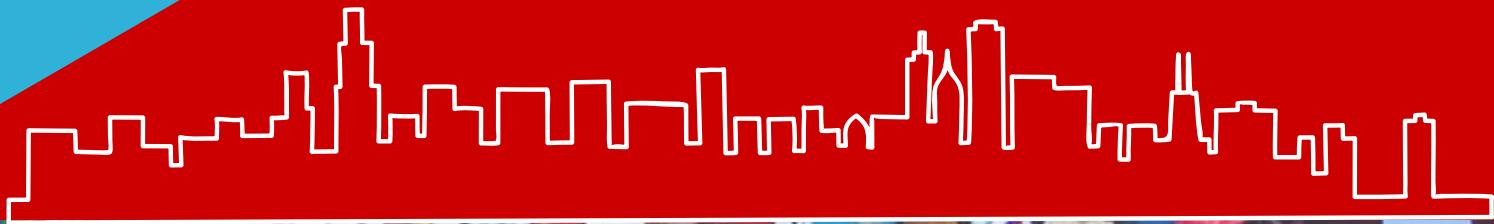


*Puerto Rico Town
Chicago, Illinois*

*Databook
February 2023*



Puerto Rico Town Databook

February 2023

Produced for



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Introduction



In January 1995, two large metal structures depicting Puerto Rican Flags were erected on Division Street, on either end of the stretch between Western Avenue and California Avenue. Billy Ocasio, Director of the National Museum of Puerto Rican Arts and Culture, was alderman of the 26th Ward at the time and believed that it was important to build these 56-foot tall, 40 ton structures out of steel as a reminder of the many Puerto Ricans, who, upon arriving to Chicago, “gave their blood, their sweat and their tears” working in the steel mills in the region.¹ The giant structures symbolize the proud identity of Puerto Rican residents who have lived there for decades after being pushed further west out of Lincoln Park, Lakeview, and then West Town. The Puerto Rican Flags spread across Division Street serve as a gateway to the Humboldt Park neighborhood and Paseo Boricua.

The Humboldt Park Neighborhood has been an important center of Puerto Rican life and culture in Chicago since the 1960s. But decades of gentrification in the area has pushed many Puerto Ricans out, catalyzing a shift to a whiter, wealthier demographic as the area has grown less affordable for Latino, Black, low-income, and working-class residents. In 2005, initiated by Bickerdike Redevelopment Corporation, several dozen community groups in the Humboldt Park area came together to develop a quality-of-life plan, in part to “[respond] to encroaching gentrification,” particularly on the eastern edge of the Humboldt Park community area. But since then, displacement has only accelerated and now poses a threat to a defined spatial identity of Puerto Ricans in Chicago. Community efforts continue, however, recognizing that preserving affordability and cultural identity is a key strategy to that continued presence.

On June 15, 2018, the Puerto Rican Agenda, Bickerdike Redevelopment Corporation, Latin United Community Housing Association (LUCHA), Hispanic Housing Development Corporation, and the Puerto Rican Cultural Center held a Housing Summit to address the issue of gentrification and threats of displacement.² Besides developing strategies for housing affordability, summit participants discussed the importance of cultural enhancement and preservation. A key recommendation of the summit was to pursue the establishment, at both the city and state levels, of a cultural district identified as “Puerto Rican Town.” On October 31st of the same year, Alderman Roberto Maldonado sponsored a City of Chicago resolution to proclaim the area of Division Street to Grand Avenue as Puerto Rican Town. This resolution called for the State of Illinois to establish a “cultural sanctuary” by creating a Special Purpose District. Such a designation would create avenues for municipal investments for business development, while simultaneously preserving the cultural strengths of Paseo Boricua.³



Source: [Chicago Sun Times](#)

1 <https://abc7chicago.com/puerto-rican-flags-humboldt-park-chicago-billy-ocasio/10990870/>

2 Strengthening the Puerto Rican and Latino Presence in Chicago, May 2019. Retrieved from <https://resources.depaul.edu/abcd-institute/publications/publications-by-topic/Documents/Housing+Report+V+8+-+optimized.pdf>

3 <https://prcc-chgo.org/blog/2018/11/21/city-council-adopts-ald-maldonados-resolution-designating-puerto-rico-town-resolution-seeks-state-designation-as-a-cultural-sanctuary-and-special-purpose-district/>

Introduction



Through the concerted focus of the Puerto Rican Agenda, on August 27, 2021, Senate Bill 1833 was signed into law by Governor J.B. Pritzker. The bill, introduced by Senator Cristina Pacione-Zayas,⁴ not only made such a cultural district possible for Puerto Rican Town, but also for other communities in Illinois to preserve their cultural heritage. The Department of Commerce and Economic Opportunity now has the authority and the mandate to establish the criteria and guidelines for establishing these cultural districts.

As a result of this long-term effort to protect their presence in and cultural identity of their community, members of the Puerto Rican Agenda will pursue this cultural designation from the State of Illinois for Puerto Rico Town. The purpose of this Databook is to be a source of information for that effort.



Source: [The Puerto Rican Cultural Center](#)

This Databook provides information on demographic trends and socio-economic indicators in Puerto Rico Town. The data illustrates recent changes and identifies challenges that must be tackled to strengthen the cultural, housing, and economic opportunities for Puerto Rican residents of Puerto Rico Town. Each section of the report is accompanied by additional notes on community members' visions for the area collected from a meeting of the Puerto Rican Agenda on March 5, 2022. This Databook aims to serve as a resource for those community organizations working to protect Puerto Rico Town from further gentrification, shield residents from displacement, provide economic opportunity, and preserve the community's Puerto Rican culture.

