

Who Lives in Pilsen: The Trajectory of Gentrification from 2000-2020

John J Betancur and
Alexander Linares



Photo Credit: Great Cities Institute

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*Produced by the Latino Research Initiative of the
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Executive Summary

Pilsen has been a major port of entry for Mexican immigrants beginning in the 1950s. Their presence in Pilsen accelerated during the 1960s as residents moved there from the Near West Side after being displaced when the University of Illinois, then known as Circle Campus, was built. By the 1970s, the Pilsen neighborhood in the Lower West Side was a predominantly Mexican neighborhood. Pilsen grew as a cultural and political hub with a vibrant arts and community activist presence that fostered many community organizations in the mid-1970s. Besides the proliferation of murals, theatre, paintings and other creative expressions, the activist community fought to establish Benito Juarez Community Academy in 1977, the National Museum of Mexican Art in 1987, and the Rudy Lozano Library and Alivio Medical Center in 1989.¹ Simultaneously, activists in Pilsen fought against the implementation in their community of the City of Chicago's Plan 21 (1973), which would have resulted in their displacement. The efforts to maintain the cultural vibrancy of the Mexican presence in Pilsen continues today, as does its fight to stem the tide of gentrification and displacement.

Although the discourse on gentrification is dense and complex, gentrification can generally be defined as the social, cultural, and economic changes that occur in a place when larger numbers of wealthier residents move in.² The process of gentrification of a neighborhood is linked with decreased affordable housing, higher property taxes, the loss of cultural identity, and the displacement of its previous residents. The process of displacement often involves the move of middle-class professionals moving into neighborhoods close to jobs in the city center, which then squeezes out low- and moderate-income minority families due to increases in the value of property.³ In 1990, according to U.S. Census data, the Lower West Side, the Chicago community area⁴ in which Pilsen is located, was 88% Hispanic or Latino. By 2020, the percentage decreased to 71%. While still a majority Latino neighborhood today, this report confirms that in the last two decades, gentrification solidified in the Eastern Edge of Pilsen, intensified in Central Pilsen and has spread throughout the Lower West Side.

This study identifies demographic and socio-economic changes in the Lower West Side and its subareas. While the overall population of Pilsen declined, increases in the not Hispanic or Latino population, have not offset the population losses of the Lower West Side. The percentage of the foreign-born population has also declined, suggesting that Pilsen's role as a port of entry into Chicagoland has diminished. The data also depicts trends that show the displacement of low-income Latino and Mexican renters, especially those with families with children. Pilsen is shifting from a predominantly Latino (primarily Mexican) neighborhood of families with children to smaller households with fewer children. Single and two-person non-family households increased from a third of all household types to 43% of the total. Educational attainment for adults over age 25, including that of Hispanic or Latinos, has also increased. These increases in single and two-person non-family households and educational attainment levels suggest the movement of professionals into the neighborhood. In fact, the proportion of those employed in the Management, Business, Science, and Arts occupational category in the Lower West Side more than doubled from 20.1% of the total employed population to 45.5%. This is further validated by the fact that in 2016-2020, the median household income of the Lower West Side increased to near parity to the City of Chicago's median household income, another indication of increasing gentrification.

Accompanying the increased income and educational attainment levels of residents are housing costs and the percentage of housing cost burdened households. Gross rents, for example, have increased in the Lower West Side. Gross rent over \$1,000 increased from 32.5% of the total in 2005-2009 to 51.5% of the total in 2016-2020. From 2016-2020, an estimated 35.9% of renters and 34.8% of homeowners

were housing cost burdened. Additionally, the gap between Hispanic or Latino borrowers and White alone (not Hispanic) borrowers in the purchase of family homes has widened. From 2016 to 2017, 56 conventional home loans for the purchase of one-to-four family properties were originated to Hispanic or Latino borrowers while 100 loans were originated to White alone (not Hispanic or Latino) borrowers. If these trends continue, Pilsen is in danger of losing its remaining working-class families, particularly, if nothing is done to maintain the affordability of the neighborhood. For this reason, development projects such as the current 18th and Peoria site can play a crucial role – and provide an example - in helping to alleviate rental housing cost burden to risk further population loss of working-class Mexican families in the Pilsen neighborhood. Current community efforts to oppose spikes in property taxes also play an important role in fighting gentrification.

Report Highlights:

The demographic trends from 2000 to 2020 make it clear that the Lower West Side's population has declined, with the foreign-born population, Hispanic or Latino family households, and the 18 years and under population being a significant source of this population loss.

- The population of the Lower West Side decreased from 44,031 residents in 2000 to 33,751 in 2020, a 23.3% population decline in that period.
- In 2000, the Hispanic or Latino population was 88.9% of the total population of the Lower West Side. In 2020, the Hispanic or Latino population decreased to 71% of the total population.
 - From 2000 to 2020, the Hispanic or Latino population loss by Lower West Side subareas was highest in the Central Pilsen subarea which decreased by 44.1% representing 6,257 residents.
 - In that same period, the largest percent decrease of Hispanics or Latinos by census tracts in the Lower West Side occurred in census tract 3105 (-50%) in the Eastern Edge of Pilsen/East Pilsen subarea and census tracts 3107 (-44.9%) and 3106 (-44.7%) both in the Central Pilsen subarea.
- From 2005-2009 to 2016-2020, the foreign-born population declined by 35.3% in the Lower West Side, representing an estimated loss of 5,656 residents.
 - The total foreign-born population from Latin America decreased by 42.6% representing 6,615 residents between 2005-2009 to 2016-2020.
 - From 2005-2009 to 2016-2020, the largest estimated losses of the foreign-born population from Latin American by count occurred in census tracts 3109 (-1,586) and 8413 (-1,057) in the Western Edge of Pilsen/Heart of Chicago subarea, and census tract 3106 (-933) in the Central Pilsen subarea.
 - In the same period, the census tracts with the largest percent decrease of the foreign-born population from Latin America occurred in census tract 3102 (-63.4%) from the Eastern Edge of Pilsen/East Pilsen subarea, census tract 3109 (-58.1%) in the West Edge of Pilsen/Heart of Chicago subarea, and census tract 3107 (50.9%) in Central Pilsen.
- Hispanic or Latinos 18 years old and under decreased from 9,161 in 2010 to 5,133 in 2020 for a decrease of 44% in the Lower West Side.
- Family households decreased from an estimated 64.5% of all households in 2005-2009 to 53.6% in 2016-2020 in the Lower West Side.
 - All combined family households with more than 3 people were estimated to be 47.5% of the total household types in the Lower West Side in 2005-2009, which then decreased to 30.9% in 2016-2020.



Photo taken at 18th and Peoria St looking northeast. Credit: Great Cities Institute.

The findings also show that the Lower West Side is becoming more educated with an increasing median household income comparable to that of the City of Chicago. While Hispanic or Latino household income and educational attainment increased in the Lower West Side, it is still lower when compared to other race and ethnic groups.

- Residents of the Lower West Side over age 25 with a bachelor's degree or higher consisted of 17.1% of the total population in 2005-2009 and increased to 38.7% of the total population in 2016-2020.
 - Hispanics or Latinos over age 25 with a bachelor's degree or higher nearly tripled from 7.9% of the total Hispanic or Latino population in 2005-2009 to 21.9% in 2016-2020.
 - The White alone (not Hispanic or Latino) population in the Lower West Side over age 25 with a bachelor's degree or higher increased from 54.4% of the total to 73.7% of the total for that demographic.
- Median household income for all households in the Lower West Side increased from \$43,215 in 2005-2009 to \$60,632 in 2016-2020, a 39.6% increase. To put those figures in context, the median household income in Chicago increased from \$56,577 to \$62,097, a 9.8% increase in that same period putting the Lower West Side's median household income near parity to that of Chicago.
 - In some cases, median household income (especially for Hispanic or Latinos) has been found to be higher due to the larger number of workers in a household. In the Lower West Side however, potentially more workers in a household have not led to a higher median household income for Hispanic or Latinos compared to other race and ethnic groups. The Hispanic or Latino median household income for 2016-2020 was \$47,047, the lowest for all race and ethnic groups in the Lower West Side. For comparison, the median household income for the Lower West Side was \$60,332, and for the White alone (not Hispanic or Latino population) \$79,562,

for Black or African American alone \$58,074 and for Asian alone \$86,620.

- From 2005-2009 to 2016-2020, the largest percent increase in median household income by census tracts occurred in census tract 3104 (116.8%) in the Eastern Edge of Pilsen/East Pilsen subarea and census tract 3106 (103.6%) in the Central Pilsen subarea.
- From 2016-2020, Hispanic or Latino households earning less than \$50,000 consisted of 48.3% of all total Hispanic or Latino households, higher than the proportion for all Lower West Side households (42.2%), Asian alone households (43.6%), and White alone (not Hispanic or Latino) households (25.8%). However, Black or African American alone households had the highest proportion (64.1%) earning less than \$50,000 of all race and ethnic groups in the Lower West Side.

Gross rents, meanwhile, increased from 2005-2009 to 2016-2020 splitting the Lower West Side between households paying more than \$1,000 in rent and those paying below \$1,000 in rent.

- Gross rent over \$1,000 increased from 32.5% of the total rents in the Lower West Side in 2005-2009 to 51.5% of the total rents in 2016-2020.
- Renters in the Lower West Side paying less than \$1,000 per month in rent, decreased from 67.5% of the total in 2005-2009 to 48.6% in 2016-2020. These trends suggest the displacement of low-income renters and the increase in more affluent households.
 - To further show the displacement, from 2005-2009, more than 45.6% of renters in the Lower West Side were considered housing cost burdened (paying more than 30% of their income on household costs), which then decreased to 35.9% of all renters in 2016-2020. This decrease in housing cost burdened renters from the 2005-2009 period, as well as the previously mentioned gross rent increases and increases in the median household income, suggests housing cost burden for renters as one of the drivers of population loss in the Lower West Side.
- This pattern was similar for homeowners. In 2005-2009, 61.4% of homeowners were estimated to be housing cost burdened in the Lower West Side, which then decreased to 34.8% of homeowners in 2016-2020.
- From 2005-2009 to 2016-2020, the largest median gross rent increases by census tracts occurred in census tract 3102 with an estimated \$668 increase and in census tract 3104 with an estimated increase of \$648 both in the Eastern edge of Pilsen/East Pilsen subarea.

The Lower West Side also had a substantial increase in the share of the employed population working professional jobs. All occupations, besides the Management, Business, Science, and Arts occupational category, declined from 2005-2009 to 2016-2020.⁵

- From 2005-2009 to 2016-2020, the Management, Business, Science, and Arts occupational category increased by 151.4%, over 5 times the rate for the City of Chicago, which increased by 29.9% in that same period.
 - By subareas, the largest percent increase in the Management, Business, Science, and Arts occupational category occurred in the Western edge of Pilsen/Heart of Chicago, which increased by 251.6% from 2005-2009 to 2016-2020, 1.6 times the rate of the Lower West Side.
 - Central Pilsen had the second largest increase, 193.3%, in the Management, Business, Science, and Arts occupational category. That increase was 1.2 times the rate of the Lower West Side and over 6 times the rate of the City of Chicago.
- The Natural Resources, Construction, and Maintenance occupational category had the largest percent decrease, -45.1%, in the Lower West Side from 2005-2009 to 2016-2020. That is more than twice the rate of the City of Chicago which decreased by -21.7% in that same period.

- By subareas, the Production, Transportation, and Material Moving occupational category in Central Pilsen had the largest percent decrease, -59.1%, from 2005-2009 to 2016-2020. This was followed by the Pilsen/Pilsen Industrial Corridor subarea where the Production, Transportation, and Material Moving occupational category decreased by -54.1%.
- From 2005-2009 to 2016-2020, the proportion of those employed in the Management, Business, Science, and Arts occupational category in the Lower West Side more than doubled from 20.1% of the total employed population to 45.5%.
 - By subareas, Central Pilsen had the largest increase in the proportion of the employed population in the Management, Business, Science, and Arts occupational category which increased from 18.8% of all those employed to nearly half at 49.5% from 2005-2009 to 2016-2020.
 - This was followed by the Western edge of Pilsen/Heart of Chicago subarea where the Management, Business, Science, and Arts occupational category increased from 13.9% to 41.5% of the total share of the employed population.
- For the Lower West Side, the Production, Transportation, and Material Moving occupational category had the largest decrease in the share of the employed population which decreased from 25.5% of the total employed population to 14% from 2005-2009 to 2016-2020.
 - By subareas, the Production, Transportation, and Material Moving occupational category in Central Pilsen had the largest percent decrease in the share of the employed population from 2005-2009 to 2016-2020, which decreased from 26.6% of the total share to 9.8%.

White alone (not Hispanic or Latino) borrowers received the most conventional loans originated for owner-occupied one-to-four-family homes in the Lower West Side between 2010-2020; peaking in 2017 with 52 loans originated. This figure plateaued thereafter, still above all other race and ethnic groups.

- Hispanic or Latino borrowers were the recipients of the second most loans, where a larger gap between them and White alone (not Hispanic or Latino) borrowers increased in the years 2016 (27 loans originated versus 48) and 2017 (29 loans originated versus 52).
- Hispanic or Latino borrowers almost matched White alone (not Hispanic or Latino borrowers in 2019 (44 loans originated for Hispanic or Latinos borrowers versus 46) but declined in 2020 (32 loans originated for Hispanic or Latino borrowers versus 45). Asian alone and Black or African American alone borrowers received the fewest loan originations in the Lower West Side from 2010 to 2020. There was no year in which more than 10 loans were originated to Black or African American alone borrowers for one to four-family homes in the Lower West Side with this being the case for Asian alone borrowers only from 2019 and on.

An increase in the number of housing units in an area is an indicator of increased housing demand. However, if the population for an area is also declining, then increased housing units can also suggest displacement and changing household structure. From 2000 to 2020, the Lower West Side's housing units increased by 1,239 units.

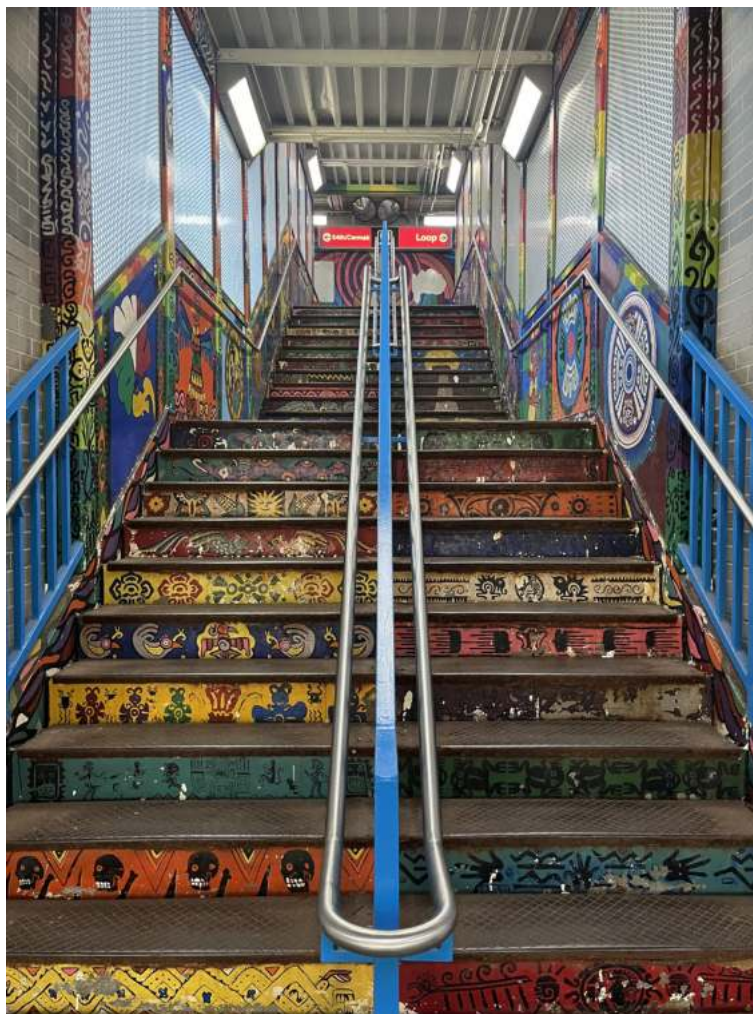
- From 2000 to 2020, nearly half of new housing units (49.1%) by Lower West Side subareas were built in Central Pilsen. This was followed by the Eastern edge of Pilsen/East Pilsen with 28.4% of the total, the Western edge of Pilsen/Heart of Chicago with 22.5% and the Pilsen/Pilsen Industrial Corridor with 3%. That nearly half of new housing units were built in Central Pilsen is noteworthy since that is the subarea that experienced the largest Hispanic or Latino population loss and the largest increase in the share of the employed population in the Management, Business, Science, and Arts occupations.

Introduction

This report was initiated by UIC's Professor John J. Betancur, whose interest in Pilsen and gentrification more generally, goes back several decades. GCI compiled the data in this report in response to a request by Professor Betancur to document, who currently lives in Pilsen. This report is the outcome of that collaboration, although more information on the history of Pilsen is available. For additional information on the history of Pilsen, contact Professor Betancur at betancur@uic.edu.

Pilsen has been a major port of entry for Mexican immigrants beginning in the 1950s. Their presence in Pilsen accelerated during the 1960s as residents moved there from the Near West Side after being displaced when the University of Illinois, then known as Circle Campus, was built. By the 1970s, the Pilsen neighborhood in the Lower West Side was a predominantly Mexican neighborhood. Pilsen grew as a cultural and political hub with a vibrant arts and community activist presence that fostered many community organizations in the mid-1970s. Besides the proliferation of murals, theatre, paintings and other creative expressions, the activist community fought to establish Benito Juarez Community Academy in 1977, the National Museum of Mexican Art in 1987, and the Rudy Lozano Library and Alivio Medical Center in 1989.⁶ Simultaneously, activists in Pilsen fought against the implementation in their community of the City of Chicago's Plan 21 (1973), which would have resulted in their displacement. The efforts to maintain the cultural vibrancy of the Mexican presence in Pilsen continues today, as does its fight to stem the tide of gentrification and displacement.

Although the discourse on gentrification is dense and complex, gentrification can generally be defined as the social, cultural, and economic changes that occur in a place when larger numbers of wealthier residents move in.⁷ The process of gentrification of a neighborhood is linked with decreased affordable housing, higher property taxes, the loss of cultural identity, and the displacement of its previous residents. The process of displacement often involves the move of middle-class professionals moving into neighborhoods close to jobs in the city center, which then squeezes out low- and moderate-income minority families due to increases in the value of property.⁸ In 1990, according to U.S. Census data, the Lower West Side, the Chicago community area⁹ in which Pilsen is located, was 88% Hispanic or Latino. By 2020, the percentage decreased to 71%. While still a majority Latino neighborhood today, this report confirms that in the last two decades, gentrification solidified in the Eastern Edge of Pilsen, intensified in Central Pilsen, and has spread throughout the Lower West Side.



18th Street 'L' Station Entrance. Credit: Great Cities Institute.

This study identifies demographic and socio-economic changes in the Lower West Side and its subareas. While the overall population of Pilsen declined, increases in the not Hispanic or Latino population, have not offset the population losses of the Lower West Side. The percentage of the foreign-born population has also declined, suggesting that Pilsen's role as a port of entry into Chicagoland has diminished. The data also depicts trends that show the displacement of low-income Latino and Mexican renters, especially those with families with children. Pilsen is shifting from a predominantly Latino (primarily Mexican) neighborhood of families with children to smaller households with fewer children. Single and two-person non-family households increased from a third of all household types to 43% of the total. Educational attainment for adults over age 25, including that of Hispanic or Latinos, has also increased. These increases in single and two-person non-family households and educational attainment levels suggest the movement of professionals into the neighborhood. In fact, the proportion of those employed in the Management, Business, Science, and Arts occupational category in the Lower West Side more than doubled from 20.1% of the total employed population to 45.5%. This is further validated by the fact that in 2016-2020, the median household income of the Lower West Side increased to near parity to the City of Chicago's median household income, another indication of increasing gentrification.

Accompanying the increased income and educational attainment levels of residents are housing costs and the percentage of housing cost burdened households. Gross rents, for example, have increased in the Lower West Side. Gross rent over \$1,000 increased from 32.5% of the total in 2005-2009 to 51.5% of the total in 2016-2020. From 2016-2020, an estimated 35.9% of renters and 34.8% of homeowners were housing cost burdened. Additionally, the gap between Hispanic or Latino borrowers and White alone (not Hispanic) borrowers in the purchase of family homes has widened. From 2016 to 2017, 56



BJ Manufacturing in Pilsen. Credit: Great Cities Institute.

conventional home loans for the purchase of one-to-four family properties were originated to Hispanic or Latino borrowers while 100 loans were originated to White alone (not Hispanic or Latino) borrowers. If these trends continue, Pilsen is in danger of losing its remaining working-class families, particularly, if nothing is done to maintain the affordability of the neighborhood. For this reason, development projects such as the current 18th and Peoria site can play a crucial role – and provide an example - in helping to alleviate rental housing cost burden to risk further population loss of working-class Mexican families in the Pilsen neighborhood. Current community efforts to oppose spikes in property taxes also play an important role in fighting gentrification.

Pilsen has a history of its residents engaging in efforts to curb urban redevelopment projects that have had the potential to displace its Mexican population. For example, the Chicago 21 Plan aimed to redevelop Pilsen for middle income residents. Developed by the Chicago 21 Corporation of the Chicago Central Area Committee (CCAC) and supported by Mayor Richard J. Daley (1955-1976), the plan was challenged by the Coalition of Central Area Communities (later renamed the Coalition to Stop Chicago 21) which included the neighborhoods of Pilsen, Cabrini–Green and West Town. This pushback forced CCAC and City Hall to forego the Chicago 21 Plan. In 1979, Mayor Jane Byrne (1979-1983) proposed a 1992 World Fair to be held in the South Loop, which posed a new threat of gentrification of Pilsen. Residents joined citywide groups opposed to the World Fair and the proposal was repealed in 1984. (Shipp, 1984).¹⁰ Pilsen has a prior history of being a target for urban redevelopment along with a history of residents that pushback against these threats of displacement and cultural erosion.¹¹

As the data in this report show, there is an increased urgency to address the issue of affordability and the further displacement of working-class families by increasing affordable housing units and preventing further planning projects that act as potential drivers for accelerated gentrification and full displacement of Latino immigrant families. El Paseo Trail, for example, is a proposed 4.2-mile-long greenway path that extends into the Little Village neighborhood. While this proposed greenway path could be an asset for pedestrians and cyclists in the area, some studies have shown that greenway parks, particularly those with an active transportation component, increased gentrification more than other parks types.¹² Other potential drivers for further gentrification in Pilsen include increased property taxes, where Pilsen's median tax bill increased from \$4,964 to \$7,239 from 2020 to 2021.¹³ While Pilsen has a rich history as port of entry for immigrant families, it has also been an attractive target for urban redevelopment due to its proximity to the loop. It therefore remains important to increase affordable housing and multi-family building projects, address rising tax rates, and prevent large scale developments that cause further displacement.

