

# Pilsen Quality-of-Life Plan

Existing Conditions Data Report

**April 2016**

Great Cities Institute  
University of Illinois at Chicago



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## Introduction

The Great Cities Institute in collaboration with the Pilsen Planning Committee (PPC) is engaged in a planning process to create a new Quality-of-Life plan for the Pilsen Neighborhood. This participatory planning process will involve key neighborhood stakeholders such as community organizations, service providers, elected officials, property owners and residents.

Since the 1970's, Pilsen has been identified as a Latino community and residents have consistently been engaged in strengthening and building upon that identity. Pilsen has many assets including its history and strong community identity, proximity to Chicago's downtown business district, accessibility to public transportation, affordable housing. The new plan will build upon the strengths and successes of the previous plan, completed in 2006, including the governance structures developed to coordinate the plan's implementation.

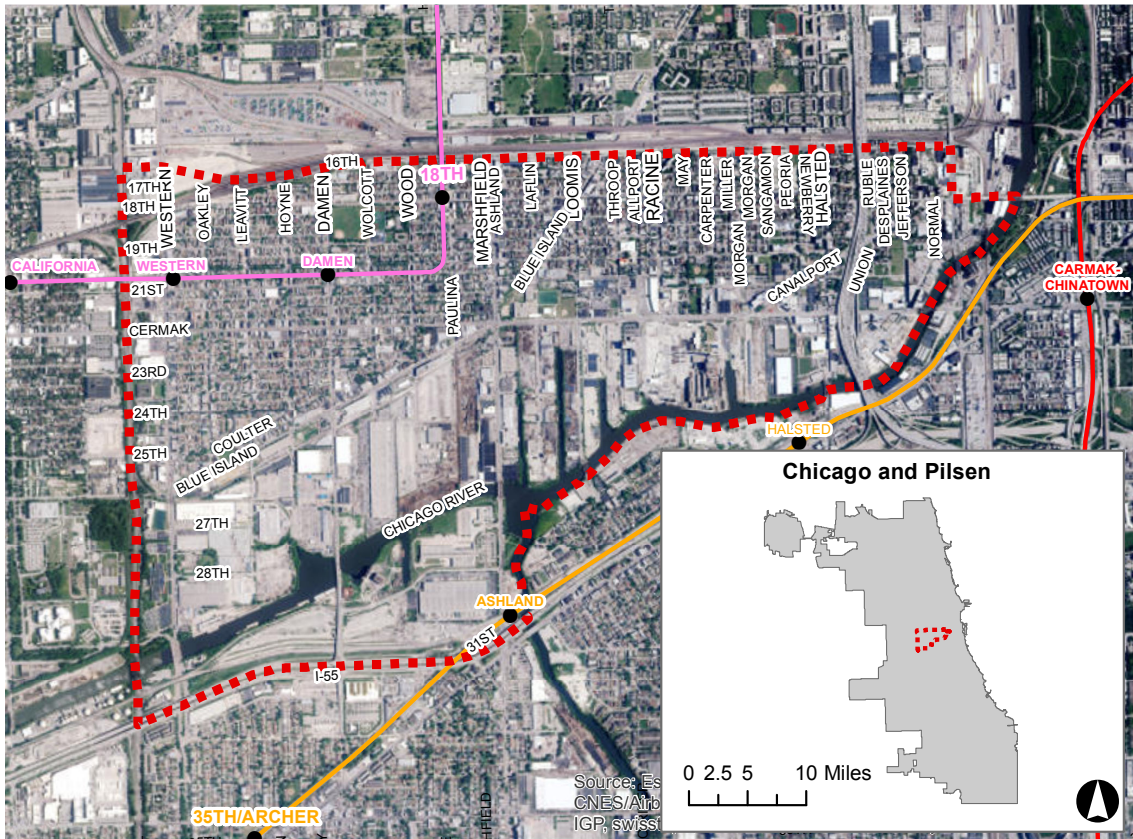
The following existing conditions data report provides information on Pilsen's neighborhood demographics, housing, local economy, workforce characteristics, and community institutions to provide background and context for Pilsen's 2016 Quality-of-Life plan.

## Data Sources

Data from the 1980 - 2010 Decennial Censuses were used to calculate total population, and population change by age and by race/ethnicity figures. Educational attainment, employment status, and median household income figures used the 1980 - 2000 decennial censuses and 2010-2014 American Community Survey (ACS) 5-year estimates as data was not collected for these categories in the 2010 Census. 2000 Census and 2010-2014 ACS 5-year estimates were used to calculate housing figures and income cohorts.

Geographic Information Systems (GIS) was used for a retail market gap analysis for 2015. Market supply in retail sales and market demand in retail potential are compared to get a snapshot of local business trade and market potential.






GIS software was used to generate maps for 2010 land use map, Pilsen based non-profits, residential vacancies, and employee and employment location maps. Data was obtained from the City of Chicago Data Portal, the Chicago Metropolitan Agency for Planning, and OnTheMap, and HUDuser.

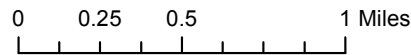


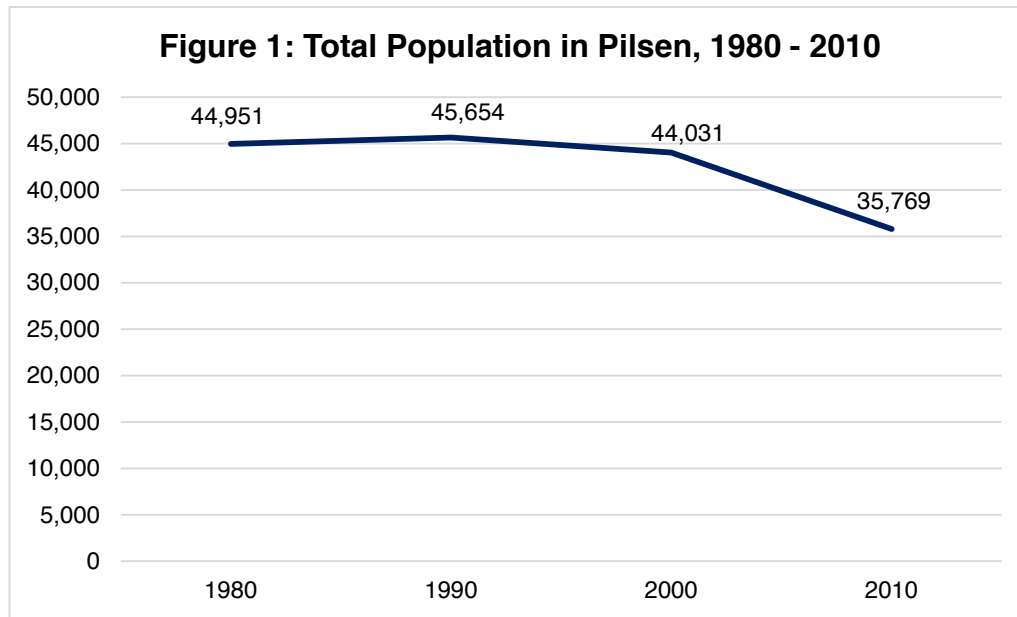
### Map 1: Pilsen Neighborhood, Chicago

Map 1 shows the Pilsen neighborhood located in Chicago’s lower west side. Pilsen is bound by 16th Street to the north, the Chicago River and I-55 to the east and south, and railroad tracks just West of Western Avenue to the West. Pilsen is located 3 miles southwest of Downtown Chicago and covers a total land area of 2.76 square miles. The Chicago Transit Authority’s Pink Line Train has three stops in Pilsen on 18th Street and Paulina Street, Damen Avenue between Cullerton Street and 21st Street, and Western Avenue between Cullerton Street and 21st Street. The Ashland Stop on

CTA’s Orange Line is located at Ashland Avenue and 31st Place near Pilsen’s southern boarder. The South Branch of the Chicago River runs through Pilsen before connecting with the Des Planes River.

-  Pilsen
-  CTA Stations
- CTA Rail Lines**
-  Orange Line
-  Pink Line
-  Red Line



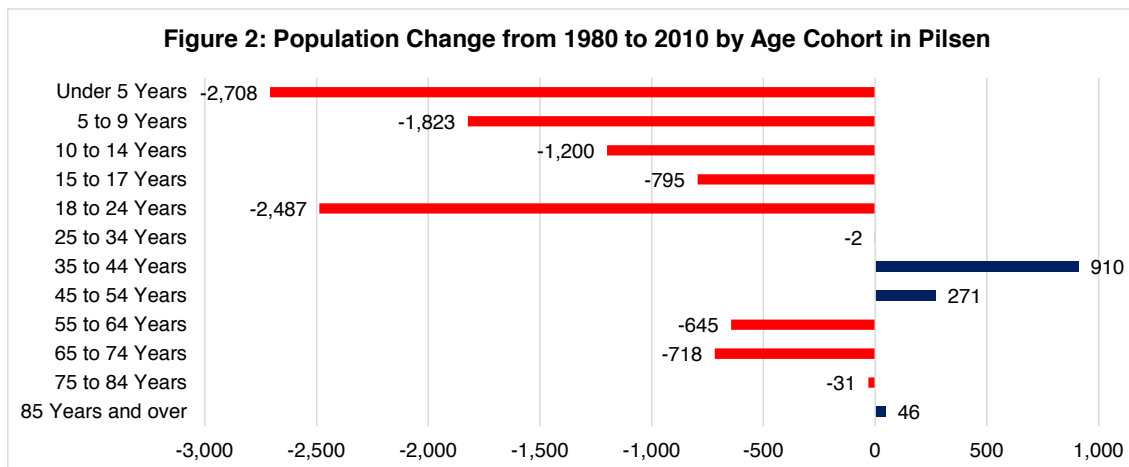


Data Source: 1980, 1990, 2000, and 2010 Census. U.S. Census Bureau.

