

COMMUNITY AREA

24

West Town



HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	87,435	81,540	-6.7%
<i>Percent Immigrant (Foreign Born)</i>	22.8%	16.3%	-28.4%
Total Households	35,324	37,816	7.1%
<i>Total Family Households</i>	17,418	15,560	-10.7%
<i>Total Non-Family Households</i>	17,906	22,255	24.3%
Percent of Residents In Poverty	20.7%	17.6%	-15.3%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	50,896	56,960	11.9%
Black or African American	8,674	7,084	-18.3%
Asian	1,575	3,119	98.1%
Multi-Racial	4,063	2,692	-33.8%
Other	22,227	11,685	-47.4%
Latino (of Any Race)	40,966	23,866	-41.7%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$50,834	\$65,058	28.0%
Households Earning < \$25,000	11,851	8,331	-29.7%
<i>As a Percent of All Households</i>	33.6%	22.6%	-32.7%
Unemployment Rate	4.5%	6.0%	33.5%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	9,359	8,331	-11.0%
\$25,000-\$49,999	10,118	7,445	-26.4%
\$50,000-\$74,999	6,821	6,066	-11.1%
\$75,000 or More	9,019	15,047	66.8%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	39,251	41,443	5.6%
Total Occupied Housing Units	35,324	37,816	7.1%
<i>Owner-Occupied</i>	10,217	13,784	34.9%
<i>Renter-Occupied</i>	25,107	24,032	-4.3%

HOUSING UNIT PRODUCTION	2000	2010
New Units Built Between 2000 and 2010		5,919
<i>As a Percentage of all Housing Units</i>		14.1%

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$860	\$1,062	23.6%
Paying Over 30% of Income in Rent	36.1%	43.4%	20.2%
<i>Renters Paying Less Than \$750/mo</i>	11,998	4,401	-63.3%
<i>Renters Paying \$750 to \$999/mo</i>	7,154	5,574	-22.1%
<i>Renters Paying \$1000 to \$1,499/mo</i>	3,640	7,364	102.3%
<i>Renters Paying \$1,500 or More/mo</i>	1,693	4,025	137.7%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$2,303	\$2,656	15.4%
Paying Over 30% of Income for Mortgage	27.7%	45.5%	64.6%
<i>Owners Paying Less Than \$ 1,000/mo</i>	251	229	-9.0%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	453	758	67.3%
<i>Owners Paying \$1,500 to \$1999/mo</i>	527	1,896	260.0%
<i>Owners Paying \$2,000 or More/mo</i>	992	9,479	855.5%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
Less than \$25,000	76.8%	86.1%	73.8%	90.3%
\$25,000-\$49,999	30.9%	64.5%	41.0%	69.7%
\$50,000-\$74,999	3.3%	12.7%	42.1%	74.3%
\$75,000 or More	7.0%	3.6%	13.7%	26.2%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	4,501	6,482	44.0%
2-4 Units	20,751	21,126	1.8%
5-9 Units	8,390	8,686	3.5%
10-19 Units	1,634	1,570	-3.9%
20 or More Units	3,883	4,014	3.4%

MEDIAN HOME SALES*	UNITS		MEDIAN COST	
	2000	2010	2000	2010
2003	2,120		\$400,650	
2005	4,392		\$429,621	
2008	4,392		\$389,718	
2010	3,285		\$346,977	
2012	3,531		\$313,717	
2013	1,588		\$340,309	