Methodology

This report began when Professor John J. Betancur approached the Great Cities Institute to address the question: “Who lives in Pilsen?” By examining an array of demographic and socio-economic indicators, the report provides data to assess the trajectory of gentrification over the last two decades. Data for this report was obtained and compiled from the U.S. Census Bureau 2000 and 2020 Decennial Census and the 2005-2009 and 2016-2020 American Community Survey 5-Year estimates, the HMDA (The Home Mortgage Disclosure Act), and construction permit data from the Chicago Data Portal. Construction permit data for all renovations and alterations, new construction, and wrecking and demolitions are exact counts. Deconversion permit counts were estimated using the Chicago Data Portal dataset and deconversion permits were filtered using search terms “deconversions” and “de-conversions”.

The Lower West Side, generally referred to as Pilsen, was used as the study area, which is comprised of U.S. census tracts 8432, 8413, 8412, 3109, 3108, 3107, 3106, 3105, 3104, 3103, and 3102 (See Map 1). For analytical purposes, we divided the Lower West Side into the four subarea geographies used in prior research from Professor Betancur (See Map 2).¹⁴ These subareas include:

- The Western edge of Pilsen/Heart of Chicago is bounded by census tracts 8413, 8412, and 3109.
- Central Pilsen is bounded by census tracts 3108, 3107, and 3106.
- The Eastern edge of Pilsen/East Pilsen is bounded by census tracts 3105, 3104, 3103, 3102.
- Pilsen/Pilsen Industrial Corridor bounded by census tract 8432.

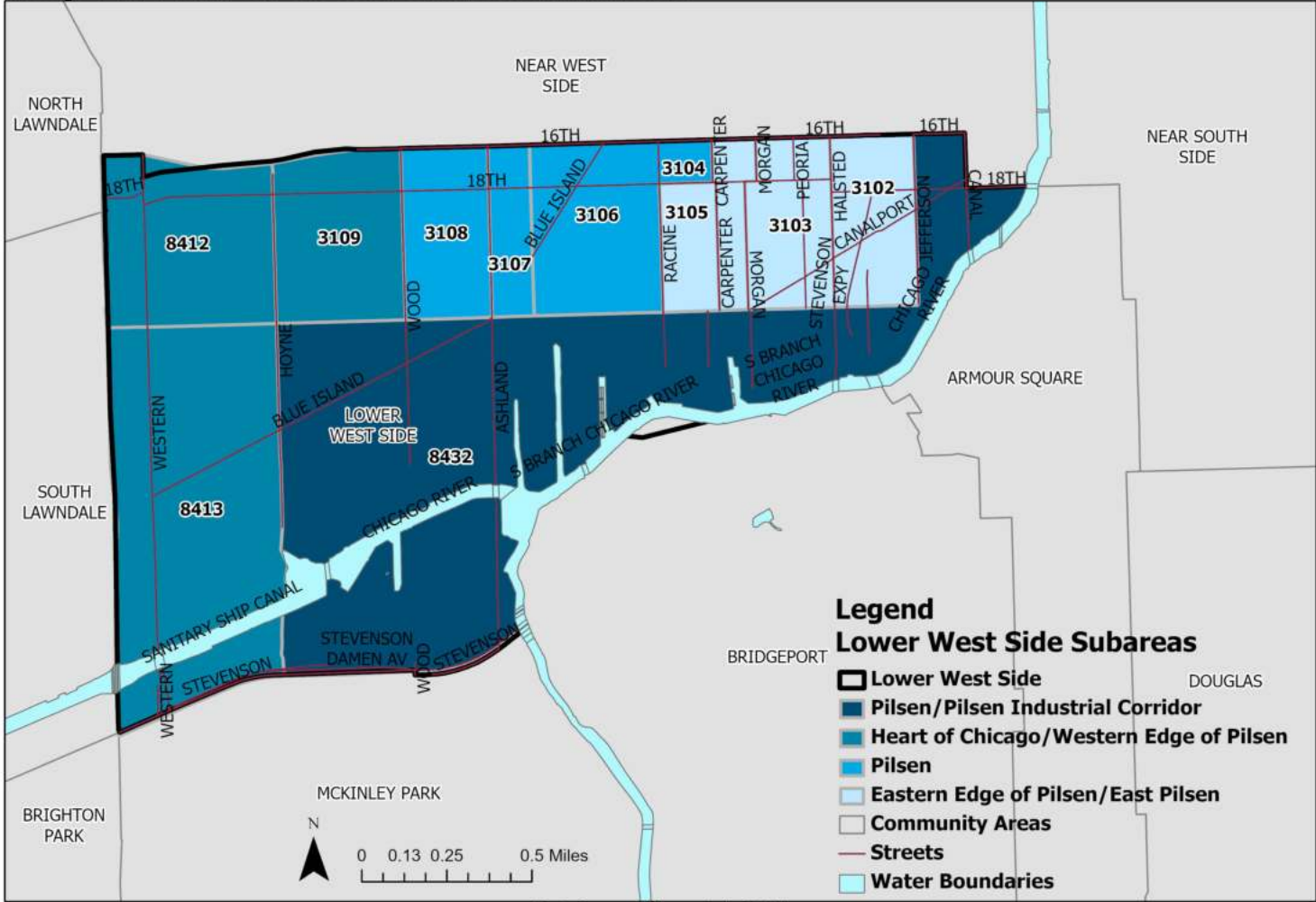
Map 1: Lower West Side Census Tracts



Data Source: US Census Bureau, TIGER/Line
Map Created by the Great Cities Institute

 Census Tracts

Map 2: Lower West Side Subareas

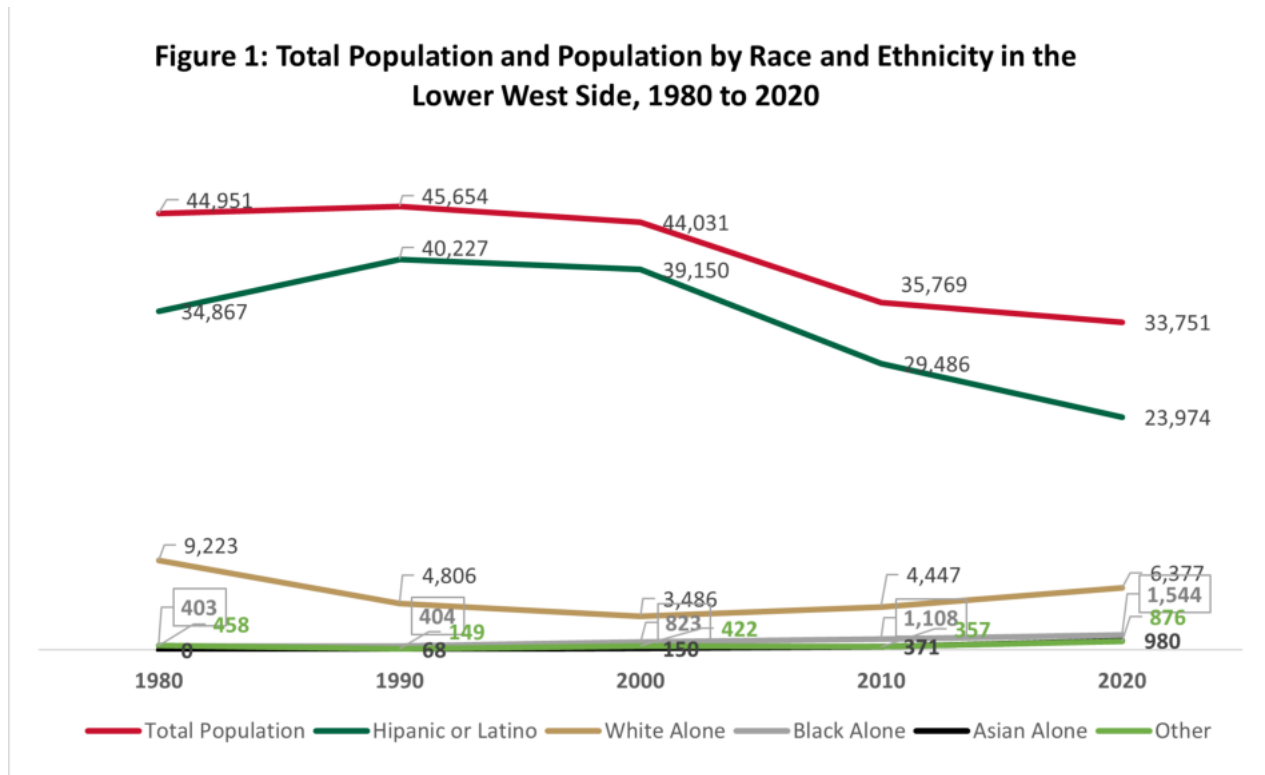


Data Source: Chicago Data Portal
Map Created by the Great Cities Institute

Demographic Data for the lower West Side

Population

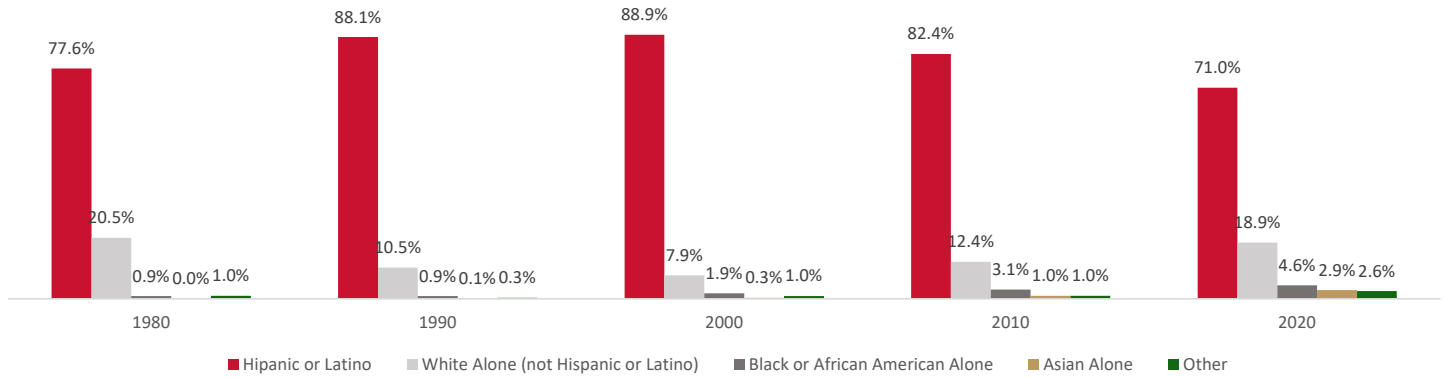
The settlement of Hispanic or Latinos in the Lower West Side following white flight increased the population of the community area, which peaked in 1990 then declined in relation to the Hispanic or Latino population (see figure 1 below).



Data Source: 1980-2020 Decennial Census. Tabulations by Great Cities Institute.

- The population of the Lower West Side decreased from 45,654 residents in 1990 to 33,751 in 2020, a loss of 26% in the period.
- Although the not Hispanic or Latino population grew after 2000, this growth did not offset the loss of 16,253 Hispanic or Latinos that occurred since 1990 in the Lower West Side.
 - The White alone (not Hispanic or Latino) population increased in 2020 (6,377) from 2000 (3,486) but has not reached its 1980 population level (9,223).
 - From 1980 to 2020, the Black or African American alone population increased from 403 residents in 1980 to 1,544 in 2020.
 - In the same period, the Asian alone population increased from 68 residents in 1990 to 980 in 2020.
 - From 1990 to 2020, the population who identified as Other increased from 149 residents in 1990 to 876 in 2020.
- The steepest population decline took place in the 2000-2020 period when the Lower West Side lost 10,280 people or 23.3% of the 2000 base. In this period, the Hispanic or Latino population decline was much higher at 15,176, 38.8% of their 2000 base.

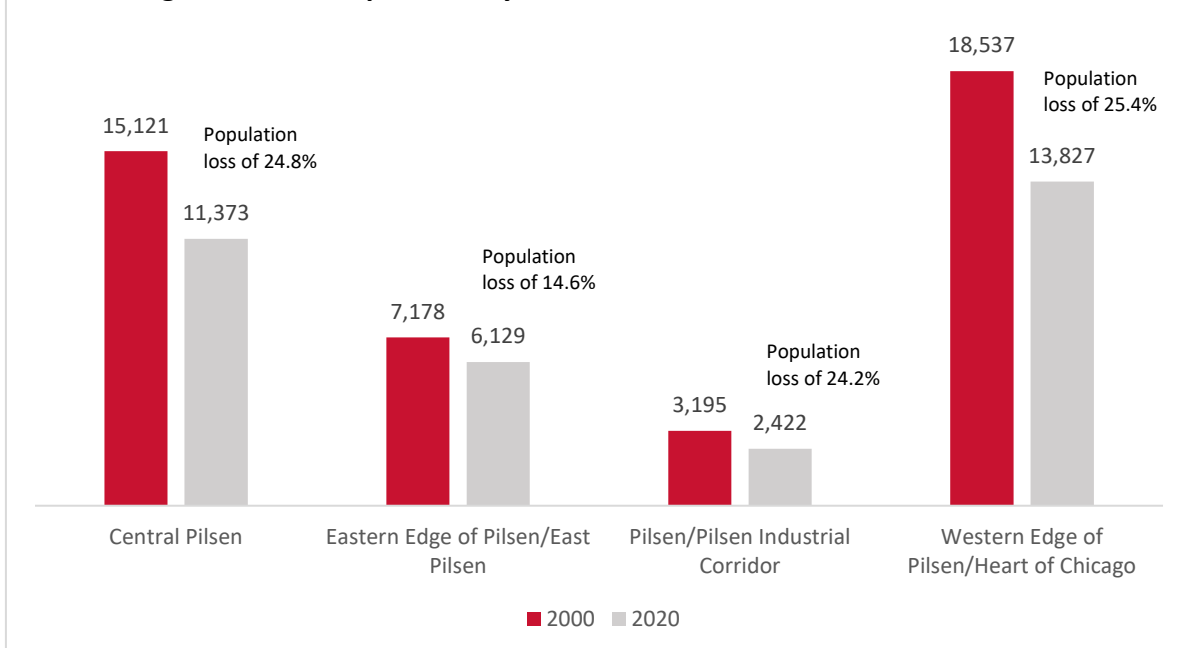
Figure 2: Percent Share of the Total Population by Race and Ethnic Group in the Lower West Side, 1980 to 2020



Data Source: 1980-2020 Decennial Census. Tabulations by Great Cities Institute.

- The not Hispanic or Latino population gains that occurred from 2000 to 2020 does not maintain the total population level of 2000, demonstrating that the neighborhood's population loss was in fact a Hispanic or Latino population loss.
- In 1990 (see figure 2), the Hispanic or Latino population was 81.1% of the total population of the Lower West Side. In 2020, the Hispanic or Latino population decreased to 71% of the total population.
- In 2020, the White alone (not Hispanic or Latino) population increased to 18.9% of the total population of the Lower West Side (from 7.9% in 2000), the Black or African American alone population increased to 4.6% of the total from 1.9% in 2000, and the Asian alone population increased to 2.9% of the total population from .3%.

Figure 3: Total Population by Lower West Side Subareas, 2000 to 2020



Data Source: 2005-2009 and 2016-2020 American Community Survey 5-Year Estimates. Tabulations by Great Cities Institute.

By Lower West Side subareas, between 2000 and 2020, the Western edge of Pilsen/Heart of Chicago (-25.4%), Central Pilsen (-24.8%) and Pilsen/Pilsen Industrial Corridor (-24.2%) suffered almost equal percent population losses while the Eastern edge of Pilsen/East Pilsen, which had undergone the process of gentrification earlier, only lost nearly half (-14.6) of the other subareas (see figure 3).

Extending the analysis to the Hispanic or Latino population from 2000 to 2020, Hispanic or Latino population losses were much higher at -44.1% (-6,257 residents) in Central Pilsen, -36.8% (-6,150) in the Western edge of Pilsen/Heart of Chicago and -29.3% (-758) in the Pilsen/Pilsen Industrial Corridor (see table 1).

- From 2000 to 2020, no subareas in the Lower West Side had an increase in the not Hispanic or Latino population to fully offset the Hispanic or Latino population loss of that subarea.

Table 1: Hispanic or Latino and Not Hispanic or Latino Population Change by Lower West Side Subareas, 2000 to 2020

Lower West Side Area	Hispanic or Latino		Not Hispanic or Latino		Latino Population Change			
	2020	2000	2020	2000	Hispanic or Latino Population Change	Not Hispanic or Latino Population Change	Hispanic or Latino % Change	Not Hispanic or Latino % Change
Central Pilsen	7,942	14,199	3,431	906	-6,257	2,525	-44.1%	278.7%
Eastern Edge of Pilsen/East Pilsen	3,650	5,661	2,479	1,542	-2,011	937	-35.5%	60.8%
Pilsen/Pilsen Industrial Corridor	1,827	2,585	595	572	-758	23	-29.3%	4.0%
Western Edge of Pilsen/Heart of Chicago	10,555	16,705	3,272	1,861	-6,150	1,411	-36.8%	75.8%
Lower West Side	23,974	39,150	9,777	4,881	-15,176	4,896	-38.8%	100.3%
Chicago	819,518	753,644	1,926,870	2,142,372	65,874	-215,502	8.7%	-10.1%

Data Source: 2000 and 2020 Decennial Census. Tabulations by Great Cities Institute.

- By census tract, Hispanic or Latino losses were distributed as follows from largest to smallest: census tract 3105 (-50%), census tract 3107 (-44.9%), census tract 3106 (-44.7%), census tract 3108 (-43%), census tract 3109 (-39.3%), census tract 3104 (-39.2%), census tract 8412 (-37.9%), census tract 3102 (-33.3%), census tract 8413 (-32.3%), census tract 8432 (-29.3%), and census tract 3103 (-8.8%) (see table 2).
- The top four census tracts with the highest percentage decrease of the Hispanic or Latino population are contained in the Lower West Side subareas of Central Pilsen, and the Eastern edge of Pilsen/East Pilsen.



1800 West Cermak. Credit: Great Cities Institute.

Table 2: Hispanic or Latino and Not Hispanic or Latino Population Change by Lower West Side Census Tracts (2000 to 2020)

Lower West Side Area	Census Tract	Hispanic or Latino Population		Not Hispanic or Latino Population		Hispanic or Latino Population Change		Not Hispanic or Latino Population Change	
		2020	2000	2020	2000	Hispanic or Latino Population Change	Not Hispanic or Latino Population Change	Hispanic or Latino % Change	Not Hispanic or Latino % Change
Eastern Edge of Pilsen/East Pilsen	Census Tract 3102	685	1,027	903	621	-342	282	-33.3%	45.4%
Eastern Edge of Pilsen/East Pilsen	Census Tract 3103	1,094	1,199	673	734	-105	-61	-8.8%	-8.3%
Eastern Edge of Pilsen/East Pilsen	Census Tract 3104	859	1,412	516	48	-553	468	-39.2%	975.0%
Eastern Edge of Pilsen/East Pilsen	Census Tract 3105	1,012	2,023	387	139	-1,011	248	-50.0%	178.4%
Central Pilsen	Census Tract 3106	3,624	6,550	1,874	450	-2,926	1,424	-44.7%	316.4%
Central Pilsen	Census Tract 3107	1,190	2,159	510	136	-969	374	-44.9%	275.0%
Central Pilsen	Census Tract 3108	3,128	5,490	1,047	320	-2,362	727	-43.0%	227.2%
Western Edge of Pilsen/Heart of Chicago	Census Tract 3109	3,735	6,149	1,046	469	-2,414	577	-39.3%	123.0%
Western Edge of Pilsen/Heart of Chicago	Census Tract 8412	3,653	5,879	1,220	573	-2,226	647	-37.9%	112.9%
Western Edge of Pilsen/Heart of Chicago	Census Tract 8413	3,167	4,677	1,006	819	-1,510	187	-32.3%	22.8%
Pilsen/Pilsen Industrial Corridor	Census Tract 8432	1,827	2,585	595	572	-758	23	-29.3%	4.0%
Lower West Side		23,974	39,150	9,777	4,881	-15,176	4,896	-38.8%	100.3%
Chicago		819,518	753,644	1,926,870	2,142,372	65,874	-215,502	8.7%	-10.1%

Data Source: 2000 and 2020 Decennial Census. Tabulations by Great Cities Institute.

The foreign-born population in the Lower West Side is estimated to have declined by 35.3% from 2005-2009 to 2016-2020 periods (see table 3).

- The total foreign-born population from Latin America decreased by 42.6%, representing 6,615 residents between 2005-2009 to 2016-2020.
- All census tracts lost between 17.9% to 63.4% of the foreign-born population from Latin America from 2005-2009 to 2016-2020.
- From 2005-2009 to 2016-2020, the largest estimated losses of the foreign-born population from Latin American by count occurred in census tracts 3109 (-1,586) and 8413 (-1,057) in the Western Edge of Pilsen/Heart of Chicago subarea, and census tract 3106 (-933) in the Central Pilsen subarea.
 - In the same period, the census tracts with the largest percent decrease of the foreign-born population from Latin America occurred in census tract 3102 (-63.4%) from the Eastern Edge of Pilsen/East Pilsen subarea, census tract 3109 (-58.1%) in the West Edge of Pilsen/Heart of Chicago subarea, and census tract 3107 (50.9%) in Central Pilsen.