## Total Population and Population Change in Pilsen

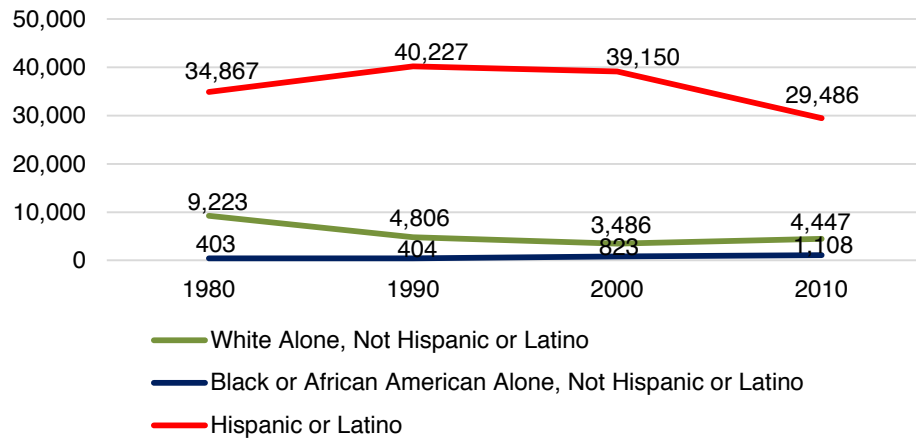
Figure 1 shows the total population in Pilsen each decade from 1980 to 2010. In 1980, the population in Pilsen was 44,951 and decreased to 45,654 by 1990. The population declined in the following two decades to 44,031 in 2000 and 35,769 in 2010. The largest population decrease occurred between 2000 and 2010 when Pilsen had a population decline of 20.4 percent.

Figure 2 shows population change from 1980 to 2010 by age cohort. The 35-44 (+910), 45-54 (+271), and 85 and over (+46) age cohorts were the only ones to have population increases. Under 5 years (-2,708), 18 to 24 (-2,487) and 5 to 9 (-1,823) were the experienced the largest population losses.



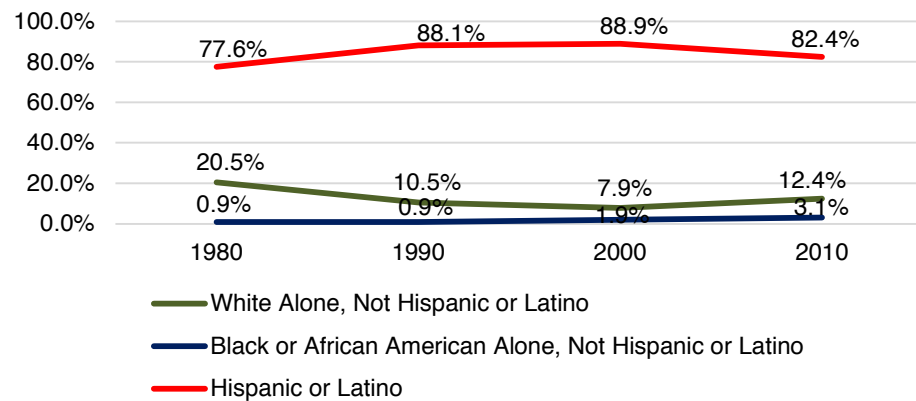
Data Source: 1980 and 2010 Census. U.S. Census Bureau.

**Figure 3: Population by Race/Ethnic Group in Pilsen, 1980 - 2010**



Data Source: 1980, 1990, 2000, and 2010 Census. U.S. Census Bureau.

**Figure 4: Population by Race/Ethnic Group in Pilsen as a Percentage of the Total Population, 1980 - 2010**



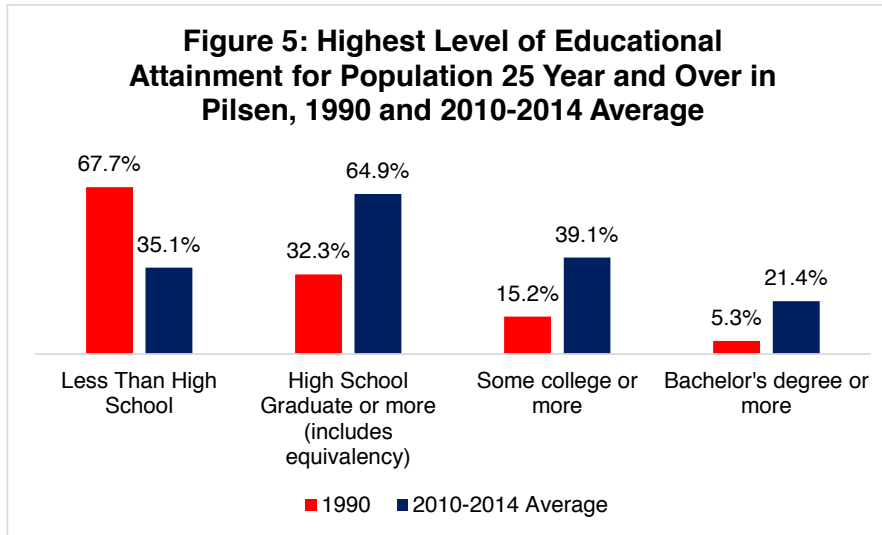
Data Source: 1980, 1990, 2000, and 2010 Census. U.S. Census Bureau.

### Population by Race/Ethnic Group in Pilsen

Figure 3 shows the population in Pilsen by race/ethnic group each decade from 1980 to 2010. The Hispanic or Latino population increased from 34,867 in 1980 to 40,227 in 1990 before decreasing to 39,150 in 2000 and 29,486 in 2010. The White Alone (Non-Hispanic or Latino) population was highest in 1980 at 9,223 and decreased to 4,806 in 1990 and 3,486 in 2000 before increasing to 4,447 in 2010. The Black or African American Alone (Non-Hispanic or Latino) population increased from 403 in 1980 to 1,108 in 2010.

Figure 4 shows The population by race/ethnic group in Pilsen as a percentage of the total population each decade from 1980 to 2010. The Hispanic or Latino Population was 77.6 percent of the total population in 1980 and peaked at 88.9 percent in 2000 before falling to 82.4 percent in 2010. The White Alone (Non-Hispanic or Latino) population was 20.5 percent of the total population in 1980 and fell to 7.9 percent of the total population in 2000 before increasing to 12.4 percent in 2010.

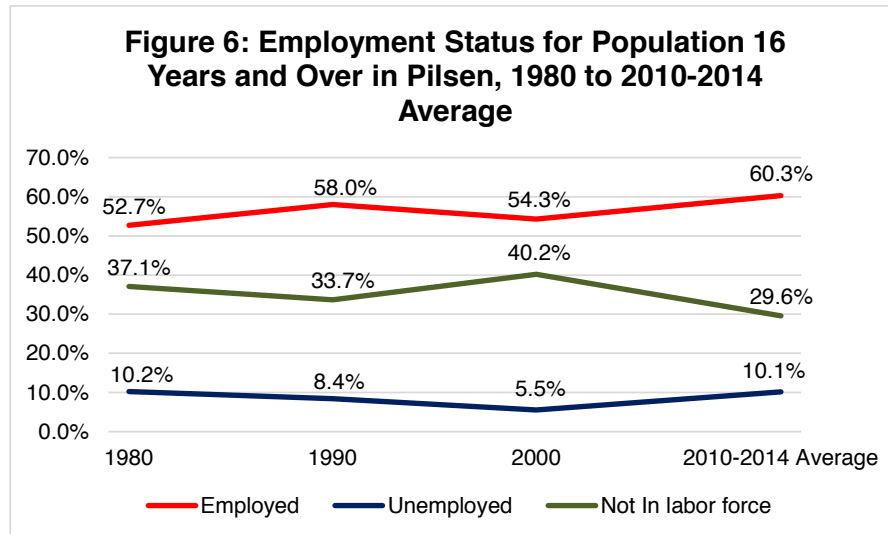




Data Source: 1990, Census and 2010-2014 American Community Survey 5-year Estimates. U.S. Census Bureau.

## Educational Attainment and Employment Status in Pilsen

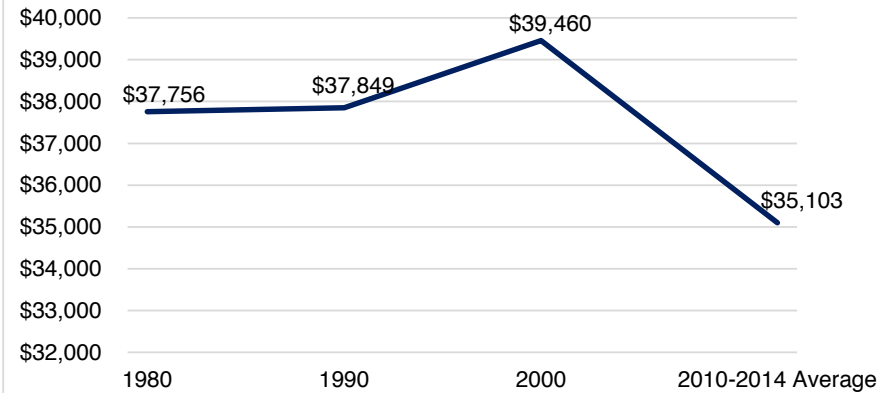
Figure 5 shows the highest level of education attainment for the population 25 years and over in Pilsen in 1990 and the 2010-2014 average. In 1990, 67.7 percent of the population had less than a high school diploma while just 5.3 percent of the population had a bachelor's degree or more. As higher levels of educational attainment increased, lower levels of educational attainment decreased. For the 2010 - 2014 average, the percentage of Pilsen residents with less than a high school degree was 35.1 percent and the percentage with a Bachelor's degree was 21.4 percent.



