

COMMUNITY AREA

53

West Pullman



HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	36,649	29,640	-19.1%
<i>Percent Immigrant (Foreign Born)</i>	3.4%	2.8%	-16.9%
Total Households	10,681	9,487	-11.2%
<i>Total Family Households</i>	8,489	7,115	-16.2%
<i>Total Non-Family Households</i>	2,192	2,372	8.2%
Percent of Residents In Poverty	22.0%	25.8%	17.5%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	945	612	-35.2%
Black or African American	34,399	27,732	-19.4%
Asian	20	15	-25.0%
Multi-Racial	402	396	-1.5%
Other	883	885	0.2%
Latino (of Any Race)	1,699	1,509	-11.2%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$50,146	\$38,747	-22.7%
Households Earning < \$25,000	3,378	3,378	0.0%
<i>As a Percent of All Households</i>	31.6%	33.6%	6.4%
Unemployment Rate	7.9%	17.0%	113.4%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	2,668	3,378	26.6%
\$25,000-\$49,999	3,283	2,522	-23.2%
\$50,000-\$74,999	2,194	1,963	-10.5%
\$75,000 or More	2,544	2,185	-14.1%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	11,668	11,266	-3.4%
Total Occupied Housing Units	10,681	9,487	-11.2%
<i>Owner-Occupied</i>	7,473	6,061	-18.9%
<i>Renter-Occupied</i>	3,208	3,426	6.8%

HOUSING UNIT PRODUCTION		
New Units Built Between 2000 and 2010		224
<i>As a Percentage of all Housing Units</i>		1.9%

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$714	\$989	38.5%
Paying Over 30% of Income in Rent	46.7%	73.3%	57.0%
<i>Renters Paying Less Than \$750/mo</i>	1,931	821	-57.5%
<i>Renters Paying \$750 to \$999/mo</i>	935	1,072	14.6%
<i>Renters Paying \$1000 to \$1,499/mo</i>	217	884	306.7%
<i>Renters Paying \$1,500 or More/mo</i>	44	739	1,594.9%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$1,207	\$1,329	10.1%
Paying Over 30% of Income for Mortgage	36.7%	46.5%	26.5%
<i>Owners Paying Less Than \$ 1,000/mo</i>	2,307	1,002	-56.6%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	1,934	2,275	17.6%
<i>Owners Paying \$1,500 to \$1999/mo</i>	673	1,230	82.7%
<i>Owners Paying \$2,000 or More/mo</i>	191	431	125.9%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
Income Level				
Less than \$25,000	79.5%	96.1%	70.0%	92.2%
\$25,000-\$49,999	25.7%	71.2%	46.1%	66.9%
\$50,000-\$74,999	2.9%	45.3%	9.6%	27.7%
\$75,000 or More	5.2%	5.2%	7.7%	4.4%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	8,128	8,593	5.7%
2-4 Units	2,775	2,767	-0.3%
5-9 Units	194	300	54.6%
10-19 Units	182	72	-60.4%
20 or More Units	332	279	-16.0%