While Division Street between California Avenue and Western Avenue has been the main commercial corridor for Puerto Rican businesses and residents, the population of Puerto Ricans has spread throughout surrounding areas, with concentrations of residents that identify as Puerto Rican increasing to the north and west sides of Humboldt Park. For purposes of gathering data on this community and specifying the market area for the Division Street commercial corridor, this report analyzes the area between Bloomingdale Avenue (the 606 Trail) on the north to Chicago Avenue on the south, and from Kenton Avenue (rail corridor) on the west to Western Avenue on the east. This Databook provides several data points that illustrate geographically stratified conditions. The data illustrates a clear distinction between what we refer to as East Puerto Rico Town and West Puerto Rico Town. Map 1 Illustrates the boundaries for East and West Puerto Rico Town. As will be illustrated in the data, demographic and socioeconomic conditions differ greatly between East and West Puerto Rico Town, with Humboldt Park being a geographic delineator between the two areas. Puerto Rico Town sits within a transition.

The Databook depicts demographic trends, levels of educational attainment, housing affordability, and employment characteristics. The next section contains several key findings that demonstrate a clear demographic transition, educational disparities between geographic areas and racial groups, a high level of displacement vulnerability, and jobs and wages inequalities. All these trends confirm the urgency for the establishment of a state designated cultural district to help secure the presence of Puerto Ricans in the Humboldt Park neighborhood.

⁴ The bill was introduced in the House by Representative Delia Ramirez. Additional sponsors include Senators Michael Simmons (D), Omar Aquino (D) and Jacqueline Collins (D). Additional House Sponsors include: Carol Ammons (D), Representatives Lamont Robinson (D), Camile Lilly (D), Theresa Mah (D), Tim Butler (R), Kambium Buckner (D), Elizabeth Hernandez (D), Eva Dina Delgado (D), Aaron Ortiz (D), Robyn Gabel (D), Greg Harris (D), Sonya Harper (D), Marcus Evans, Jr. (D), Edgar Gonzalez (D), Justin Slaughter (D), Jaime Andrade (D), David Welter (R), David Friess (R), Bradley Stephens (R), Mark Batinick (R), and Carol Ammons (D)

Key Findings



Demographic Transition

Racial/ethnic groups are distributed within Puerto Rico Town in ways that resemble the areas that they approximate, thus, making Puerto Rico Town a transition zone between racially segregated neighborhoods (See Map 3).

- The Hispanic or Latino population maintains the largest presence in Puerto Rico Town of all racial/ethnic groups but is primarily concentrated in West Puerto Rico Town, especially north of Division, with a more limited presence south of Division Street.
- African Americans maintain a sizable presence in Puerto Rico Town and are also concentrated in West Puerto Rico Town, especially south of Division in the area bordering East Garfield Park and West Garfield Park.
- White and Asian residents are concentrated in East Puerto Rico Town. White residents have an increasing presence in the West.

Puerto Rico Town experienced a significant shift in both racial and class demographics between 2000 and 2020, with the degree of change much greater in East Puerto Rico Town than in West Puerto Rico Town (See Table 1).

- The Hispanic or Latino population in East Puerto Rico Town decreased from 66.5% in 2000 to 36.0% in 2020, pointing to major displacement of Hispanic or Latino residents, while the white population in East Puerto Rico Town increased from 16.4% in 2000 to 46.7% in 2020.
- West Puerto Rico Town lost about 9,000 residents between 2000 and 2020 and the Hispanic or Latino Population decreased slightly from 29,918 to 29,097.
- Looking at the share of population in West Puerto Rico Town by race/ethnicity, the White (non-Hispanic) population in West Puerto Rico Town increased from 3.6% in 2000 to 8.8% in 2020, while the Hispanic or Latino population increased from 55.9% to 65.3%.
- West Puerto Rico Town saw a large decrease in its Black population from 2000 to 2020, decreasing by 50.9% from 20,990 to 10,297.

Educational Disparities

All racial/ethnic groups are becoming more formally educated, but there is a large racial/ethnic and east/west divide (See Table 6).

- Overall education levels increased for all groups from 2011-2015 to 2016-2020: those with a high school diploma (or equivalent) or higher increased from 74 percent in 2011-2015 to 80.9 percent in 2016-2020 and those with a bachelor's degree or higher increased from 25.6 percent in 2011-2015 to 33.7 percent in 2016-2020.

Key Findings



- The Black (non-Hispanic), White (non-Hispanic) and Hispanic or Latino populations all had increases in the share of residents that had a bachelor's degree or higher level of attainment, however, there was a 57.5 percentage gap between the White (non-Hispanic) and Hispanic or Latino population

There was a stark contrast in college education rates between East and West Puerto Rico Town (See Map 5).

- The college education rate for East Puerto Rico Town was 58.8% in 2016-2020, which more closely resembled that of the predominantly White, more affluent neighborhoods in and around the loop and on the northside than the college education rate of West Puerto Rican Town (17.4%).
- The college education rate for West Puerto Rico Town of 17.4% in 2016-2020 more closely resembled that of the predominantly Black, Hispanic, and lower income neighborhoods on the west and south sides of Chicago than that of East Puerto Rico Town (58.8%).

Displacement Vulnerability

Housing costs for both renters and homeowners have increased significantly in Puerto Rico Town in recent years, with the increase also reflected in rates of housing-cost burdened residents, especially in West Puerto Rico Town (See Maps 8 and 9).

1. Housing affordability is a challenge in Puerto Rico Town, with a significant portion of residents experiencing housing cost-burden in 2016-2020. In East Puerto Rico Town, 43.7% of homeowners were housing cost-burdened, while 63.7% were cost-burdened in West Puerto Rico Town.
2. 51.7% of renter households in West Puerto Rico Town were housing cost-burdened in 2016-2020, compared to 36.8% in East Puerto Rico Town.

The median house value was higher in East Puerto Rico Town than West Puerto Rico Town (See Map 11).