Data Source: 1980, 1990, 2000, Census and 2010-2014 American Community Survey 5-year Estimates. U.S. Census Bureau.

Figure 6 shows the employment status for the population 16 years and over in Pilsen from 1980 to the 2010-2014 average. From 1980 to the 2010-2014 average, employment increased from 52.7 percent to 60.3 percent while the percent not in the labor force decreased from 37.1 percent to 29.6 percent. The largest decrease in those not in the labor force occurred after 2000, when the proportion of the population age 16 and over decreased by 26.4 percent for the 2010 - 2014 average.

**Figure 7: Median Household Income in Pilsen in 2014 Inflation Adjusted Dollars, 1980 to 2010-2014 Average**



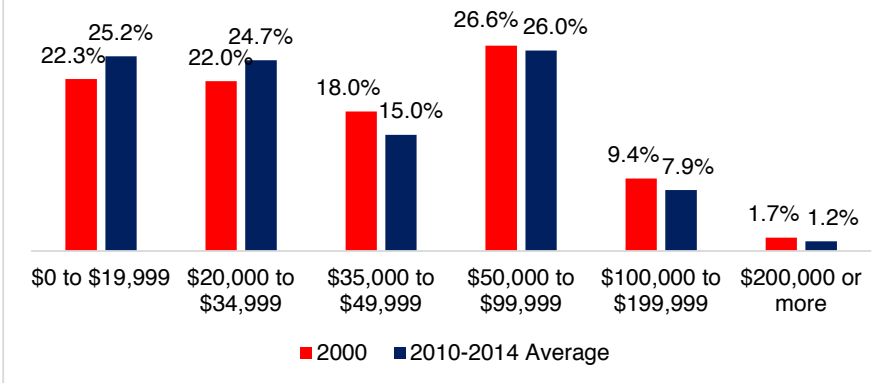
Data Source: 1980, 1990, 2000, Census and 2010-2014 American Community Survey 5-year Estimates. U.S. Census Bureau.

## Median Household Income and Income Cohorts in Pilsen

Figure 7 shows median income in Pilsen in 2014 inflation adjusted dollars from 1980 to the 2010-2014 average. The median household income had little change between 1980 (\$37,756) and 1990 (\$37,849) increased by just \$93. The median household income increased \$1,611 from 1990 to 2000 and was \$39,460. The median household income decreased in the period following 2000. The 5-year average between 2010 and 2014 was \$35,103, \$4,357 lower than in 2000.

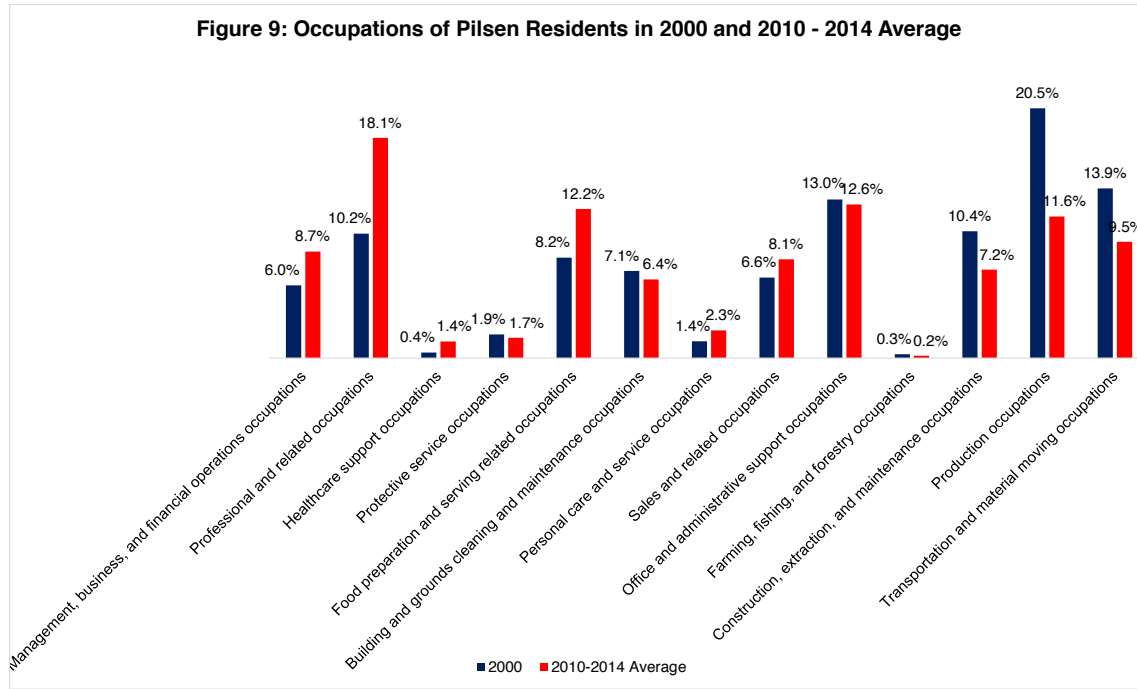
Figure 8 shows income brackets in Pilsen in 2000 and the 2010-2014 average. From 2000 to the 2010-2014 average, the proportion of the population in the two income brackets below \$34,999 increased while the proportion of the population in income brackets above \$35,000 went down. The largest increase (+2.9 percentage points) was in the \$0 to \$19,999 income bracket while the largest decrease was in the \$35,000 to \$49,999 income bracket (-3.0 percentage points).

**Figure 8: Income Cohorts in Pilsen in 2014 Inflation Adjusted Dollars, 1980 and 2010-2014 Average**



Data Source: 2000 Census and 2010-2014 American Community Survey 5-year Estimates. U.S. Census Bureau.

**Figure 9: Occupations of Pilsen Residents in 2000 and 2010 - 2014 Average**

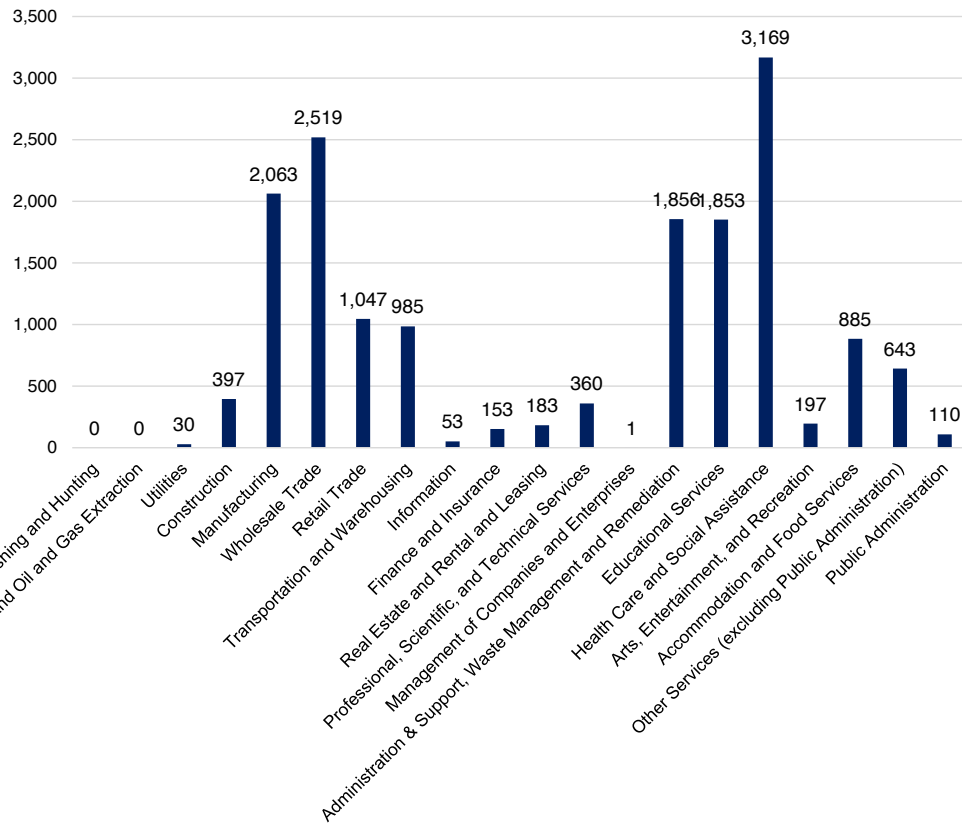


Data Source: 2000 Census and 2010-2014 American Community Survey 5-year Estimates. U.S. Census Bureau.

## Occupations of Pilsen Residents

Figure 9 shows the occupations of Pilsen residents in 2000 and the 2010-2014 average. The occupations of Pilsen residents have changed substantially with large increases in the proportion of the population in professional and related occupations (+7.9 percentage points), and food preparation and serving related occupations (+4.0) percentage points. Production occupations and transportation and material moving occupations decreased substantially with the proportion of the employed population working in production occupations decreasing 8.9 percentage points and transportation and material moving occupations decreasing 4.4 percentage points.