Table 3: Foreign Born Population by Lower West Side Census Tracts, 2005-2009 to 2016-2020

Lower West Side Area	Census Tract	Total Foreign-Born				Foreign-Born from Latin America			
		2016-2020	2005-2009	Change	% Change	2016-2020	2005-2009	Change	% Change
Eastern Edge of Pilsen/East Pilsen	Census Tract 3102	401	403	-2	-0.5%	140	383	-243	-63.4%
Eastern Edge of Pilsen/East Pilsen	Census Tract 3103	616	451	165	36.6%	511	412	99	24.0%
Eastern Edge of Pilsen/East Pilsen	Census Tract 3104	335	533	-198	-37.1%	253	502	-249	-49.6%
Eastern Edge of Pilsen/East Pilsen	Census Tract 3105	603	909	-306	-33.7%	576	871	-295	-33.9%
Central Pilsen	Census Tract 3106	1,329	1,967	-638	-32.4%	966	1,899	-933	-49.1%
Central Pilsen	Census Tract 3107	587	1,102	-515	-46.7%	532	1,084	-552	-50.9%
Central Pilsen	Census Tract 3108	1,899	2,222	-323	-14.5%	1,810	2,204	-394	-17.9%
Western Edge of Pilsen/Heart of Chicago	Census Tract 3109	1,287	2,796	-1,509	-54.0%	1,146	2,732	-1,586	-58.1%
Western Edge of Pilsen/Heart of Chicago	Census Tract 8412	1,152	1,957	-805	-41.1%	1,046	1,903	-857	-45.0%
Western Edge of Pilsen/Heart of Chicago	Census Tract 8413	1,362	2,304	-942	-40.9%	1,147	2,204	-1,057	-48.0%
Pilsen/Pilsen Industrial Corridor	Census Tract 8432	789	1,372	-583	-42.5%	778	1,326	-548	-41.3%
Lower West Side		10,360	16,016	-5,656	-35.3%	8,905	15,520	-6,615	-42.6%
Chicago		546,635	593,255	-46,620	-7.9%	280,689	337,640	-56,951	-16.9%

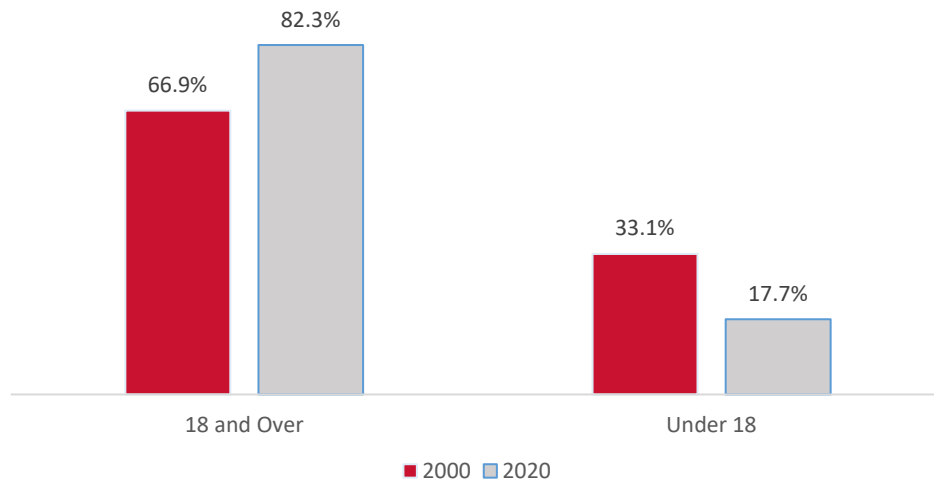
Data Source: 2005-2009 and 2016-2020 American Community Survey 5-Year Estimates. Tabulations by Great Cities Institute.

Age Distribution

One of the most dramatic results of population losses in the Lower West Side was the decrease of Hispanic or Latino residents under 18 years of age (from 9,161 in 2010 to 5,133 in 2020 for a 44% decrease, see figure 4). To put these figures in perspective, the under 18 Hispanic or Latino population for the City of Chicago decreased by 13% in that same period.

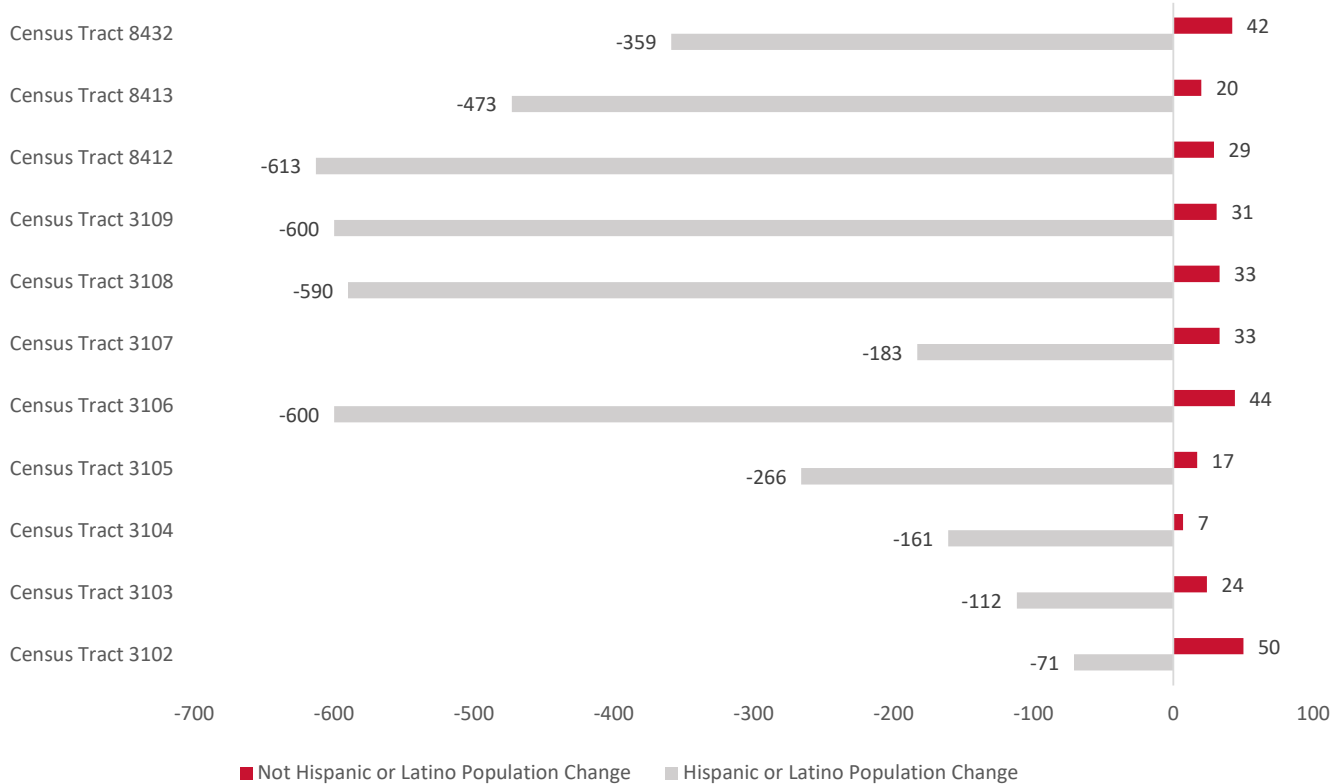
- From 2000 to 2020, the Lower West Side gained 330 residents under age 18 among the not Hispanic or Latino population, far insufficient to offset the losses of the Hispanic or Latino under age 18 population (see figure 5).
 - Population losses for the under age 18 population were principally Hispanic or Latinos who lost 4,028 residents.
 - Although the Hispanic or Latino under 18 population losses affected all census tracts, the highest totals were in census tracts 8412 in the Western edge of Pilsen/Heart of Chicago subarea with a decrease of 613 children and census tracts 3106 (-600) in the Pilsen subarea. The census tract of 3109 in the Western edge of Pilsen/Heart of Chicago also saw a decrease of 600 of the Hispanic or Latino under age 18 population.
 - Census tracts in the Eastern edge of Pilsen/East Pilsen had the lowest under age 18 population losses suggesting their elevated levels of gentrification prior to 2000.

Figure 4: Population Age 18 and Over and Under 18 in the Lower West Side, 2000 to 2020



Data Source: 2000-2020 Decennial Census. Tabulations by Great Cities Institute.

Figure 5: Hispanic or Latino and Not Hispanic or Latino Under 18 Population Change Difference by Lower West Side Census Tracts, 2000 to 2020



Data Source: 2000-2020 Decennial Census. Tabulations by Great Cities Institute.

These population losses marked the shift in Pilsen K-to-eighth grade schools from extreme overcrowding before the year 2000 to overcapacity today. Although a general trend in Chicago Public Schools, the Lower West Side had the most dramatic losses (Koumpilova, 2021).¹⁵

Race

Another aspect of gentrification is the subsequent displacement of underrepresented populations from the urban core to inconvenient locations that add to the hardships associated with their condition.

- While losing 15,176 Hispanic or Latinos between 2000 and 2020 in the Lower West Side, the White alone (not Hispanic or Latino) population in the Lower West Side increased by 2,851 in that same period, an 82.9% increase over the 2000 base (see table 4).
- The largest increases in the total count of the White alone (not Hispanic or Latino) population occurred in census tract 3106 (+1,025) in the Central Pilsen subarea. This was followed by census tract 8412 (+419) in the Western edge of Pilsen/Heart of Chicago subarea and census tract 3108 (+401) also in the Central Pilsen subarea.

Table 4: White Alone (Not Hispanic or Latino) Population Change by Lower West Side Census Tracts, 2000 to 2020

Lower West Side Area	Census Tract	2020	2000	Population Change Total	% Change
Eastern Edge of Pilsen/East Pilsen	Census Tract 3102	562	512	50	9.8%
Eastern Edge of Pilsen/East Pilsen	Census Tract 3103	414	562	-148	-26.3%
Eastern Edge of Pilsen/East Pilsen	Census Tract 3104	383	20	363	1815.0%
Eastern Edge of Pilsen/East Pilsen	Census Tract 3105	258	55	203	369.1%
Central Pilsen	Census Tract 3106	1,172	147	1,025	697.3%
Central Pilsen	Census Tract 3107	322	94	228	242.6%
Central Pilsen	Census Tract 3108	706	305	401	131.5%
Western Edge of Pilsen/Heart of Chicago	Census Tract 3109	699	317	382	120.5%
Western Edge of Pilsen/Heart of Chicago	Census Tract 8412	779	360	419	116.4%
Western Edge of Pilsen/Heart of Chicago	Census Tract 8413	690	643	47	7.3%
Pilsen/Pilsen Industrial Corridor	Census Tract 8432	392	471	-79	-16.8%
Lower West Side		6,377	3,486	2,891	82.9%
Chicago		863,622	907,166	-43,544	-4.8%

Data Source: 2005-2009 and 2016-2020 American Community Survey 5-Year Estimates. Tabulations by Great Cities Institute.

- In 2020, the Black or African American Alone population increased by 721 or 87.6% of their 2000 base in the Lower West Side (see table 5).
- While increasing, the Black or African alone population count increases from 2000 to 2020 in the Lower West Side census tracts are relatively smaller when compared to the White (not Hispanic or Latino) population count increases.

Table 5: Black or African American Alone Population Change by Lower West Side Census Tracts, 2000 to 2020

Lower West Side Area	Census Tract	2020	2000	Population Change Total	% Change
Eastern Edge of Pilsen/East Pilsen	Census Tract 3102	152	82	70	85.4%
Eastern Edge of Pilsen/East Pilsen	Census Tract 3103	96	52	44	84.6%
Eastern Edge of Pilsen/East Pilsen	Census Tract 3104	44	21	23	109.5%
Eastern Edge of Pilsen/East Pilsen	Census Tract 3105	54	54	0	0.0%
Central Pilsen	Census Tract 3106	359	285	74	26.0%
Central Pilsen	Census Tract 3107	99	18	81	450.0%
Central Pilsen	Census Tract 3108	106	10	96	960.0%
Western Edge of Pilsen/Heart of Chicago	Census Tract 3109	156	84	72	85.7%
Western Edge of Pilsen/Heart of Chicago	Census Tract 8412	230	124	106	85.5%
Western Edge of Pilsen/Heart of Chicago	Census Tract 8413	142	59	83	140.7%
Pilsen/Pilsen Industrial Corridor	Census Tract 8432	106	34	72	211.8%
Lower West Side		1,544	823	721	87.6%
Chicago		787,551	1,053,739	-266,188	-25.3%

Data Source: 2005-2009 and 2016-2020 American Community Survey 5-Year Estimates. Tabulations by Great Cities Institute.

- The Asian alone population increased by 830 or 553.3% of their 2000 base (see table 6).
 - By population count, the increases of the Asian Alone population from 2000 to 2020 are relatively smaller than the White (not Hispanic or Latino) count in the Lower West Side census tracts.

Table 6: Asian Alone Population Change by Lower West Side Census Tracts, 2000 to 2020

Lower West Side Area	Census Tract	2020	2000	Population Change Total	% Change
Eastern Edge of Pilsen/East Pilsen	Census Tract 3102	116	0	116	N/A
Eastern Edge of Pilsen/East Pilsen	Census Tract 3103	85	42	43	102.4%
Eastern Edge of Pilsen/East Pilsen	Census Tract 3104	44	0	44	N/A
Eastern Edge of Pilsen/East Pilsen	Census Tract 3105	42	30	12	40.0%
Central Pilsen	Census Tract 3106	211	18	193	1072.2%
Central Pilsen	Census Tract 3107	36	12	24	200.0%
Central Pilsen	Census Tract 3108	138	0	138	N/A
Western Edge of Pilsen/Heart of Chicago	Census Tract 3109	76	0	76	N/A
Western Edge of Pilsen/Heart of Chicago	Census Tract 8412	106	5	101	2020.0%
Western Edge of Pilsen/Heart of Chicago	Census Tract 8413	80	38	42	110.5%
Pilsen/Pilsen Industrial Corridor	Census Tract 8432	46	5	41	820.0%
Lower West Side		980	150	830	553.3%
Chicago		189,857	124,437	65,420	52.6%

Data Source: 2005-2009 and 2016-2020 American Community Survey 5-Year Estimates. Tabulations by Great Cities Institute.

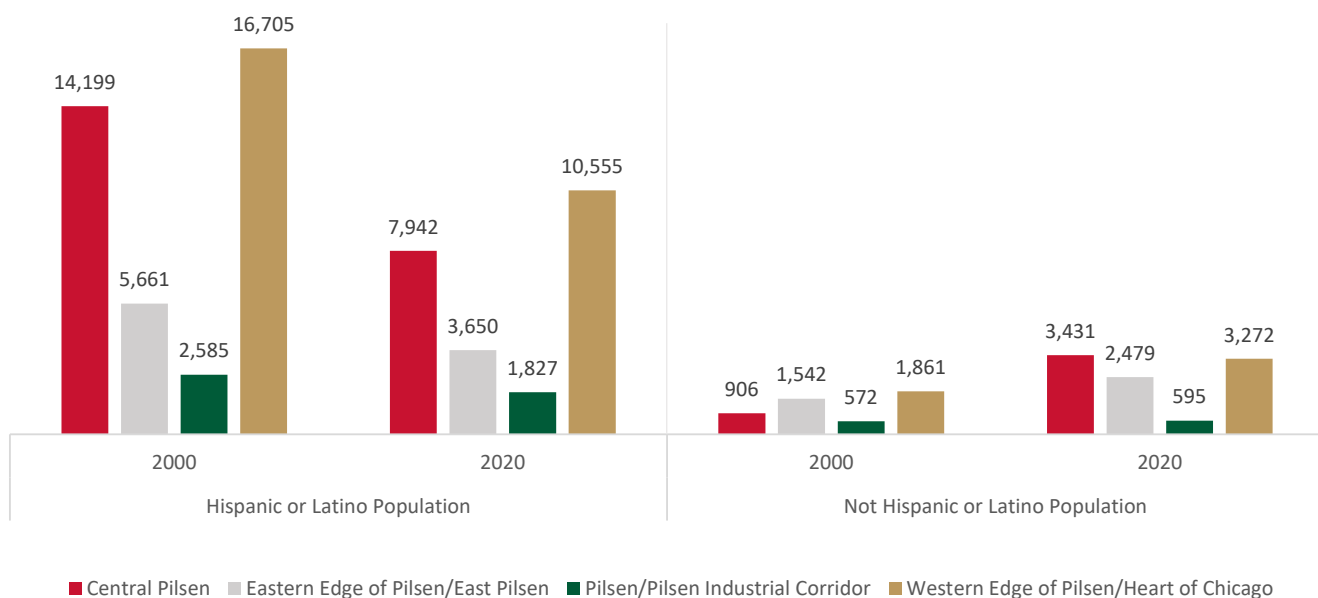
- The Other race population increased by 454 or 107.6% of their 2000 base (see table 7).
 - As with the Black or African American Alone and Asian alone population count, the increases of the Other race population from 2000 to 2020 are smaller relative to that of the White (not Hispanic or Latino) count in the Lower West Side census tracts.

The increased population counts of the not Hispanic or Latino population from 2000 to 2020 have not yet offset the population losses of Hispanic or Latinos in the Lower West Side. However, the largest population count (3,431) of not Hispanic or Latinos is now in the Central Pilsen subarea of the Lower West Side (see figure 6). In 2000, the largest population count of the not Hispanic or Latino population in the Lower West Side was in the Western edge of Pilsen/Heart of Chicago subarea (1,861).

Lower West Side Area	Census Tract	2020	2000	Population Change Total	% Change
Eastern Edge of Pilsen/East Pilsen	Census Tract 3102	73	27	46	170.4%
Eastern Edge of Pilsen/East Pilsen	Census Tract 3103	78	78	0	0.0%
Eastern Edge of Pilsen/East Pilsen	Census Tract 3104	45	7	38	542.9%
Eastern Edge of Pilsen/East Pilsen	Census Tract 3105	33	0	33	N/A
Central Pilsen	Census Tract 3106	132	0	132	N/A
Central Pilsen	Census Tract 3107	53	12	41	341.7%
Central Pilsen	Census Tract 3108	97	5	92	1840.0%
Western Edge of Pilsen/Heart of Chicago	Census Tract 3109	115	68	47	69.1%
Western Edge of Pilsen/Heart of Chicago	Census Tract 8412	105	84	21	25.0%
Western Edge of Pilsen/Heart of Chicago	Census Tract 8413	94	79	15	19.0%
Pilsen/Pilsen Industrial Corridor	Census Tract 8432	51	62	-11	-17.7%
Lower West Side		876	422	454	107.6%
Chicago		11,536	57,030	-45,494	-79.8%

Data Source: 2005-2009 and 2016-2020 American Community Survey 5-Year Estimates. Tabulations by Great Cities Institute.

Figure 6: Hispanic or Latino and Not Hispanic or Latino Population Change by Lower West Side Subareas, 2000 to 2020



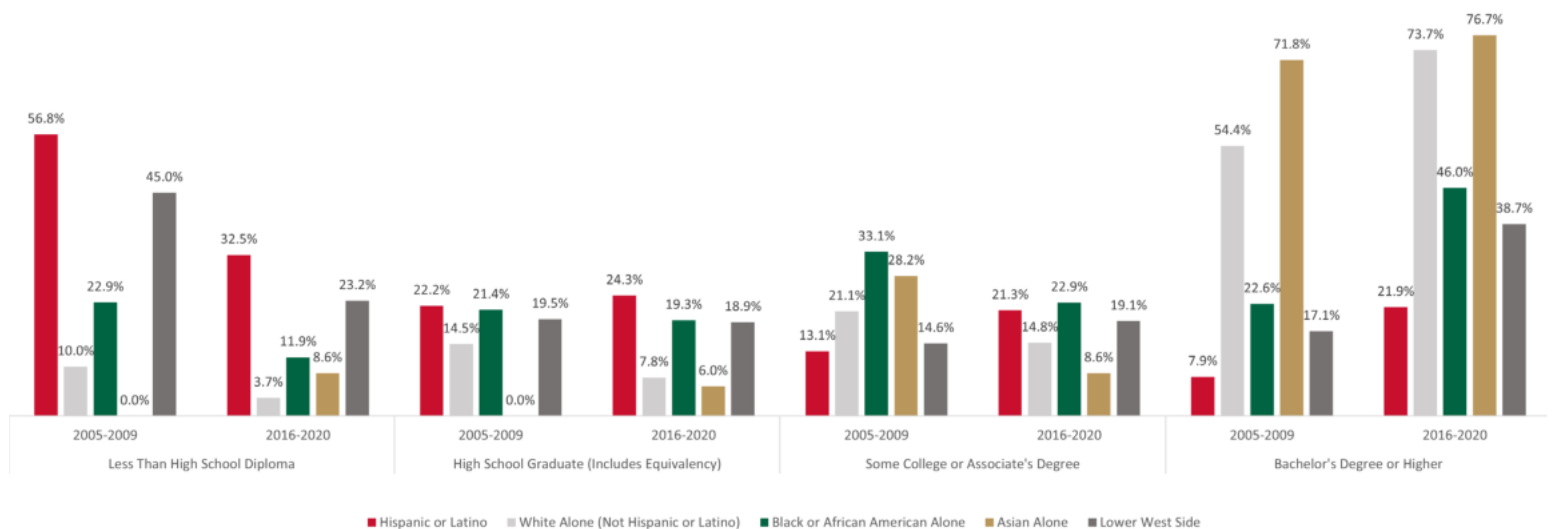
Data Source: 2000-2020 Decennial Census. Tabulations by Great Cities Institute.

Education

Educational attainment levels of those with a bachelor's degree or higher for the total population over age 25 are estimated to have more than doubled from the period 2005-2009 to 2016-2020 in the Lower West Side (see figure 7).

- Lower West Side residents over age 25 with a bachelor's degree or higher consisted of 17.1% of the population and increased to 38.7% of the total population.
- Hispanic or Latinos over age 25 with a bachelor's degree or higher nearly tripled from 7.9% of the total Hispanic or Latino population in 2005-2009 to 21.9% in 2016-2020.
- This trend moved in the opposite direction for Hispanic or Latinos over age 25 with less than a high school degree. In 2005-2009, more than half (56.8%) of Hispanic or Latinos over age 25 were estimated to have less than a high school degree, which decreased to 32.5% of the total in 2016-2020. These changes suggest the increase of more educated Hispanic or Latino residents living in the Lower West Side which could also explain the increased household median incomes of that population.
- The White alone (not Hispanic or Latino) population in the Lower West Side over age 25 with a bachelor's degree or higher increased from 54.4% of the total to 73.7% of the total White alone (not Hispanic or Latino) population over age 25.
- The Black or African American alone population in the Lower West Side over age 25 with a bachelor's degree or higher also doubled from an estimated 22.6% in 2005-2009 to 46.0% in 2016-2020.

Figure 7: Educational Attainment for the Population Age 25 and Over by Race in the Lower West Side, 2005-2009 to 2016-2020

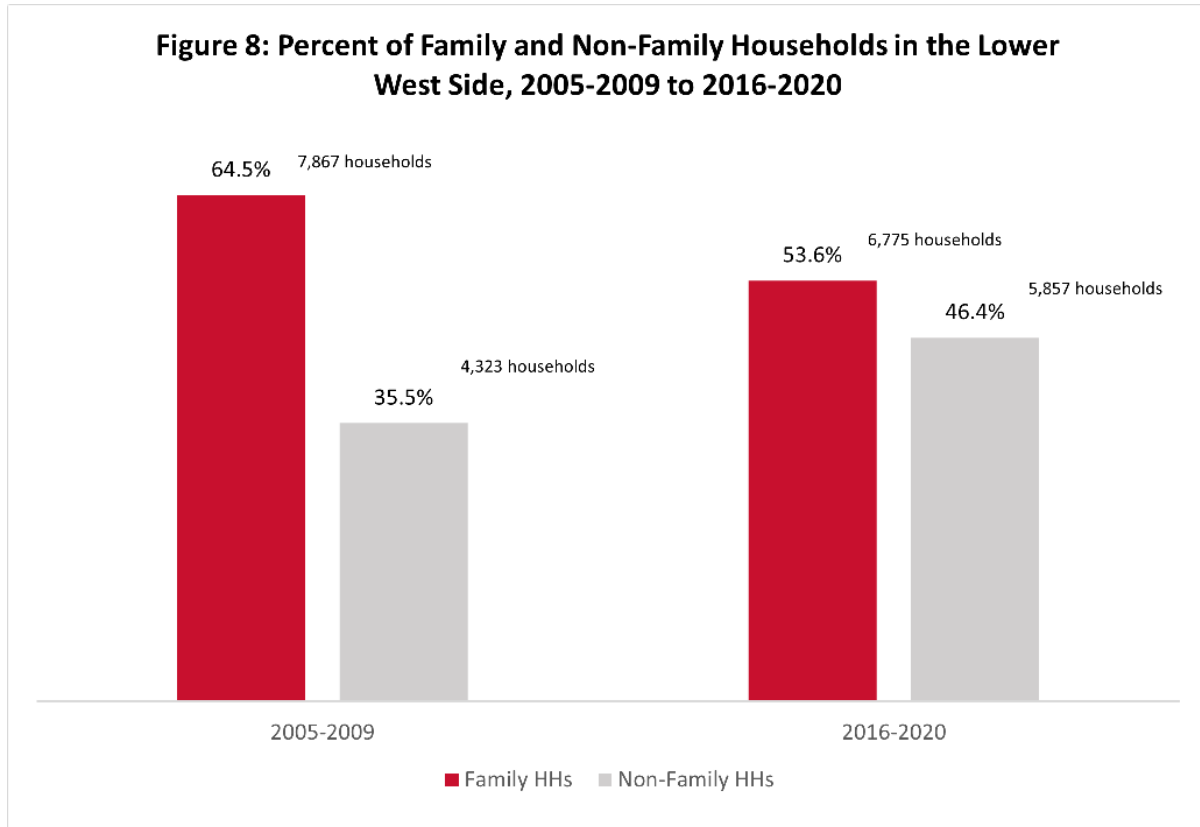


Data Source: 2005-2009 and 2016-2020 American Community Survey 5-Year Estimates. Tabulations by Great Cities Institute.

