

COMMUNITY AREA

31

Lower West Side



Chicago Rehab Network

HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	44,031	35,769	-18.8%
<i>Percent Immigrant (Foreign Born)</i>	49.1%	41.9%	-14.6%
Total Households	12,797	12,110	-5.4%
<i>Total Family Households</i>	9,289	7,396	-20.4%
<i>Total Non-Family Households</i>	3,508	4,714	34.4%
Percent of Residents In Poverty	27.0%	29.0%	7.6%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	17,273	16,820	-2.6%
Black or African American	979	1,356	38.5%
Asian	174	419	140.8%
Multi-Racial	1,406	1,352	-3.8%
Other	24,199	15,822	-34.6%
Latino (of Any Race)	39,144	29,486	-24.7%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$35,804	\$34,719	-3.0%
Households Earning < \$25,000	5,772	4,303	-25.5%
<i>As a Percent of All Households</i>	45.1%	36.3%	-19.6%
Unemployment Rate	5.5%	13.0%	137.7%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	4,558	4,303	-5.6%
\$25,000-\$49,999	4,638	3,948	-14.9%
\$50,000-\$74,999	2,092	1,833	-12.4%
\$75,000 or More	1,515	1,783	17.7%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	14,410	13,983	-3.0%
Total Occupied Housing Units	12,797	12,110	-5.4%
<i>Owner-Occupied</i>	3,313	2,938	-11.3%
<i>Renter-Occupied</i>	9,484	9,172	-3.3%

HOUSING UNIT PRODUCTION		
New Units Built Between 2000 and 2010		725
<i>As a Percentage of all Housing Units</i>		5.0%

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$614	\$744	21.2%
Paying Over 30% of Income in Rent	35.5%	50.0%	41.1%
<i>Renters Paying Less Than \$750/mo</i>	6,808	4,128	-39.4%
<i>Renters Paying \$750 to \$999/mo</i>	2,243	2,545	13.5%
<i>Renters Paying \$1000 to \$1,499/mo</i>	213	1,178	454.2%
<i>Renters Paying \$1,500 or More/mo</i>	61	218	259.1%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$1,561	\$1,961	25.7%
Paying Over 30% of Income for Mortgage	33.6%	69.1%	105.4%
<i>Owners Paying Less Than \$ 1,000/mo</i>	193	154	-20.4%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	167	496	196.9%
<i>Owners Paying \$1,500 to \$1999/mo</i>	91	529	478.8%
<i>Owners Paying \$2,000 or More/mo</i>	98	959	877.9%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
Income Level				
Less than \$25,000	78.8%	95.1%	48.5%	81.8%
\$25,000-\$49,999	11.0%	45.2%	37.9%	53.4%
\$50,000-\$74,999	0.0%	8.4%	9.7%	53.3%
\$75,000 or More	4.5%	1.3%	6.1%	26.0%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	1,414	1,833	29.6%
2-4 Units	9,136	9,160	0.3%
5-9 Units	3,103	2,638	-15.0%
10-19 Units	260	446	71.5%
20 or More Units	488	449	-8.0%

