

COMMUNITY AREA

37

Fuller Park



HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	3,420	2,876	-15.9%
<i>Percent Immigrant (Foreign Born)</i>	2.3%	2.8%	20.3%
Total Households	1,277	1,174	-8.1%
<i>Total Family Households</i>	733	608	-17.1%
<i>Total Non-Family Households</i>	544	566	4.0%
Percent of Residents In Poverty	34.6%	46.6%	34.7%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	46	66	43.5%
Black or African American	3,239	2,662	-17.8%
Asian	6	7	16.7%
Multi-Racial	37	42	13.5%
Other	92	99	7.6%
Latino (of Any Race)	116	132	13.8%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$23,569	\$16,077	-31.8%
Households Earning < \$25,000	732	708	-3.3%
<i>As a Percent of All Households</i>	57.8%	63.3%	9.4%
Unemployment Rate	6.8%	40.0%	486.0%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	578	708	22.5%
\$25,000-\$49,999	430	328	-23.6%
\$50,000-\$74,999	147	38	-74.1%
\$75,000 or More	112	45	-59.7%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	1,611	1,533	-4.8%
Total Occupied Housing Units	1,277	1,174	-8.1%
<i>Owner-Occupied</i>	446	344	-22.9%
<i>Renter-Occupied</i>	831	830	-0.1%

HOUSING UNIT PRODUCTION	
New Units Built Between 2000 and 2010	57
<i>As a Percentage of all Housing Units</i>	3.5%

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$505	\$676	33.9%
Paying Over 30% of Income in Rent	46.4%	66.1%	42.3%
<i>Renters Paying Less Than \$750/mo</i>	576	402	-30.2%
<i>Renters Paying \$750 to \$999/mo</i>	189	95	-49.7%
<i>Renters Paying \$1000 to \$1,499/mo</i>	38	109	188.7%
<i>Renters Paying \$1,500 or More/mo</i>	20	105	436.5%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$937	\$1,330	42.0%
Paying Over 30% of Income for Mortgage	47.1%	67.9%	44.2%
<i>Owners Paying Less Than \$1,000/mo</i>	80	67	-16.0%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	46	128	179.7%
<i>Owners Paying \$1,500 to \$1,999/mo</i>	11	52	363.5%
<i>Owners Paying \$2,000 or More/mo</i>	2	46	1,942.4%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
Income Level				
Less than \$25,000	70.9%	72.1%	57.5%	100.0%
\$25,000-\$49,999	18.9%	55.6%	37.5%	74.5%
\$50,000-\$74,999	5.4%	0.0%	0.0%	29.7%
\$75,000 or More	4.6%	0.0%	4.3%	0.0%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	366	416	13.7%
2-4 Units	821	661	-19.5%
5-9 Units	34	13	-61.8%
10-19 Units	10	29	190.0%
20 or More Units	364	414	13.7%

MEDIAN HOME SALES*	UNITS		MEDIAN COST	
	2003	2005	2008	2010
2003	31	\$193,457		
2005	69	\$356,667		
2008	69	\$323,540		
2010	26	\$258,804		
2012	6	\$135,160		
2013	5	\$104,408		