Household Characteristics

Consistent with the population loss of residents under age 18, family households in the Lower West Side declined from 7,867 in 2005-2009 to 6,775 in 2016-2020 for a total loss of 1,092 or 13.7% of the 2005-2009 base (see figure 8).

- Family households consisted of 64.5% of all household types in 2005-2009 and then decreased to 53.6% in 2016-2020.



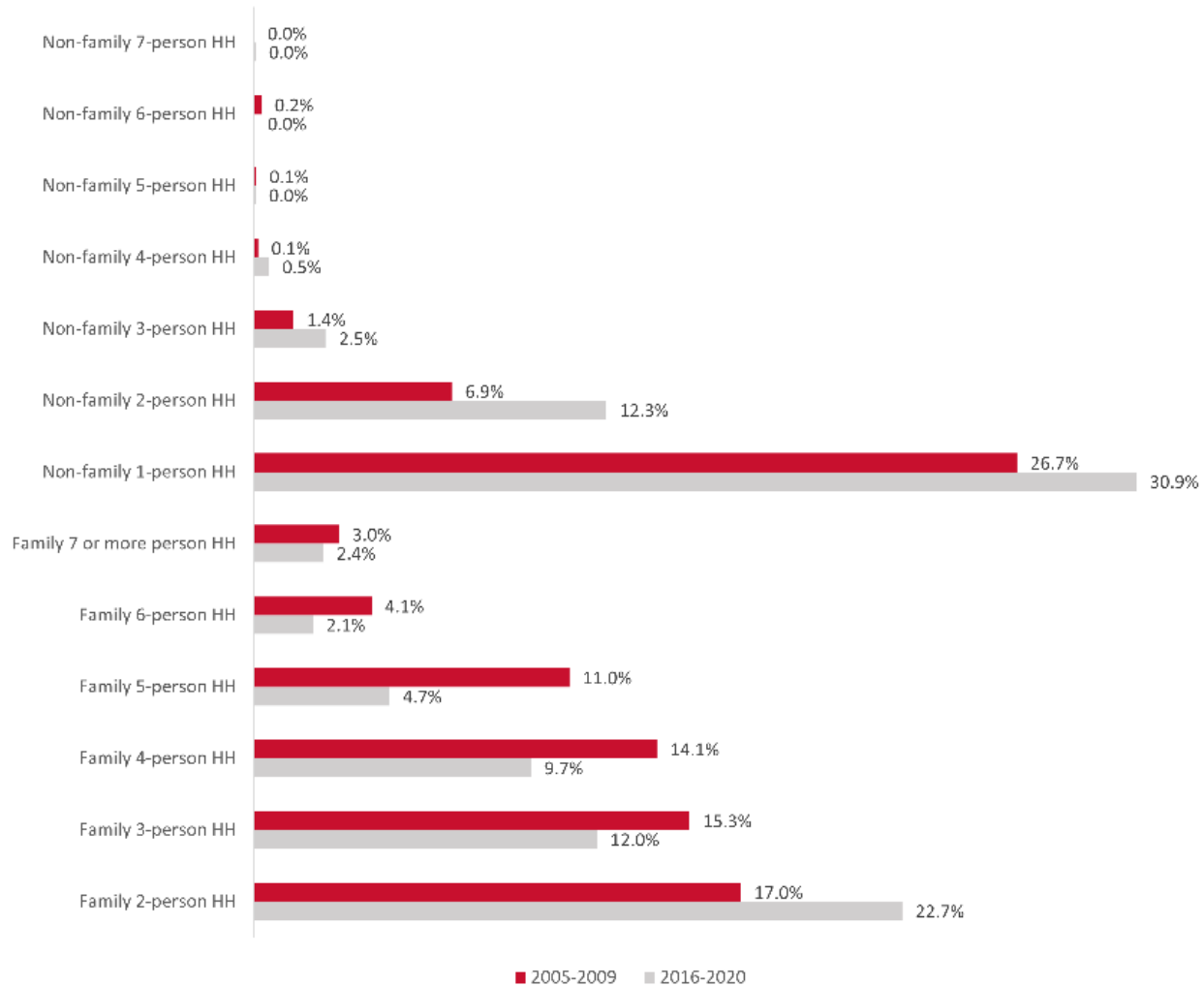
Data Source: 2005-2009 and 2016-2020 American Community Survey 5-Year Estimates. Tabulations by Great Cities Institute.

The largest category of households as a portion of the total, nonfamily 1-person households, grew from 26.7% in 2005-2009 to 30.9% in 2016-2020 (see figure 9).

- All family households with more than 3 people declined from 2005-2009 to 2016-2020. When combined, all family households with more than 3 people were estimated to be 47.5% of all household types in 2005-2009, which then decreased to 30.9% of all household types in 2016-2020.
- The second largest household type by proportion, family two-person households, increased from 17% of total household types in 2005-2009 to 22.7% in 2016-2020.
- Non-family two-person households almost doubled increasing from 6.9% in 2005-2009 to 12.3% in 2016-2020.

These changes suggest the household composition of gentrified neighborhoods (single and two-person non-family households) which when combined increased from 33.7% of all household types in 2005-2009 to 43.3% in 2016-2020 (see figure 9). This increase could be affected by the presence of students from Chicago colleges and universities.¹⁶

Figure 9: Percent of Household Types in the Lower West Side, 2005-2009 to 2016-2020



Data Source: 2005-2009 and 2016-2020 American Community Survey 5-Year Estimates. Tabulations by Great Cities Institute.

Average Household Size

The changes in household type reduced the average household size in the Lower West Side from 3.0 in 2005-2009 to 2.5 in 2016-2020 (see table 8).

- This trend holds for most census tracts excluding census tracts 3102 and 3103 in the Eastern edge of Pilsen/East Pilsen subarea.
- The census tract 3104 in the Eastern edge of Pilsen/East Pilsen subarea had the lowest average household size in the Lower West Side at 1.9 from 2016-2020.

The Lower West Side's decreasing average household size suggests it is shifting from a high-density family neighborhood to a lower density household community area as mentioned in the section of household composition.

Table 8: Average Household Size by Lower West Side Census Tracts, 2005-2009 to 2016-2020				
Lower West Side Area	Census Tract	2016-2020	2005-2009	% Change
Eastern Edge of Pilsen/East Pilsen	Census Tract 3102	2.4	2.4	0.0
Eastern Edge of Pilsen/East Pilsen	Census Tract 3103	2.6	2.4	0.2
Eastern Edge of Pilsen/East Pilsen	Census Tract 3104	1.9	2.6	-0.7
Eastern Edge of Pilsen/East Pilsen	Census Tract 3105	2.8	2.9	-0.2
Central Pilsen	Census Tract 3106	2.2	2.8	-0.5
Central Pilsen	Census Tract 3107	2.3	3.5	-1.2
Central Pilsen	Census Tract 3108	2.8	3.2	-0.5
Western Edge of Pilsen/Heart of Chicago	Census Tract 3109	3.0	3.3	-0.3
Western Edge of Pilsen/Heart of Chicago	Census Tract 8412	2.9	3.3	-0.4
Western Edge of Pilsen/Heart of Chicago	Census Tract 8413	2.5	3.1	-0.7
Pilsen/Pilsen Industrial Corridor	Census Tract 8432	2.4	3.3	-0.9
Lower West Side		2.5	3.0	-0.5
Chicago		2.4	2.6	-0.2

Data Source: 2005-2009 and 2016-2020 American Community Survey 5-Year Estimates. Tabulations by Great Cities Institute.

Housing Units, Tenure, and Renter and Owner Costs

An increase in the number of housing units in an area is an indicator of increased housing demand. However, if the population for an area is also declining, then increased housing units can also suggest displacement and changing household structure. From 2000 to 2020, the Lower West Side's housing units increased by 1,239 units (see table 9 and figure 10).

- The Lower West Side's 8.6% increase in housing units is slightly higher than Chicago's increase of 5.7%.
- Nearly a quarter of new housing units (544) were in census tract 3106 in the Central Pilsen subarea, the census tract with the largest Hispanic or Latino population count loss (-2,926) as mentioned from table 2 and the largest White alone (not Hispanic or Latino) population increase (+1,025) as mentioned in table 4.
- Other tracts with more than one hundred new housing units from 2000 to 2020 were census tracts 3102 and 3104 in the Eastern edge of Pilsen/East Pilsen subarea, census tracts 8412 and 3109 in the Western edge of Pilsen/Heart of Chicago subarea, and census tract 3108 in the Central Pilsen subarea.
- From 2000 to 2020, nearly half of new housing units (49.1%) by Lower West Side subareas were built in Central Pilsen. This was followed by the Eastern edge of Pilsen/East Pilsen with 28.4% of the total, the Western edge of Pilsen/Heart of Chicago with 22.5% and the Pilsen/Pilsen Industrial Corridor with 3%. That nearly half of new housing units were built in Central Pilsen is noteworthy since that is the subarea that experienced the largest Hispanic or Latino population loss and now has the largest population count of not Hispanic or Latinos (see figure 6), and the second lowest average household size (see table 8).

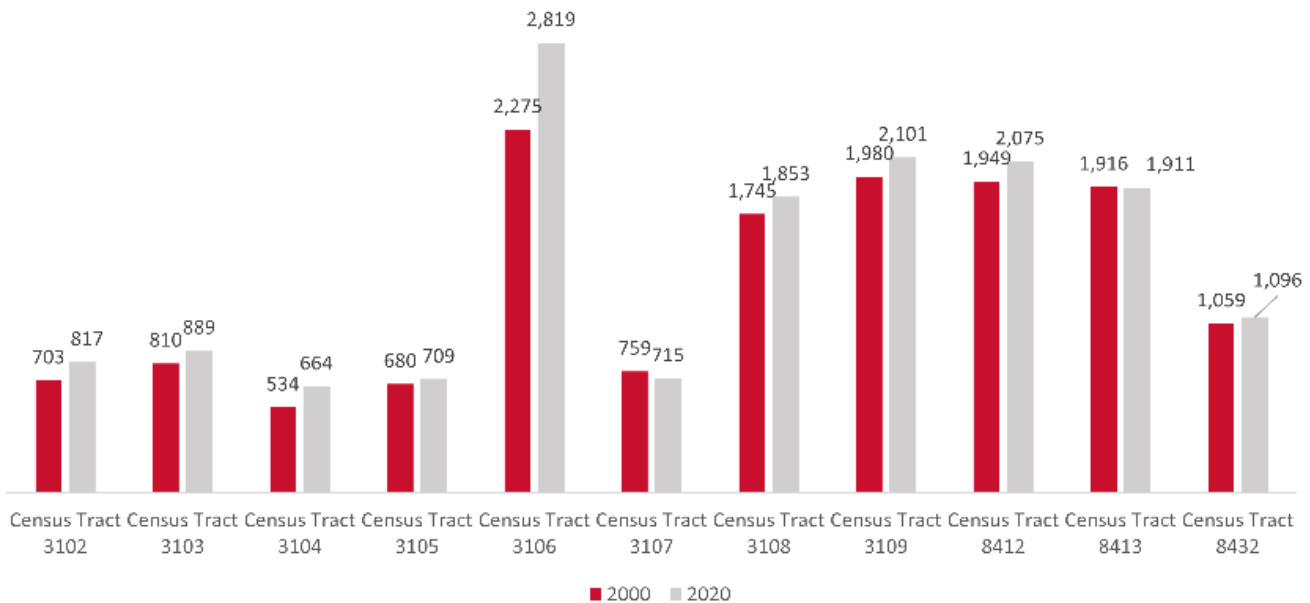
Resident owner-occupied housing remained much the same between 2005-2009 and 2016-2020, while renters increased by 5%, for a 31.2% owner occupied housing and a 68.4% renter occupied rate in the Lower West Side (see table 10).

Table 9: Total Housing Units by Lower West Side Census Tracts, 2000 to 2020

Lower West Side Area	Census Tracts	2020	2000	Change in Housing Units	% Change in Housing Units
Eastern Edge of Pilsen/East Pilsen	Census Tract 3102	817	703	114	16.2%
Eastern Edge of Pilsen/East Pilsen	Census Tract 3103	889	810	79	9.8%
Eastern Edge of Pilsen/East Pilsen	Census Tract 3104	664	534	130	24.3%
Eastern Edge of Pilsen/East Pilsen	Census Tract 3105	709	680	29	4.3%
Central Pilsen	Census Tract 3106	2,819	2,275	544	23.9%
Central Pilsen	Census Tract 3107	715	759	-44	-5.8%
Central Pilsen	Census Tract 3108	1,853	1,745	108	6.2%
Western Edge of Pilsen/Heart of Chicago	Census Tract 3109	2,101	1,980	121	6.1%
Western Edge of Pilsen/Heart of Chicago	Census Tract 8412	2,075	1,949	126	6.5%
Western Edge of Pilsen/Heart of Chicago	Census Tract 8413	1,911	1,916	-5	-0.3%
Pilsen/Pilsen Industrial Corridor	Census Tract 8432	1,096	1,059	37	3.5%
Lower West Side		15,649	14,410	1,239	8.6%
Chicago		1,262,612	1,194,337	68,275	5.7%

Data Source: 2000-2020 Decennial Census. Tabulations by Great Cities Institute.

Figure 10: Total Housing Units by Lower West Side Census Tracts, 2000 to 2020



Data Source: 2000-2020 Decennial Census. Tabulations by Great Cities Institute.

- By census tract, there were increases in owner occupied housing in census tract 3106 (59%) in Central Pilsen. Census tract 3106 was mentioned previously as the census tract with the largest increase in housing units.
- Census tract 8413 in the Western edge of Pilsen/Heart of Chicago had a 56% increase (the second highest in the Lower West Side) in owner-occupied housing from 2005-2009 to 2016-2020.
- From 2005-2009 to 2016-2020, owner occupied housing increased in census tracts 3102 (24.7%) in the Eastern edge of Pilsen/East Pilsen, census tracts 3109 (25%) in the Western edge of Pilsen/

Heart of Chicago, and census tract 3107 (9.7%) in Central Pilsen.

- In contrast, owner-occupied housing rates decreased in census tracts 8412 in the Western edge of Pilsen/Heart of Chicago (-49.6) and in census tract 3103 in the Eastern edge of Pilsen/East Pilsen (-40.5).
- From 2005-2009 to 2016-2020, the largest increases in renter occupied housing were in census tracts 8412 (53%) in the Western edge of Pilsen/Heart of Chicago, in census tract 3104 (28.2%) in the Eastern edge of Pilsen/East Pilsen, and in census tract 3108 (19.6%) in Central Pilsen.

Table 10: Owner and Renter Household Tenure by Lower West Side Census Tracts, 2005-2009 to 2016-2020

Lower West Side Area	Census Tract	Owner Occupied Housing				Renter Occupied Housing			
		2016-2020	2005-2009	Change	Percent Change	2016-2020	2005-2009	Change	Percent Change
Eastern Edge of Pilsen/East Pilsen	Census Tract 3102	293	235	58	24.7%	416	444	-28	-6.3%
Eastern Edge of Pilsen/East Pilsen	Census Tract 3103	185	311	-126	-40.5%	539	476	63	13.2%
Eastern Edge of Pilsen/East Pilsen	Census Tract 3104	230	272	-42	-15.4%	327	255	72	28.2%
Eastern Edge of Pilsen/East Pilsen	Census Tract 3105	142	184	-42	-22.8%	380	330	50	15.2%
Central Pilsen	Census Tract 3106	550	346	204	59.0%	1,566	1,574	-8	-0.5%
Central Pilsen	Census Tract 3107	113	103	10	9.7%	439	498	-59	-11.8%
Central Pilsen	Census Tract 3108	451	561	-110	-19.6%	1,082	905	177	19.6%
Western Edge of Pilsen/Heart of Chicago	Census Tract 3109	600	480	120	25.0%	1,046	1,186	-140	-11.8%
Western Edge of Pilsen/Heart of Chicago	Census Tract 8412	307	609	-302	-49.6%	1,293	845	448	53.0%
Western Edge of Pilsen/Heart of Chicago	Census Tract 8413	822	527	295	56.0%	914	1,084	-170	-15.7%
Pilsen/Pilsen Industrial Corridor	Census Tract 8432	253	286	-33	-11.5%	684	679	5	0.7%
Lower West Side		3,946	3,914	32	0.8%	8,686	8,276	410	5.0%
Chicago		490,295	516,715	-26,420	-5.1%	590,848	546,332	44,516	8.1%

Data Source: 2005-2009 and 2016-2020 American Community Survey 5-Year Estimates. Tabulations by Great Cities Institute.

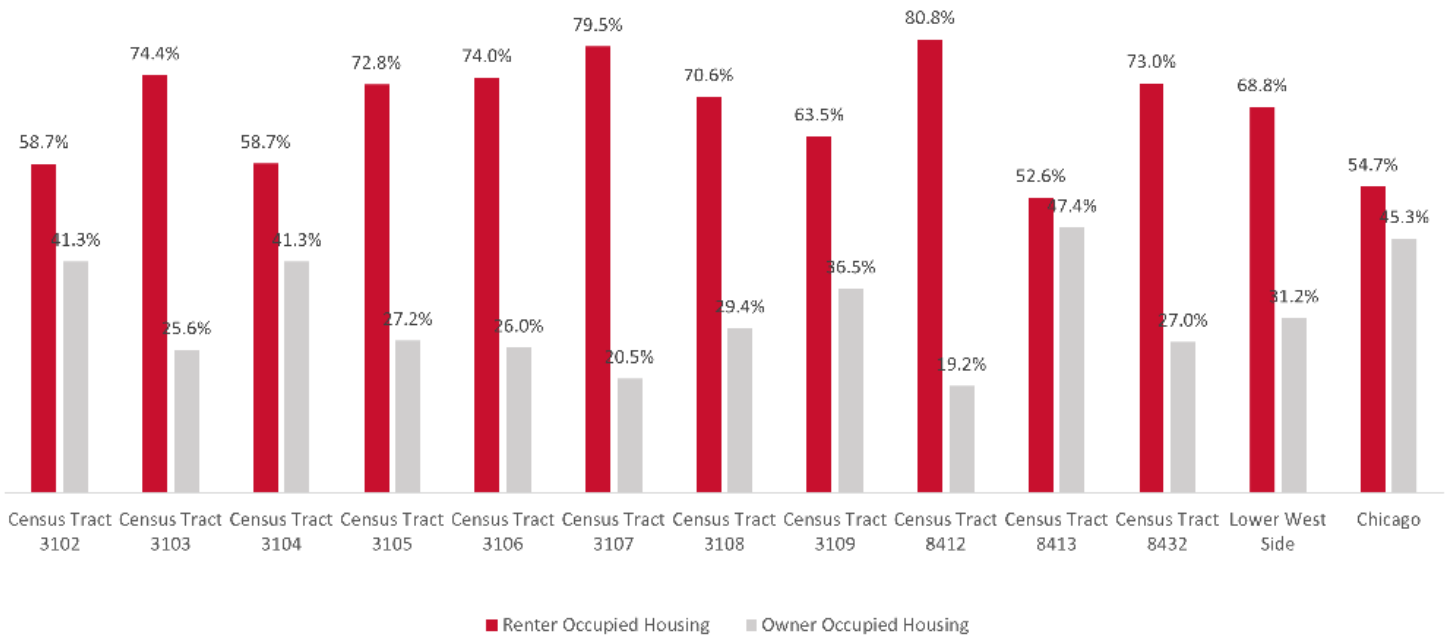
Figure 11 shows a large gap in renter and owner-occupied housing in 2016-2020 in census tracts 8412 (80.8% renter occupied) contained in the Western edge of Pilsen/Heart of Chicago subarea, census tract 3107 (79.5% renter occupied) in the Central Pilsen subarea, and census tract 3103 (74.4% renter occupied) in the Eastern edge of Pilsen/East Pilsen subarea.

- The main exceptions to the general trend are census tracts 8413 (52.6% owner occupied) in the Western edge of Pilsen/Heart of Chicago subarea, and census tracts 3102 (58.7% owner occupied) and 3104 (58.7% owner occupied) in the Eastern edge of Pilsen/East Pilsen subarea.

Gross rents increased from 2005-2009 to 2016-2020 splitting the Lower West side between a growing percentage of households who pay more than \$1,000 in rent and those who pay less than \$1,000 (see figure 12).