- Median house values in Puerto Rico town were highest in the North/ East towards Logan Square and West Town where many census tracts had house values above \$400,000 in 2016-2020.
- West of Kedzie Ave. in West Puerto Rico Town, house values were higher in the north (\$250,000 and above) and decreased gradually towards to south where values were below \$200,000.

Cost burden for housing is affected by household income and where household income is lower, the cost burden for housing is higher (See Map 6).

- The average household income in East Puerto Rico Town was \$105,000 in 2016-2020 and more closely resembled that of Logan Square and the Near West Side than that of West Puerto Rico Town.
- Similarly, the average household income in West Puerto Rico Town was \$59,000 in 2016-2020 which was closer to that of the predominantly Black, Hispanic, and working-class community areas that border it, including Austin, Belmont Cragin, East Garfield Park, Hermosa, and West Garfield Park, and similar neighborhoods on the south and west sides, than that of East Puerto Rico Town.

Key Findings



The percentages of households that are renting is similar in East and West Puerto Rico Town (See Map 16).

- Most households rent in both East and West Puerto Rico Town, with the rate of renters being slightly higher in East Puerto Rico Town than in West – 64.4% compared to 61.6%.
- The rentership rates in both East and West Puerto Rico Town are also relatively similar to those in the neighborhoods surrounding both areas.

Average rents are higher in East Puerto Rico Town than in West Puerto Rico Town (See Map 10).

- Average monthly rents were higher in East Puerto Rico Town (\$1,398) than West Puerto Rico Town (\$1,062) in 2016-2020.
- In 2016-2020, rents were lower in East Puerto Rico Town than the surrounding Community Areas of Logan Square (\$1,449) and West Town (\$1,805) while rents were higher in West Puerto Rico Town compared to the surrounding community areas of Austin (\$944), East (\$866) and West Garfield Park (\$963), and Hermosa (\$982).

Job and Wage Inequalities

Residents of East Puerto Rico Town earn more and work in higher paying industries compared to West Puerto Rico Town and residents of Chicago (See Figures 9 and 10).

- In 2019, 58.8% of East Puerto Rico Town workers earned \$3,333 per month or more which made East Puerto Rico Town workers more highly concentrated in this wage cohort than West Puerto Rico Town workers at 35.3%.
- West Puerto Rico Town workers are more highly concentrated in the lower wage cohorts, with 45.5% of West Puerto Rico Town workers earning \$1,251 to \$3,333 per month compared to 28.5% in East Puerto Rico Town in 2019. Similarly, 19.2% of West Puerto Rico Town workers earned \$1,250 per month compared to 12.8% in East Puerto Rico Town in 2019.
- In 2019, East Puerto Rico Town residents generally worked in higher paying industries such as Professional, Scientific and Technical Services, and Finance and Insurance compared to West Puerto Rico Town residents.
- West Puerto Rico Town residents worked in lower wage industries such as Retail Trade and Accommodation and Food Services in 2019.

Key Findings



There is a large East/West disparity in unemployment rates, with higher rates of unemployment in West Puerto Rico Town (See Map 19).

- The unemployment rate in East Puerto Rico Town of 4.2% is closer to those of West Town (2.9%) and Logan Square (3.4%) than West Puerto Rico Town (9.8%).
- The unemployment rate in both East and West Puerto Rico Town are both significantly higher than that for the portion of Humboldt Park south of Division or that for Austin, East Garfield Park, or West Garfield Park, all of which are predominantly Black.

There is a large East/West disparity in poverty rates, with higher rates in West Puerto Rico Town (See Map 7).

- The poverty rate in West Puerto Rico town (27%) is nearly twice that for East Puerto Rico Town (13.8%).
- The higher poverty rate in West Puerto Rico Town more closely resembles that of Austin, East Garfield Park, and West Garfield Park while the lower rate in East Puerto Rico more closely resembles that of Logan Square, the Near West Side, and West Town.
- The rates of poverty in East and West Puerto Rico Town reflect the patterns among predominantly Black and Hispanic (West Puerto Rico Town) and predominantly White or gentrifying neighborhoods (East Puerto Rico Town) through the city.

In both East and West Puerto Rico Town, over 97% of residents who live in Puerto Rico Town leave Puerto Rico Town to work (See Map 25).

- The percent of workers living and working in West and East Puerto Rico Town are similar to each other with a marginal difference of 0.1% i.e., 2.3% in West Puerto Rico Town and 2.4% in East Puerto Rico Town.
- About one fourth as many East Puerto Rico Town residents work in West Puerto Rico Town compared to in East Puerto Rico Town, and even fewer work in nearby Austin, East Garfield Park, and West Garfield Park.
- West Puerto Rico Town residents work in Austin, East Garfield Park, and West Garfield Park at much lower numbers compared to other neighborhoods, but residents are still significantly more likely to work there than residents of East Puerto Rico Town.

