, SEX AND RACE COHORTS

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 | 9,004 | 9,105 |
| under 5 years | 767 | 782 |
| 5 to 9 years | 837 | 759 |
| 10 to 14 years | 768 | 736 |
| 15 to 19 years | 742 | 697 |
| 20 to 24 years | 684 | 686 |
| 25 to 34 years | 1,493 | 1,451 |
| 35 to 44 years | 1,396 | 1,265 |
| 45 to 54 years | 978 | 1,040 |
| 55 to 64 years | 753 | 771 |
| 65 or more years | 586 | 918 |

POPULATION BY AGE AND SEX IN WEST ELSDON, 2010



TOP 3 SUB-POPULATIONS IN WEST ELSDON

The top 3 sub-populations in West Elsdon in 2010 were Latino, White, and Black or African American. There were also 222 Asians and 68 people of other races, including multiracial, Native American, Hawaiian or Pacific Islander individuals.

LATINO POPULATION

| AGE/SEX COHORTS | MALE | FEMALE |
|------------------|-------|--------|
| Total Population | 7,193 | 7,121 |
| under 5 years | 703 | 731 |
| 5 to 9 years | 776 | 715 |
| 10 to 14 years | 708 | 675 |
| 15 to 19 years | 653 | 617 |
| 20 to 24 years | 558 | 580 |
| 25 to 34 years | 1,262 | 1,268 |
| 35 to 44 years | 1,211 | 1,087 |
| 45 to 54 years | 686 | 726 |
| 55 to 64 years | 427 | 441 |
| 65 or more years | 209 | 281 |

WHITE POPULATION

| AGE/SEX COHORTS | MALE | FEMALE |
|------------------|-------|--------|
| Total Population | 1,547 | 1,703 |
| under 5 years | 44 | 35 |
| 5 to 9 years | 41 | 28 |
| 10 to 14 years | 42 | 39 |
| 15 to 19 years | 62 | 54 |
| 20 to 24 years | 101 | 83 |
| 25 to 34 years | 187 | 140 |
| 35 to 44 years | 148 | 133 |
| 45 to 54 years | 256 | 274 |
| 55 to 64 years | 365 | 303 |
| 65 or more years | 301 | 614 |

BLACK OR AFRICAN AMERICAN POPULATION

| AGE/SEX COHORTS | MALE | FEMALE |
|------------------|------|--------|
| Total Population | 129 | 126 |
| under 5 years | 10 | 9 |
| 5 to 9 years | 12 | 10 |
| 10 to 14 years | 10 | 13 |
| 15 to 19 years | 15 | 11 |
| 20 to 24 years | 14 | 12 |
| 25 to 34 years | 23 | 26 |
| 35 to 44 years | 17 | 20 |
| 45 to 54 years | 18 | 15 |
| 55 to 64 years | 7 | 7 |
| 65 or more years | 3 | 3 |

HOUSING FACT SHEET

DEEPER DIVE: VACANCY, FORECLOSURE AND CITY-OWNED LAND

| BASIC DEMOGRAPHICS | 2000 | 2010 | 10 YEAR CHANGE |
|------------------------------|--------|--------|----------------|
| Population | 15,921 | 18,109 | 13.7% |
| Households | 5,123 | 4,957 | -3.2% |
| <i>Family Households</i> | 3,748 | 3,892 | 3.8% |
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| BUILDING VIOLATIONS | BUILDINGS RECEIVING VIOLATIONS | TOTAL VIOLATIONS |
|---------------------|--------------------------------|------------------|
| 2009 | 78 | 355 |
| 2010 | 96 | 402 |
| 2011 | 112 | 554 |
| 2012 | 67 | 233 |
| 2013 | 61 | 190 |
| 2014 | 65 | 274 |

| BUILDING PERMITS | NEW CONSTRUCTION OR REHAB PERMITS | DEMOLITION PERMITS |
|---|-----------------------------------|--------------------|
| 2006 | 34 | 1 |
| 2007 | 37 | 0 |
| 2008 | 38 | 2 |
| 2009 | 20 | 1 |
| 2010 | 15 | 1 |
| 2011 | 19 | 0 |
| 2012 | 9 | 0 |
| 2013 | 7 | 1 |
| 2014 | 17 | 0 |
| <i>Percent New Construction 2006-2014</i> | 21.9% | n/a |
| <i>Percent Rehabilitation 2006-2014</i> | 78.1% | n/a |

| USPS RESIDENTIAL VACANCY | 2008 | 2011 | 2013 |
|-----------------------------|------|------|------|
| Percent Residential Vacancy | 2.6% | 2.7% | 2.5% |
| Vacant less than 12 months | 77 | 42 | 41 |
| Vacant 12 - 24 months | 35 | 50 | 18 |
| Vacant 24 - 36 months | 2 | 20 | 15 |
| Vacant More than 36 months | 9 | 20 | 47 |

| USPS COMMERCIAL VACANCY | 2008 | 2011 | 2013 |
|----------------------------|------|------|------|
| Percent Commercial Vacancy | 9.4% | 7.3% | 8.6% |
| Vacant less than 12 months | 12 | 1 | 5 |
| Vacant 12 - 24 months | 5 | 6 | 3 |
| Vacant 24 - 36 months | 1 | 2 | 2 |
| Vacant More than 36 months | 5 | 9 | 12 |

| CITY OF CHICAGO-OWNED VACANT LAND | NO. PARCELS | SQUARE FEET |
|-----------------------------------|-------------|-------------|
| Residential | 0 | 0 |
| Business | 0 | 0 |
| Commercial | 0 | 0 |
| Manufacturing | 0 | 0 |
| 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 | 46 |
| Zombies per 1,000 Mortgageable Properties | 10.8 |

"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.