



## HOUSING FACT SHEET

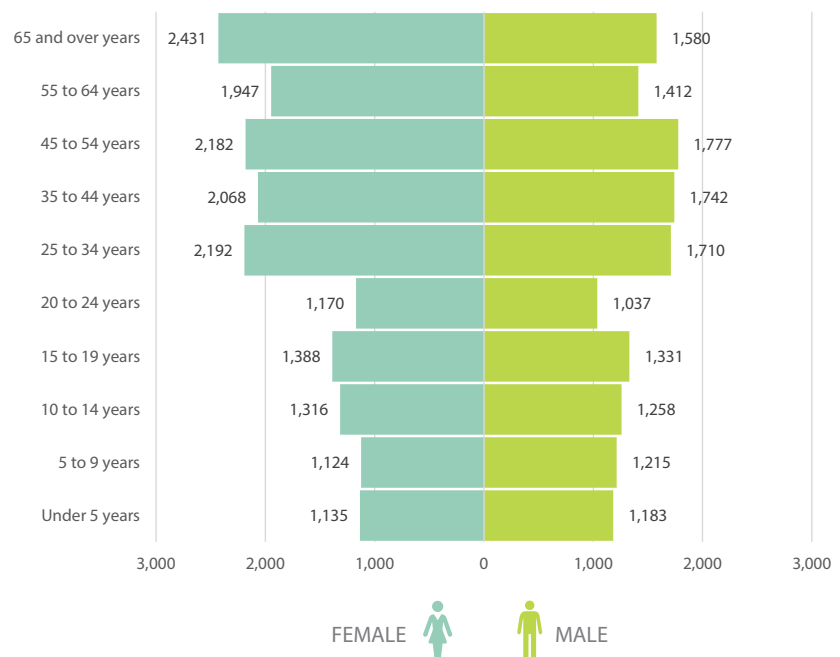
## DEEPER DIVE: AGE, SEX AND RACE COHORTS

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	14,245	16,953
under 5 years	1,183	1,135
5 to 9 years	1,215	1,124
10 to 14 years	1,258	1,316
15 to 19 years	1,331	1,388
20 to 24 years	1,037	1,170
25 to 34 years	1,710	2,192
35 to 44 years	1,742	2,068
45 to 54 years	1,777	2,182
55 to 64 years	1,412	1,947
65 or more years	1,580	2,431

## POPULATION BY AGE AND SEX IN SOUTH CHICAGO, 2010



## TOP 3 SUB-POPULATIONS IN SOUTH CHICAGO

The top 3 sub-populations in South Chicago in 2010 were Black or African American, Latino, and White. There were also 67 Asians and 462 people of other races, including multiracial, Native American, Hawaiian or Pacific Islander individuals.

## BLACK OR AFRICAN AMERICAN POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	10,260	13,036
under 5 years	859	831
5 to 9 years	887	827
10 to 14 years	976	1,030
15 to 19 years	1,034	1,092
20 to 24 years	728	902
25 to 34 years	1,173	1,646
35 to 44 years	1,182	1,608
45 to 54 years	1,324	1,724
55 to 64 years	994	1,528
65 or more years	1,103	1,848

## LATINO POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	3,464	3,310
under 5 years	298	285
5 to 9 years	292	271
10 to 14 years	260	255
15 to 19 years	265	274
20 to 24 years	285	239
25 to 34 years	492	468
35 to 44 years	499	400
45 to 54 years	387	363
55 to 64 years	317	334
65 or more years	369	421

## WHITE POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	291	308
under 5 years	7	6
5 to 9 years	7	4
10 to 14 years	8	12
15 to 19 years	9	7
20 to 24 years	7	6
25 to 34 years	14	20
35 to 44 years	36	30
45 to 54 years	45	53
55 to 64 years	86	54
65 or more years	72	116

## HOUSING FACT SHEET

DEEPER DIVE: VACANCY, FORECLOSURE AND CITY-OWNED LAND

BASIC DEMOGRAPHICS	2000	2010	10 YEAR CHANGE
Population	38,596	31,198	-19.2%
Households	12,569	11,064	-12.0%
<i>Family Households</i>	9,088	7,266	-20.0%
<i>Non-Family Households</i>	3,481	3,798	9.1%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	14,340	13,997	-2.4%
Total Occupied Housing Units	12,569	11,064	-12.0%
<i>Owner-Occupied</i>	5,395	4,482	-16.9%
<i>Renter-Occupied</i>	7,174	6,582	-8.3%

BUILDING VIOLATIONS	BUILDINGS RECEIVING VIOLATIONS	TOTAL VIOLATIONS
2009	584	4,924
2010	470	3,093
2011	659	4,529
2012	409	2,784
2013	412	2,160
2014	464	2,389

BUILDING PERMITS	NEW CONSTRUCTION OR REHAB PERMITS	DEMOLITION PERMITS
2006	55	4
2007	78	9
2008	86	16
2009	70	14
2010	71	25
2011	69	26
2012	57	63
2013	48	28
2014	61	16
<i>Percent New Construction 2006-2014</i>	7.9%	n/a
<i>Percent Rehabilitation 2006-2014</i>	92.1%	n/a

USPS RESIDENTIAL VACANCY	2008	2011	2013
Percent Residential Vacancy	13.0%	17.3%	15.4%
Vacant less than 12 months	763	339	429
Vacant 12 - 24 months	515	675	317
Vacant 24 - 36 months	64	248	229
Vacant More than 36 months	222	846	905

USPS COMMERCIAL VACANCY	2008	2011	2013
Percent Commercial Vacancy	20.3%	25.5%	25.9%
Vacant less than 12 months	69	25	33
Vacant 12 - 24 months	28	31	25
Vacant 24 - 36 months	3	22	12
Vacant More than 36 months	52	111	120

CITY OF CHICAGO-OWNED VACANT LAND	NO. PARCELS	SQUARE FEET
Residential	446	1,578,116
Business	69	309,525
Commercial	10	41,938
Manufacturing	15	122,780
Planned Development	0	0
Planned Manufacturing District	0	0
Parks and Open Space	1	37,392
Downtown	0	0
Transportation	0	0

## "ZOMBIE PROPERTIES" 2014

Zombies	95
Zombies per 1,000 Mortgageable Properties	12.5

"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.