MEDIAN HOME SALES*	UNITS		MEDIAN COST	
	2003	2005	2008	2010
	262	353	353	272
	\$223,078	\$277,517	\$273,039	\$186,390

FORECLOSURE FILINGS			
2009	131	2011	124
2010	134	2012	101

PROJECT-BASED SECTION 8	
Buildings	2
Units	134

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

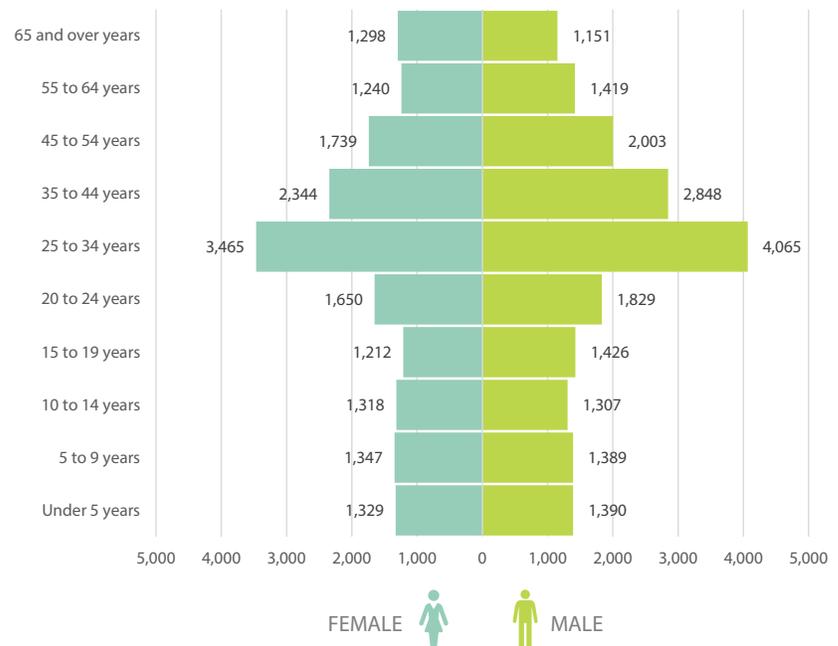
DEEPER DIVE: AGE, SEX AND RACE COHORTS

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	18,827	16,942
under 5 years	1,390	1,329
5 to 9 years	1,389	1,347
10 to 14 years	1,307	1,318
15 to 19 years	1,426	1,212
20 to 24 years	1,829	1,650
25 to 34 years	4,065	3,465
35 to 44 years	2,848	2,344
45 to 54 years	2,003	1,739
55 to 64 years	1,419	1,240
65 or more years	1,151	1,298

POPULATION BY AGE AND SEX IN LOWER WEST SIDE, 2010



TOP 3 SUB-POPULATIONS IN LOWER WEST SIDE

The top 3 sub-populations in Lower West Side in 2010 were Latino, White, and Black or African American. There were also 371 Asians and 357 people of other races, including multiracial, Native American, Hawaiian or Pacific Islander individuals.

LATINO POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	15,474	14,012
under 5 years	1,303	1,236
5 to 9 years	1,330	1,274
10 to 14 years	1,242	1,255
15 to 19 years	1,328	1,128
20 to 24 years	1,317	1,153
25 to 34 years	2,884	2,466
35 to 44 years	2,361	1,965
45 to 54 years	1,694	1,478
55 to 64 years	1,128	1,024
65 or more years	887	1,033

WHITE POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	2,375	2,072
under 5 years	35	45
5 to 9 years	20	37
10 to 14 years	22	19
15 to 19 years	45	37
20 to 24 years	388	377
25 to 34 years	902	750
35 to 44 years	331	246
45 to 54 years	219	187
55 to 64 years	193	162
65 or more years	220	212

BLACK OR AFRICAN AMERICAN POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	593	515
under 5 years	32	29
5 to 9 years	29	30
10 to 14 years	25	32
15 to 19 years	36	32
20 to 24 years	60	73
25 to 34 years	132	121
35 to 44 years	106	77
45 to 54 years	63	49
55 to 64 years	54	36
65 or more years	56	36

HOUSING FACT SHEET

DEEPER DIVE: VACANCY, FORECLOSURE AND CITY-OWNED LAND

BASIC DEMOGRAPHICS

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BUILDING VIOLATIONS

	BUILDINGS RECEIVING VIOLATIONS	TOTAL VIOLATIONS
2009	580	3,638
2010	325	2,001
2011	398	2,344
2012	339	2,083
2013	276	1,219
2014	431	2,266

BUILDING PERMITS

	NEW CONSTRUCTION OR REHAB PERMITS	DEMOLITION PERMITS
2006	107	23
2007	112	26
2008	123	10
2009	120	17
2010	117	8
2011	117	23
2012	98	5
2013	73	9
2014	126	13
Percent New Construction 2006-2014	13.4%	n/a
Percent Rehabilitation 2006-2014	86.6%	n/a

USPS RESIDENTIAL VACANCY

	2008	2011	2013
Percent Residential Vacancy	5.5%	6.2%	4.8%
Vacant less than 12 months	104	169	54
Vacant 12 - 24 months	171	211	64
Vacant 24 - 36 months	46	58	95
Vacant More than 36 months	175	169	279

USPS COMMERCIAL VACANCY

	2008	2011	2013
Percent Commercial Vacancy	14.5%	13.7%	12.2%
Vacant less than 12 months	21	46	16
Vacant 12 - 24 months	47	67	47
Vacant 24 - 36 months	54	10	32
Vacant More than 36 months	113	121	125

CITY OF CHICAGO-OWNED VACANT LAND

	NO. PARCELS	SQUARE FEET
Residential	12	84,897
Business	1	4,105
Commercial	5	14,057
Manufacturing	1	2,754
Planned Development	1	23,349
Planned Manufacturing District	2	91,439
Parks and Open Space	0	0
Downtown	0	0
Transportation	0	0

"ZOMBIE PROPERTIES"

	2014
Zombies	35
Zombies per 1,000 Mortgageable Properties	5.4

"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.