FORECLOSURE FILINGS			
2009	32	2011	39
2010	33	2012	13

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

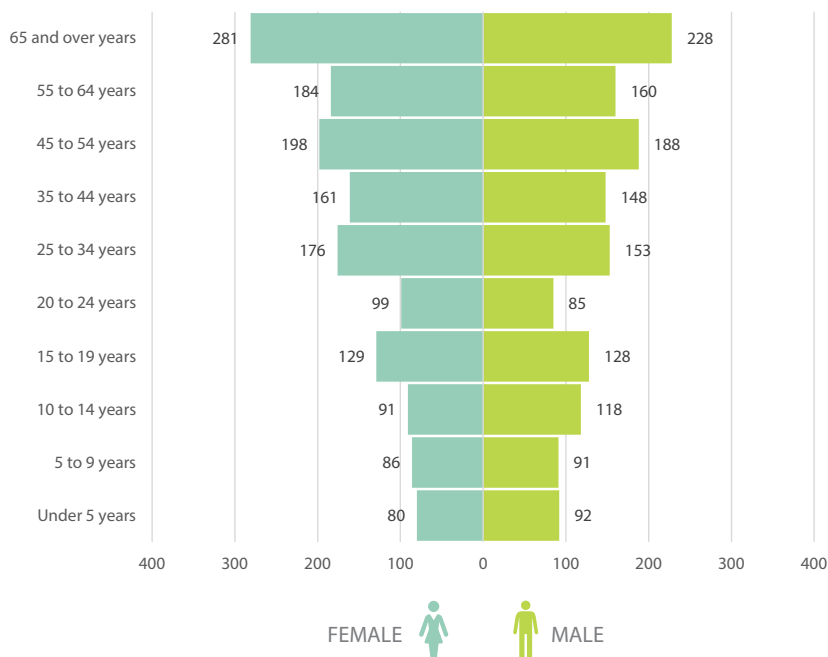
DEEPER DIVE: AGE, SEX AND RACE COHORTS

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	1,391	1,485
under 5 years	92	80
5 to 9 years	91	86
10 to 14 years	118	91
15 to 19 years	128	129
20 to 24 years	85	99
25 to 34 years	153	176
35 to 44 years	148	161
45 to 54 years	188	198
55 to 64 years	160	184
65 or more years	228	281

POPULATION BY AGE AND SEX IN FULLER PARK, 2010



TOP 3 SUB-POPULATIONS IN FULLER PARK

The top 3 sub-populations in Fuller Park in 2010 were Black or African American, Latino, and White. There were also 7 Asians and 39 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	1,269	1,382
under 5 years	80	74
5 to 9 years	77	74
10 to 14 years	108	84
15 to 19 years	122	124
20 to 24 years	77	79
25 to 34 years	142	161
35 to 44 years	122	148
45 to 54 years	173	190
55 to 64 years	150	176
65 or more years	218	272

LATINO POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	70	62
under 5 years	8	3
5 to 9 years	11	12
10 to 14 years	6	5
15 to 19 years	2	5
20 to 24 years	6	10
25 to 34 years	7	12
35 to 44 years	20	4
45 to 54 years	5	6
55 to 64 years	4	2
65 or more years	1	3

WHITE POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	23	24
under 5 years	2	2
5 to 9 years	0	0
10 to 14 years	2	1
15 to 19 years	1	0
20 to 24 years	1	7
25 to 34 years	3	3
35 to 44 years	3	5
45 to 54 years	4	1
55 to 64 years	3	4
65 or more years	4	1

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	68	386
2010	71	431
2011	78	398
2012	44	256
2013	56	281
2014	62	306

BUILDING PERMITS	NEW CONSTRUCTION OR REHAB PERMITS	DEMOLITION PERMITS
2006	10	3
2007	28	9
2008	12	1
2009	23	6
2010	10	8
2011	37	6
2012	12	7
2013	8	6
2014	16	8
<i>Percent New Construction 2006-2014</i>	12.2%	n/a
<i>Percent Rehabilitation 2006-2014</i>	87.8%	n/a

USPS RESIDENTIAL VACANCY	2008	2011	2013
Percent Residential Vacancy	19.9%	14.5%	11.3%
Vacant less than 12 months	34	67	29
Vacant 12 - 24 months	113	38	24
Vacant 24 - 36 months	18	20	19
Vacant More than 36 months	114	80	85

USPS COMMERCIAL VACANCY	2008	2011	2013
Percent Commercial Vacancy	12.0%	15.4%	13.5%
Vacant less than 12 months	2	8	1
Vacant 12 - 24 months	5	4	5
Vacant 24 - 36 months	0	3	0
Vacant More than 36 months	8	7	13

CITY OF CHICAGO-OWNED VACANT LAND	NO. PARCELS	SQUARE FEET
Residential	209	675,666
Business	27	69,312
Commercial	1	2,419
Manufacturing	26	134,751
Planned Development	0	0
Planned Manufacturing District	0	0
Parks and Open Space	1	24,206
Downtown	0	0
Transportation	0	0

"ZOMBIE PROPERTIES"	2014
Zombies	9
Zombies per 1,000 Mortgageable Properties	14.2

"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.