**Figure 10: Jobs in Pilsen by NAICS Industry Sector, 2014**



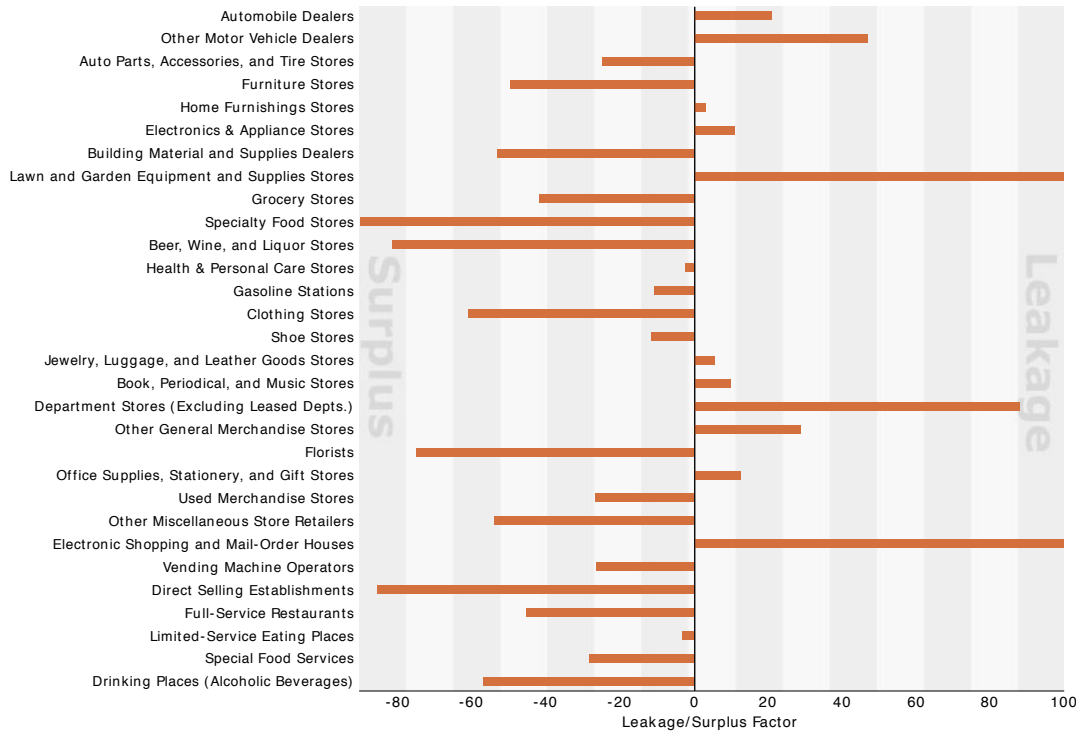
Data Source: U.S. Census Bureau. LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2014).

## Industries In Pilsen

Figure 10 shows jobs located in Pilsen by industry sector in 2014. The sectors with the most jobs in 2014 was the health care and social assistance sector with 3,169 jobs. The next most prominent sectors are industrial and include manufacturing, wholesale trade, waste management and remediation, and transportation and warehousing. In Pilsen there were 2,519 wholesale trade jobs, 2,063 manufacturing jobs, 1,856 waste management and remediation jobs, and 985 warehousing jobs.

Educational services and retail trade are two significant sectors in the area. Many educational services jobs in Pilsen are due to the number of educational institutions in the area while the high number of retail trade jobs are due to the commercial activities along 18th Street and Cermak Road.

**Leakage/Surplus Factor by Industry Group**



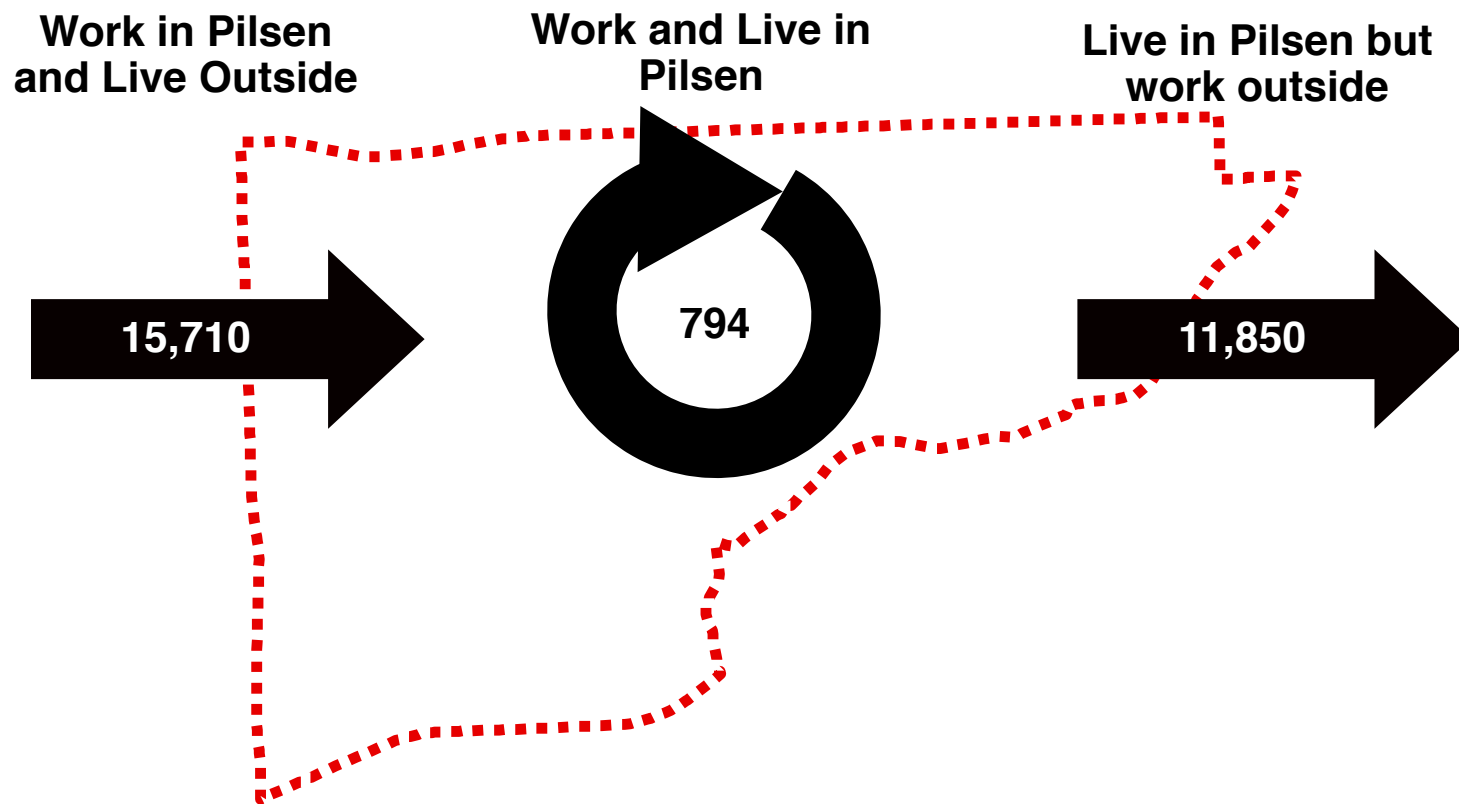
Data Source: ESRI Business Analyst, 2015

### Leakage/Surplus Study in Pilsen

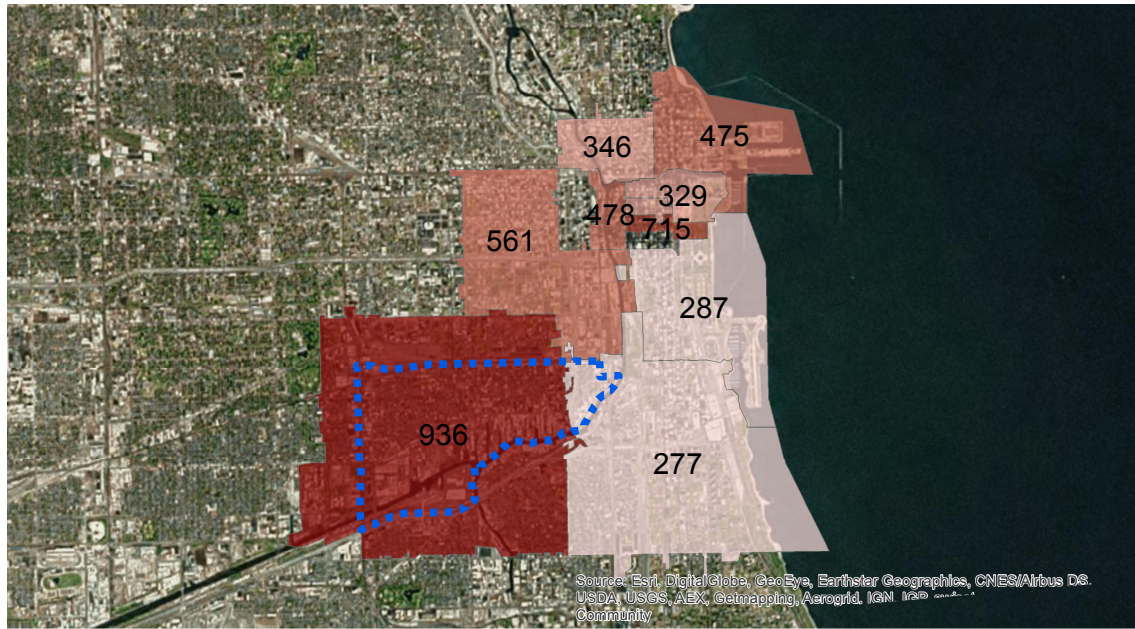
The leakage/surplus study compares the expenditures of Pilsen residents to what goods and services are offered locally. Surplus refers to the excess of a good or service being offered in the area than what is directly consumed by local residents and can be thought of as demand. When surplus factors are high, these are areas of specialization that attract a regional customer base. In areas with a surplus, expenditures for these goods and services being higher than local consumption means that people from outside the community come to Pilsen for those select goods and services. A leakage/surplus factor of zero means that the local consumption of a good are evenly matched by the supply. Areas of leakage designate goods and services that Pilsen residents consume but are not offered locally to match the demand. This means locals must leave the area to consume those goods or services. Most times the goods and services are offered but not at the level that matches local demand. Areas of leakage present the opportunity to capture local markets and keep spending within the community. New businesses in the areas with high leakage have a good chance of being successful as the local demand is present to sustain the business. Pilsen has many high areas of surplus meaning that it offers a diverse set of goods and services to the regional economy. Specialty food stores, beer, wine and liquor stores, clothing stores, florists, and direct selling establishments all have high surplus factors while lawn and garden equipment and supply store, department stores, and electronic shopping and mail-order houses have high leakage factors. See Appendix A for surplus and leakage values in dollars.