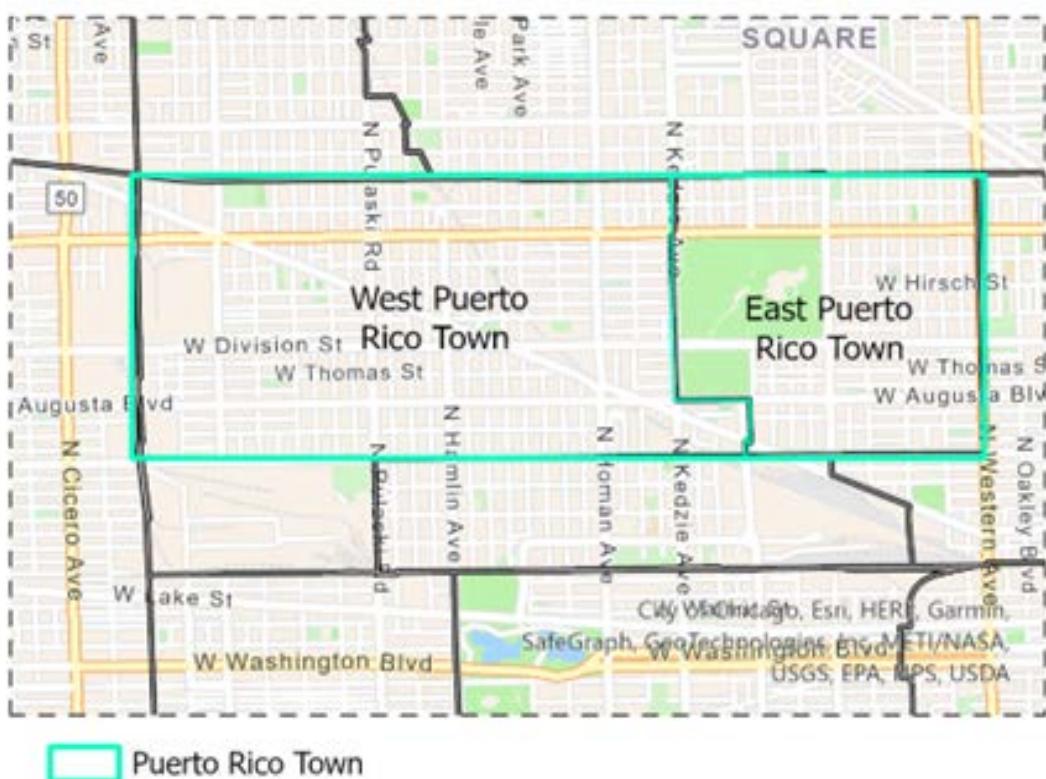
The Future of Puerto Rico Town

As residents of Puerto Rico Town plan for the future of their neighborhood, they envision a community that builds on existing assets to strengthen their identity and provide more opportunities to remain in their neighborhood, obtain an education, access affordable housing and homeownership, and pursue entrepreneurship and quality employment. A forthcoming planning process will seek to utilize this Databook and the residents' visions to further solidify a plan for Puerto Rico Town's future.

Key Findings



Map 1: East and West Puerto Rico Town



Source: [Block Club Chicago](#)

Contents



1	<i>History of Puerto Ricans in Chicago</i>	63	<i>Employment - All Primary Jobs</i>
2	<i>Puerto Rico Town Map</i>	65	<i>Employment - Inflow/Outflow Statistics</i>
3	<i>Demographics</i>	68	<i>Businesses and Employees</i>
11	<i>Educational Attainment</i>	71	<i>Retail Leakage/Surplus</i>
16	<i>Community Vision for Education</i>	73	<i>Community Vision for Economic Development</i>
17	<i>Household Income</i>	74	<i>Transportation</i>
23	<i>Housing Costs</i>	76	<i>Zoning Map</i>
46	<i>Community Vision for Housing</i>	77	<i>Community Vision for Health</i>
47	<i>Employment</i>	78	<i>Community Vision for Overall Design and Big Ideas</i>
62	<i>Employment Distance-Direction Analysis</i>	79	<i>Conclusion</i>



History of Puerto Ricans in Chicago

Throughout Chicago's history, successive waves of immigration saw Humboldt Park become a home to German, Scandinavian, Italian, and Polish communities (Biles 2005). These groups formed ethnic enclaves and neighborhoods with varying levels of cooperation and conflict with each other and with the City. However, by the mid-20th century, many residents moved out of the City to Chicago's growing suburbs (Wiese 2005).

In their place, Puerto Rican migrants began moving into the neighborhood in the 1940s (Rúa 2011; Padilla 1947). According to the U.S. Census, in 1950, there were about 255 Puerto Ricans in Chicago, although this number might be higher according to community accounts. In 1950, they started to concentrate in Lincoln Park and Lakeview and around Dearborn, State, La Salle, and Clark Streets. There were pockets of Puerto Ricans on Harrison and Madison Streets where UIC is located, along Ashland and Lake Street. By the 1960s, there were 32,371 Puerto Ricans in Chicago; the population started to concentrate in West Town (Cintrón et al. 2012). By the 1970s, West Town and Humboldt Park were the homes of 42 percent of Puerto Ricans in Chicago, a number which had climbed to 72,222 in total (Cintrón et al. 2012).

Despite their status as American citizens, Puerto Ricans faced poverty, neglect from the City, and hostility from many of its residents, who viewed them as outsiders (Flores-Gonzalez 2001; Alicea 2001; Toro-Morn 1999). As a result, Mayor Richard J. Daley designated the first week of June as "Puerto Rican Week" in 1966 (Rodríguez-Muñiz 2016). A rebellion of Puerto Rican residents against the police broke out at the event after years of simmering tension (Rodríguez-Muñiz 2016). The Puerto Rican community formed new community organizations to serve its residents and agitate for political change in the wake of the rebellion. Humboldt Park and Division Street became a focal point for Puerto Rican community and identity in the ensuing decades.