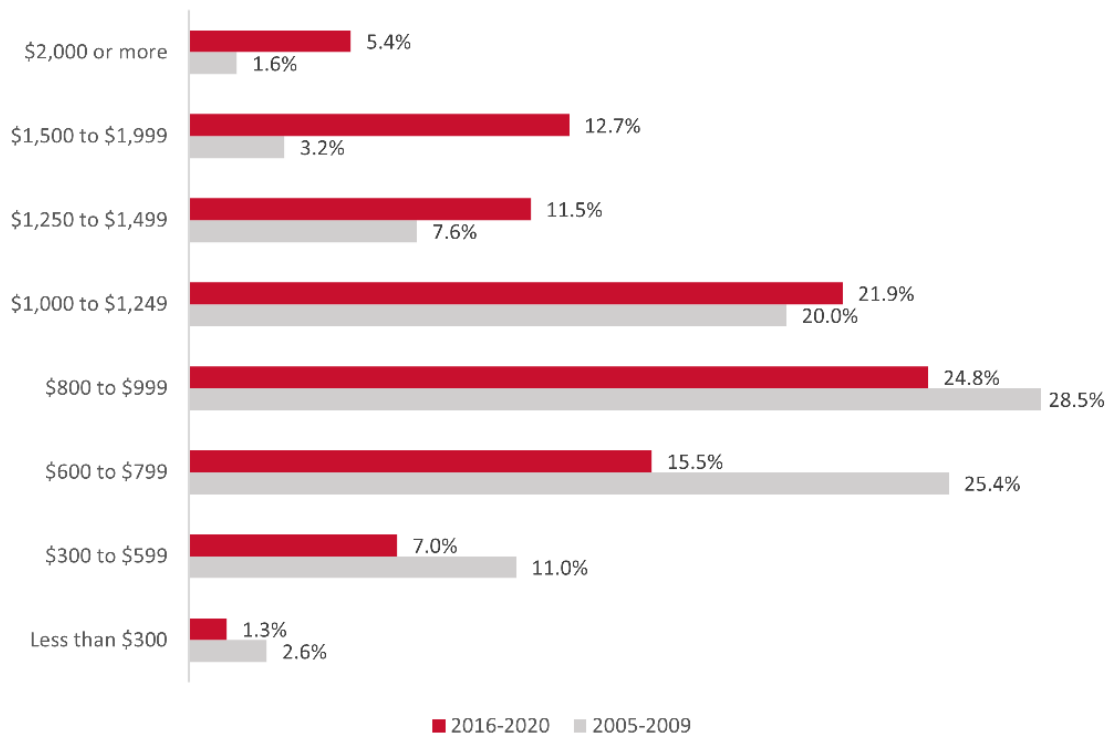
- Gross rent over \$1,000 increased from 32.5% of the total in 2005-2009 to 51.5% in 2016-2020 in the Lower West Side.
- There are fewer renters paying less than \$1,000 per month in rent, which decreased to 48.6% of the total rents in 2016-2020. In 2005-2009, this figure was 67.5%.

Figure 11: Owner and Renter Household Tenure by Lower West Side Census Tracts, 2016-2020



Data Source: 2016-2020 American Community Survey 5-Year Estimates. Tabulations by Great Cities Institute.

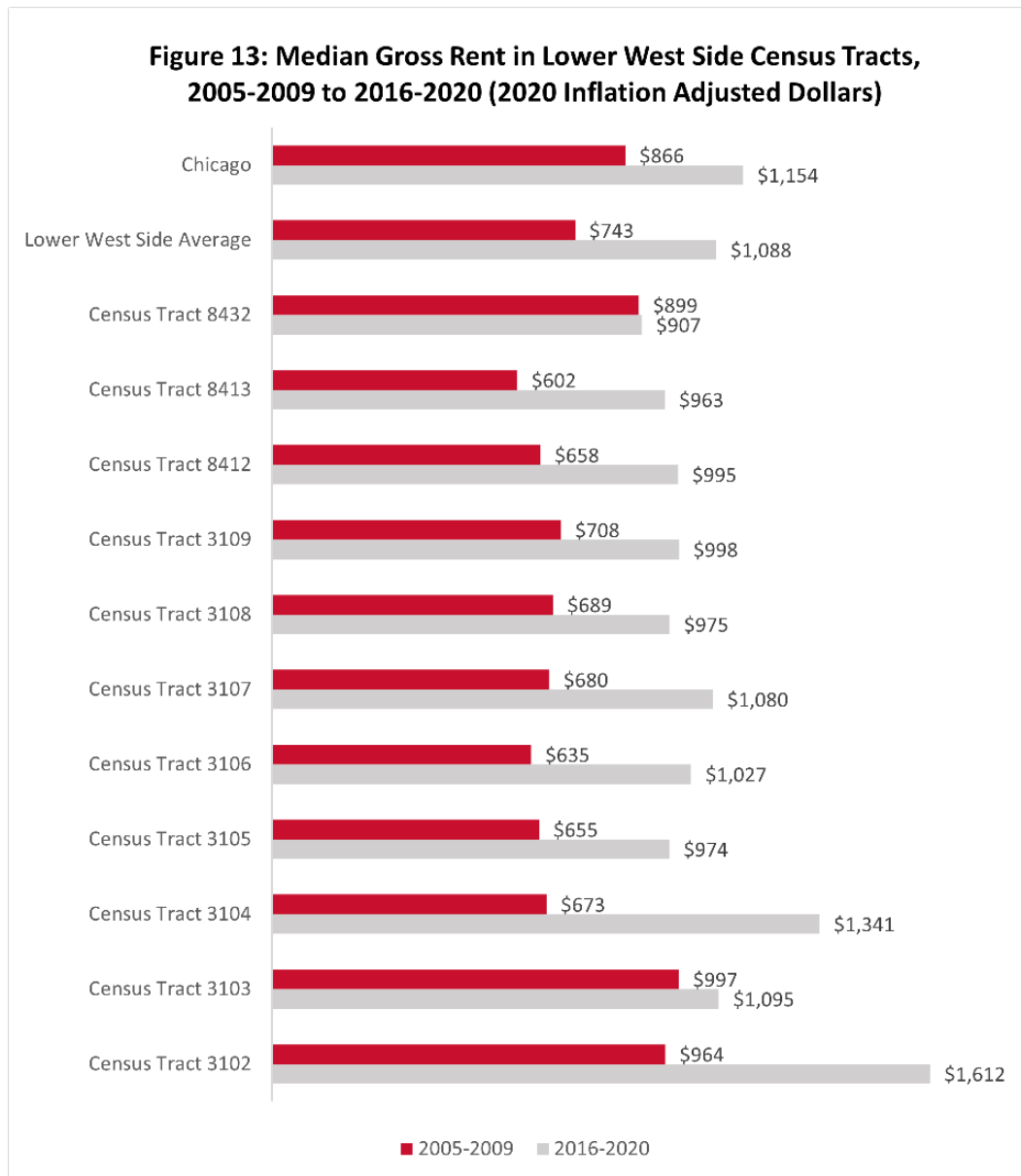
Figure 12: Gross Rent in the Lower West Side, 2005-2009 to 2016-2020 (2020 Inflation Adjusted Dollars)



Data Source: 2005-2009 and 2016-2020 American Community Survey 5-Year Estimates. Tabulations by Great Cities Institute.

From 2005-2009 to 2016-2020, median gross rent increased in every Lower West Side census tract (see figure 13).

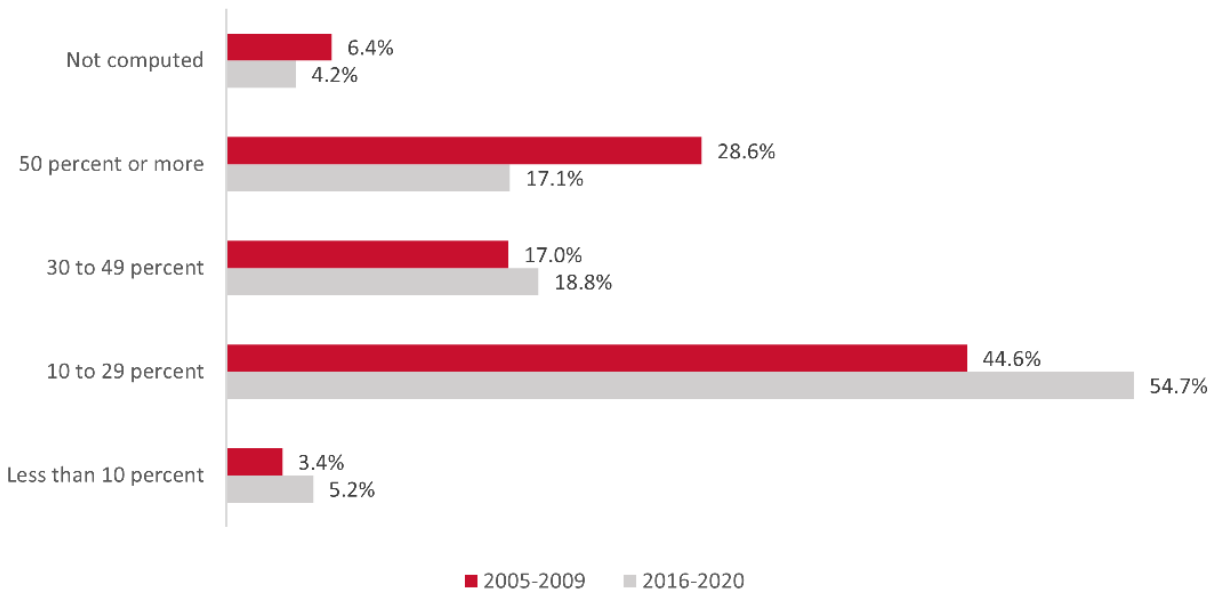
- The largest median gross rent increases occurred in census tracts 3102 with an estimated \$668 increase and in census tract 3104 with an estimated increase of \$648. Both are contained in the Eastern edge of Pilsen/East Pilsen subarea. Both of those census tracts now have a larger median gross rent than that of Chicago.



Data Source: 2005-2009 and 2016-2020 American Community Survey 5-Year Estimates. Tabulations by Great Cities Institute.

Households are considered housing cost burdened if they spend more than 30% of their income on housing costs. In the 2005-2009 period, more than 45.6% of renters in the Lower West Side were considered cost burdened, which then decreased to 35.9% of all renters in 2016-2020. This decrease in housing cost burdened renters from the 2005-2009 period, as well as the previously mentioned rental increases, points to one of the drivers for the population loss in the Lower West Side (see figure 14).

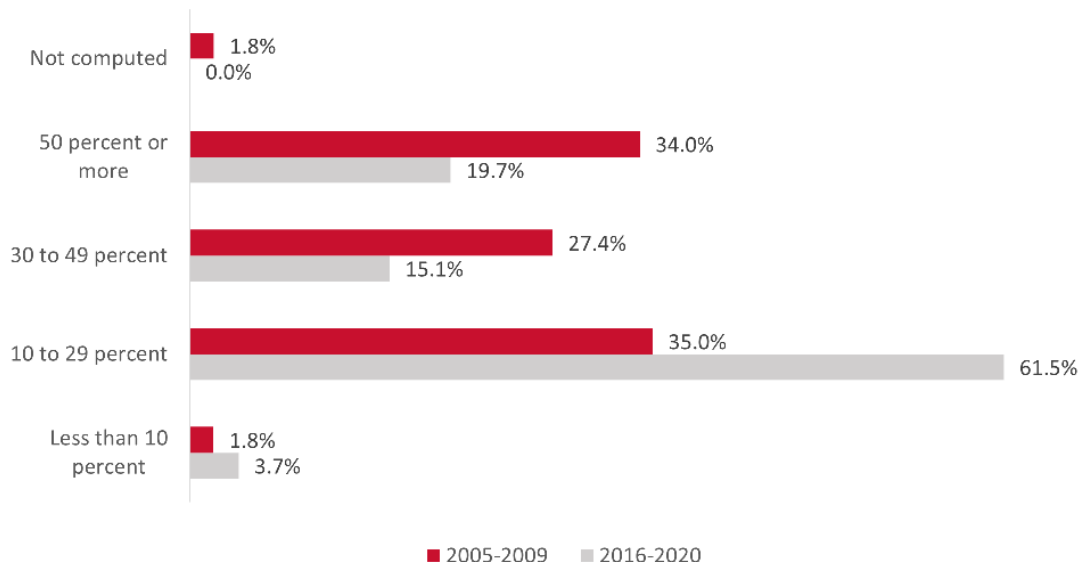
Figure 14: Gross Rent as a Percentage of Household Income in the Lower West Side, 2005-2009 to 2016-2020



Data Source: 2005-2009 and 2016-2020 American Community Survey 5-Year Estimates. Tabulations by Great Cities Institute.

This pattern was similar for homeowners. In 2005-2009 (see figure 15), 61.4% of homeowners (housing units with a mortgage) were estimated to be housing cost burdened in the Lower West Side, which then decreased to 34.8% of homeowners in 2016-2020. This again points to the demographic change in terms of the relative household income between those two periods, where the Lower West Side is becoming increasingly more affluent.

Figure 15: Monthly Owner Costs as a Percentage of Household Income in the Lower West Side, 2005-2009 to 2016-2020 (Housing Units with a Mortgage)



Data Source: 2005-2009 and 2016-2020 American Community Survey 5-Year Estimates. Tabulations by Great Cities Institute.

Household Income

Consistent with the above trends, overall median household income increased from \$43,215 in 2005-2009 to \$60,632 in 2016-2020, a 39.6% increase (see table 11). To put those figures in context, the median household income in Chicago increased from \$56,577 to \$62,097, a 9.8% increase in that same period.

- This trend held in all census tracts except census tracts 8432 (-14.8%) and 3103 (-8.2%), which decreased in median household income.
- In 2016-2020, median household income was highest in census tracts 3102 (\$88,625) and 3104 (\$69,738) in the Eastern edge of Pilsen/East Pilsen subarea. This was followed by census tracts 3106 (\$66,074) and census tract 3108 (\$62,202) in the Central Pilsen subarea.

Table 11: Median Household Income by Lower West Side Census Tracts, 2005-2009 to 2016-2020

Lower West Side Area	Census Tract	2016-2020	2005-2009	Change	% Change
Eastern Edge of Pilsen/East Pilsen	Census Tract 3102	\$88,625	\$68,910	\$19,715	28.6%
Eastern Edge of Pilsen/East Pilsen	Census Tract 3103	\$58,333	\$63,522	-\$5,189	-8.2%
Eastern Edge of Pilsen/East Pilsen	Census Tract 3104	\$69,738	\$32,173	\$37,565	116.8%
Eastern Edge of Pilsen/East Pilsen	Census Tract 3105	\$52,090	\$35,475	\$16,615	46.8%
Central Pilsen	Census Tract 3106	\$66,074	\$32,458	\$33,616	103.6%
Central Pilsen	Census Tract 3107	\$46,250	\$24,356	\$21,894	89.9%
Central Pilsen	Census Tract 3108	\$62,202	\$42,286	\$19,916	47.1%
Western Edge of Pilsen/Heart of Chicago	Census Tract 3109	\$59,333	\$37,491	\$21,842	58.3%
Western Edge of Pilsen/Heart of Chicago	Census Tract 8412	\$52,745	\$41,125	\$11,620	28.3%
Western Edge of Pilsen/Heart of Chicago	Census Tract 8413	\$54,152	\$28,510	\$25,643	89.9%
Pilsen/Pilsen Industrial Corridor	Census Tract 8432	\$54,107	\$63,487	-\$9,380	-14.8%
Lower West Side		\$60,332	\$43,215	\$17,117	39.6%
Chicago		\$62,097	\$56,577	\$5,520	9.8%

Data Source: 2005-2009 and 2016-2020 American Community Survey 5-Year Estimates. Tabulations by Great Cities Institute.

The Hispanic or Latino median household income for 2016-2020 in the Lower West Side was \$47,047, the lowest for all race and ethnic groups (see table 12).

- In some cases, median household income (especially for Hispanic or Latinos) has been found to be higher due to a larger number of workers in a household. However, In the Lower West Side potentially more workers in a household have not led to higher median household income for Hispanic or Latinos compared to other race and ethnic groups.
- The largest increase in Hispanic or Latino median household income between 2005-2009 and 2016-2020 occurred in census tract 8413 in the Western edge of Pilsen/Heart of Chicago (+136.3%) followed by census tracts 3108 (+59.2%) in Central Pilsen, and census tract 3105 (49.8%) in the Eastern edge of Pilsen/East Pilsen.
 - Median household income for Hispanic or Latinos increased in census tracts 3104 (+48%) and 3106 (+35.5%), which while significant, were still below the Hispanic or Latino median household income for the Lower West Side as a whole.
 - In 2016-2020, the increase in median household income in census tract 8413 to \$52,279 puts this tract above the Hispanic or Latino median household income but was still below the Lower West Side median household income for Hispanic or Latinos of \$60,332. These trends

suggest a winnowing out of the most economically vulnerable Hispanic or Latino households.

- The Latino median income was lower than that of the White alone (not Hispanic or Latino) household at \$79,562 (see table 13).
- The Black or African American alone median household income of \$58,074 was higher than that of Hispanic or Latino households (see table 14).
 - The median household income census tract estimates for the Black or African American alone population is available for only three census tracts and varies sharply (\$103,971 in census tract 3107, \$39,250 in census tract 8412 and \$31,000 in census tract 8432).
- The Asian alone median household income of \$86,620 was the highest of all race and ethnic groups in the Lower West Side.

Table 12: Hispanic or Latino Median Household Income by Lower West Side Census Tracts, 2005-2009 to 2016-2020

Lower West Side Area	Census Tract	2016-2020	2005-2009	Change	% Change
Eastern Edge of Pilsen/East Pilsen	Census Tract 3102	N/A	\$97,759	N/A	N/A
Eastern Edge of Pilsen/East Pilsen	Census Tract 3103	\$50,977	\$56,607	-\$5,630	-9.9%
Eastern Edge of Pilsen/East Pilsen	Census Tract 3104	\$45,000	\$30,399	\$14,601	48.0%
Eastern Edge of Pilsen/East Pilsen	Census Tract 3105	\$51,921	\$34,670	\$17,251	49.8%
Central Pilsen	Census Tract 3106	\$43,802	\$32,316	\$11,486	35.5%
Central Pilsen	Census Tract 3107	\$17,115	\$26,707	-\$9,592	-35.9%
Central Pilsen	Census Tract 3108	\$65,465	\$41,131	\$24,334	59.2%
Western Edge of Pilsen/Heart of Chicago	Census Tract 3109	\$53,802	\$37,391	\$16,411	43.9%
Western Edge of Pilsen/Heart of Chicago	Census Tract 8412	\$52,853	\$47,814	\$5,039	10.5%
Western Edge of Pilsen/Heart of Chicago	Census Tract 8413	\$52,279	\$22,120	\$30,160	136.3%
Pilsen/Pilsen Industrial Corridor	Census Tract 8432	\$37,259	\$41,558	-\$4,299	-10.3%
Lower West Side		\$47,047	\$40,883	\$6,165	15.1%
Chicago		\$53,193	\$50,555	\$2,638	5.2%

Data Source: 2005-2009 and 2016-2020 American Community Survey 5-Year Estimates. Tabulations by Great Cities Institute.

Table 13: White Alone (Not Hispanic or Latino) Median Household Income by Lower West Side Census Tracts, 2005-2009 to 2016-2020

Lower West Side Area	Census Tract	2016-2020	2005-2009	Change	% Change
Eastern Edge of Pilsen/East Pilsen	Census Tract 3102	\$120,395	\$47,426	\$72,969	153.9%
Eastern Edge of Pilsen/East Pilsen	Census Tract 3103	\$83,438	\$95,174	-\$11,736	-12.3%
Eastern Edge of Pilsen/East Pilsen	Census Tract 3104	\$69,448	\$48,620	\$20,828	42.8%
Eastern Edge of Pilsen/East Pilsen	Census Tract 3105	\$59,643	\$43,336	\$16,307	37.6%
Central Pilsen	Census Tract 3106	\$92,206	\$36,282	\$55,924	154.1%
Central Pilsen	Census Tract 3107	\$49,531	\$32,419	\$17,112	52.8%
Central Pilsen	Census Tract 3108	N/A	\$51,747	N/A	N/A
Western Edge of Pilsen/Heart of Chicago	Census Tract 3109	\$69,879	\$52,911	\$16,968	32.1%
Western Edge of Pilsen/Heart of Chicago	Census Tract 8412	\$71,250	\$26,909	\$44,341	164.8%
Western Edge of Pilsen/Heart of Chicago	Census Tract 8413	\$94,444	\$36,832	\$57,612	156.4%
Pilsen/Pilsen Industrial Corridor	Census Tract 8432	\$85,387	\$60,470	\$24,918	41.2%
Lower West Side		\$79,562	\$49,383	\$30,179	61.1%
Chicago		\$91,175	\$78,067	\$13,108	16.8%

Data Source: 2005-2009 and 2016-2020 American Community Survey 5-Year Estimates. Tabulations by Great Cities Institute.

Table 14: Black or African American Alone Median Household Income by Lower West Side Census Tracts, 2005-2009 to 2016-2020

Lower West Side Area	Census Tract	2016-2020	2005-2009	Change	% Change
Eastern Edge of Pilsen/East Pilsen	Census Tract 3102	N/A	\$3,022	N/A	N/A
Eastern Edge of Pilsen/East Pilsen	Census Tract 3103	N/A	\$302,349	N/A	N/A
Eastern Edge of Pilsen/East Pilsen	Census Tract 3104	N/A	\$51,651	N/A	N/A
Eastern Edge of Pilsen/East Pilsen	Census Tract 3105	N/A	N/A	N/A	N/A
Central Pilsen	Census Tract 3106	N/A	\$22,046	N/A	N/A
Central Pilsen	Census Tract 3107	\$103,971	\$4,763	\$99,208	2082.9%
Central Pilsen	Census Tract 3108	N/A	N/A	N/A	N/A
Western Edge of Pilsen/Heart of Chicago	Census Tract 3109	N/A	\$29,519	N/A	N/A
Western Edge of Pilsen/Heart of Chicago	Census Tract 8412	\$39,250	\$38,893	\$357	0.9%
Western Edge of Pilsen/Heart of Chicago	Census Tract 8413	N/A	N/A	N/A	N/A
Pilsen/Pilsen Industrial Corridor	Census Tract 8432	\$31,000	\$127,288	-\$96,288	-75.6%
Lower West Side		\$58,074	\$72,441	-\$14,368	-19.8%
Chicago		\$35,965	\$37,212	-\$1,247	-3.4%

Data Source: 2005-2009 and 2016-2020 American Community Survey 5-Year Estimates. Tabulations by Great Cities Institute.

Table 15: Asian Alone Median Household Income by Lower West Side Census Tracts, 2005-2009 to 2016-2020

Lower West Side Area	Census Tract	2016-2020	2005-2009	Change	% Change
Eastern Edge of Pilsen/East Pilsen	Census Tract 3102	\$98,281	N/A	N/A	N/A
Eastern Edge of Pilsen/East Pilsen	Census Tract 3103	N/A	N/A	N/A	N/A
Eastern Edge of Pilsen/East Pilsen	Census Tract 3104	\$110,833	N/A	N/A	N/A
Eastern Edge of Pilsen/East Pilsen	Census Tract 3105	N/A	N/A	N/A	N/A
Central Pilsen	Census Tract 3106	N/A	\$33,653	N/A	N/A
Central Pilsen	Census Tract 3107	N/A	N/A	N/A	N/A
Central Pilsen	Census Tract 3108	\$70,333	N/A	N/A	N/A
Western Edge of Pilsen/Heart of Chicago	Census Tract 3109	\$67,031	\$88,263	-\$21,232	-24.1%
Western Edge of Pilsen/Heart of Chicago	Census Tract 8412	N/A	N/A	N/A	N/A
Western Edge of Pilsen/Heart of Chicago	Census Tract 8413	N/A	\$3,022	N/A	N/A
Pilsen/Pilsen Industrial Corridor	Census Tract 8432	N/A	\$23,659	N/A	N/A
Lower West Side		\$86,620	\$37,149	\$49,470	133.2%
Chicago		\$80,561	\$65,555	\$15,006	22.9%

Data Source: 2005-2009 and 2016-2020 American Community Survey 5-Year Estimates. Tabulations by Great Cities Institute.