## Employment Inflow-Outflow in Pilsen

Of the 16,504 jobs located within Pilsen, most are occupied by people that live outside of the community. 15,710 people work in Pilsen but live outside of the area. A much smaller proportion, 794 people, work and live in Pilsen. Despite the large number of local jobs, 11,850 live in Pilsen but work outside of the area.



Data Source: U.S. Census Bureau. LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2014).



**Legend**  
 Pilsen

**Top 10 Zip Codes  
 Where Pilsen Residents  
 are Employed**

- 277 - 287
- 288 - 380
- 381 - 561
- 562 - 715
- 716 - 936

0 0.75 1.5 3 Miles



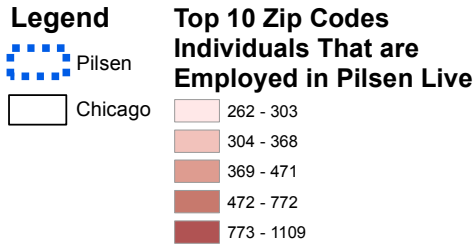
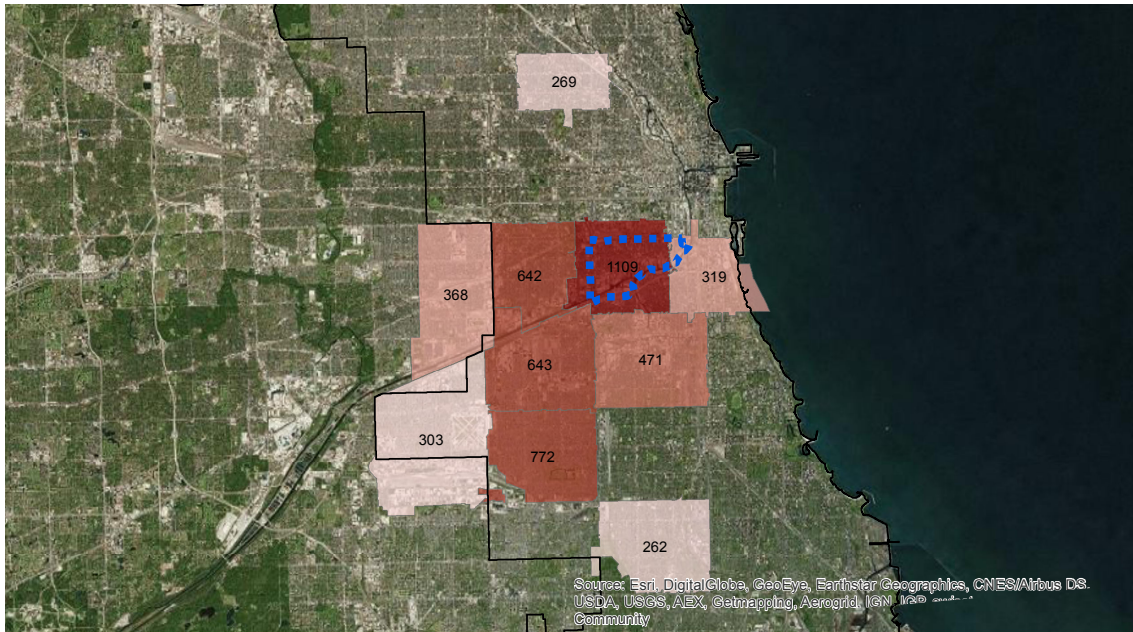
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aergrid, IGN, IGN, etc., Community

## Map 2: Zip Codes Where Pilsen Residents are Employed

Map 2 shows the top 10 Zip Codes where Pilsen residents were employed in 2014. Despite an overwhelming majority of Pilsen residents leaving the neighborhood to work, the 60608 Zip Code that contains most of Pilsen had more employees from Pilsen than any other Zip Code. The other top Zip Codes where Pilsen residents were employed were located to the northeast of Pilsen and were 60602 (715 employees from Pilsen), 60607 (561), 60606 (478), 60611 (475), 60654 (346), 60601 (329), 60605 (287) and 60616 (277). This data indicates that Pilsen residents are employed in a wide variety of Zip Codes beyond the top 10 with the highest concentration and despite most Pilsen residents leaving for work, the local 60608 Zip Code has the highest concentration of employment for Pilsen Residents.

Data Source: U.S. Census Bureau. LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2014).



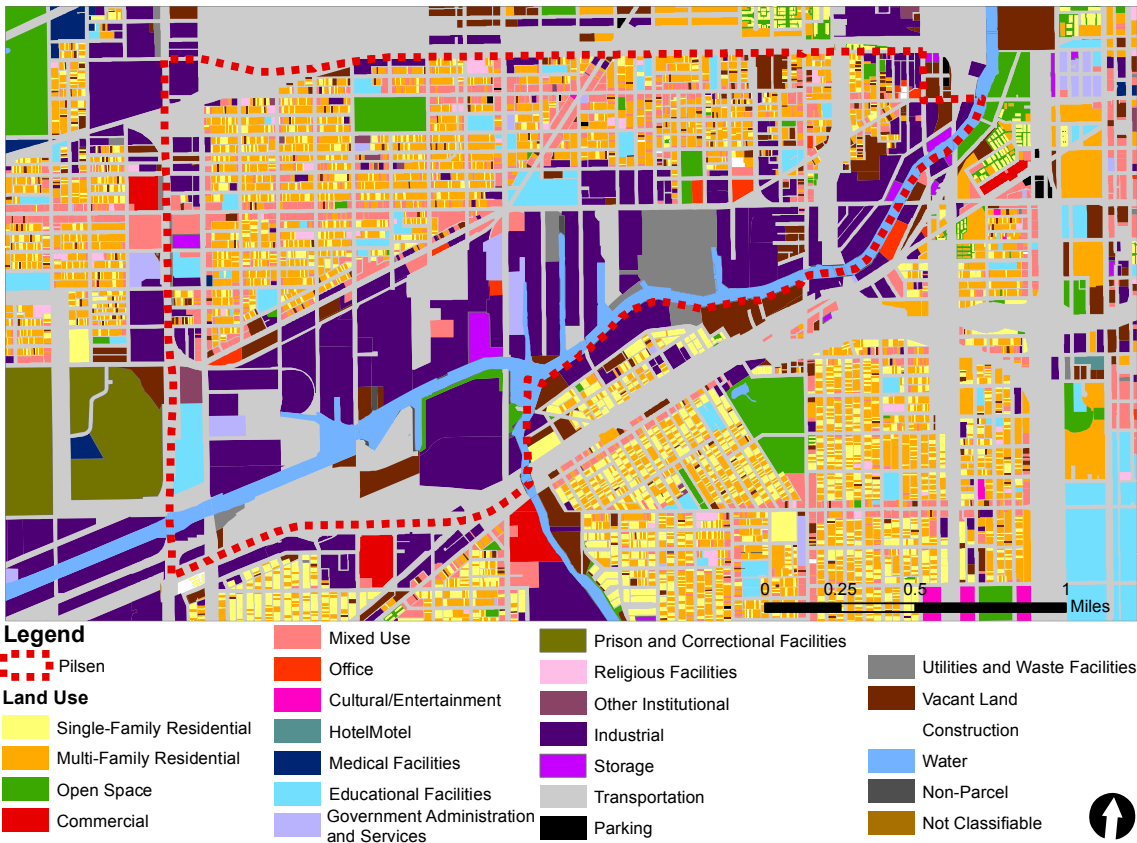


### Map 3: Zip Codes Where Individuals That are Employed In Pilsen Live

Map 3 shows the top 10 zip codes that individuals live in that were employed in Pilsen in 2014. The highest concentration of individuals that work in Pilsen live in the 60608 Zip Code that contains most of Pilsen. 1109 individuals worked in Pilsen and lived in the 60608 Zip Code. The 60647 Zip Code to the north and the 60616 Zip Code to the east were the only Zip Codes not located to the south and west of Pilsen that had a top 10 concentration of individuals working in Pilsen. Following the 60608 Zip Code, the residential Zip Codes of individuals employed in Pilsen included 60629 (772), 60632 (643), 60623 (642), 60609 (471), 60804 (368), 60616 (319), 60638 (303), 60647 (269), 60620 (262). The 60804 Zip Code is located outside of Chicago's boarder in Cicero, Illinois, while part of the 60638 Zip Code is located in parts of Bedford Park, Bridgeview, Burbank, Chicago, Forest View, Stickney, and Summit, Illinois.

Data Source: U.S. Census Bureau. LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2014).

