



65 West Lawn

HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	29,235	33,355	14.1%
<i>Percent Immigrant (Foreign Born)</i>	30.7%	35.5%	15.8%
Total Households	8,949	8,766	-2.0%
<i>Total Family Households</i>	6,842	6,998	2.3%
<i>Total Non-Family Households</i>	2,107	1,768	-16.1%
Percent of Residents In Poverty	7.4%	18.6%	153.0%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	18,375	18,674	1.6%
Black or African American	810	1,512	86.7%
Asian	286	232	-18.9%
Multi-Racial	1,243	1,055	-15.1%
Other	8,521	11,882	39.4%
Latino (of Any Race)	15,179	26,669	75.7%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$59,721	\$47,589	-20.3%
Households Earning < \$25,000	2,005	2,099	4.7%
<i>As a Percent of All Households</i>	22.4%	23.2%	3.6%
Unemployment Rate	4.3%	7.8%	84.0%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	1,583	2,099	32.6%
\$25,000-\$49,999	2,587	2,754	6.5%
\$50,000-\$74,999	2,145	1,955	-8.9%
\$75,000 or More	2,640	2,244	-15.0%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	9,252	9,362	1.2%
Total Occupied Housing Units	8,949	8,766	-2.0%
<i>Owner-Occupied</i>	7,402	6,581	-11.1%
<i>Renter-Occupied</i>	1,547	2,185	41.2%

HOUSING UNIT PRODUCTION		
New Units Built Between 2000 and 2010	291	
<i>As a Percentage of all Housing Units</i>	3.0%	

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$782	\$1,027	31.2%
Paying Over 30% of Income in Rent	41.3%	66.4%	60.9%
<i>Renters Paying Less Than \$750/mo</i>	851	401	-52.9%
<i>Renters Paying \$750 to \$999/mo</i>	450	671	49.1%
<i>Renters Paying \$1000 to \$1,499/mo</i>	131	553	321.9%
<i>Renters Paying \$1,500 or More/mo</i>	20	220	981.2%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$1,424	\$1,735	21.8%
Paying Over 30% of Income for Mortgage	32.9%	69.2%	110.1%
<i>Owners Paying Less Than \$ 1,000/mo</i>	1,082	497	-54.1%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	2,035	1,290	-36.6%
<i>Owners Paying \$1,500 to \$1999/mo</i>	860	1,613	87.5%
<i>Owners Paying \$2,000 or More/mo</i>	198	1,705	759.4%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
INCOME LEVEL				
Less than \$25,000	92.8%	100.0%	53.9%	75.3%
\$25,000-\$49,999	38.5%	79.0%	38.7%	68.5%
\$50,000-\$74,999	0.0%	11.2%	14.4%	65.5%
\$75,000 or More	6.2%	8.1%	5.0%	20.8%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	6,994	7,289	4.2%
2-4 Units	1,592	1,318	-17.2%
5-9 Units	212	284	34.0%
10-19 Units	130	246	89.2%
20 or More Units	285	486	70.5%

MEDIAN HOME SALES*	UNITS		MEDIAN COST	
2003	768	\$212,782	2009	459
2005	612	\$206,010	2010	467
2008	612	\$186,876	2011	357
2010	841	\$131,057	2012	328
2012	855	\$114,347		
2013	383	\$111,909		

FORECLOSURE FILINGS		
Buildings	0	
Units	0	

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	16,723	16,632
under 5 years	1,487	1,392
5 to 9 years	1,494	1,490
10 to 14 years	1,481	1,440
15 to 19 years	1,376	1,325
20 to 24 years	1,314	1,221
25 to 34 years	2,817	2,629
35 to 44 years	2,522	2,346
45 to 54 years	1,847	1,886
55 to 64 years	1,309	1,380
65 or more years	1,076	1,523

POPULATION BY AGE AND SEX IN WEST LAWN, 2010



TOP 3 SUB-POPULATIONS IN WEST LAWN

The top 3 sub-populations in West Lawn in 2010 were Latino, White, and Black or African American. There were also 210 Asians and 162 people of other races, including multiracial, Native American, Hawaiian or Pacific Islander individuals.

LATINO POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	13,584	13,085
under 5 years	1,376	1,296
5 to 9 years	1,375	1,379
10 to 14 years	1,340	1,306
15 to 19 years	1,187	1,147
20 to 24 years	1,126	1,050
25 to 34 years	2,453	2,286
35 to 44 years	2,182	1,984
45 to 54 years	1,346	1,327
55 to 64 years	754	799
65 or more years	445	511

WHITE POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	2,360	2,564
under 5 years	41	52
5 to 9 years	62	50
10 to 14 years	77	80
15 to 19 years	108	102
20 to 24 years	124	110
25 to 34 years	232	213
35 to 44 years	241	209
45 to 54 years	416	416
55 to 64 years	564	462
65 or more years	495	870

BLACK OR AFRICAN AMERICAN POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	596	794
under 5 years	53	33
5 to 9 years	43	52
10 to 14 years	58	47
15 to 19 years	68	64
20 to 24 years	49	48
25 to 34 years	93	100
35 to 44 years	77	131
45 to 54 years	67	119
55 to 64 years	39	82
65 or more years	49	118

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	198	772
2010	242	1,075
2011	298	1,597
2012	136	538
2013	135	497
2014	142	542

BUILDING PERMITS	NEW CONSTRUCTION OR REHAB PERMITS	DEMOLITION PERMITS
2006	62	4
2007	64	2
2008	50	3
2009	54	0
2010	28	2
2011	58	4
2012	52	3
2013	44	1
2014	45	5
<i>Percent New Construction 2006-2014</i>	4.4%	n/a
<i>Percent Rehabilitation 2006-2014</i>	95.6%	n/a

USPS RESIDENTIAL VACANCY	2008	2011	2013
Percent Residential Vacancy	2.3%	3.0%	2.7%
Vacant less than 12 months	94	120	97
Vacant 12 - 24 months	68	68	69
Vacant 24 - 36 months	17	46	28
Vacant More than 36 months	25	49	68

USPS COMMERCIAL VACANCY	2008	2011	2013
Percent Commercial Vacancy	11.6%	11.2%	15.1%
Vacant less than 12 months	51	11	23
Vacant 12 - 24 months	15	28	8
Vacant 24 - 36 months	3	9	8
Vacant More than 36 months	18	45	89

CITY OF CHICAGO-OWNED VACANT LAND	NO. PARCELS	SQUARE FEET
Residential	0	0
Business	0	0
Commercial	0	0
Manufacturing	0	0
Planned Development	5	1,014,166
Planned Manufacturing District	0	0
Parks and Open Space	0	0
Downtown	0	0
Transportation	0	0

"ZOMBIE PROPERTIES"	2014
Zombies	116
Zombies per 1,000 Mortgageable Properties	14.1

"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.