

COMMUNITY AREA

67

West Englewood



Chicago Rehab Network

HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	45,282	35,505	-21.6%
<i>Percent Immigrant (Foreign Born)</i>	1.0%	1.3%	34.4%
Total Households	12,370	10,417	-15.8%
<i>Total Family Households</i>	9,770	7,705	-21.1%
<i>Total Non-Family Households</i>	2,600	2,712	4.3%
Percent of Residents In Poverty	32.1%	41.4%	28.7%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	278	292	5.0%
Black or African American	44,429	34,397	-22.6%
Asian	30	23	-23.3%
Multi-Racial	338	377	11.5%
Other	207	416	101.0%
Latino (of Any Race)	459	774	68.6%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$33,676	\$27,210	-19.2%
Households Earning < \$25,000	5,894	5,038	-14.5%
<i>As a Percent of All Households</i>	47.7%	47.2%	-1.1%
Unemployment Rate	12.8%	34.7%	171.6%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	4,655	5,038	8.2%
\$25,000-\$49,999	3,892	3,091	-20.6%
\$50,000-\$74,999	2,147	1,555	-27.6%
\$75,000 or More	1,658	990	-40.3%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	14,063	13,422	-4.6%
Total Occupied Housing Units	12,370	10,417	-15.8%
<i>Owner-Occupied</i>	6,595	4,864	-26.2%
<i>Renter-Occupied</i>	5,775	5,553	-3.8%

HOUSING UNIT PRODUCTION		
New Units Built Between 2000 and 2010		360
<i>As a Percentage of all Housing Units</i>		2.6%

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$739	\$896	21.3%
Paying Over 30% of Income in Rent	49.0%	75.6%	54.2%
<i>Renters Paying Less Than \$750/mo</i>	3,319	1,913	-42.4%
<i>Renters Paying \$750 to \$999/mo</i>	1,620	1,378	-15.0%
<i>Renters Paying \$1000 to \$1,499/mo</i>	495	1,597	222.7%
<i>Renters Paying \$1,500 or More/mo</i>	82	596	630.9%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$1,190	\$1,273	7.0%
Paying Over 30% of Income for Mortgage	48.4%	62.8%	29.8%
<i>Owners Paying Less Than \$ 1,000/mo</i>	1,478	858	-41.9%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	1,201	1,453	21.0%
<i>Owners Paying \$1,500 to \$1999/mo</i>	432	828	91.6%
<i>Owners Paying \$2,000 or More/mo</i>	113	273	142.0%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
INCOME LEVEL				
Less than \$25,000	82.1%	96.9%	68.4%	94.0%
\$25,000-\$49,999	31.8%	69.2%	43.6%	64.4%
\$50,000-\$74,999	0.0%	25.5%	10.3%	31.3%
\$75,000 or More	5.4%	7.7%	5.5%	6.5%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	6,863	7,288	6.2%
2-4 Units	6,218	6,014	-3.3%
5-9 Units	386	193	-50.0%
10-19 Units	205	152	-25.9%
20 or More Units	277	425	53.4%