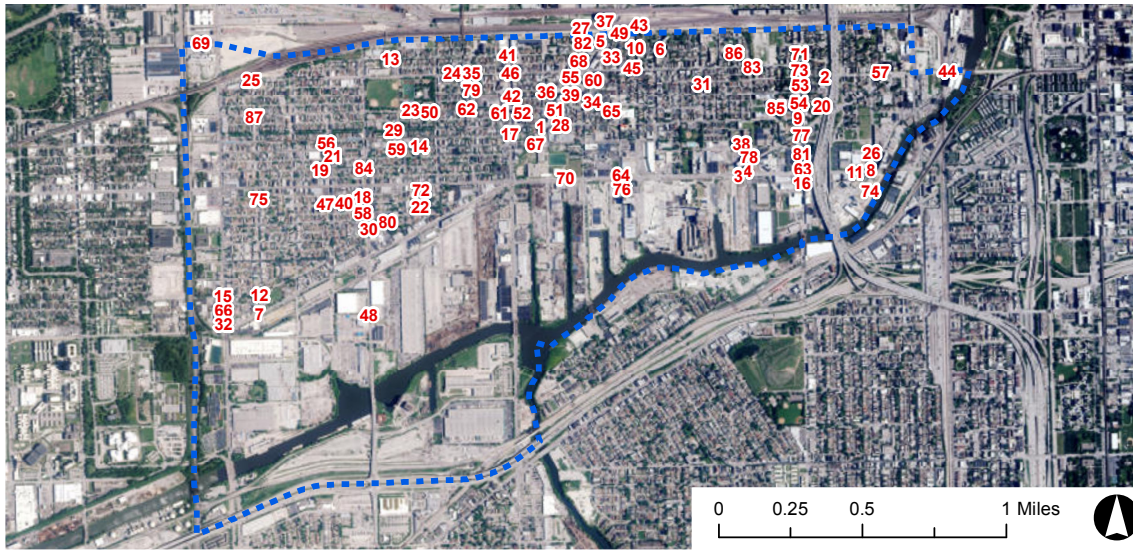




**Map 4: Pilsen Land Use**

Map 4 shows the 2010 land use in Pilsen and the surrounding area. The Pilsen Industrial Corridor is located along Cermak Road in the eastern portion of Pilsen and Blue Island Avenue in the Western portion of Pilsen and stretches to the southern boundary of Pilsen. 18th Street, Blue Island Avenue and Cermak Road west of Ashland Avenue are dominated by smaller retail and service establishments with a residential component in the same building. The residential areas of Pilsen are a mix of single family homes and multi family homes with more multi family homes. There are many schools and religious facilities located throughout Pilsen as indicated by the number of educational and religious facility land uses. Pilsen does not have as many open spaces as surrounding areas and has a shortage compared to the population density of the area. Pilsen has 1.1 acres of park land per 1000 residents compared to Chicago's of 2.8. Many small vacant lots are located within residential areas

Data Source: Chicago Metropolitan Agency for Planning (CMAP), 2010 Land Use Inventory

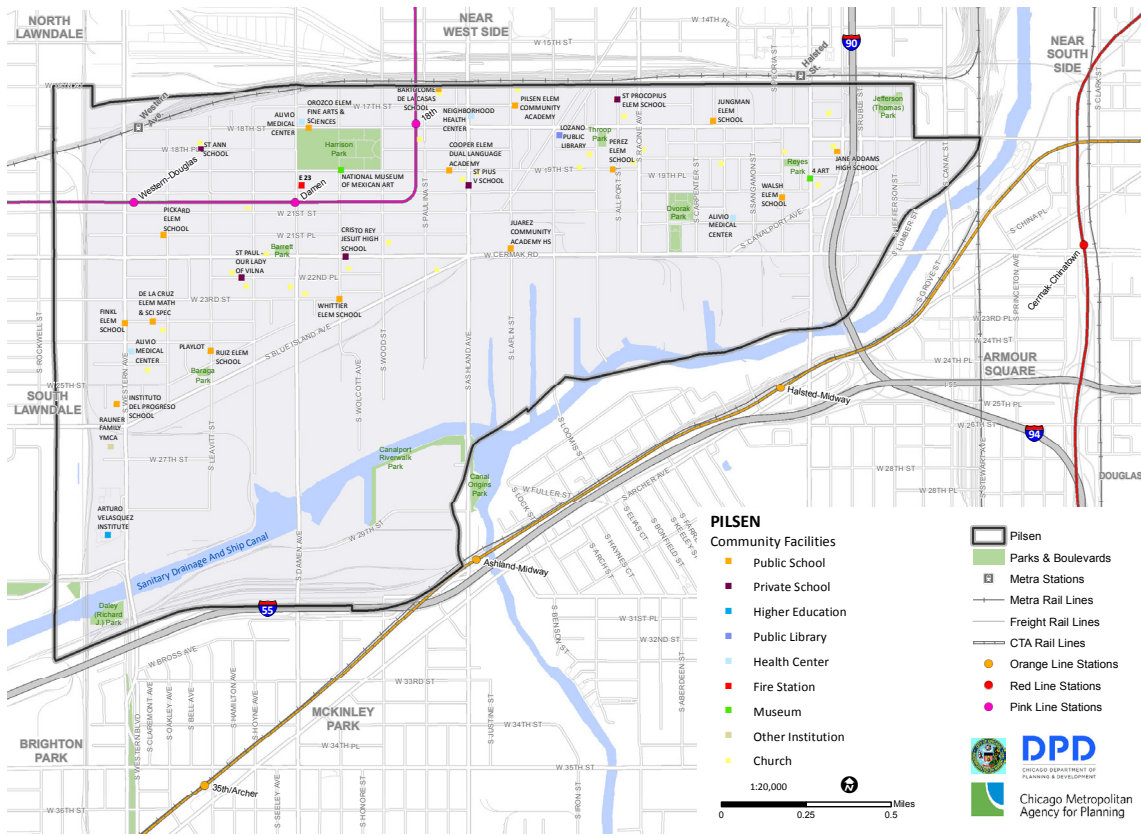


## Map 5: Pilsen Non-Profit Organizations, 2015

Map 5 shows the location of registered Non-Profit organizations in Pilsen. Pilsen has a large network of Non-Profits and as of 2015, there were 87 registered organizations. The Non-Profits cover a diverse range of areas including early and adult education and training, the environment, health, community advocacy, economic development, art and culture, history, athletics and recreation, and faith. The numbers on the map match up to the organizations listed under the map and are in approximate locations due to label overlapping. Pilsen east of Ashland had the majority of Non-Profits while west of Ashland they were more spread out. Two clusters of Non-Profit organization were located around Blue Island Avenue east of Ashland and Halsted St.

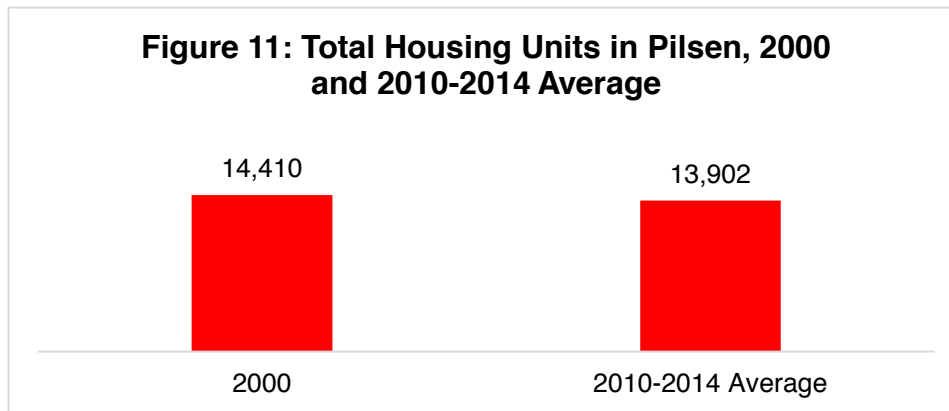
# Non-Profit Organization	29 Gads Hill Center	58 Centro Sin Fronteras Community Services Network
1 Gamaliel of Metro Chicago	30 Pilsen Little Village Community Mental Health Center INC	59 Latin Union INC
2 Jane Addams High School	31 Eighteenth Street Development	60 Gift of Light Charitable Foundation
3 Child Link INC	32 Institute for Latino Progress	61 Bolivian Tr of the Dominicans Province of St Albert Th Great USA
4 Green Star Movement NFP	33 Federacion De Clubes Michoacanos En Illinois	62 Alliance for Medical Aid
5 Chicago Inventors Organization	34 San Jose Obrero Mission	63 Habitat for Humanity International INC
6 Immanuel Baptist Church	35 Resurrection Project	64 South Side Hackerspace NFP
7 New Life Covenant Pilsen Ministry	36 Bethel Assembly of God	65 Liberty Forever Foundation INC
8 Chicago Public Art Group	37 Salud Latina-Latino Health	66 Instituto Justive and Leadership Academies
9 Chicago Art Department	38 Alivio Medical Center INC	67 Pilsen Neighbors Community Council
10 Ignatian Spirituality Project	39 United Network For Immigrants and Refugees Rights	68 Home of the Child El Hogar Del Nino
11 Recovery on Water INC	40 Heart of Chicago Association	69 Chicago Women in Trades
12 New Life-Knew Solutions	41 Chicago Nowruz Parade Corporation -CNPC-	70 Juarez Scholarship Fund
13 Artists Cooperative Residency and Exhibitions Project	42 Office for Mission Advancement of Dominicans Province of St Albert	71 Pilsen Community Market
14 El Valor Corporation	43 Poder Learning Center	72 Cristo Rey Work-Study Program
15 Instituto Health Sciences Career Academy	44 Changing Worlds	73 Clinard Dance Theatre
16 Helen Miller-SEIU Member Education and Training Center	45 Freida Kahlo Community Organization	74 America Scores Chicago
17 St Pius V Church & School	46 Greater Pilsen Economic Development Association NFP	75 Goal Corp Grupo Oficial De Arbitros Latinos
18 Lincoln United Methodist Church	47 Quiroga Foundation	76 High Concept Laboratories NFP
19 Latin Women in Action	48 William and Rosemary Pacella Family Foundation INC	77 Uni-Eichen Gallery
20 Holy David Missionary Baptist Church	49 Red Mexicana De Organizaciones Y Lideres Migrantes	78 David Bolland Foundation
21 Saint Matthew Lutheran Church	50 Chicago Mariachi Project	79 National Partnership for New Americans
22 Cristo Rey Jesuit High School	51 Monte Sinai	80 ABC-Pilsen
23 National Museum of Mexican Art	52 Society for Vocational Support Province of St Albert the Great	81 Mariamatters Foundation
24 Pilsen Alliance	53 KIPP Chicago	82 Blue1647FFP
25 Kenneth & Bernice Newberger Family Fund	54 KIPP Chicago Schools	83 Togolese Nurses Association-Illinois
26 Unity Parenting and Counseling INC	55 Casa Aztlan	84 Pilsen Montessori School INC
27 National Alliance of Latin American & Caribbean Communities	56 Iglesia Bautista Berea	85 Pilsen Youth Athletic Association
28 Museum of Universal Self-Expression Inc	57 Dream Theatre Company	86 Libertad Youth Collaborative
		87 Toastmasters International