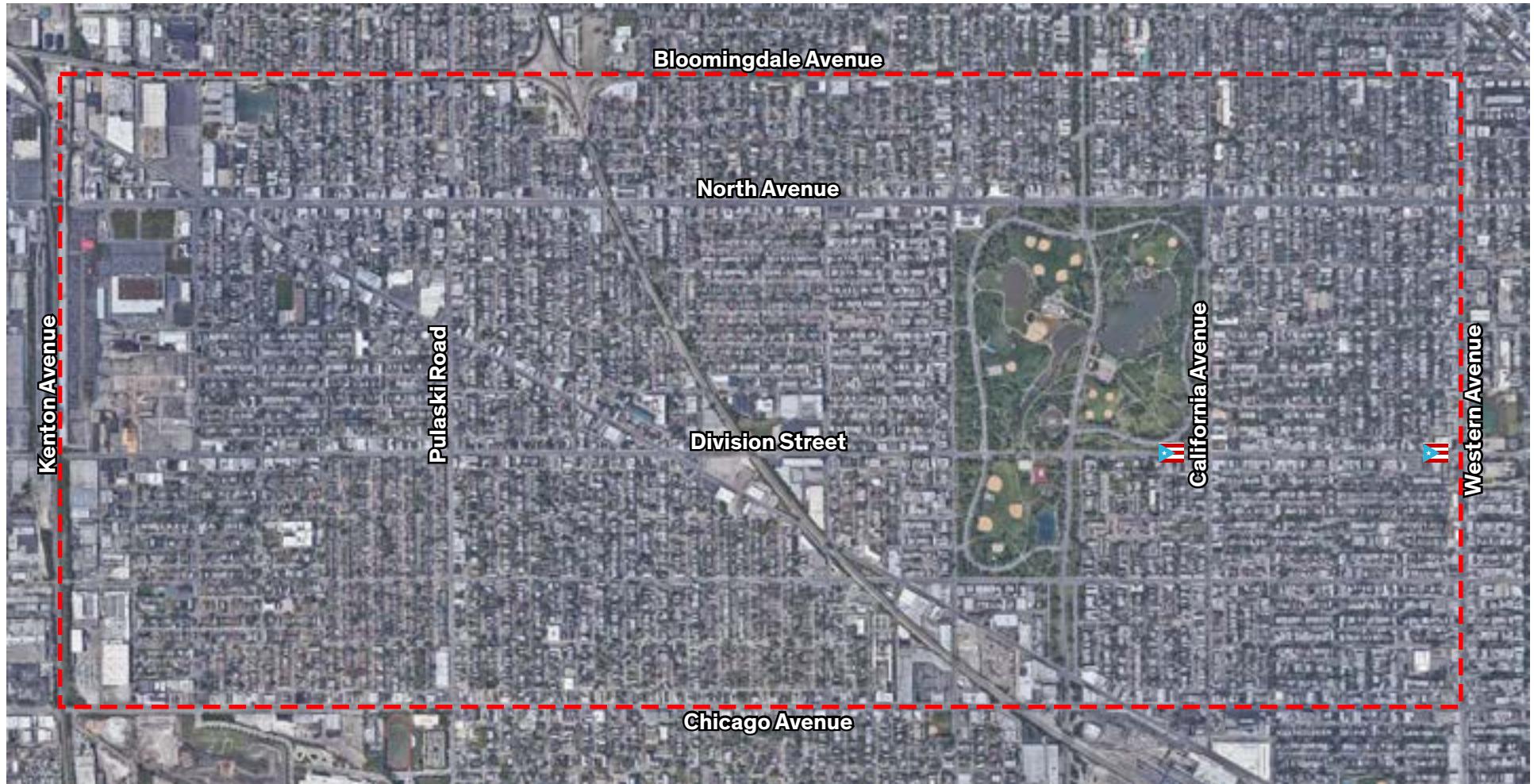
By the 1980s, Chicago's Puerto Rican population had reached 112,074 people but declined in West Town as wealthier, often white residents had increasingly moved into the neighborhood (Cintrón et al. 2012). By the 1990s, the city's Puerto Rican population peaked at 119,866 Puerto Ricans and increased in Logan Square, Belmont Cragin, and Hermosa (Cintrón et al. 2012). By the 1990s, it began to decline due to gentrification. In 2000, there were 113,055 Puerto Ricans in Chicago, 102,854 in 2010, and just 98,257 in 2019 (Cintrón et al. 2012; American Community Survey 2019). The process began further east and has moved westward over time towards the Paseo Boricua. Today most of the area's Puerto Rican and Latino residents live west of the park, and some fear encroaching gentrification will surround the Paseo itself.

Written by Ivis Garcia, as told to her by José Lopez



Source: [Chicago Tribune](#)

Puerto Rico Town Map



 Flag Monument Location

Map 2: Puerto Rico Town: (borders in red) Bloomingdale Avenue to the north, Western Avenue to the east, Chicago Avenue to the south, and Kenton Avenue to the west.

These borders were used for the data throughout this book.

Demographics



Table 1: Population by Race/Ethnicity in East and West Puerto Rico Town, 2000 and 2020

		East Puerto Rico Town			West Puerto Rico Town		
		2000	2020	Difference	2000	2020	Difference
White (non-Hispanic or Latino)	#	4,843	11,339	6,496	1,949	3,902	1,953
	%	16.4%	46.7%	30.4%	3.6%	8.8%	5.1%
Black (non-Hispanic or Latino)	#	4,176	2,423	-1,753	20,990	10,297	-10,693
	%	14.1%	10.0%	-4.1%	39.2%	23.1%	-16.1%
Asian (non-Hispanic or Latino)	#	315	826	511	224	372	148
	%	1.1%	3.4%	2.3%	0.4%	0.8%	0.4%
Hispanic or Latino	#	19,676	8,735	-10,941	29,918	29,097	-821
	%	66.5%	36.0%	-30.5%	55.9%	65.3%	9.5%
Other	#	582	944	362	481	865	384
	%	2.0%	3.9%	1.9%	0.9%	1.9%	1.0%
Total	#	29,592	24,267	-5,325	53,562	44,533	-9,029
	%	100.0%	100.0%		100.0%	100.0%	

Source: 2000 and 2020 Decennial Censuses. U.S. Census Bureau. Compiled by Great Cities Institute.

