

HOUSING FACT SHEET

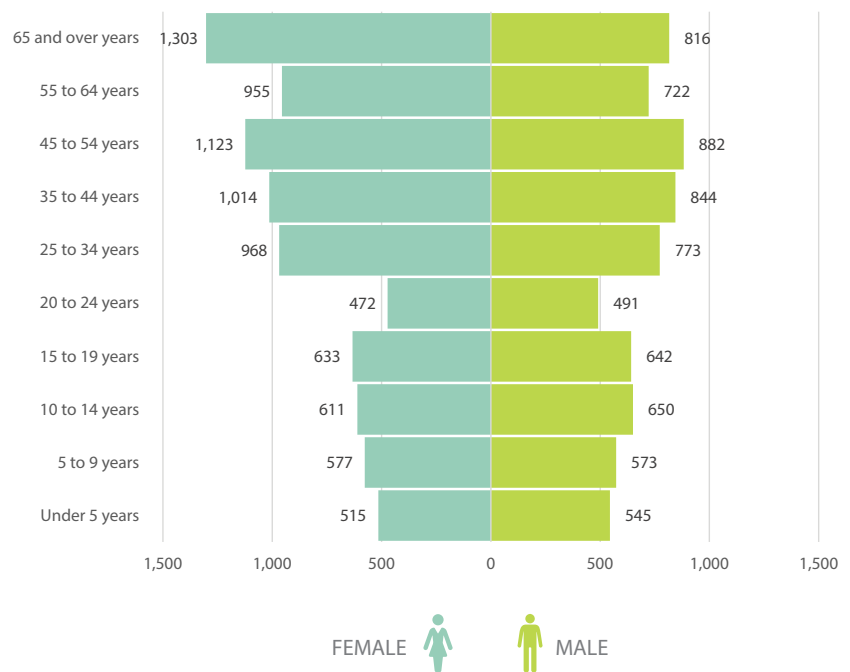
DEEPER DIVE: AGE, SEX AND RACE COHORTS

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

AGE/SEX COHORTS	MALE	FEMALE
Total Population	4,034	5,320
under 5 years	303	305
5 to 9 years	331	355
10 to 14 years	412	395
15 to 19 years	410	418
20 to 24 years	271	274
25 to 34 years	372	598
35 to 44 years	481	668
45 to 54 years	548	769
55 to 64 years	421	675
65 or more years	485	863

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	11
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

HOUSING FACT SHEET

DEEPER DIVE: VACANCY, FORECLOSURE AND CITY-OWNED LAND

BASIC DEMOGRAPHICS	2000	2010	10 YEAR CHANGE
Population	16,990	15,109	-11.1%
Households	5,543	5,187	-6.4%
<i>Family Households</i>	4,195	3,736	-10.9%
<i>Non-Family Households</i>	1,348	1,451	7.6%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	5,907	5,705	-3.4%
Total Occupied Housing Units	5,543	5,187	-6.4%
<i>Owner-Occupied</i>	3,839	3,206	-16.5%
<i>Renter-Occupied</i>	1,704	1,981	16.3%

BUILDING VIOLATIONS	BUILDINGS RECEIVING VIOLATIONS	TOTAL VIOLATIONS
2009	103	668
2010	168	972
2011	154	929
2012	98	517
2013	75	289
2014	111	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
<i>Percent New Construction 2006-2014</i>	22.9%	n/a
<i>Percent Rehabilitation 2006-2014</i>	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	11	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	11	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).



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.