Data Source: Non-profit registration



## Map 6: Pilsen Community Facilities

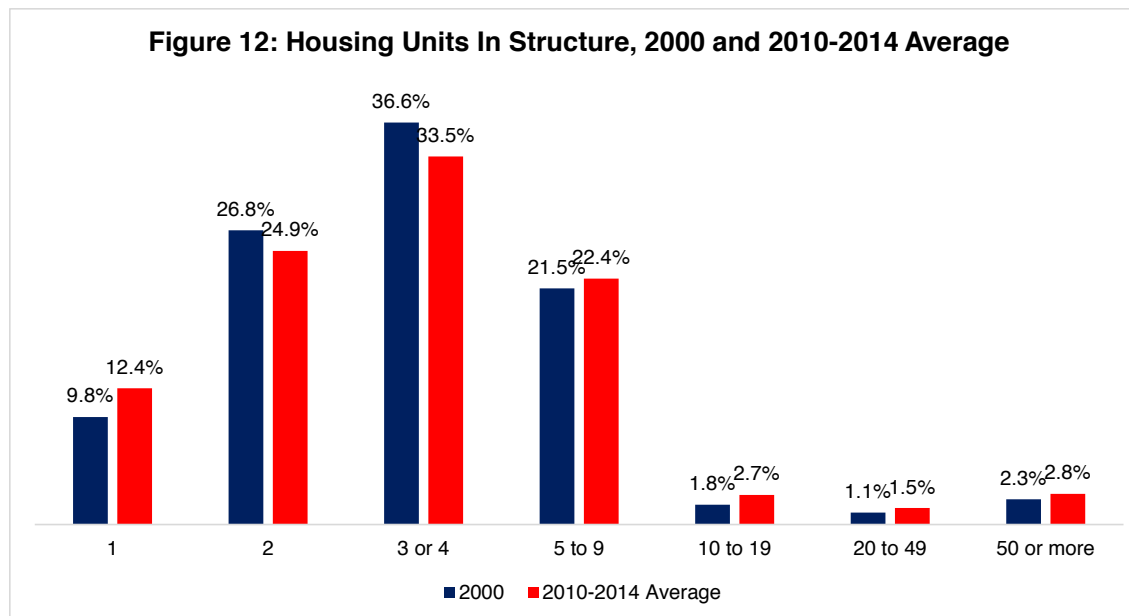
Map 6 shows community facilities in Pilsen including public and private schools, higher education facilities, libraries, health centers, fire stations, museums, churches and other institutions. Pilsen has 15 public and four private schools ranging from elementary school to high school and one higher education institution, the Arturo Velasquez Institute located on Western Avenue. Three Alivio Medical Center buildings and the neighborhood health center are located throughout Pilsen and offer convenient access to residents. The Lozano Public Library located on the corner of 18th Street, Blue Island Avenue, and Loomis Street is the only public library located in the community. Museums in the community include The National Museum of Mexican Art located at 19th Street and Wolcott and 4 Art on Halsted and 19th Place.



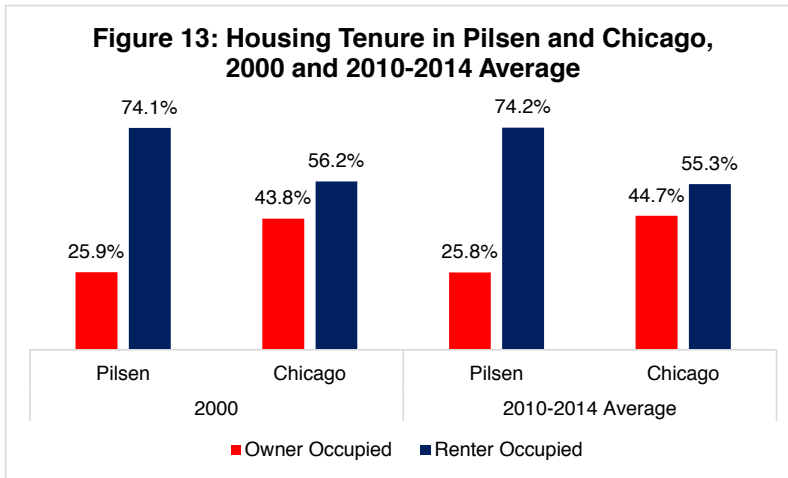
Data Source: 2000 Census and 2010-2014 American Community Survey 5-year Estimates. U.S. Census Bureau.

### Total Housing Units and Units in Structures in Pilsen

Figure 11 shows the total number of housing units in Pilsen in 2000 and the 2010-2014 average. In 2000, there were 14,410 housing units in Pilsen. This number decreased 508 to 13,902 for the 5 year average between 2010 and 2014. Figure 12 shows the number of housing units in structures as a percent of all housing units in 2000 and the 2010-2014 average. From 2000 to the 2010 - 2014 Average, the number of units in 1 unit structures increased by 2.6 percentage points, the number of units in 2 unit structures decreased 1.9 percentage points, the number of units in 3 or 4 unit structures decreased 3.1 percentage points, the number of units in 5 to 9 unit structures increased .9 percentage points, the number of units in 10 to 19 unit structures increased .9 percentage points, the number of units in 20 to 49 unit structures increased .4 percentage points, and the number of units in 50 or more unit structures increased .5 percentage points. Smaller structures with 2 to 4 units per structure (with the exception of 1 unit structures which increased) saw losses while larger structures with 5 to 50 units increased.



Data Source: 2000 Census and 2010-2014 American Community Survey 5-year Estimates. U.S. Census Bureau.

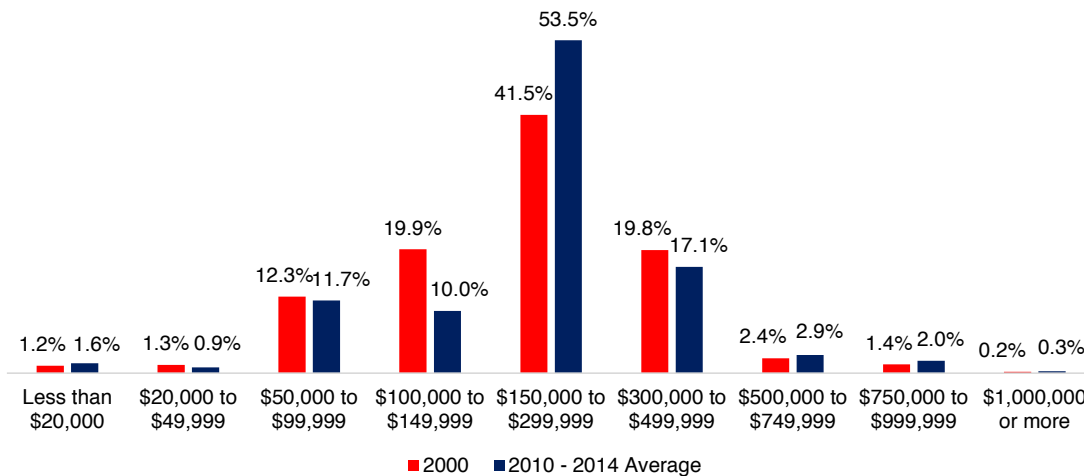


Data Source: 2000 Census and 2010-2014 American Community Survey 5-year Estimates. U.S. Census Bureau.

### Housing Tenure and House Value in Pilsen and Chicago

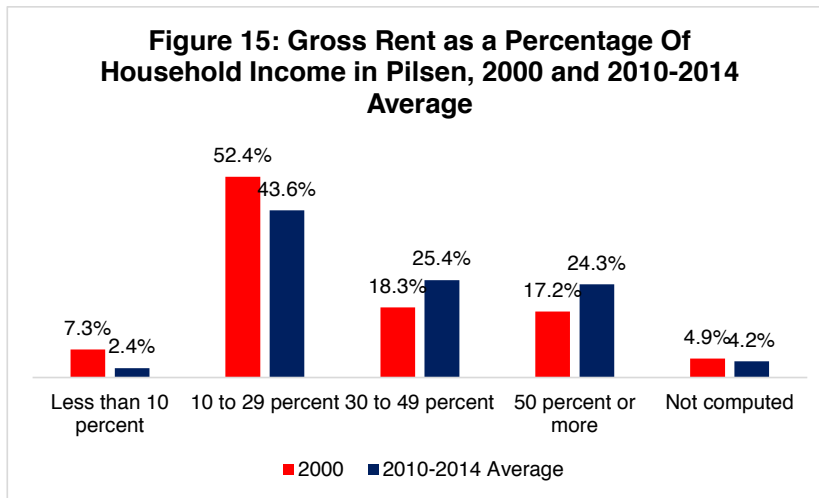
Figure 13 shows housing tenure in Pilsen and Chicago in 2000 and the 2010 - 2014 average. Pilsen has a lower percentage of owner occupied units compared to Chicago by 17.9 percentage points. From 2000 to the 2010-2014 average, Pilsen had a .1 percentage point decrease in the proportion of owner occupied housing. During that same time period, Chicago had an increase of .9 percentage points of owner occupied units. Figure 14 shows the house value brackets for all owner-occupied housing units in Pilsen in 2014 inflation adjusted dollars in 2000 and the 2010-2014 average. The two value brackets with the largest percentage point changes of the proportion of housing units in those value brackets were in the \$100,000 to \$149,999 value bracket, which had a decrease of 9.9 percentage points between 2000 and the 2010-2014 average, and the \$150,000 to \$299,999 value bracket which increased 12 percentage points during that same time period.

