



COMMUNITY AREA

42

Woodlawn



HOUSING FACT SHEET

POPULATION

	2000	2010	10 YEAR CHANGE
Total Population	27,086	24,919	-8.0%
<i>Percent Immigrant (Foreign Born)</i>	2.0%	3.7%	86.5%
Total Households	10,163	10,162	0.0%
<i>Total Family Households</i>	5,791	5,321	-8.1%
<i>Total Non-Family Households</i>	4,372	4,841	10.7%
Percent of Residents In Poverty	39.4%	29.5%	-25.3%

RACE + ETHNICITY

	2000	2010	10 YEAR CHANGE
White	821	1,861	126.7%
Black or African American	25,627	21,829	-14.8%
Asian	209	561	168.4%
Multi-Racial	305	487	59.6%
Other	124	181	46.1%
Latino (of Any Race)	288	524	82.0%

INCOME*

	2000	2010	10 YEAR CHANGE
Median Household Income	\$23,734	\$28,232	19.0%
Households Earning < \$25,000	5,948	4,528	-23.9%
<i>As a Percent of All Households</i>	58.6%	46.7%	-20.4%
Unemployment Rate	9.6%	17.6%	82.7%

HOUSEHOLDS BY INCOME LEVEL*

	2000	2010	10 YEAR CHANGE
Less Than \$25,000	4,697	4,528	-3.6%
\$25,000-\$49,999	3,220	2,355	-26.9%
\$50,000-\$74,999	1,346	1,210	-10.1%
\$75,000 or More	882	1,610	82.6%

HOUSING UNITS

	2000	2010	10 YEAR CHANGE
Total Housing Units	11,941	12,955	8.5%
Total Occupied Housing Units	10,163	10,162	0.0%
<i>Owner-Occupied</i>	1,847	2,469	33.7%
<i>Renter-Occupied</i>	8,316	7,694	-7.5%

HOUSING UNIT PRODUCTION

New Units Built Between 2000 and 2010	789
<i>As a Percentage of all Housing Units</i>	5.9%

RENTAL HOUSING COST BURDEN*

	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$596	\$790	32.6%
Paying Over 30% of Income in Rent	42.5%	62.2%	46.3%
<i>Renters Paying Less Than \$750/mo</i>	5,600	3,178	-43.2%
<i>Renters Paying \$750 to \$999/mo</i>	2,137	1,879	-12.1%
<i>Renters Paying \$1000 to \$1,499/mo</i>	332	1,464	340.7%
<i>Renters Paying \$1,500 or More/mo</i>	59	362	518.2%

OWNER HOUSING COST BURDEN*

	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$1,331	\$1,859	39.6%
Paying Over 30% of Income for Mortgage	46.0%	49.3%	7.1%
<i>Owners Paying Less Than \$1,000/mo</i>	208	186	-10.6%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	183	458	150.6%
<i>Owners Paying \$1,500 to \$1,999/mo</i>	64	674	959.2%
<i>Owners Paying \$2,000 or More/mo</i>	39	906	2,227.7%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL

INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
Less than \$25,000	66.5%	83.0%	77.3%	98.8%
\$25,000-\$49,999	20.6%	66.0%	48.1%	71.5%
\$50,000-\$74,999	0.0%	13.4%	15.8%	67.1%
\$75,000 or More	4.2%	0.0%	6.3%	6.3%

UNITS BY BUILDING SIZE

	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	1,124	1,462	30.0%
2-4 Units	4,407	5,893	33.7%
5-9 Units	2,380	2,343	-1.5%
10-19 Units	1,013	550	-45.7%
20 or More Units	2,975	3,187	7.1%

MEDIAN HOME SALES*

	UNITS	MEDIAN COST
2003	427	\$216,854
2005	708	\$249,277
2008	708	\$226,125
2010	335	\$162,392
2012	204	\$116,103
2013	111	\$128,902

FORECLOSURE FILINGS

2009	294	2011	201
2010	277	2012	195

PROJECT-BASED SECTION 8

Buildings	16
Units	1,535

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	11,567	14,416
under 5 years	908	833
5 to 9 years	922	877
10 to 14 years	945	932
15 to 19 years	1,294	1,336
20 to 24 years	976	1,071
25 to 34 years	1,489	2,133
35 to 44 years	1,396	1,953
45 to 54 years	1,501	1,890
55 to 64 years	1,135	1,538
65 or more years	1,001	1,853

POPULATION BY AGE AND SEX IN WOODLAWN, 2010



TOP 3 SUB-POPULATIONS IN WOODLAWN

The top 3 sub-populations in Woodlawn in 2010 were Black or African American, White, and Latino. There were also 567 Asians and 512 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	9,868	12,786
under 5 years	809	738
5 to 9 years	860	811
10 to 14 years	893	888
15 to 19 years	917	1,004
20 to 24 years	632	790
25 to 34 years	1,161	1,805
35 to 44 years	1,200	1,762
45 to 54 years	1,378	1,766
55 to 64 years	1,052	1,444
65 or more years	966	1,778

WHITE POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	944	763
under 5 years	37	43
5 to 9 years	15	14
10 to 14 years	12	9
15 to 19 years	220	156
20 to 24 years	208	138
25 to 34 years	203	161
35 to 44 years	111	108
45 to 54 years	69	61
55 to 64 years	15	50
65 or more years	54	23

LATINO POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	238	305
under 5 years	19	19
5 to 9 years	15	20
10 to 14 years	14	14
15 to 19 years	47	59
20 to 24 years	41	53
25 to 34 years	36	58
35 to 44 years	28	27
45 to 54 years	19	22
55 to 64 years	10	13
65 or more years	9	20

HOUSING FACT SHEET

DEEPER DIVE: VACANCY, FORECLOSURE AND CITY-OWNED LAND

BASIC DEMOGRAPHICS

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BUILDING VIOLATIONS

BUILDINGS RECEIVING VIOLATIONS

	2009	2010	2011	2012	2013	2014
	500	312	394	358	302	352
	4,364	2,190	2,571	2,328	1,712	1,924

BUILDING PERMITS

NEW CONSTRUCTION OR REHAB PERMITS

	2006	2007	2008	2009	2010	2011	2012	2013	2014
	132	126	129	99	116	107	83	78	89
	11	9	6	6	13	11	16	13	20
Percent New Construction 2006-2014	16.2%								n/a
Percent Rehabilitation 2006-2014	83.8%								n/a

USPS RESIDENTIAL VACANCY

	2008	2011	2013
Percent Residential Vacancy	11.4%	11.8%	9.8%
Vacant less than 12 months	592	180	520
Vacant 12 - 24 months	586	692	146
Vacant 24 - 36 months	125	186	148
Vacant More than 36 months	208	617	571

USPS COMMERCIAL VACANCY

	2008	2011	2013
Percent Commercial Vacancy	19.2%	17.7%	23.0%
Vacant less than 12 months	27	0	30
Vacant 12 - 24 months	19	41	27
Vacant 24 - 36 months	13	5	9
Vacant More than 36 months	45	70	83

CITY OF CHICAGO-OWNED VACANT LAND

	NO. PARCELS	SQUARE FEET
Residential	270	1,513,685
Business	54	447,591
Commercial	3	27,995
Manufacturing	2	29,607
Planned Development	60	460,243
Planned Manufacturing District	0	0
Parks and Open Space	1	6,225
Downtown	0	0
Transportation	0	0

"ZOMBIE PROPERTIES"

	2014
Zombies	91
Zombies per 1,000 Mortgageable Properties	20.0

"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

CHICAGO'S OWN
GOOD HANDS

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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.