MEDIAN HOME SALES*	UNITS		MEDIAN COST	
	2003	2005	2008	2010
	329	457	457	186
	\$121,053	\$221,744	\$201,149	\$244,604

FORECLOSURE FILINGS			
2009	604	2011	333
2010	506	2012	414

PROJECT-BASED SECTION 8	
Buildings	5
Units	218

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

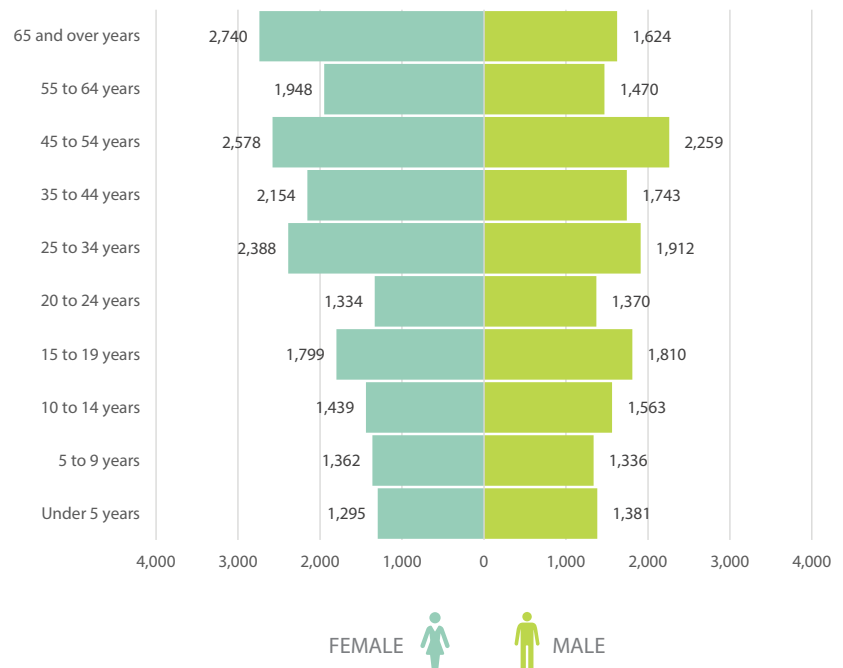
DEEPER DIVE: AGE, SEX AND RACE COHORTS

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	16,468	19,037
under 5 years	1,381	1,295
5 to 9 years	1,336	1,362
10 to 14 years	1,563	1,439
15 to 19 years	1,810	1,799
20 to 24 years	1,370	1,334
25 to 34 years	1,912	2,388
35 to 44 years	1,743	2,154
45 to 54 years	2,259	2,578
55 to 64 years	1,470	1,948
65 or more years	1,624	2,740

POPULATION BY AGE AND SEX IN WEST ENGLEWOOD, 2010



TOP 3 SUB-POPULATIONS IN WEST ENGLEWOOD

The top 3 sub-populations in West Englewood in 2010 were Black or African American, Latino, and of other races (including multiracial, Native American, Hawaiian or Pacific Islander individuals). There were also 130 Whites and 19 Asians.

BLACK OR AFRICAN AMERICAN POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	15,832	18,346
under 5 years	1,316	1,232
5 to 9 years	1,272	1,287
10 to 14 years	1,491	1,398
15 to 19 years	1,742	1,732
20 to 24 years	1,317	1,280
25 to 34 years	1,821	2,282
35 to 44 years	1,670	2,063
45 to 54 years	2,184	2,484
55 to 64 years	1,433	1,906
65 or more years	1,586	2,682

LATINO POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	397	377
under 5 years	38	38
5 to 9 years	32	48
10 to 14 years	45	27
15 to 19 years	49	40
20 to 24 years	35	31
25 to 34 years	69	62
35 to 44 years	53	53
45 to 54 years	43	36
55 to 64 years	18	21
65 or more years	15	21

OTHER RACE POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	182	222
under 5 years	23	21
5 to 9 years	27	26
10 to 14 years	23	13
15 to 19 years	16	25
20 to 24 years	18	18
25 to 34 years	18	25
35 to 44 years	15	25
45 to 54 years	17	31
55 to 64 years	10	15
65 or more years	15	23

HOUSING FACT SHEET

DEEPER DIVE: VACANCY, FORECLOSURE AND CITY-OWNED LAND

BASIC DEMOGRAPHICS	2000	2010	10 YEAR CHANGE
Population	45,282	35,505	-21.6%
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BUILDING VIOLATIONS	BUILDINGS RECEIVING VIOLATIONS	TOTAL VIOLATIONS
2009	815	5,673
2010	603	3,961
2011	860	5,027
2012	714	4,655
2013	774	4,365
2014	734	4,104

BUILDING PERMITS	NEW CONSTRUCTION OR REHAB PERMITS	DEMOLITION PERMITS
2006	96	4
2007	199	25
2008	131	27
2009	88	35
2010	90	80
2011	88	69
2012	79	164
2013	48	80
2014	73	63
<i>Percent New Construction 2006-2014</i>	14.5%	n/a
<i>Percent Rehabilitation 2006-2014</i>	85.5%	n/a

USPS RESIDENTIAL VACANCY	2008	2011	2013
Percent Residential Vacancy	11.7%	13.2%	13.7%
Vacant less than 12 months	546	498	353
Vacant 12 - 24 months	476	406	373
Vacant 24 - 36 months	99	251	171
Vacant More than 36 months	224	505	797

USPS COMMERCIAL VACANCY	2008	2011	2013
Percent Commercial Vacancy	14.1%	11.0%	16.3%
Vacant less than 12 months	24	16	31
Vacant 12 - 24 months	28	14	25
Vacant 24 - 36 months	7	9	12
Vacant More than 36 months	41	49	55

CITY OF CHICAGO-OWNED VACANT LAND	NO. PARCELS	SQUARE FEET
Residential	777	2,566,846
Business	166	620,904
Commercial	54	287,489
Manufacturing	39	368,873
Planned Development	48	234,438
Planned Manufacturing District	0	0
Parks and Open Space	0	0
Downtown	0	0
Transportation	0	0

"ZOMBIE PROPERTIES"	2014
Zombies	160
Zombies per 1,000 Mortgageable Properties	17.1

"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).



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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.