**Figure 14: House Value For All Owner-Occupied Housing Units in Pilsen in 2014 Inflation Adjusted Dollars, 2000 and 2010-2014 Average**

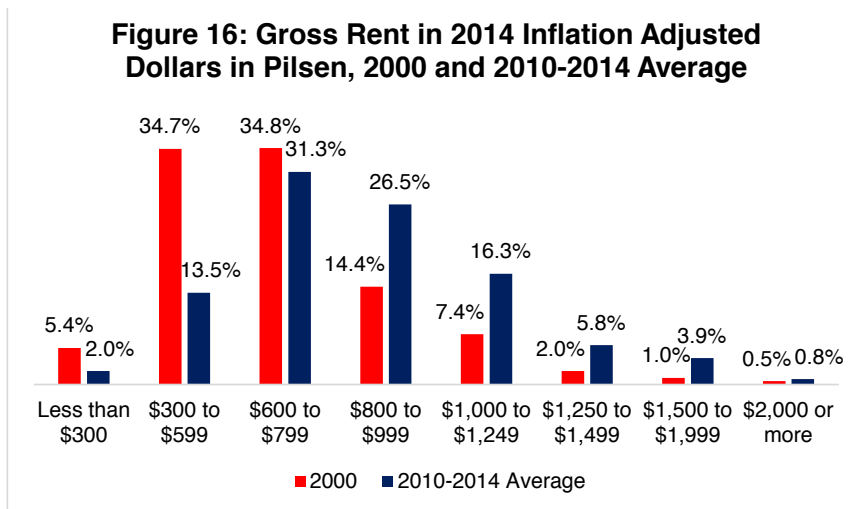


Data Source: 2000 Census and 2010-2014 American Community Survey 5-year Estimates. U.S. Census Bureau.





Data Source: 2000 Census and 2010-2014 American Community Survey 5-year Estimates. U.S. Census Bureau.



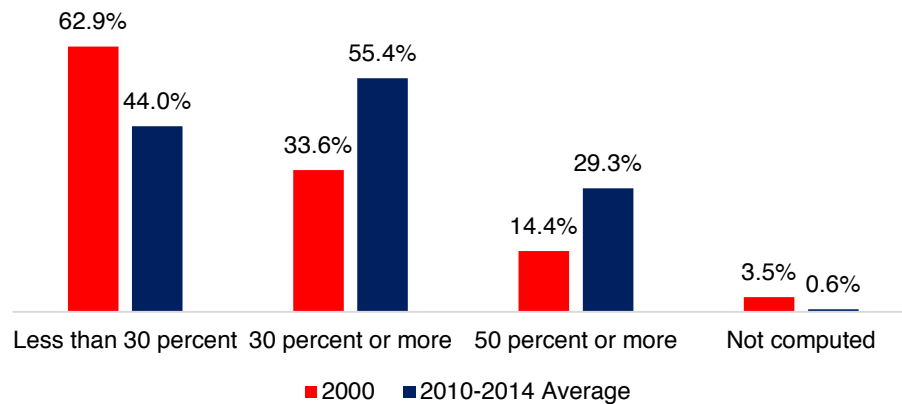
Data Source: 2000 Census and 2010-2014 American Community Survey 5-year Estimates. U.S. Census Bureau.

## Rent as a Percentage of Household Income and Gross Rent in Pilsen

Figure 15 shows gross rent as a percentage of household income in Pilsen in 2000 and the 2010-2014 average. Included in rent figures are contract rent and bills such as utilities and insurance. Paying more than 30 percent of household income on rent is known as being rent burdened, meaning that rental housing costs are a significant financial burden. The proportion of households paying less than 10 percent and 10 to 29 percent of income on rent decreased by 4.9 and 8.8 percentage points respectively between 2000 and the 2010-2014 average. The proportion of renters during this time period that pay 30 to 49 percent of income and 50 percent or more of income on rent both increased by 7.1 percentage points meaning that a higher proportion of households are paying a larger percentage of their income on rent.

Figure 16 shows gross rent costs in 2014 inflation adjusted dollars in Pilsen in 2000 and the 2010-2014 average. In 2000, the proportion of households paying \$799 per month and less on rent decreased while the percentage of households paying \$800 per month or more increased. The largest decrease was in the \$300 to \$599 cohort which had a decrease of 21.2 percentage points from 2000 to the 2010-2014 average. The largest increase was in the \$800 to \$999 rent cohort which increased by 12.1 percentage points. This figures show that rent costs adjusted for inflation are increasing with a smaller proportion of households paying rents in the lower cohorts and more paying in the higher cohorts.

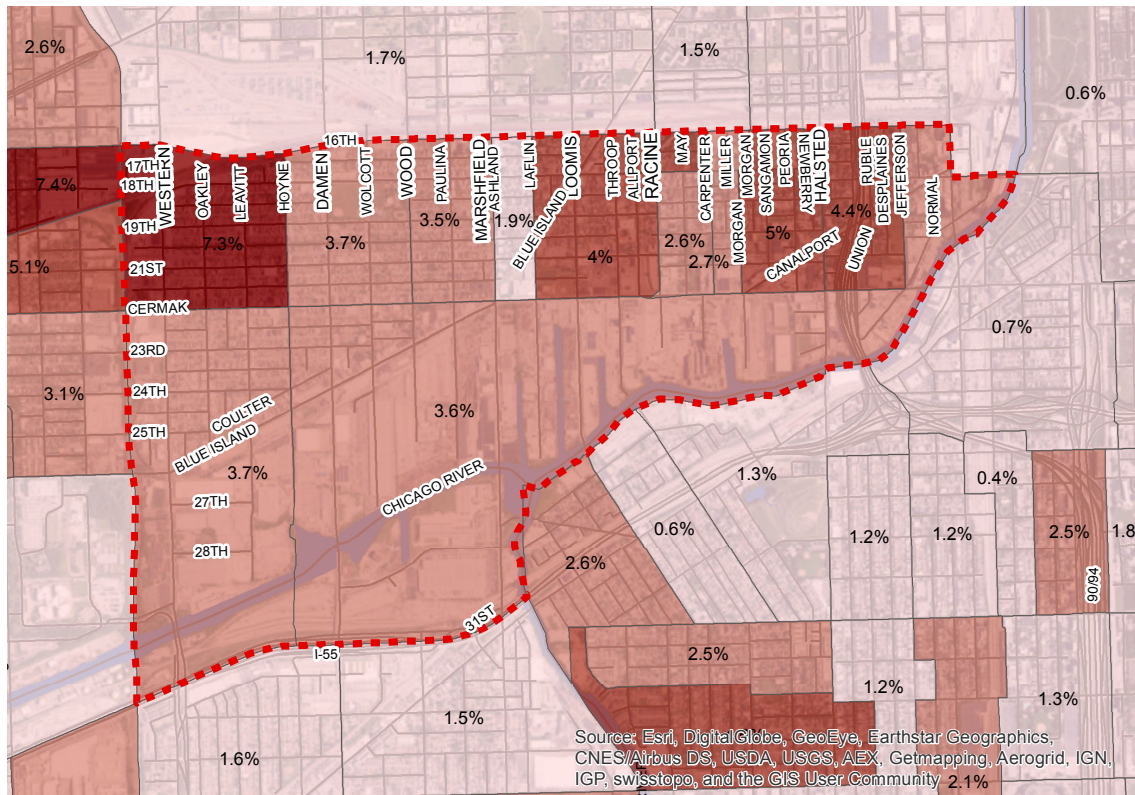
**Figure 17: Monthly Owner Costs as a Percentage of Household Income For Housing Units with a Mortgage in Pilsen, 2000 and 2010-2014 Average**



Data Source: 2000 Census and 2010-2014 American Community Survey 5-year Estimates. U.S. Census Bureau.

### Monthly Owner Costs as a Percentage of Household Income in Pilsen

Figure 17 shows monthly owner costs as a percentage of household income for housing units with a mortgage in Pilsen in 2000 and the 2010-2014 average. Similar to costs for renters, paying more than 30 percent of household income on owner costs, which includes utilities bills, mortgage payments and taxes, is known as being cost burdened, meaning that housing costs are a significant financial burden. The proportion of owners with a mortgage that paid less than 30 percent of income on owner costs decreased from 2000 to the 2010-2014 average while the proportion of owners with a mortgage that paid 30 percent and 50 percent or more increased. The proportion of owners with a mortgage paying less than 30 percent decreased 18.9 percentage points while the proportion of owner with a mortgage paying more than 30 percent increased 21.8 percentage points and the proportion of owners with a mortgage paying 50 percent of more increased by 14.9 percentage points. These figures indicate that there was a higher proportion of the owner population with a mortgage that was cost burdened and severely cost burdened in the 2010-2014 average than in 2000.



## Map 7: Residential Vacancies in Pilsen, 2015

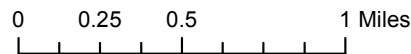
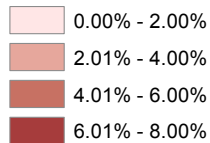
Map 7 shows the residential vacancy rate in Pilsen in 2015. Residential vacancies were highest in the area between Cermak Road to the south and 16th Street to the north, and Hoynes Avenue to the east and the train tracks west of Western Avenue to the west. This area had a residential vacancy rate of 7.3 percent. Although residential vacancy rates were higher in Pilsen than the surrounding areas to the north and the south, rates were still low. The Census Block groups to the west in Little Village had comparable residential vacancy rates to Pilsen. East of Morgan Street between Cermak Road and 16th Street was an area of slightly higher residential vacancy rates compared to the other Census Blocks in Pilsen.

### Legend



Pilsen

### Residential Vacancy Rate



Data Source: USPS Vacancy Data, 2015





