

South Deering Chicago Rehab Network HOUSING FACT SHEET



PODIII ATION	2000	2010	IU AEVD CIIVNCE
POPULATION	2000	2010	10 YEAR CHANGE
Total Population	16,990	15,109	-11.1%
Percent Immigrant (Foreign Born)	12.9%	14.5%	12.7%
Total Households	5,543	5,187	-6.4%
Total Family Households	4,195	3,736	-10.9%
Total Non-Family Households	1,348	1,451	7.6%
Percent of Residents In Poverty	19.6%	27.0%	37.7%
RACE + ETHNICITY	2000	2010	IO YEAR CHANGE
White	3,522	2,864	-18.7%
Black or African American	10,397	9,482	-8.8%
Asian	20	20	0.0%
Multi-Racial	350	294	-16.0%
Other	2,701	2,449	-9.3%
Latino (of Any Race)	5,176	4,809	-7.1%
INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$45,186	\$38,679	-14.4%
Households Earning < \$25,000	1,993	1,989	-0.2%
As a Percent of All Households	35.5%	37.3%	4.9%
Unemployment Rate	6.1%	11.8%	92.5%
HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	1,574	1,989	26.4%
\$25,000-\$49,999	1,785	1,244	-30.3%
\$50,000-\$74,999	1,172	1,260	7.5%
\$75,000 or More	1,076	842	-21.8%
HOUSING UNITS	2000	2010	10 YEAR CHANGE
	5,907		-3.4%
Total Housing Units	,	5,705 5,187	-3.4% -6.4%
Total Occupied Housing Units	5,543	,	-0.4% -16.5%
Owner-Occupied	3,839	3,206 1,981	-10.5% 16.3%
Renter-Occupied	1,704	1,701	10.370
HOUSING UNIT PRODUCTION			
New Units Built Between 2000 and 2010	0	56	
As a Percentage of all Hou	sing Units	0.9%	

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$608	\$888	46.0%
Paying Over 30% of Income in Rent	38.7%	56.5%	45.9%
Renters Paying Less Than \$750/mo	1,072	737	-31.2%
Renters Paying \$750 to \$999/mo	465	429	-7.8%
Renters Paying \$1000 to \$1,499/mo	109	365	236.1%
Renters Paying \$1,500 or More/mo	26	112	324.2%
OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$1,086	\$1,177	8.4%
Median Monthly Owner Cost Paying Over 30% of Income for Mortgage	\$1,086 34.1%	\$1,177 45.8%	8.4% 34.4%
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Paying Over 30% of Income for Mortgage	34.1%	45.8%	34.4%
Paying Over 30% of Income for Mortgage Owners Paying Less Than \$ 1,000/mo	34.1% 1,284	45.8% 692	34.4% -46.1%
Paying Over 30% of Income for Mortgage Owners Paying Less Than \$ 1,000/mo Owners Paying \$1,000 to \$1,499/mo	34.1% 1,284 911	45.8% 692 1,106	34.4% -46.1% 21.4%

INCOME LEVEL	2000	2010	2000	2010
Less than \$25,000	68.9%	92.9%	61.9%	86.0%
\$25,000-\$49,999	19.9%	41.1%	33.3%	44.0%
\$50,000-\$74,999	0.0%	3.6%	5.5%	15.0%
\$75,000 or More	4.3%	0.0%	4.6%	6.9%
UNITS BY BUILDING SIZE		2000	2010	10 YEAR CHANGE
Single Fai	mily / I Unit	4,370	4,490	2.7%
	2-4 Units	1,106	1,187	7.3%
	5-9 Units	166	127	-23.5%
	10-19 Units	73	37	-49.3%
20 (or More Units	171	164	-4.1%

MEDIAN HOME SALES*

	UNITS	MEDIAN COST
2003	163	\$116,312
2005	265	\$128,147
2008	265	\$116,245
2010	129	\$126,127
2012	45	\$88,782
2013	14	\$94,397

FORECLOSURE FILINGS

2009	153	2011	148	
2010	143	2012	126	

PROJECT-BASED SECTION 8

Buildings	2	
Units	176	

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.