Per capita income also increased across census tracts between 2005-2009 and 2016-2020 in the Lower West Side (see table 16). However, the Hispanic or Latino population had the highest percent increase (57.1%) for the Lower West Side (see table 17). This was followed by the White alone (not Hispanic or Latino) population at 34.1%, the Asian alone population at 31.9% and the Black or African American alone population at 7.1% (see tables 18, 19, and 20). These figures could suggest a process in which the higher income Hispanic or Latinos have managed to stay in the Lower West Side and were joined by other higher income Hispanic or Latinos.

- The largest per capita income increases of Hispanic or Latinos from 2005-2009 to 2016-2020 occurred in census tracts 8413 (189.2%), 3104 (177.1%), 3106 (120.8%), 3108 (93.3%), and 8432 (66.8%).

- In contrast, per capita incomes for Hispanic or Latinos decreased in census tracts 3102 (-21.8%) and 3103 (-15%) both in the Eastern edge of Pilsen/East Pilsen subareas.
- For the White alone (not Hispanic or Latino) population, per capita income increases were higher in census tracts 3107 (236.7%) and 3106 (91.5%), both in the Central Pilsen subarea. This was followed by 8413 (83.5%) and 8412 (55.2%) both contained in the Western edge of Pilsen/Heart of Chicago subarea.
- From 2005-2009 to 2016-2020, the White alone (not Hispanic or Latino) population had small per capita income decrease in census tracts 3108 (-2.5%) and in 3109 (-1%).
- Previous figures also suggest a Black or African American alone population split between a low-income and a more affluent population segment. In 2016-2020, the census tract with the highest estimated per capita income for the Black or African American alone population was in census tract 3102 (\$113,571) in the Eastern edge of Pilsen/East Pilsen subarea. The lowest per capita income for the Black or African American alone population was in census tract 8412 (\$16,580) in the Western edge of Pilsen/Heart of Chicago subarea.

Table 16: Per Capita Income by Lower West Side Census Tracts, 2005-2009 to 2016-2020

Lower West Side Area	Census Tract	2016-2020	2005-2009	Change	% Change
Eastern Edge of Pilsen/East Pilsen	Census Tract 3102	\$46,032	\$36,741	\$9,291	25.3%
Eastern Edge of Pilsen/East Pilsen	Census Tract 3103	\$31,004	\$37,919	-\$6,915	-18.2%
Eastern Edge of Pilsen/East Pilsen	Census Tract 3104	\$44,642	\$16,560	\$28,082	169.6%
Eastern Edge of Pilsen/East Pilsen	Census Tract 3105	\$23,640	\$17,649	\$5,991	33.9%
Central Pilsen	Census Tract 3106	\$35,247	\$15,416	\$19,831	128.6%
Central Pilsen	Census Tract 3107	\$25,316	\$10,811	\$14,505	134.2%
Central Pilsen	Census Tract 3108	\$30,806	\$17,164	\$13,642	79.5%
Western Edge of Pilsen/Heart of Chicago	Census Tract 3109	\$26,156	\$15,402	\$10,754	69.8%
Western Edge of Pilsen/Heart of Chicago	Census Tract 8412	\$22,858	\$16,771	\$6,087	36.3%
Western Edge of Pilsen/Heart of Chicago	Census Tract 8413	\$33,704	\$14,011	\$19,693	140.6%
Pilsen/Pilsen Industrial Corridor	Census Tract 8432	\$31,646	\$26,955	\$4,692	17.4%
Lower West Side		\$31,914	\$20,491	\$11,423	55.7%
Chicago		\$39,068	\$32,412	\$6,656	20.5%

Data Source: 2005-2009 and 2016-2020 American Community Survey 5-Year Estimates. Tabulations by Great Cities Institute.



900 W. 18th Place. Credit: Great Cities Institute.

Table 17: Hispanic or Latino Per Capita Income by Lower West Side Census Tracts, 2005-2009 to 2016-2020

Lower West Side Area	Census Tract	2016-2020	2005-2009	Change	% Change
Eastern Edge of Pilsen/East Pilsen	Census Tract 3102	\$26,801	\$34,260	-\$7,459	-21.8%
Eastern Edge of Pilsen/East Pilsen	Census Tract 3103	\$20,890	\$24,571	-\$3,681	-15.0%
Eastern Edge of Pilsen/East Pilsen	Census Tract 3104	\$38,429	\$13,868	\$24,561	177.1%
Eastern Edge of Pilsen/East Pilsen	Census Tract 3105	\$19,968	\$15,679	\$4,289	27.4%
Central Pilsen	Census Tract 3106	\$28,168	\$12,755	\$15,413	120.8%
Central Pilsen	Census Tract 3107	\$13,032	\$9,860	\$3,172	32.2%
Central Pilsen	Census Tract 3108	\$30,226	\$15,636	\$14,590	93.3%
Western Edge of Pilsen/Heart of Chicago	Census Tract 3109	\$21,395	\$13,914	\$7,481	53.8%
Western Edge of Pilsen/Heart of Chicago	Census Tract 8412	\$18,520	\$15,404	\$3,116	20.2%
Western Edge of Pilsen/Heart of Chicago	Census Tract 8413	\$29,160	\$10,084	\$19,077	189.2%
Pilsen/Pilsen Industrial Corridor	Census Tract 8432	\$20,923	\$12,545	\$8,378	66.8%
Lower West Side		\$24,319	\$15,477	\$8,842	57.1%
Chicago		\$21,922	\$17,823	\$4,099	23.0%

Data Source: 2005-2009 and 2016-2020 American Community Survey 5-Year Estimates. Tabulations by Great Cities Institute.

Table 18: White Alone (not Hispanic or Latino) Per Capita Income by Lower West Side Census Tracts, 2005-2009 to 2016-2020

Lower West Side Area	Census Tract	2016-2020	2005-2009	Change	% Change
Eastern Edge of Pilsen/East Pilsen	Census Tract 3102	\$62,648	\$51,773	\$10,875	21.0%
Eastern Edge of Pilsen/East Pilsen	Census Tract 3103	\$60,501	\$50,222	\$10,279	20.5%
Eastern Edge of Pilsen/East Pilsen	Census Tract 3104	\$50,053	\$38,507	\$11,546	30.0%
Eastern Edge of Pilsen/East Pilsen	Census Tract 3105	\$38,343	\$38,057	\$286	0.8%
Central Pilsen	Census Tract 3106	\$50,233	\$26,238	\$23,995	91.5%
Central Pilsen	Census Tract 3107	\$45,913	\$13,638	\$32,275	236.7%
Central Pilsen	Census Tract 3108	\$30,056	\$30,825	-\$769	-2.5%
Western Edge of Pilsen/Heart of Chicago	Census Tract 3109	\$36,658	\$37,034	-\$376	-1.0%
Western Edge of Pilsen/Heart of Chicago	Census Tract 8412	\$44,873	\$28,912	\$15,961	55.2%
Western Edge of Pilsen/Heart of Chicago	Census Tract 8413	\$45,133	\$24,594	\$20,539	83.5%
Pilsen/Pilsen Industrial Corridor	Census Tract 8432	\$60,007	\$48,824	\$11,184	22.9%
Lower West Side		\$47,674	\$35,542	\$12,133	34.1%
Chicago		\$64,957	\$56,948	\$8,009	14.1%

Data Source: 2005-2009 and 2016-2020 American Community Survey 5-Year Estimates. Tabulations by Great Cities Institute.

Table 19: Black or African American Alone Per Capita Income by Lower West Side Census Tracts, 2005-2009 to 2016-2020

Lower West Side Area	Census Tract	2016-2020	2005-2009	Change	% Change
Eastern Edge of Pilsen/East Pilsen	Census Tract 3102	\$113,571	\$9,283	\$104,288	1123.4%
Eastern Edge of Pilsen/East Pilsen	Census Tract 3103	\$42,313	\$167,289	-\$124,976	-74.7%
Eastern Edge of Pilsen/East Pilsen	Census Tract 3104	N/A	\$13,637	N/A	N/A
Eastern Edge of Pilsen/East Pilsen	Census Tract 3105	N/A	N/A	N/A	N/A
Central Pilsen	Census Tract 3106	\$29,019	\$21,503	\$7,516	35.0%
Central Pilsen	Census Tract 3107	\$34,681	\$11,486	\$23,195	201.9%
Central Pilsen	Census Tract 3108	\$6,028	N/A	N/A	N/A
Western Edge of Pilsen/Heart of Chicago	Census Tract 3109	\$58,587	\$13,256	\$45,331	342.0%
Western Edge of Pilsen/Heart of Chicago	Census Tract 8412	\$16,580	N/A	N/A	N/A
Western Edge of Pilsen/Heart of Chicago	Census Tract 8413	\$44,191	N/A	N/A	N/A
Pilsen/Pilsen Industrial Corridor	Census Tract 8432	\$24,913	\$32,239	-\$7,326	-22.7%
Lower West Side		\$41,098	\$38,385	\$2,713	7.1%
Chicago		\$23,947	\$20,393	\$3,554	17.4%

Data Source: 2005-2009 and 2016-2020 American Community Survey 5-Year Estimates. Tabulations by Great Cities Institute.

Table 20: Asian Alone Per Capita Income by Lower West Side Census Tracts, 2005-2009 to 2016-2020

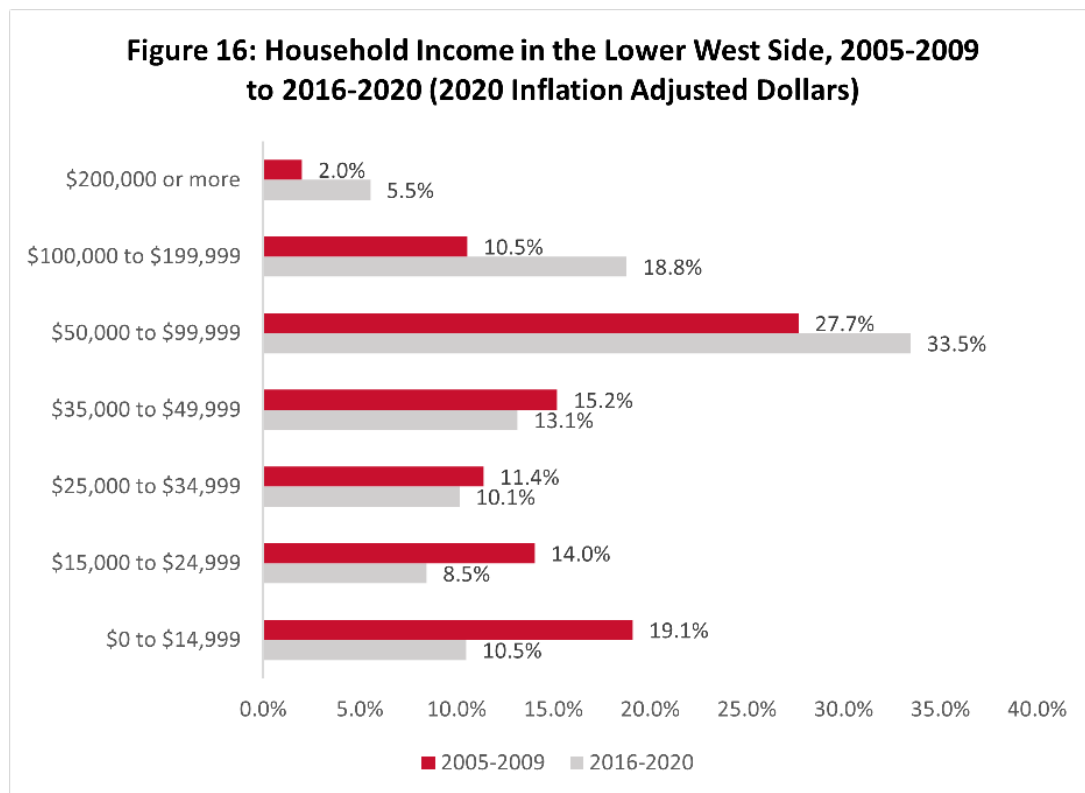
Lower West Side Area	Census Tract	2016-2020	2005-2009	Change	% Change
Eastern Edge of Pilsen/East Pilsen	Census Tract 3102	\$45,045	N/A	N/A	N/A
Eastern Edge of Pilsen/East Pilsen	Census Tract 3103	\$28,728	N/A	N/A	N/A
Eastern Edge of Pilsen/East Pilsen	Census Tract 3104	\$48,609	N/A	N/A	N/A
Eastern Edge of Pilsen/East Pilsen	Census Tract 3105	N/A	N/A	N/A	N/A
Central Pilsen	Census Tract 3106	\$19,120	\$19,730	-\$610	-3.1%
Central Pilsen	Census Tract 3107	\$42,352	N/A	N/A	N/A
Central Pilsen	Census Tract 3108	\$17,850	N/A	N/A	N/A
Western Edge of Pilsen/Heart of Chicago	Census Tract 3109	\$60,169	\$50,001	\$10,168	20.3%
Western Edge of Pilsen/Heart of Chicago	Census Tract 8412	\$45,715	N/A	N/A	N/A
Western Edge of Pilsen/Heart of Chicago	Census Tract 8413	\$58,050	N/A	N/A	N/A
Pilsen/Pilsen Industrial Corridor	Census Tract 8432	N/A	\$22,669	N/A	N/A
Lower West Side		\$40,626	\$30,800	\$9,826	31.9%
Chicago		\$49,093	\$36,208	\$12,885	35.6%

Data Source: 2005-2009 and 2016-2020 American Community Survey 5-Year Estimates. Tabulations by Great Cities Institute.

From 2005-2009 to 2016-2020, households earning less than \$50,000 in income decreased in the Lower West Side by 17.5% (see figure 16).

- Household incomes had an upward trajectory with the percentage of households under \$50,000 declining from 59.6% in 2005-2009 to 42.2% in 2016-2020. Conversely, households earning above \$50,000 increased from 40.2% to 57.8% in the decade.
- Households earning more than \$100,000 increased from 12.6% of the total in 2005-2009 to 24.3% of the total in 2016-2020 in the Lower West Side.
- From 2005-2009 to 2016-2020, the largest change by income bracket occurred in households earning less \$15,000 which decreased from 19.1% of the total households in 2005-2009 to 10.5%

of the total households in 2016-2020. This again suggests the displacement of the lowest income households in the Lower West Side.

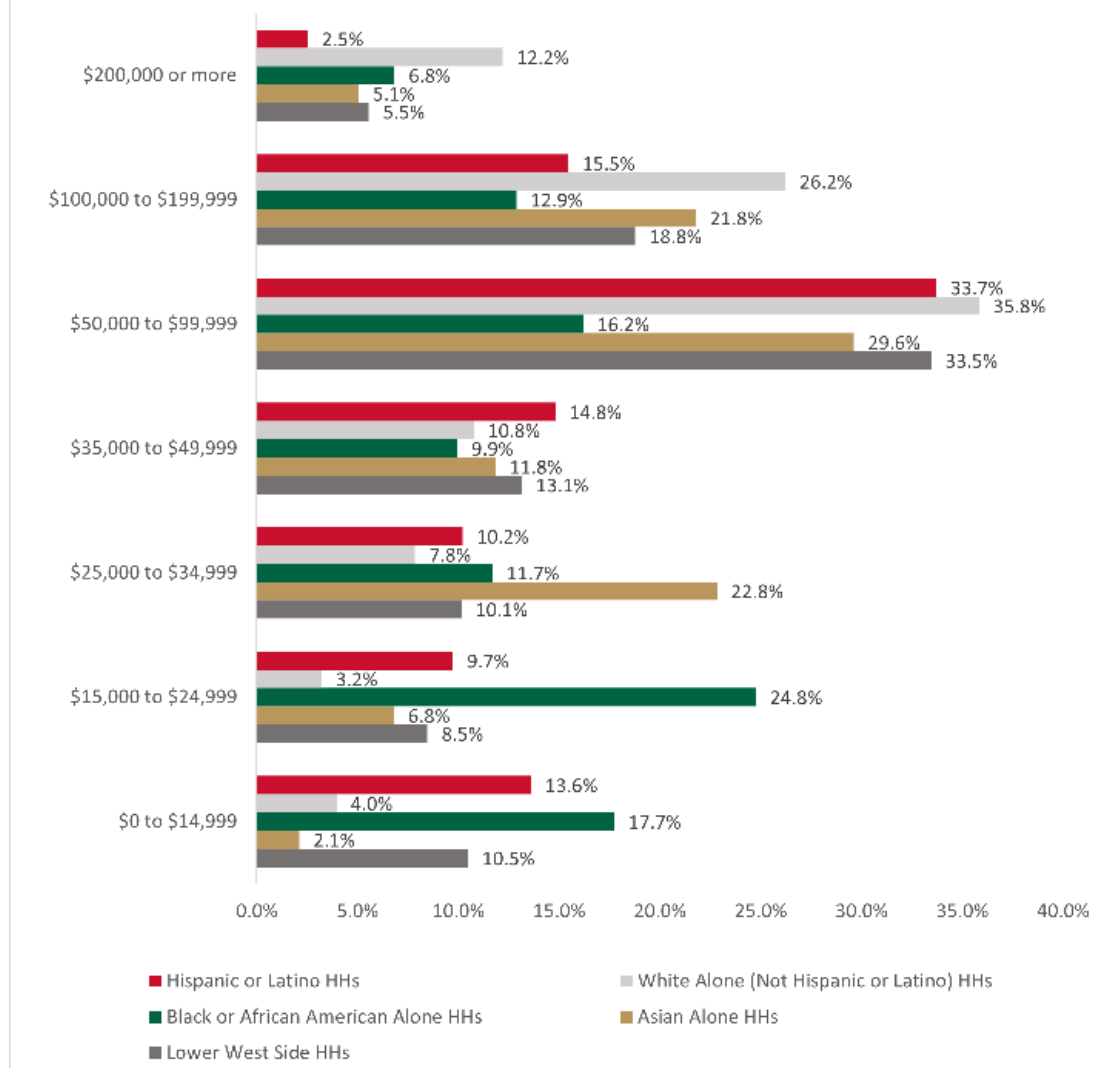


Data Source: 2005-2009 and 2016-2020 American Community Survey 5-Year Estimates. Tabulations by Great Cities Institute.

By race and ethnic group, White alone (not Hispanic or Latino) households had the highest incomes in the three top household income categories in 2016-2020 (see figure 17).

- For 2016-2020, White alone (not Hispanic or Latino) households earning more than \$200,000 consisted of 12.2% of all White alone (not Hispanic or Latino) households, much higher when compared to the percent of total for all Lower West Side households (5.5%), Black or African American alone households (6.8%), Asian alone households (5.1%), and Hispanic or Latino households (2.5%).
- For 2016-2020, White alone (not Hispanic or Latino) households earning more than \$100,000 consisted of 38.4% of all White alone (not Hispanic or Latino) households, also higher than the percent of total for Lower West Side households (24.3%), Asian alone households (26.8%), Black or African American alone households (19.7%), and Hispanic or Latino households (18%).
- From 2016-2020, Hispanic or Latino households earning less than \$50,000 was 48.3% of total Hispanic or Latino households, higher than the percent of total for Lower West Side households (42.2%), Asian alone households (43.6%), and White alone (not Hispanic or Latino) households (25.8%).
- However, Black or African American alone households had the highest percent of total earning less than \$50,000 at 64.1% of all Black or African American alone households in the Lower West Side.

Figure 17: Household Income in the Past 12 Months by Race and Ethnic Group in the Lower West Side, 2016-2020



Data Source: 2005-2009 and 2016-2020 American Community Survey 5-Year Estimates. Tabulations by Great Cities Institute.

Occupations

The displacement of working-class occupations by professional occupations is an indicator of gentrification. Table 21 below shows that the occupational category Management, Business, Science, and Arts experienced the largest percent growth of all occupational categories in the Lower West Side. It should be noted that this data does not differentiate between residents that stayed in the Lower West Side who changed occupations during the two time periods and new incoming residents that migrated with different types of occupations.

- From 2005-2009 to 2016-2020, the occupational category Management, Business, Science, and Arts increased by +151.4%, which is over 5 times the rate for the City of Chicago, which increased by 29.9% in that same period.
- The Natural Resources, Construction, and Maintenance occupational category had the largest percent decrease, -45.1%, in the Lower West Side from 2005-2009 to 2016-2020. That is more than twice the rate of the City of Chicago which decreased by -21.7% in that same period.
- The Production, Transportation, and Material Moving occupational category decreased by -39.2%

from 2005-2009 to 2016-2020, 6 times the rate of the City of Chicago, which decreased by -6.2%.

- By subareas, the largest percent increase in the Management, Business, Science, and Arts occupational category occurred in the Western edge of Pilsen/Heart of Chicago which increased by 251.6% from 2005-2009 to 2016-2020, 1.6 times the rate of the Lower West Side.
 - Central Pilsen had the second largest increase, 193.3%, in the Management, Business, Science, and Arts occupational category. That increase was 1.2 times the rate of the Lower West Side and over 6 times the rate of the City of Chicago.
 - The Eastern edge of Pilsen/East Pilsen had the lowest growth in the Management, Business, Science, and Arts occupational category at 45.7% for all Lower West Side subareas, however this was still 1.5 times the growth rate for the City of Chicago in that same category.
 - In 2005-2009, the Eastern edge of Pilsen/East Pilsen subarea had the highest count, 1,128, of the employed population working in the Management, Business, Science, and Arts occupational category indicating the gentrification occurred there first. However, in 2016-2020 both the Western edge of Pilsen/Heart of Chicago and Central Pilsen subareas had a higher count of the employed population working in the Management, Business, Science, and Arts occupations with 3,175 and 2,910 respectively. This is higher than the Eastern edge of Pilsen/East Pilsen with 1,643 employed in the Management, Business, Science, and Arts occupational category in 2016-2020.
- By subareas, the Production, Transportation, and Material Moving occupational category in Central Pilsen had the largest percent decrease, -59.1%, from 2005-2009 to 2016-2020. This was followed by the Pilsen/Pilsen Industrial Corridor subarea where the Production, Transportation, and Material Moving occupational category decreased by -54.1%.

