

South Lawndale



HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	91,071	79,288	-12.9%
<i>Percent Immigrant (Foreign Born)</i>	48.3%	42.9%	-11.3%
Total Households	19,213	18,131	-5.6%
<i>Total Family Households</i>	16,283	14,688	-9.8%
<i>Total Non-Family Households</i>	2,930	3,443	17.5%
Percent of Residents In Poverty	26.5%	29.5%	11.2%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	26,905	33,349	24.0%
Black or African American	12,097	10,763	-11.0%
Asian	173	179	3.5%
Multi-Racial	3,081	2,211	-28.2%
Other	48,815	32,786	-32.8%
Latino (of Any Race)	75,613	65,457	-13.4%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$40,870	\$34,385	-15.9%
Households Earning < \$25,000	7,261	5,844	-19.5%
<i>As a Percent of All Households</i>	37.7%	37.0%	-1.8%
Unemployment Rate	5.6%	11.5%	106.2%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	5,734	5,844	1.9%
\$25,000-\$49,999	7,147	5,300	-25.8%
\$50,000-\$74,999	3,826	2,309	-39.6%
\$75,000 or More	2,558	2,334	-8.8%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	20,991	21,108	0.6%
Total Occupied Housing Units	19,213	18,131	-5.6%
<i>Owner-Occupied</i>	6,922	5,960	-13.9%
<i>Renter-Occupied</i>	12,291	12,171	-1.0%

HOUSING UNIT PRODUCTION	
New Units Built Between 2000 and 2010	133
<i>As a Percentage of all Housing Units</i>	0.7%

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$625	\$708	13.4%
Paying Over 30% of Income in Rent	32.5%	55.4%	70.5%
<i>Renters Paying Less Than \$750/mo</i>	8,943	5,360	-40.1%
<i>Renters Paying \$750 to \$999/mo</i>	2,761	3,262	18.1%
<i>Renters Paying \$1000 to \$1,499/mo</i>	224	754	236.6%
<i>Renters Paying \$1,500 or More/mo</i>	48	133	175.8%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$1,321	\$1,637	23.9%
Paying Over 30% of Income for Mortgage	45.5%	70.4%	54.9%
<i>Owners Paying Less Than \$ 1,000/mo</i>	618	319	-48.3%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	678	1,268	87.0%
<i>Owners Paying \$1,500 to \$1999/mo</i>	266	1,551	483.0%
<i>Owners Paying \$2,000 or More/mo</i>	154	1,020	560.5%

INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
Less than \$25,000	81.4%	97.2%	57.1%	79.8%
\$25,000-\$49,999	10.8%	49.6%	47.2%	70.8%
\$50,000-\$74,999	0.0%	0.0%	17.4%	58.3%
\$75,000 or More	4.7%	0.0%	8.1%	19.0%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	3,628	3,700	2.0%
2-4 Units	14,726	14,287	-3.0%
5-9 Units	1,798	1,711	-4.8%
10-19 Units	245	167	-31.8%
20 or More Units	524	459	-15.3%

	MEDIAN HOME SALES*	
	UNITS	MEDIAN COST
2003	520	\$199,640
2005	354	\$195,540
2008	354	\$177,379
2010	335	\$96,855
2012	275	\$76,757
2013	141	\$77,250