Demographics



Table 2: Race/Ethnicity of Puerto Rico Town Residents, 2011-2015 to 2016-2020

	2011-2015		2016-2020		Change between Periods	
	Number	Percent	Number	Percent	Number	Percentage Point Difference
Total Population	70,119	100.0%	67,674	100.0%	-2,445	
Hispanic or Latino	37,494	53.5%	35,650	52.7%	-1,844	-0.8%
White Alone (Non-Hispanic or Latino)	12,649	18.0%	15,282	22.6%	2,633	4.6%
Black Alone (Non-Hispanic or Latino)	17,441	24.9%	13,843	20.5%	-3,598	-4.4%
American Indian Alone (Non-Hispanic or Latino)	123	0.2%	67	0.1%	-56	-0.1%
Asian Alone (Non-Hispanic or Latino)	1,010	1.4%	1,149	1.7%	139	0.3%
Some Other Race (Non-Hispanic or Latino)	340	0.5%	253	0.4%	-87	-0.1%
Two or More Races (Non-Hispanic or Latino)	1,062	1.5%	1,430	2.1%	368	0.6%

Source: U.S. Census Bureau, 2011-2015 and 2016-2020 American Community Survey 5-Year Estimates. Compiled by Great Cities Institute.

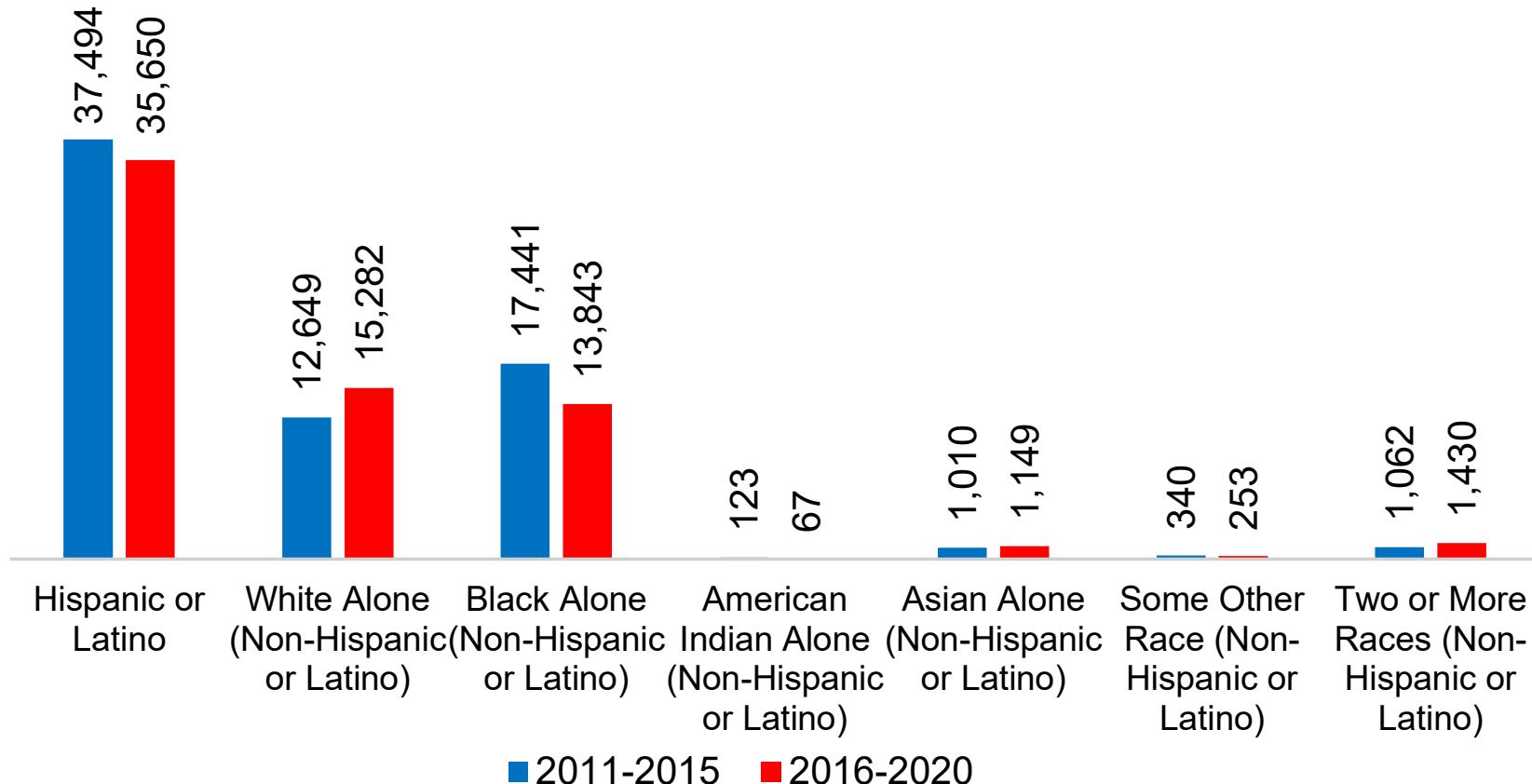
Race/Ethnicity of Residents

- While the total population of Puerto Rico Town decreased from 70,119 in 2011-2015 to 67,674 in 2016-2020, the population of White Alone (Non-Hispanic or Latino) increased by 2,633, while the Hispanic or Latino population decreased by 1,844.
- The Black Alone (Non-Hispanic or Latino) population saw the largest decrease between 2011-2015 and 2016-2020, at 4.4 percentage points or 3,598 people.