MEDIAN HOME SALES*	UNITS		MEDIAN COST	
	2003	2005	2008	2010
	499	501	501	265
	\$123,589	\$151,965	\$137,850	\$128,434

FORECLOSURE FILINGS			
2009	435	2011	339
2010	432	2012	431

PROJECT-BASED SECTION 8	
Buildings	2
Units	234

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

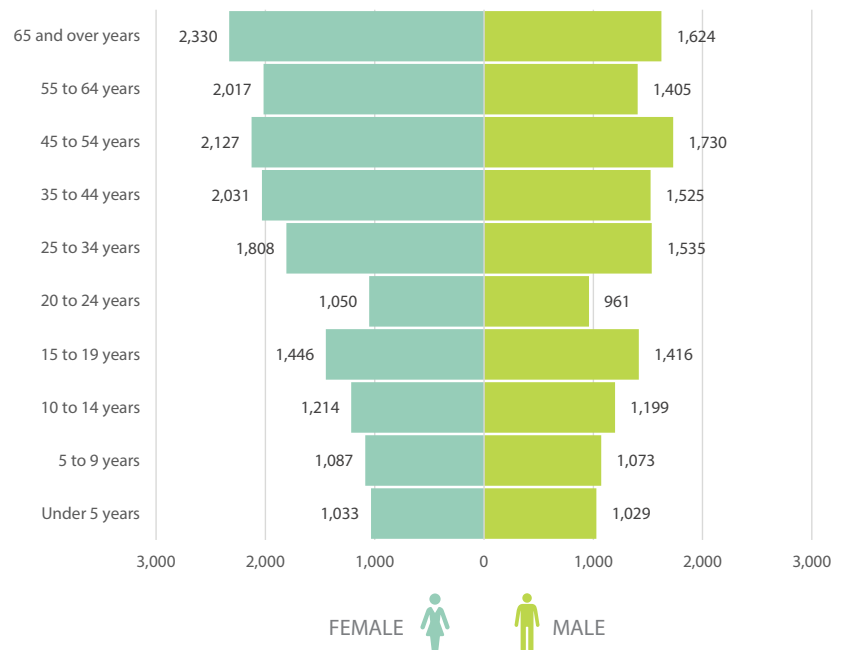
DEEPER DIVE: AGE, SEX AND RACE COHORTS

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	13,497	16,143
under 5 years	1,029	1,033
5 to 9 years	1,073	1,087
10 to 14 years	1,199	1,214
15 to 19 years	1,416	1,446
20 to 24 years	961	1,050
25 to 34 years	1,535	1,808
35 to 44 years	1,525	2,031
45 to 54 years	1,730	2,127
55 to 64 years	1,405	2,017
65 or more years	1,624	2,330

POPULATION BY AGE AND SEX IN WEST PULLMAN, 2010



TOP 3 SUB-POPULATIONS IN WEST PULLMAN

The top 3 sub-populations in West Pullman in 2010 were Black or African American, Latino, and of other races (including multiracial, Native American, Hawaiian or Pacific Islander individuals). There were also 166 Whites and 14 Asians.

BLACK OR AFRICAN AMERICAN POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	12,464	15,119
under 5 years	928	936
5 to 9 years	972	1,002
10 to 14 years	1,119	1,142
15 to 19 years	1,337	1,363
20 to 24 years	883	976
25 to 34 years	1,373	1,653
35 to 44 years	1,406	1,896
45 to 54 years	1,597	2,001
55 to 64 years	1,314	1,929
65 or more years	1,535	2,221

LATINO POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	775	734
under 5 years	72	87
5 to 9 years	76	68
10 to 14 years	59	56
15 to 19 years	66	61
20 to 24 years	65	56
25 to 34 years	132	119
35 to 44 years	98	96
45 to 54 years	102	80
55 to 64 years	50	60
65 or more years	55	51

OTHER RACE POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	170	198
under 5 years	22	10
5 to 9 years	24	16
10 to 14 years	17	13
15 to 19 years	12	18
20 to 24 years	9	13
25 to 34 years	21	29
35 to 44 years	17	25
45 to 54 years	18	33
55 to 64 years	17	15
65 or more years	13	26

HOUSING FACT SHEET

DEEPER DIVE: VACANCY, FORECLOSURE AND CITY-OWNED LAND

BASIC DEMOGRAPHICS	2000	2010	10 YEAR CHANGE
Population	36,649	29,640	-19.1%
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BUILDING VIOLATIONS	BUILDINGS RECEIVING VIOLATIONS	TOTAL VIOLATIONS
2009	363	2,436
2010	411	2,720
2011	383	3,314
2012	384	2,139
2013	457	2,152
2014	425	2,307

BUILDING PERMITS	NEW CONSTRUCTION OR REHAB PERMITS	DEMOLITION PERMITS
2006	60	8
2007	61	19
2008	50	23
2009	52	26
2010	47	56
2011	39	37
2012	33	39
2013	31	40
2014	30	22
<i>Percent New Construction 2006-2014</i>	20.8%	n/a
<i>Percent Rehabilitation 2006-2014</i>	79.2%	n/a

USPS RESIDENTIAL VACANCY	2008	2011	2013
Percent Residential Vacancy	9.0%	10.3%	10.7%
Vacant less than 12 months	504	323	301
Vacant 12 - 24 months	243	233	110
Vacant 24 - 36 months	65	103	197
Vacant More than 36 months	159	463	562

USPS COMMERCIAL VACANCY	2008	2011	2013
Percent Commercial Vacancy	13.9%	13.1%	18.2%
Vacant less than 12 months	18	9	18
Vacant 12 - 24 months	16	9	6
Vacant 24 - 36 months	1	3	18
Vacant More than 36 months	27	38	40

CITY OF CHICAGO-OWNED VACANT LAND	NO. PARCELS	SQUARE FEET
Residential	287	1,185,031
Business	117	497,150
Commercial	19	84,431
Manufacturing	10	130,477
Planned Development	2	53,372
Planned Manufacturing District	42	617,083
Parks and Open Space	0	0
Downtown	0	0
Transportation	0	0

"ZOMBIE PROPERTIES"	2014
Zombies	128
Zombies per 1,000 Mortgageable Properties	14.3

"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

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.