Table 21: Occupation for the Employed Population Change by Lower West Side Subareas, 2005-2009 to 2016-2020

Lower West Side Area	Management, Business, Science, And Arts Occupations			Service Occupations			Sales And Office Occupations			Natural Resources, Construction, And Maintenance Occupations			Production, Transportation, And Material Moving Occupations		
	2016-2020	2005-2009	% Change	2016-2020	2005-2009	% Change	2016-2020	2005-2009	% Change	2016-2020	2005-2009	% Change	2016-2020	2005-2009	% Change
Central Pilsen	2,910	992	193.3%	1,257	1,392	-9.7%	901	1,111	-18.9%	240	373	-35.7%	574	1,405	-59.1%
Eastern Edge of Pilsen/East Pilsen	1,643	1,128	45.7%	617	698	-11.6%	631	729	-13.4%	143	230	-37.8%	406	497	-18.3%
Pilsen/Pilsen Industrial Corridor	603	291	107.2%	263	439	-40.1%	174	164	6.1%	103	167	-38.3%	190	414	-54.1%
Western Edge of Pilsen/Heart of Chicago	3,175	903	251.6%	1,527	1,445	5.7%	1,148	1,373	-16.4%	413	869	-52.5%	1,385	1,886	-26.6%
Lower West Side	8,331	3,314	151.4%	3,664	3,974	-7.8%	2,854	3,377	-15.5%	899	1,639	-45.1%	2,555	4,202	-39.2%
Chicago	602,089	463,424	29.9%	253,122	252,843	0.1%	269,552	321,268	-16.1%	67,757	86,505	-21.7%	169,112	180,302	-6.2%

Table 22 shows that the trends for the employed Hispanic or Latino population are similar as the total employed population, however at different rates.

- From 2005-2009 to 2016-2020, the Management, Business, Science, and Arts occupational category for employed Hispanic or Latinos increased by 117.8% in the Lower West Side, which was lower

than the rate of 151.4% for all race and ethnicities. However, the growth of Hispanic or Latinos in the Management, Business, Science, and Arts occupational category in the Lower West Side is still 1.8 times the rate of growth for Hispanic or Latinos in the City of Chicago which grew by 65.7%.

- As with all race and ethnicities, the largest percent decline in the employed Hispanic or Latino population in the Lower West Side occurred in the Natural Resources, Construction, and Maintenance occupational category which decreased by -50.5% from 2005-2009 to 2016-2020 and the Production, Transportation, and Material Moving occupational category which decreased by -43.5% in the same period. Both decreases were slightly higher for Hispanic or Latinos when compared to all race and ethnicities.
- By subareas, the Western Edge of Pilsen/Heart of Chicago subarea had the largest percent increase for the Management, Business, Science, and Arts occupational category which grew by 184.4%, lower than the rate for all race and ethnicities of 251.6%.
 - The second largest percent increase for Hispanic or Latinos in the Management, Business, Science, and Arts occupational category, as with all race and ethnicities, was also in Central Pilsen which increased by 165.5%, slightly lower than the rate for all ethnicities of 193.3%.

Table 22: Occupation for the Employed Population Change for Hispanic or Latinos by Lower West Side Subareas, 2005-2009 to 2016-2020

Lower West Side Area	Management, Business, Science, And Arts Occupations			Service Occupations			Sales And Office Occupations			Natural Resources, Construction, And Maintenance Occupations			Production, Transportation, And Material Moving Occupations		
	2016-2020	2005-2009	% Change	2016-2020	2005-2009	% Change	2016-2020	2005-2009	% Change	2016-2020	2005-2009	% Change	2016-2020	2005-2009	% Change
Central Pilsen	1,240	467	165.5%	974	1,084	-10.1%	519	856	-39.4%	240	343	-30.0%	451	1,316	-65.7%
Eastern Edge of Pilsen/East Pilsen	561	529	6.0%	396	429	-7.7%	250	453	-44.8%	78	221	-64.7%	317	415	-23.6%
Pilsen/Pilsen Industrial Corridor	276	137	101.5%	178	389	-54.2%	77	129	-40.3%	103	147	-29.9%	152	373	-59.2%
Western Edge of Pilsen/Heart of Chicago	1,664	585	184.4%	1,312	1,225	7.1%	753	1,239	-39.2%	328	803	-59.2%	1,271	1,773	-28.3%
Lower West Side	3,741	1,718	117.8%	2,860	3,127	-8.5%	1,599	2,677	-40.3%	749	1,514	-50.5%	2,191	3,877	-43.5%
Chicago	85,762	51,773	65.7%	88,957	79,605	11.7%	71,708	72,895	-1.6%	37,703	38,366	-1.7%	77,936	91,358	-14.7%

Table 23 show that when only considering the White alone (not Hispanic or Latino) employed population, there is also a large increase in the Management, Business, Science, and Arts occupational category from 2005-2009 to 2016-2020 when compared with the City of Chicago. Only the Service Occupations category had a percent decrease in that period for the White alone (not Hispanic or Latino) population.

- From 2005-2009 to 2016-2020, the Management, Business, Science, and Arts occupational category for the White alone (not Hispanic or Latino) employed population increased by 145.1%, over 6 times the rate of Whites in the City of Chicago, which increased by 23.5% in the same period.
- By subarea, the percent increase for the Management, Business, Science, and Arts occupational category for the White alone (not Hispanic or Latino) employed population was highest in the Western edge of Pilsen/Heart of Chicago with a 237.4% increase followed by Central Pilsen which increased by 234.4%.

- By total count, Central Pilsen in 2016-2020 has the largest count, 1,240, of the White alone (not Hispanic or Latino) employed in the Management, Business, Science, and Arts occupational category of all subareas.

Table 23: Occupation for the Employed Population Change for White Alone (Not Hispanic or Latino) by Lower West Side Subareas, 2005-2009 to 2016-2020

Lower West Side Area	Management, Business, Science, And Arts Occupations			Service Occupations			Sales And Office Occupations			Natural Resources, Construction, And Maintenance Occupations			Production, Transportation, And Material Moving Occupations		
	2016-2020	2005-2009	% Change	2016-2020	2005-2009	% Change	2016-2020	2005-2009	% Change	2016-2020	2005-2009	% Change	2016-2020	2005-2009	% Change
Central Pilsen	1,264	378	234.4%	228	229	-0.4%	264	235	12.3%	0	30	-100.0%	72	51	41.2%
Eastern Edge of Pilsen/East Pilsen	828	589	40.6%	121	257	-52.9%	248	253	-2.0%	57	9	533.3%	61	64	-4.7%
Pilsen/Pilsen Industrial Corridor	279	105	165.7%	67	37	81.1%	97	26	273.1%	0	0	N/A	24	0	N/A
Western Edge of Pilsen/Heart of Chicago	938	278	237.4%	184	198	-7.1%	252	106	137.7%	63	66	-4.5%	99	102	-2.9%
Lower West Side	3,309	1,350	145.1%	600	721	-16.8%	861	620	38.9%	120	105	14.3%	256	217	18.0%
Chicago	341,558	276,469	23.5%	62,248	72,880	-14.6%	107,537	131,949	-18.5%	19,408	31,991	-39.3%	32,141	33,272	-3.4%

Figure 18 shows that the proportion of employed individuals in the Management, Business, Science, and Arts occupational category increased in the Lower West Side and all subareas.

- From 2005-2009 to 2016-2020, the proportion of those employed in the Management, Business, Science, and Arts occupational category in the Lower West Side more than doubled from 20.1% of all those employed to 45.5%.
 - By subareas, Central Pilsen had the largest increase in the proportion of the employed population in the Management, Business, Science, and Arts occupational category which increased from 18.8% of all those employed to nearly half at 49.5% from 2005-2009 to 2016-2020.
 - This was followed by the Western edge of Pilsen/Heart of Chicago subarea where the Management, Business, Science, and Arts occupational category doubled from 13.9% to 41.5% of the total share of the employed population.
- For the Lower West Side, the Production, Transportation, and Material Moving occupational category had the largest decrease in the proportion of the employed population which decreased from 25.5% of the total employed population to 14% from 2005-2009 to 2016-2020.
 - By subareas, the Production, Transportation, and Material Moving occupational category in Central Pilsen had the largest percent decrease in the proportion of the employed population from 2005-2009 to 2016-2020. The Production, Transportation, and Material Moving occupation category decreased in Central Pilsen from 26.6% of the total share to 9.8%.
 - This was followed by the Pilsen/Pilsen Industrial Corridor subarea where the Production, Transportation, and Material Moving occupational category decreased from 28.1% of the total share to 14.3%.

Figure 18: Occupations for the Employed Population Percent of Total in the Lower West Side, 2005-2009 and 2016-2020

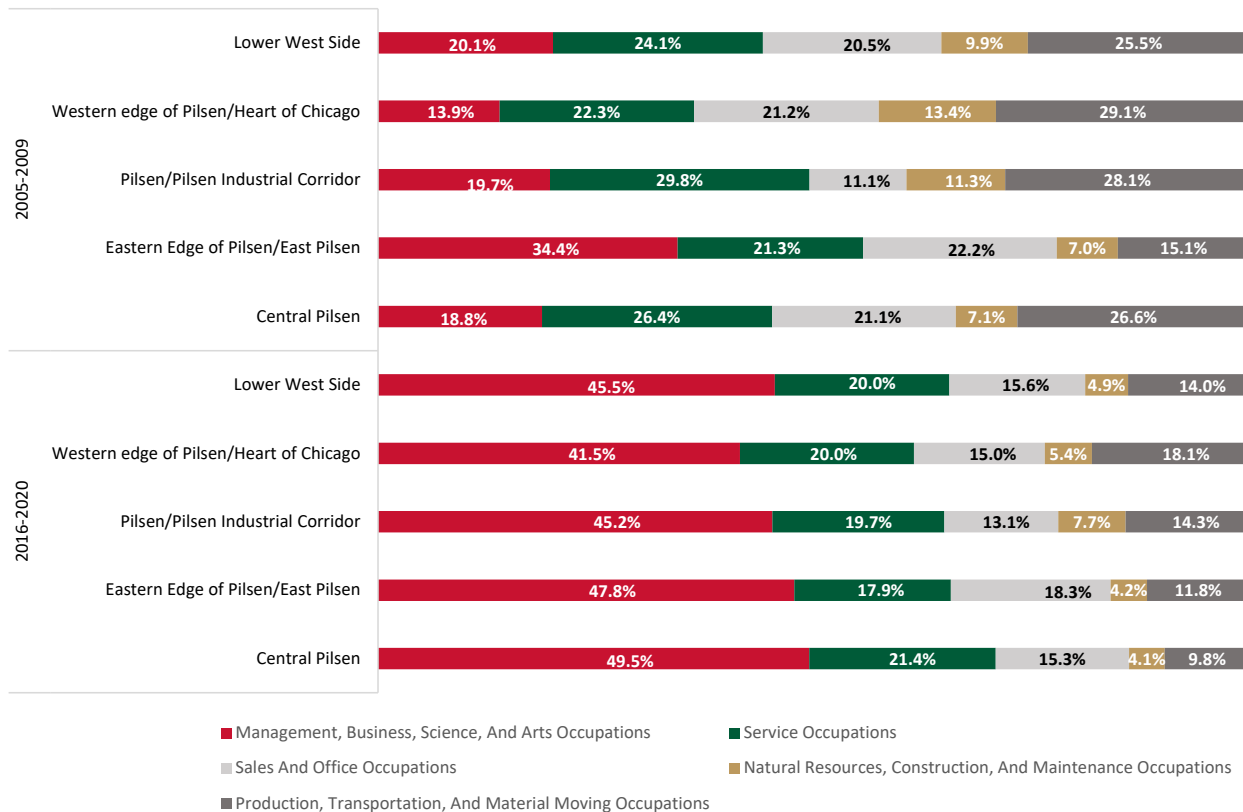
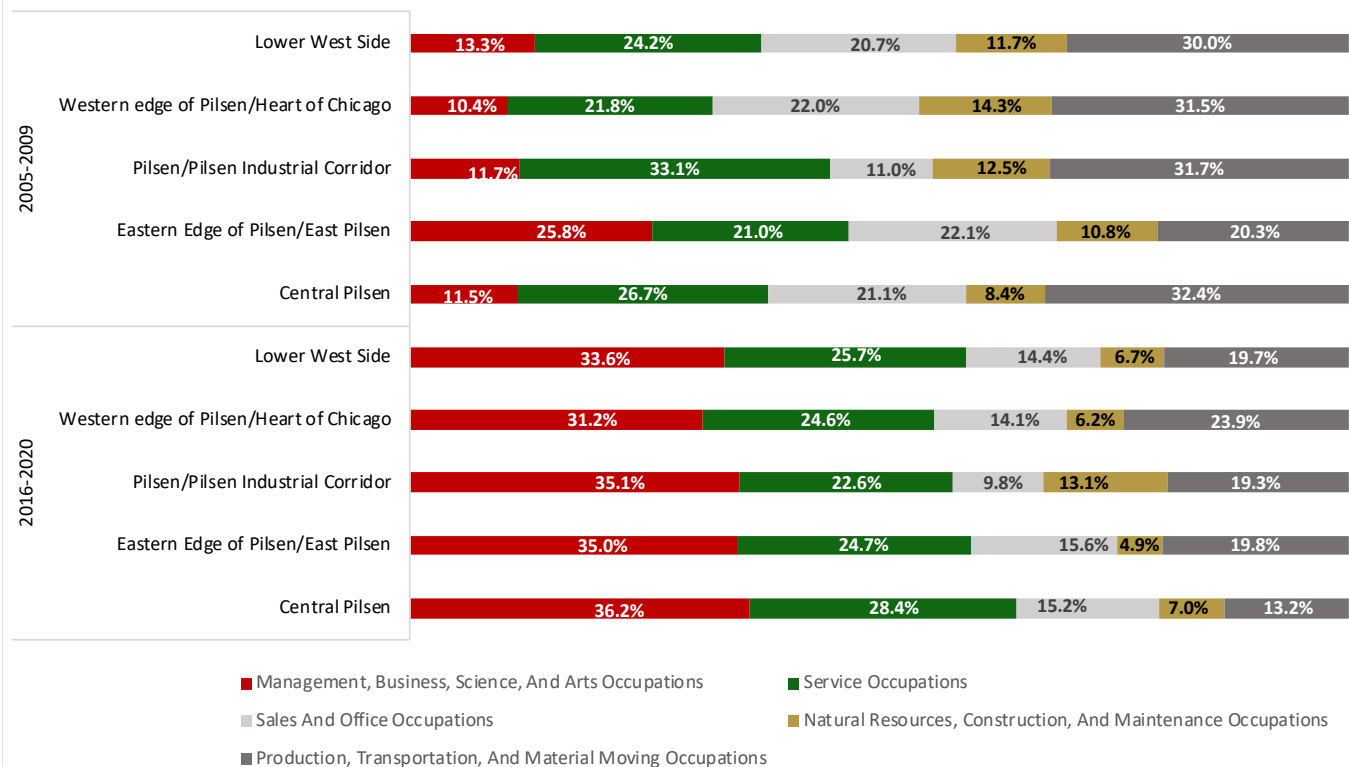


Figure 19 shows the proportion of the employed population for Hispanic or Latinos from 2005-2009 to 2016-2020. As with all race and ethnicities, the largest occupational share increase has been in the Management, Business, Science, and Arts occupational category and the largest decrease has been in the Production, Transportation, and Material Moving occupational category.

- For Hispanic or Latinos in the Lower West Side, the Management, Business, Science, and Arts occupational category had the largest increase in the proportion of occupations which increased from 13.3% in 2005-2009 to 33.6% in 2016-2020.
- By subarea, Central Pilsen had the largest increase in the share of the Management, Business, Science, and Arts occupational category for Hispanic or Latinos which increased from 11.5% of the total share in 2005-2009 to 36.2% in 2016-2020.
- The Production, Transportation, and Material Moving occupational category had the largest decrease in the proportion of occupations for Hispanic or Latinos in the Lower West Side which decreased from 30% to 19.7% of the total share from 2005-2009 to 2016-2020.
- By subarea, Central Pilsen had the largest decrease in the proportion of the Production, Transportation, and Material Moving occupational category for Hispanic or Latinos which decreased from 32.4% to 13.2% of the total share from 2005-2009 to 2016-2020.

Figure 20 shows the employed population share for the White Alone (not Hispanic or Latino) in the Lower West Side from 2005-2009 to 2016-2020. As with all other race and ethnic groups, the increase in the proportion of the employed population for the White Alone (not Hispanic or Latino) population was the highest in the Management, Business, Science, and Arts occupational category. However, the White Alone (not Hispanic or Latino) population had a much larger proportion of their employed population in the Management, Business, Science, and Arts occupational category since 2005-2009 when compared to the

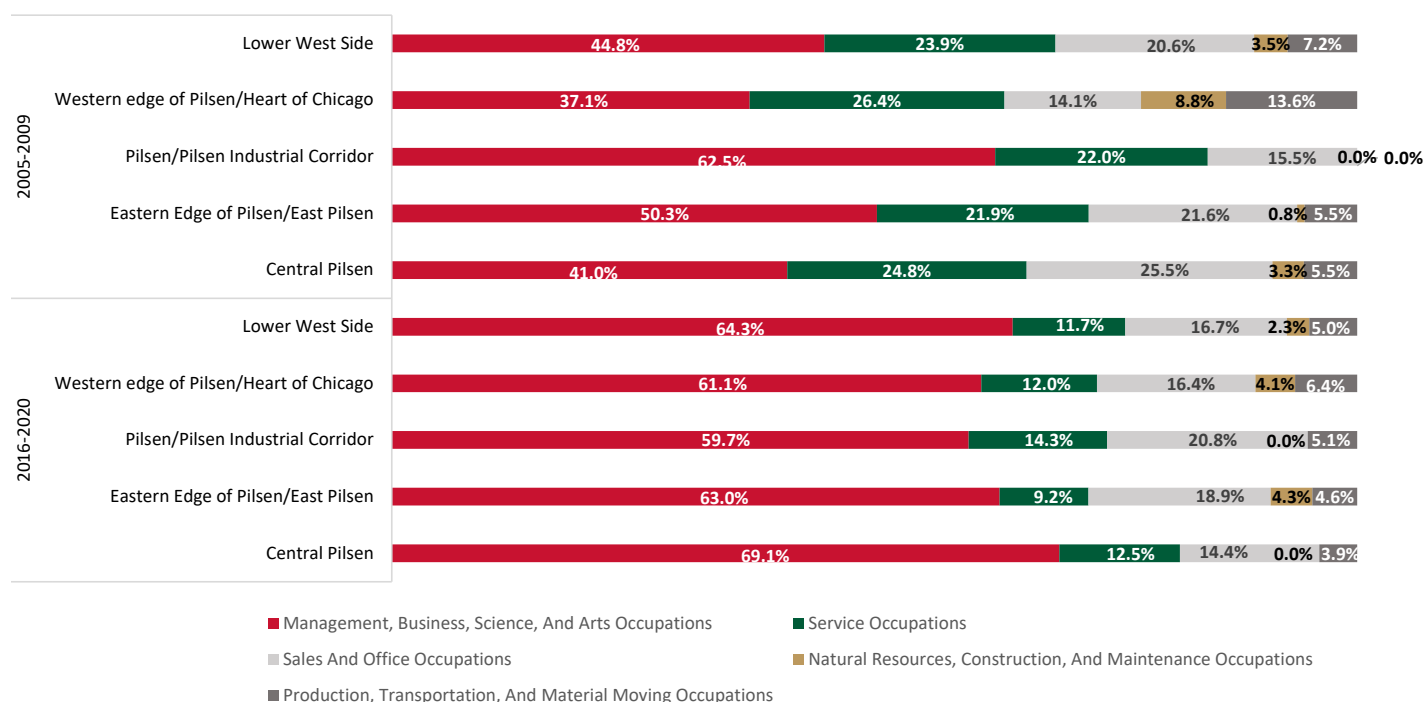
Figure 19: Occupations for the Employed Hispanic or Latino Population Percent of Total in the Lower West Side, 2005-2009 and 2016-2020



Hispanic or Latino population or to the total Lower West Side population.

- In 2005-2009, 44.8% of the White Alone (not Hispanic or Latino population) were employed in the Management, Business, Science, and Arts occupational category, over 3 times that of Hispanic or Latinos (13.3%) and over 2 times that of the total Lower West Side population (20.1%).
- The Management, Business, Science, and Arts occupational category had the largest increase in the proportion of occupations from 2005-2009 to 2016-2020 for the White Alone (not Hispanic or Latino) employed population in the Lower West Side, which increased from 44.8% of the total share to 64.3%.
 - By subareas, Central Pilsen had the largest increase in the proportion of the Management, Business, Science, and Arts occupational category for the White Alone (not Hispanic or Latino) population, which increased from 41% to 69.1% of the total share from 2005-2009 to 2016-2020.
 - The Western edge of Pilsen/Heart of Chicago has the second largest increase in the proportion of the Management, Business, Science, and Arts occupational category for the White Alone (not Hispanic or Latino) population and increased from 37.1% of the total share to 61.1%.
- The Service Occupations category had the largest decrease in the proportion of occupations for the White Alone (not Hispanic or Latino) in the Lower West Side from 2005-2009 to 2016-2020, which decreased from 23.9% of the total share to 11.7%.
 - By subareas, the Western Edge of Pilsen/Heart of Chicago had the largest decrease in the proportion of the Service Occupations category for the White Alone (not Hispanic or Latino) population, which decreased from 26.4% of the total share to 12% from 2005-2009 to 2016-2020.

Figure 20: Occupations for the Employed White Alone (Not Hispanic or Latino) Population Percent of Total in the Lower West Side, 2005-2009 and 2016-2020

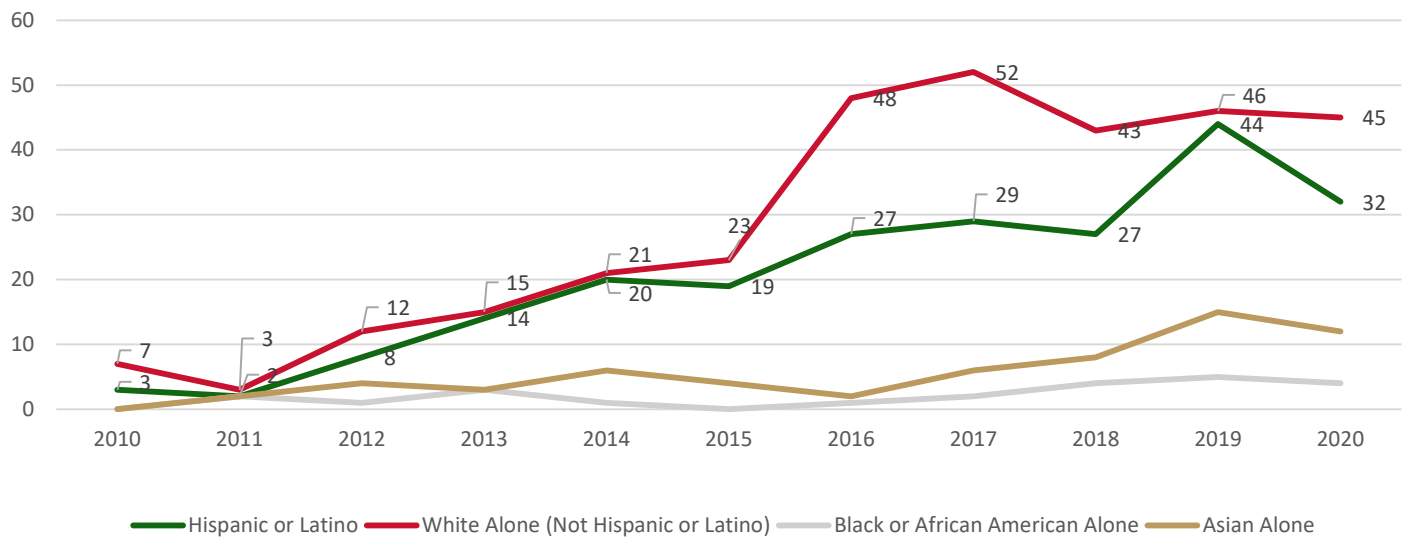


Mortgage Activity

The site Real Estate Appraisals defines Pilsen as a great investment, informing potential buyers that local for sale properties are in an upward trajectory. Chicago Homes: Real Estate Trends in Pilsen branded Pilsen as “one of the trendiest communities of west Chicago.”¹⁷ As mentioned earlier, median household income has increased in the Lower West Side, and particularly, White alone (not Hispanic or Latino) households have a much higher proportion of households earning over \$100,000 when compared to other race and ethnic groups. In the past decade, White alone (not Hispanic or Latino) borrowers have also received the most conventional loans originated for owner-occupied one-to-four-family homes in the Lower West, where they peaked in 2017 (52 loan originated, see figure 21).