Demographics



Figure 1: Race/Ethnicity of Puerto Rico Town Residents, 2011-2015 and 2016-2020

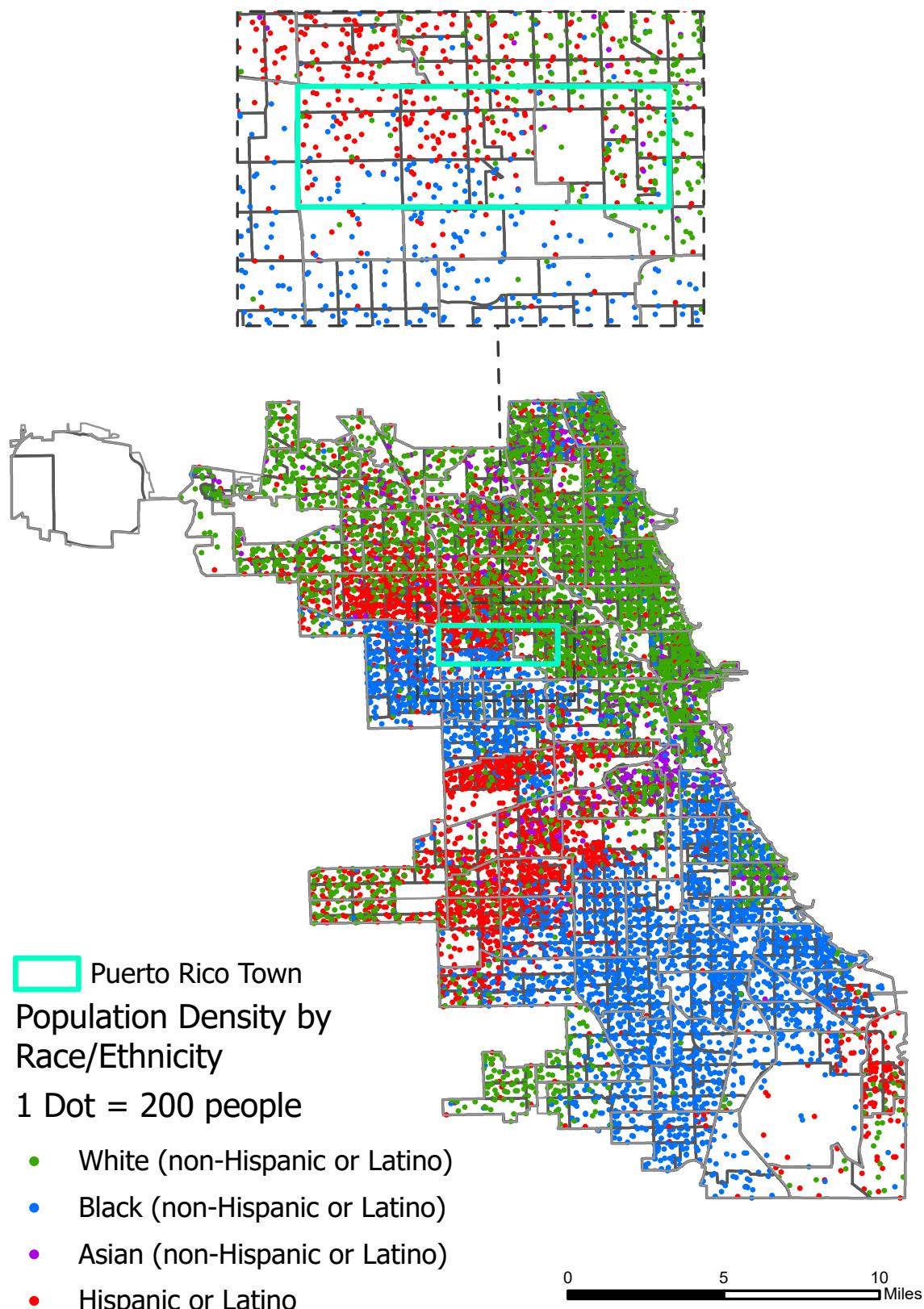


Source: U.S. Census Bureau, 2011-2015 and 2016-2020 American Community Survey 5-Year Estimates. Compiled by Great Cities Institute.

Demographics



Map 3: Population Density by Race/Ethnicity in Chicago, 2016-2020



Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates. Map Created by Great Cities Institute.

Demographics



Population Density by Race/Ethnicity

- The plurality of Puerto Rico Town residents are Hispanic or Latino. Hispanic or Latino residents are concentrated in West Puerto Rico Town, especially north of Division Street, with a limited presence south of Division Street.
- Black residents maintain a sizable presence in Puerto Rico Town and are concentrated in West Puerto Rico Town, especially south of Division in the area bordering East Garfield Park and West Garfield Park, both of which are majority Black.
- White and Asian residents are disproportionately concentrated in East Puerto Rico Town, though White residents also have a presence in the West.

Hispanic or Latino by Specific Origin

- Some Hispanic or Latino ethnic groups have a much larger presence in Puerto Rico Town than others.
- Residents of Mexican origin comprised 29.1% of Puerto Rico Town's total population in 2016-2020 - the largest share of all Hispanic or Latino ethnic groups. Puerto Ricans were the next largest share at 17.3%. Most other Hispanic or Latino ethnic groups represent minor, less than single digit shares of the area's total population.
- The Puerto Rican population in Puerto Rico Town decreased by 3.7 percentage points between 2011-2015 to 2016-2020, while the Mexican population increased by 2.1 percentage points.



Source: [Secret Chicago](#)

Demographics



Table 3: Hispanic or Latino Population by Specific Origin in Puerto Rico Town, 2011-2015 to 2016-2020