South Deering



HOUSING FACT SHEET

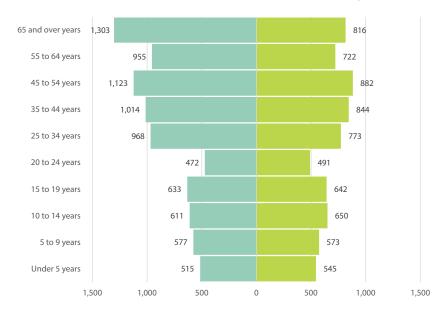
DEEPER DIVE: AGE, SEX AND RACE COHORTS

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	6,938	8,171
under 5 years	545	515
5 to 9 years	573	577
10 to 14 years	650	611
15 to 19 years	642	633
20 to 24 years	491	472
25 to 34 years	773	968
35 to 44 years	844	1,014
45 to 54 years	882	1,123
55 to 64 years	722	955
65 or more years	816	1,303

POPULATION BY AGE AND SEX IN SOUTH DEERING, 2010







TOP 3 SUB-POPULATIONS IN SOUTH DEERING

The top 3 sub-populations in South Deering in 2010 were Black or African American, Latino, and White. There were also 18 Asians and 203 people of other races, including multiracial, Native American, Hawaiian or Pacific Islander individuals.

BLACK OR AFRICAN AMERICAN POPULATION

TENICAN TO	OLATION
MALE	FEMALE
4,034	5,320
303	305
331	355
412	395
410	418
271	274
372	598
481	668
548	769
421	675
485	863
	4,034 303 331 412 410 271 372 481 548 421

LATINO POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	2,480	2,329
under 5 years	227	190
5 to 9 years	226	200
10 to 14 years	224	196
15 to 19 years	211	188
20 to 24 years	197	182
25 to 34 years	361	339
35 to 44 years	316	294
45 to 54 years	267	273
55 to 64 years	221	200
65 or more years	230	267

WHITE POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	335	390
under 5 years	4	13
5 to 9 years	8	П
10 to 14 years	10	8
15 to 19 years	14	19
20 to 24 years	17	8
25 to 34 years	24	21
35 to 44 years	35	32
45 to 54 years	56	62
55 to 64 years	95	62
65 or more years	72	154



South Deering



HOUSING FACT S

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	103	668
	2010	168	972
	2011	154	929
	2012	98	517
	2013	75	289
	2014	Ш	451

BUILDING PERMITS	NEW CONSTRUCTION OR REHAB PERMITS	DEMOLITION PERMITS
2006	31	4
2007	24	2
2008	28	6
2009	18	4
2010	15	3
2011	24	5
2012	28	14
2013	20	3
2014	26	4
Percent New Construction 2006-2014	22.9%	n/a
Percent Rehabilitation 2006-2014	77.1%	n/a

USPS RESIDENTIAL VACANCY	2008	2011	2013
Percent Residential Vacancy	8.6%	6.5%	9.3%
Vacant less than 12 months	166	107	164
Vacant 12 - 24 months	130	118	118
Vacant 24 - 36 months	37	52	51
Vacant More than 36 months	129	75	167

USPS COMMERCIAL VACANCY	2008	2011	2013
Percent Commercial Vacancy	11.9%	12.2%	15.6%
Vacant less than 12 months	10	2	10
Vacant 12 - 24 months	14	7	13
Vacant 24 - 36 months	4	П	3
Vacant More than 36 months	14	23	28

CITY OF CHICAGO-OWNED VACANT LAND	NO. PARCELS	SQUARE FEET
Residential	68	902,435
Business	0	0
Commercial	П	33,783
Manufacturing	279	1,524,931
Planned Development	0	0
Planned Manufacturing District	0	0
Parks and Open Space	15	52,226
Downtown	0	0
Transportation	0	0

"ZOMBIE PROPERTIES"	2014
Zombies	43
Zombies per 1,000 Mortgageable Properties	8.7

"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).



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.