- Hispanic or Latino borrowers were the recipients of the second most loans, where a large gap between them and White alone (not Hispanic or Latino) borrowers increased in the years 2016 and 2017.
 - In 2016, 27 loans were originated to Hispanic or Latino borrowers for one to four-family homes, much lower than that of White alone (not Hispanic or Latino) borrowers who received 48 loans.
 - In 2017, 29 loans were originated to Hispanic or Latino borrowers, lower than the 52 loans originated to White alone (not Hispanic or Latino) borrowers.
 - Hispanic or Latino borrowers almost caught up to White alone (not Hispanic or Latino) borrowers in 2019 but declined in 2020.
 - Asian alone and Black or African American alone borrowers received the fewest loan originations between 2010 to 2020. There was no year in which more than 10 loans were originated to Black or African American alone borrowers for one to four-family homes in the Lower West Side with this being the case for Asian alone borrowers only from 2019 and on.

Figure 21: Conventional Loans Originated for Owner-Occupied One to Four-Family Homes in the Lower West Side by Race and Ethnicity, 2010 to 2020

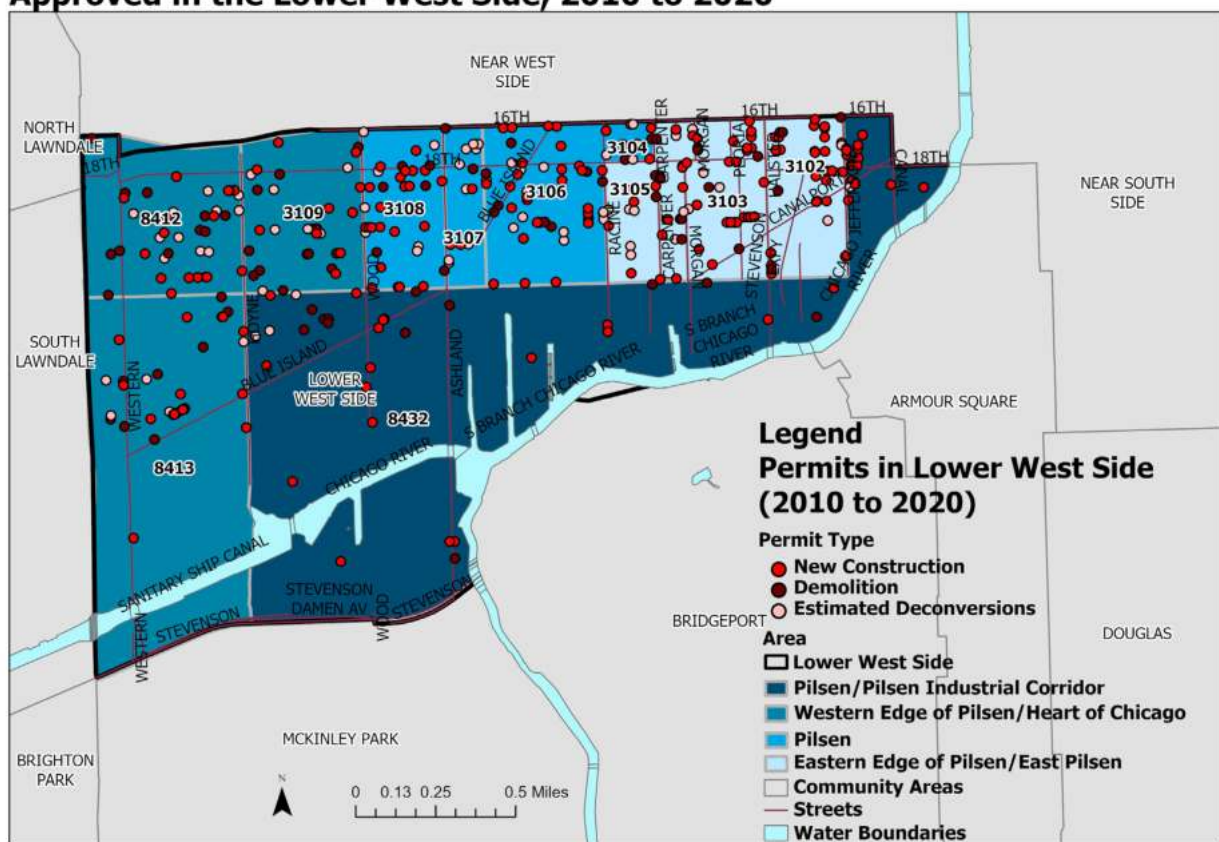


Data Source: 2010 – 2020, the Home Mortgage Disclosure Act. Tabulations by Great Cities Institute.

Construction Activity and Permits

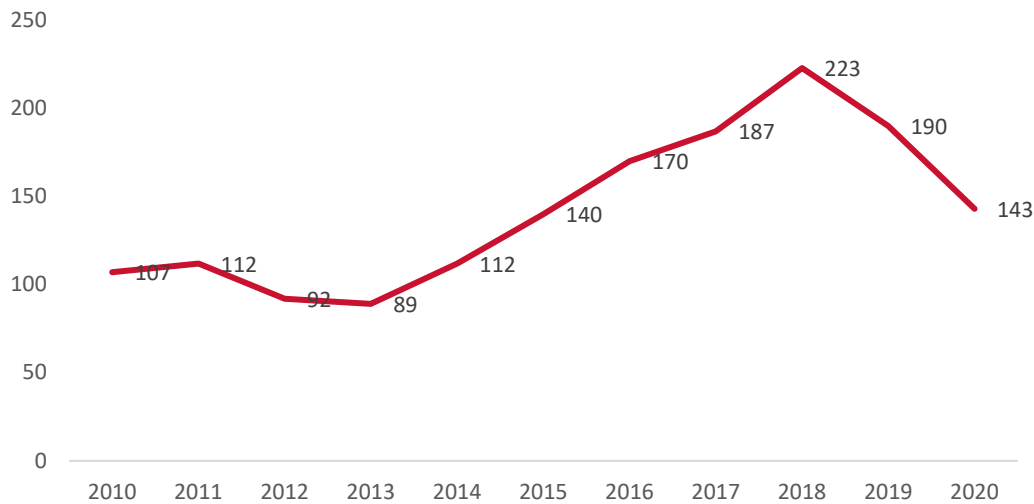
Although scattered throughout the community, as map 3 shows, the largest number of new construction permits (over two-thirds) were in the Eastern edge of Pilsen/East Pilsen and the Central Pilsen subareas. Altogether, permits are concentrated in the northern part of the Lower West Side, north of Cermak Road.

Map 3: New Construction, Demolition, and Estimated Deconversion Permits Approved in the Lower West Side, 2010 to 2020



Data Source: Chicago Data Portal
Map Created by the Great Cities Institute

Figure 22: All Renovations and Alterations Permits Issued in the Lower West Side, 2010 to 2020



Data Source: 2010 – 2020, the Chicago Data Portal. Tabulations by Great Cities Institute.

Increased permits issued for renovations and alterations can be an indicator of a strong real estate market and property owners having more disposable income and a greater ability to invest in their homes.

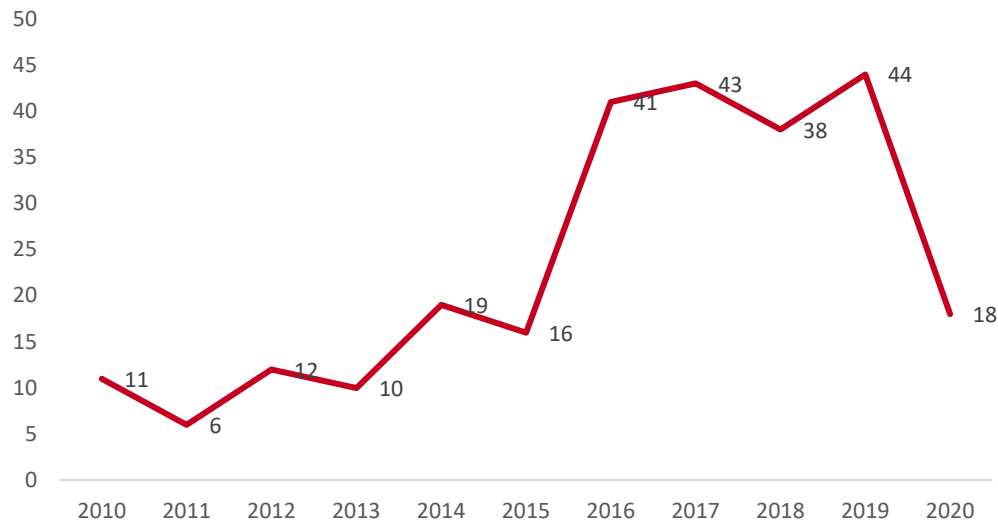
- Total renovations and alterations permits issued increased from 107 in 2010 to a peak of 223 in 2018 (see figure 22).
- The renovations and alterations permits issued between 2010 and 2014 were relatively stable but began to gradually increase until the peak of 2018. This gradual increase could be an indicator of the period where property owners had a greater ability to invest in their homes. As previously mentioned, median household income in the Lower West Side increased from 2005-2009 to 2016-2020. Also, it could be an indicator of those property owners who were housing cost burdened selling their homes to gain from increased property values.
- While the total permits for renovations and alterations decreased to 143 in 2020 from the peak in 2018, this figure was still above the base number of 107 permits in 2010.
- Altogether, there were 1,565 renovation and alteration permits issued between 2010 to 2020. To these permitted renovations and alterations, it is possible there could have been more renovations conducted by owners without a permit—either because they did not require one or renovations were conducted clandestinely.

The issuance of new construction permits is an indicator of increased demand for more housing units in an area. Depending on local demographic and housing market conditions, increases in new construction permits can also be an indicator of either increased affordable housing or real estate speculation.

- New construction permits issued hovered between 6 to 19 permits between 2010 and 2015, which then increased dramatically in 2016 to 41 permits (see figure 23).
- From 2010 to 2020, there were 258 total new construction permits issued. However, close to 71% or 184 of these permits took place between 2016 and 2020 coinciding with the acceleration of displacement and population loss in the Lower West Side during 2016-2020.
- It was mentioned from table 9 that there were 1,239 new housing units in the Lower West Side. Taking that figure and dividing it by the number of new construction permits (258) results in about five units per permit suggesting that most new construction consisted of small developments.

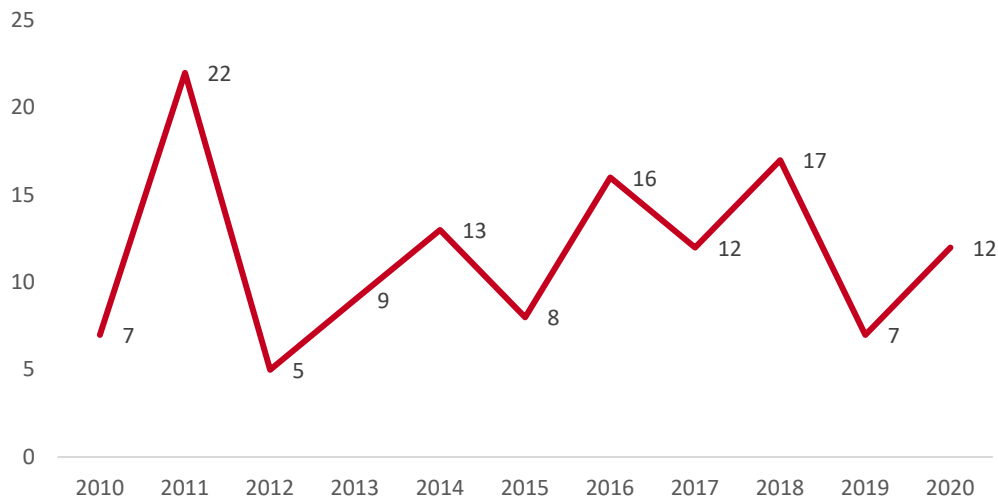
- A decline in 2020 coincides with the change in aldermanic representation as well as the start of remote work due to the COVID-19 pandemic that could have slowed down new construction.

Figure 23: New Construction Permits Issued in the Lower West Side, 2010 to 2020



Data Source: 2010 – 2020, the Chicago Data Portal. Tabulations by Great Cities Institute.

Figure 24: Wrecking and Demolition Permits Issued in the Lower West Side, 2010 to 2020



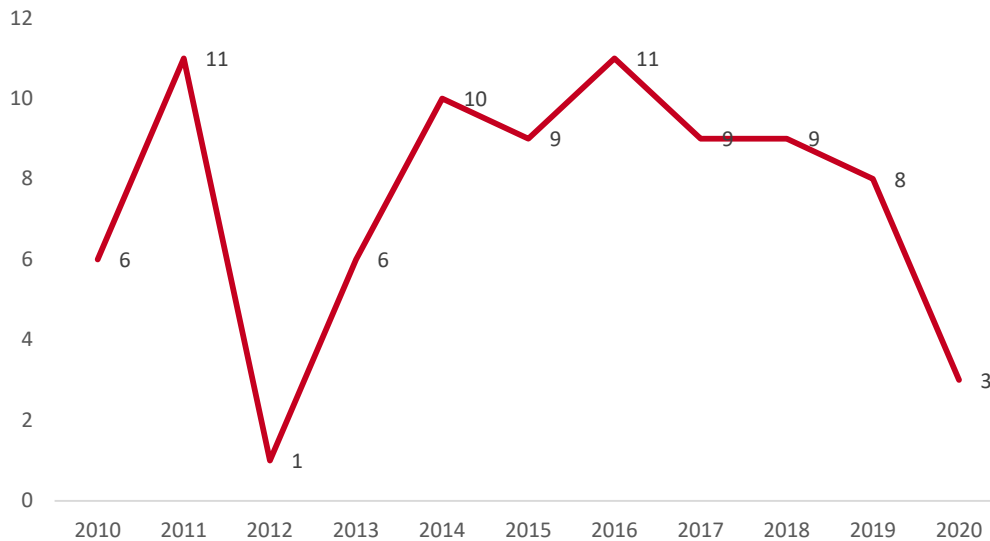
Data Source: 2010 – 2020, the Chicago Data Portal. Tabulations by Great Cities Institute.

Increased permits for wrecking and demolition permits are indicators of change in the built environment and redevelopment. It can also be an indicator of potential gentrification if the building stock is being replaced by more expensive properties.

- From 2010 to 2020, renovation and alteration permits and new construction permits far outnumber wrecking and demolition permits at 128 (see figure 24). Wrecking and demolition permits peaked in 2011 with 22.

- Starting in 2013, wrecking and demolition permits fluctuated every year where they would increase then decrease. This suggests real estate market conditions where full scale redevelopment of the Lower West Side did not occur, and property change instead happened via investment in the existing housing stock and construction of new property.

Figure 25: Estimated Deconversion Permits Issued in the Lower West Side, 2010 to 2020



Data Source: 2010 – 2020, the Chicago Data Portal. Tabulations by Great Cities Institute.

The increase in deconversion permits issued can be an indicator of rising property values and demand for single-family homes. It can also be an indicator of gentrification as the decrease of housing units can lead to less affordability in an area.

- Bottoming in 2012 (estimated at 1), deconversion permits increased steadily until 2016 with 11 permits issued (see figure 25).
- Deconversion estimated plateaued after 2016, which then decreased in 2020 back down to 3.
- Although an anti-deconversion ordinance for Pilsen passed only recently on January 21, 2021, the 2019-2020 decrease coincided with the change of aldermanic representation and remote work due to Covid-19 that could have decreased construction activity.

The anti-deconversion ordinance prevents the elimination of existing units and mitigates price increases associated with deconversions. According to the policy director of the Department of Housing of the City of Chicago, “two-to four flats made up 35 percent of the housing stock [in Chicago], but those buildings were being converted into single family homes in gentrifying neighborhoods by developers or small proprietors who were cashing out in the area’s rise in property values. Chicago lost 20,000 such buildings between 2010-2016.”¹⁸ Along with efforts to discourage demolitions, in March 2021 the City approved an ordinance charging \$15,000 dollars for demolitions in Pilsen and along the 606.

Concluding Thoughts

Who lives in the Lower West Side? The community area, and the neighborhood of Pilsen is still majority Hispanic or Latino, but the economic and social status of those Hispanic or Latinos has been changing. If displacement of specific groups is a consequence of gentrification, then in the past two decades, the foreign-born population and lower-income Hispanic or Latino family households have been the groups with a notable population loss from 2000 to 2020. From 2005-2009 to 2016-2020 the Lower West Side lost an estimated 5,656 residents that were foreign-born. In that same period, the Lower West Side lost 4,028 Latino children under age 18. Family households with more than 3 people decreased to 30.9% of all household types, where in 2005-2009, that figure was 47.5%. From 2005-2009 to 2016-2020, those employed in the Management, Business, Science, and Arts in the Lower West Side more than doubled from 20.1% of the total employed population to 45.5%. Another consequence of gentrification is decreased affordability of the neighborhood. Lower West Side renters who paid more than \$1,000 in rent consisted of only 32.5% of renters in 2005-2009, which increased to 51.5% in 2016-2020.

What should be noted is that while the demographic trends do show the displacement of foreign-born residents and Hispanic or Latino family households, they are not completely displaced yet. If the goal is to sustain those existing groups as part of the fabric of the community, then policies need to be implemented to maintain affordability of the Lower West Side and namely the Central Pilsen and Western edge of Pilsen/Heart of Chicago subareas. Also, major development projects, such as the El Paseo Trail, in the Lower West Side need to analyze the potential gentrification impacts they may have, even if they are planned as well-intentioned community assets to provide to residents.

In 2017, a Pilsen Quality-of-Life (PQL) Plan was produced for the Pilsen Planning Committee (PPC) by the Great Cities Institute.¹⁹ Over 1,000 people representing local residents, community-based organizations, and stakeholders participated in discussions to help develop strategies and actions on issues important to them in Pilsen. The PQL plan outlined four strategies and corresponding actions specific to housing²⁰:

- Strategy 1, increase the development of affordable housing.
 - Accelerate the development of affordable housing rental and for-sale properties.
 - Enforce 21% inclusionary zoning for affordable housing in private developments.
 - Research feasibility of affordability tools for Pilsen, including utilization of tax increment financing (TIF), land trusts, land banks, interfamily trust, landlord subsidies, and products to provide affordable housing for artists and people with disabilities.
- Strategy 2, accelerate the preservation of affordable housing.
 - Acquire multiunit buildings with affordable housing units and SROs to preserve affordable housing.
 - Create a 60-day sales moratorium period to inform community members of for-sale properties and to allow for more offers from the community.
 - Conduct outreach to Pilsen residents and landlords in a campaign to promote Pilsen residents' use of the CHA's housing voucher program.
 - Conduct workshops to educate homeowners about real estate practices and how to sell their home for fair market value.
- Strategy 3, assist property owners in preserving affordable housing stock.
 - Assist 2 to 7-unit property owners in maintaining affordability.
 - Create a database of property owners who have been targeted for harassment by realtors, inspectors and/or developers.

- Work with Alderman's Office to ensure building inspections are not used to coerce property owners to sell.
- Develop plans with owners who owe back taxes.
- Strategy 4, provide outreach to homeowners and renters about available housing resources.
 - Promote landlord-tenant education program.
 - Expand foreclosure counseling and prevention services.
 - Expand home-buying workshops.
 - Market programs that provide resources to purchase and rehab homes.
 - Promote tax-incentive programs for seniors and longtime homeowners.
 - Conduct a housing resource fair.
 - Offer rental assistance programs.

The housing strategies provided by the Pilsen Quality-of-Life (PQL) Plan above can provide a vision for maintaining Pilsen and Lower West Side affordable to working class families.



Jumping Bean in Pilsen. Credit: Great Cities Institute.

Endnotes

- 1 The Great Cities Institute. (2017, October). Pilsen: Mi Barrio, My Neighborhood, Můj Sousedství Quality-of-Life Plan. The Great Cities Institute of the University of Illinois Chicago. <https://greatcities.uic.edu/wp-content/uploads/2015/10/FINAL-Pilsen-QoL-Plan-Full.pdf>. p. 7.
- 2 Planetizen. (n.d). What is Gentrification? Planopedia. <https://www.planetizen.com/definition/gentrification>
- 3 Cordova, Teresa. 1991. Community intervention efforts to oppose gentrification. In P.W. Nyden & W. Wiewel (Eds.), Challenging uneven development: An urban agenda for the 1990s (pp.25-48). Rutgers University Press.
- 4 Chicago has 77 Community areas. The Lower West Side Community Area is generally referred to as Pilsen, although many residents also refer to Pilsen as La Dieciocho
- 5 It should be noted that this data does not differentiate between residents that stayed in the Lower West Side who changed occupations during the two time periods and new incoming residents that migrated with different types of occupations.
- 6 The Great Cities Institute. (2017, October). Pilsen: Mi Barrio, My Neighborhood, Můj Sousedství Quality-of-Life Plan. The Great Cities Institute of the University of Illinois Chicago. <https://greatcities.uic.edu/wp-content/uploads/2015/10/FINAL-Pilsen-QoL-Plan-Full.pdf>. p. 7.
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Harrison Park. Credit: Great Cities Institute.

- 9 Chicago has 77 Community areas. The Lower West Side Community Area is generally referred to as Pilsen, although many residents also refer to Pilsen as La Dieciocho.
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- 13 Struett, David. (2022, 12/01). New property tax increased hit Hispanic wards hardest in Chicago. Chicago Sun-Times. <https://chicago.suntimes.com/news/2022/12/1/23486816/property-tax-bill-assessor-review-maria-pappas>
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- 19 The Great Cities Institute. (2017, October). Pilsen: Mi Barrio, My Neighborhood, Můj Sousedství Quality-of-Life Plan. The Great Cities Institute of the University of Illinois Chicago. <https://greatcities.uic.edu/wp-content/uploads/2015/10/FINAL-Pilsen-QoL-Plan-Full.pdf>
- 20 Ibid. p. 20.

Who Lives in Pilsen: The Trajectory of Gentrification from 2000-2020

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