FORECLOSURE FILINGS			
2009	393	2011	296
2010	395	2012	312

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

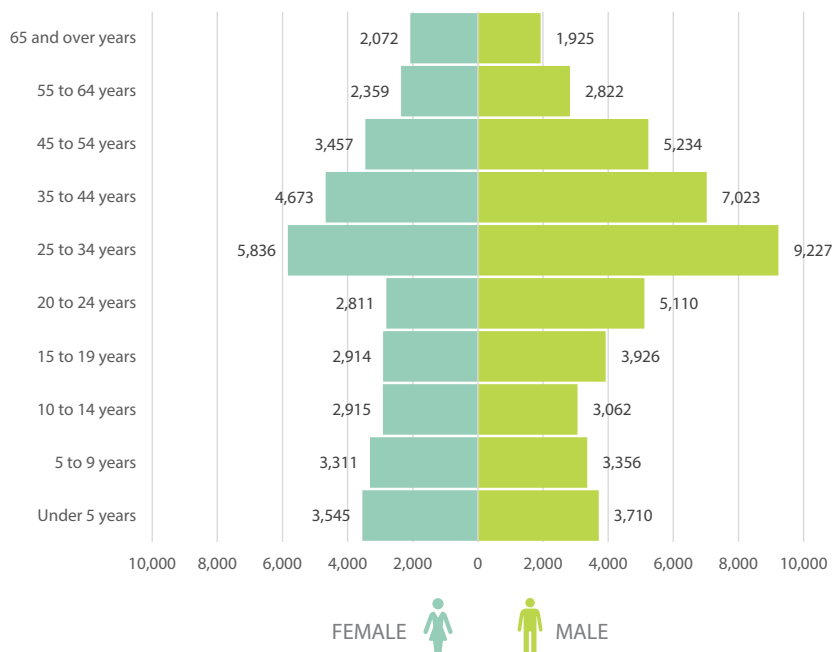
DEEPER DIVE: AGE, SEX AND RACE COHORTS

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	45,395	33,893
under 5 years	3,710	3,545
5 to 9 years	3,356	3,311
10 to 14 years	3,062	2,915
15 to 19 years	3,926	2,914
20 to 24 years	5,110	2,811
25 to 34 years	9,227	5,836
35 to 44 years	7,023	4,673
45 to 54 years	5,234	3,457
55 to 64 years	2,822	2,359
65 or more years	1,925	2,072

POPULATION BY AGE AND SEX IN SOUTH LAWNSDALE, 2010



TOP 3 SUB-POPULATIONS IN SOUTH LAWNSDALE

The top 3 sub-populations in South Lawndale in 2010 were Latino, Black or African American, and White. There were also 113 Asians and 288 people of other races, including multiracial, Native American, Hawaiian or Pacific Islander individuals.

LATINO POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	34,997	30,460
under 5 years	3,518	3,377
5 to 9 years	3,187	3,133
10 to 14 years	2,915	2,771
15 to 19 years	2,944	2,717
20 to 24 years	3,287	2,436
25 to 34 years	6,552	5,141
35 to 44 years	5,167	4,162
45 to 54 years	3,610	3,029
55 to 64 years	2,276	2,053
65 or more years	1,541	1,641

BLACK OR AFRICAN AMERICAN POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	8,135	2,239
under 5 years	134	127
5 to 9 years	114	132
10 to 14 years	118	111
15 to 19 years	865	155
20 to 24 years	1,511	238
25 to 34 years	2,051	431
35 to 44 years	1,468	361
45 to 54 years	1,286	292
55 to 64 years	359	180
65 or more years	229	212

WHITE POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	2,053	1,003
under 5 years	39	30
5 to 9 years	29	33
10 to 14 years	26	21
15 to 19 years	106	35
20 to 24 years	285	120
25 to 34 years	573	222
35 to 44 years	365	120
45 to 54 years	319	113
55 to 64 years	144	115
65 or more years	167	194

HOUSING FACT SHEET

DEEPER DIVE: VACANCY, FORECLOSURE AND CITY-OWNED LAND

BASIC DEMOGRAPHICS	2000	2010	10 YEAR CHANGE
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BUILDING VIOLATIONS	BUILDINGS RECEIVING VIOLATIONS	TOTAL VIOLATIONS
2009	533	3,643
2010	433	2,789
2011	561	3,773
2012	577	3,722
2013	417	2,354
2014	428	2,826

BUILDING PERMITS	NEW CONSTRUCTION OR REHAB PERMITS	DEMOLITION PERMITS
2006	85	11
2007	155	13
2008	114	10
2009	85	22
2010	97	13
2011	124	21
2012	86	18
2013	75	12
2014	107	11
<i>Percent New Construction 2006-2014</i>	10.3%	n/a
<i>Percent Rehabilitation 2006-2014</i>	89.7%	n/a

USPS RESIDENTIAL VACANCY	2008	2011	2013
Percent Residential Vacancy	3.2%	3.4%	3.2%
Vacant less than 12 months	149	109	69
Vacant 12 - 24 months	125	168	52
Vacant 24 - 36 months	39	13	58
Vacant More than 36 months	78	133	219

USPS COMMERCIAL VACANCY	2008	2011	2013
Percent Commercial Vacancy	9.4%	10.9%	12.5%
Vacant less than 12 months	39	31	30
Vacant 12 - 24 months	46	45	25
Vacant 24 - 36 months	22	10	29
Vacant More than 36 months	44	90	118

CITY OF CHICAGO-OWNED VACANT LAND	NO. PARCELS	SQUARE FEET
Residential	47	143,977
Business	6	23,295
Commercial	7	20,929
Manufacturing	11	114,222
Planned Development	2	2,285,995
Planned Manufacturing District	0	0
Parks and Open Space	4	492,898
Downtown	0	0
Transportation	0	0

"ZOMBIE PROPERTIES"	2014
Zombies	99
Zombies per 1,000 Mortgageable Properties	9.0

"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

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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.