FORECLOSURE FILINGS			
2009	478	2011	426
2010	431	2012	324

PROJECT-BASED SECTION 8	
Buildings	9
Units	1,004

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

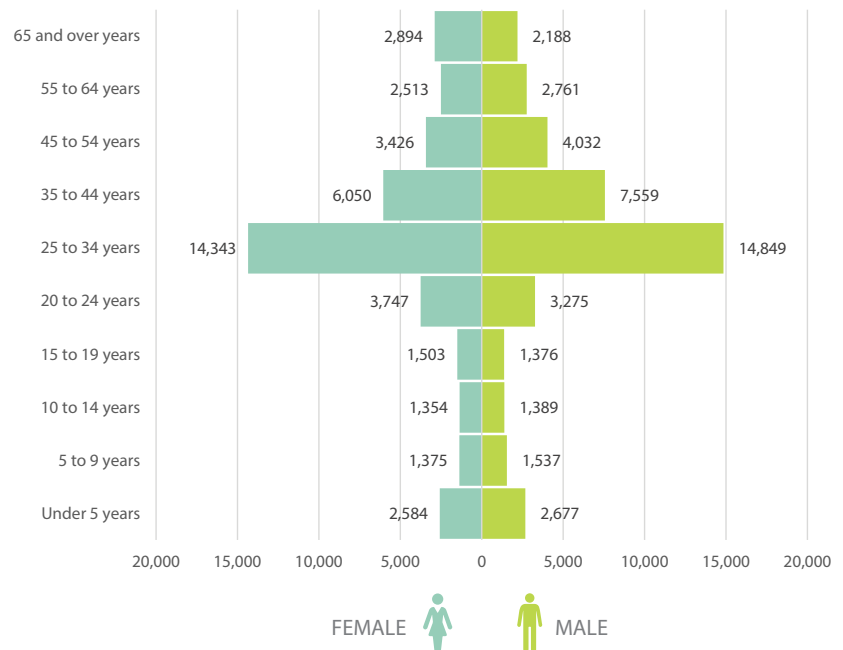
DEEPER DIVE: AGE, SEX AND RACE COHORTS

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	41,643	39,789
under 5 years	2,677	2,584
5 to 9 years	1,537	1,375
10 to 14 years	1,389	1,354
15 to 19 years	1,376	1,503
20 to 24 years	3,275	3,747
25 to 34 years	14,849	14,343
35 to 44 years	7,559	6,050
45 to 54 years	4,032	3,426
55 to 64 years	2,761	2,513
65 or more years	2,188	2,894

POPULATION BY AGE AND SEX IN WEST TOWN, 2010



TOP 3 SUB-POPULATIONS IN WEST TOWN

The top 3 sub-populations in West Town in 2010 were White, Latino, and Black or African American. There were also 3,030 Asians and 1,765 people of other races, including multiracial, Native American, Hawaiian or Pacific Islander individuals.

WHITE POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	24,170	22,220
under 5 years	1,278	1,237
5 to 9 years	384	348
10 to 14 years	259	248
15 to 19 years	230	266
20 to 24 years	1,850	2,220
25 to 34 years	10,872	10,379
35 to 44 years	4,891	3,516
45 to 54 years	2,138	1,611
55 to 64 years	916	1,111
65 or more years	1,352	1,284

LATINO POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	12,159	11,697
under 5 years	941	874
5 to 9 years	839	756
10 to 14 years	868	800
15 to 19 years	862	897
20 to 24 years	1,020	983
25 to 34 years	2,420	2,235
35 to 44 years	1,780	1,606
45 to 54 years	1,351	1,273
55 to 64 years	1,058	1,036
65 or more years	1,020	1,237

BLACK OR AFRICAN AMERICAN POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	3,060	3,331
under 5 years	239	236
5 to 9 years	230	198
10 to 14 years	221	251
15 to 19 years	245	292
20 to 24 years	239	293
25 to 34 years	551	546
35 to 44 years	439	527
45 to 54 years	427	427
55 to 64 years	275	280
65 or more years	194	281

HOUSING FACT SHEET

DEEPER DIVE: VACANCY, FORECLOSURE AND CITY-OWNED LAND

BASIC DEMOGRAPHICS	2000	2010	10 YEAR CHANGE
Population	87,435	81,540	-6.7%
Households	35,324	37,816	7.1%
<i>Family Households</i>	17,418	15,560	-10.7%
<i>Non-Family Households</i>	17,906	22,255	24.3%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	39,251	41,443	5.6%
Total Occupied Housing Units	35,324	37,816	7.1%
<i>Owner-Occupied</i>	10,217	13,784	34.9%
<i>Renter-Occupied</i>	25,107	24,032	-4.3%

BUILDING VIOLATIONS	BUILDINGS RECEIVING VIOLATIONS	TOTAL VIOLATIONS
2009	959	4,437
2010	1,352	6,933
2011	696	3,644
2012	778	3,782
2013	513	2,568
2014	706	3,316

BUILDING PERMITS	NEW CONSTRUCTION OR REHAB PERMITS	DEMOLITION PERMITS
2006	669	150
2007	618	117
2008	536	94
2009	429	41
2010	396	49
2011	480	56
2012	464	66
2013	457	110
2014	606	105
<i>Percent New Construction 2006-2014</i>	23.7%	n/a
<i>Percent Rehabilitation 2006-2014</i>	76.3%	n/a

USPS RESIDENTIAL VACANCY	2008	2011	2013
Percent Residential Vacancy	4.6%	4.1%	3.2%
Vacant less than 12 months	903	608	250
Vacant 12 - 24 months	462	220	150
Vacant 24 - 36 months	55	41	78
Vacant More than 36 months	209	614	736

USPS COMMERCIAL VACANCY	2008	2011	2013
Percent Commercial Vacancy	12.7%	11.7%	11.6%
Vacant less than 12 months	220	138	70
Vacant 12 - 24 months	99	42	82
Vacant 24 - 36 months	13	34	24
Vacant More than 36 months	99	212	254

CITY OF CHICAGO-OWNED VACANT LAND	NO. PARCELS	SQUARE FEET
Residential	14	48,487
Business	6	18,322
Commercial	2	3,245
Manufacturing	12	29,439
Planned Development	1	9,917
Planned Manufacturing District	2	8,109
Parks and Open Space	0	0
Downtown	0	0
Transportation	0	0

"ZOMBIE PROPERTIES"	2014
Zombies	110
Zombies per 1,000 Mortgageable Properties	5.8

"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.