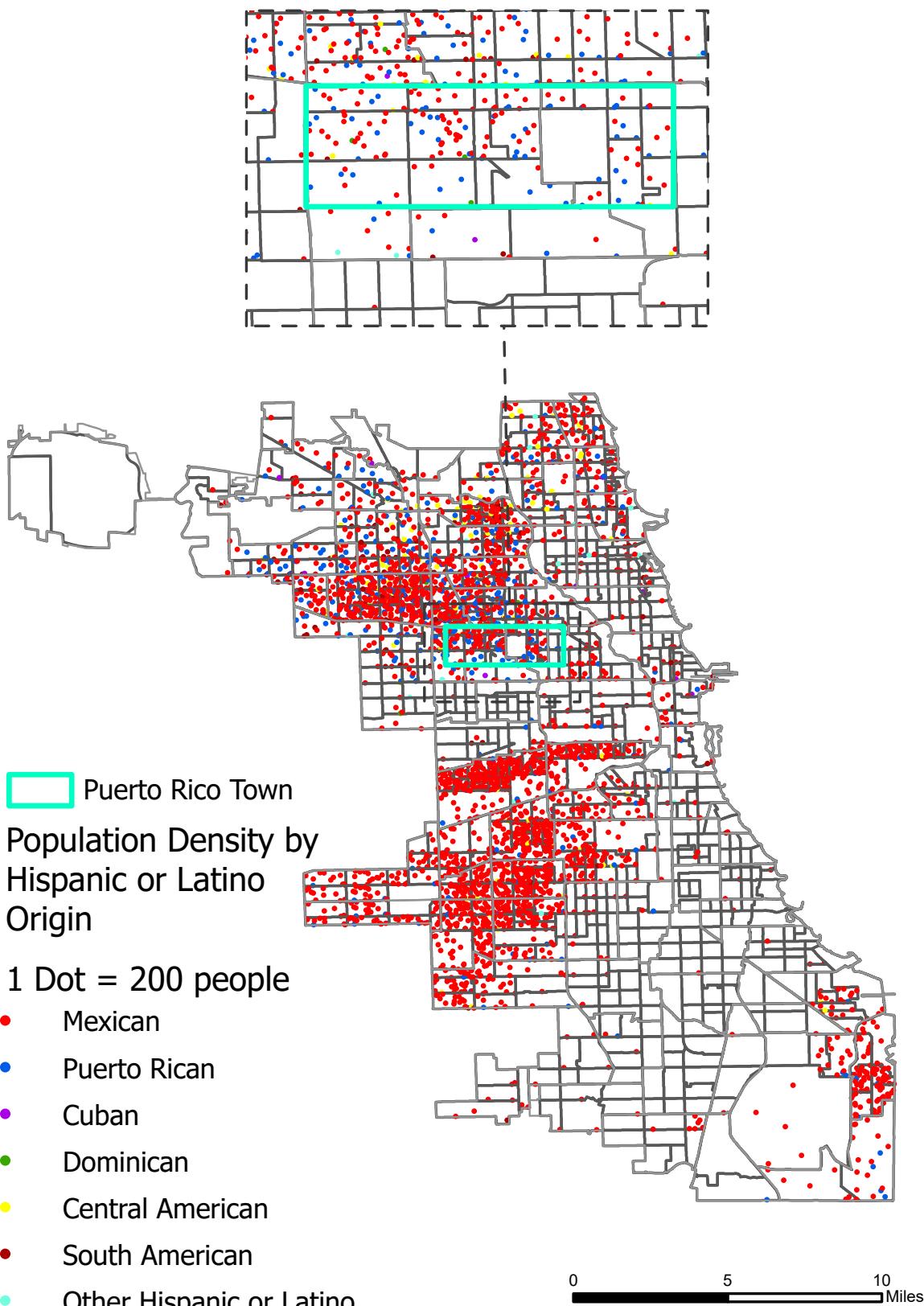
	2011-2015		2016-2020		Change between Periods	
	Number	Percent	Number	Percent	Number	Percentage Point Difference
Total Population	70,119	100.0%	67,674	100.0%	-2,445	
Not Hispanic or Latino	32,625	46.5%	32,024	47.3%	-601	0.8%
Hispanic or Latino:	37,494	53.5%	35,650	52.7%	-1,844	-0.8%
Mexican	18,957	27.0%	19,705	29.1%	748	2.1%
Puerto Rican	14,709	21.0%	11,685	17.3%	-3,024	-3.7%
Cuban	180	0.3%	310	0.5%	130	0.2%
Dominican Republic	589	0.8%	673	1.0%	84	0.2%
Central American:	1,584	2.3%	1,376	2.0%	-208	-0.3%
Costa Rican	0	0.0%	10	0.0%	10	0.0%
Guatemalan	871	1.2%	508	0.8%	-363	-0.4%
Honduran	507	0.7%	516	0.8%	9	0.1%
Nicaraguan	16	0.0%	31	0.1%	15	0.1%
Panamanian	27	0.0%	109	0.2%	82	0.2%
Salvadoran	146	0.2%	202	0.3%	56	0.1%
Other Central American	17	0.0%	0	0.0%	-17	0.0%
South American:	1,037	1.5%	1,031	1.5%	-6	0.0%
Argentinean	50	0.1%	4	0.0%	-46	-0.1%
Bolivian	0	0.0%	19	0.0%	19	0.0%
Chilean	27	0.0%	31	0.1%	4	0.1%
Colombian	169	0.2%	135	0.2%	-34	0.0%
Ecuadorian	681	1.0%	761	1.1%	80	0.1%
Paraguayan	0	0.0%	0	0.0%	0	0.0%
Peruvian	82	0.1%	64	0.1%	-18	0.0%
Uruguayan	21	0.0%	0	0.0%	-21	0.0%
Venezuelan	0	0.0%	17	0.0%	17	0.0%
Other South American	7	0.0%	0	0.0%	-7	0.0%
Other Hispanic or Latino:	438	0.6%	870	1.3%	432	0.7%
Spaniard	75	0.1%	116	0.2%	41	0.1%
Spanish	149	0.2%	62	0.1%	-87	-0.1%
Spanish American	0	0.0%	0	0.0%	0	0.0%
All Other Hispanic or Latino	214	0.3%	692	1.0%	478	0.7%

Source: U.S. Census Bureau, 2011-2015 and 2016-2020 American Community Survey 5-Year Estimates. Compiled by Great Cities Institute.

Demographics



Map 4: Population Density by Hispanic or Latino Origin in Chicago, 2016-2020



Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates. Map Created by Great Cities Institute.

Demographics



Population Density by Hispanic or Latino Origin

- Puerto Ricans are relatively evenly distributed throughout Puerto Rico Town with a slightly higher concentration in West Puerto Rico Town than in East.
- Mexican residents are concentrated in West Puerto Rico Town with a presence in East as well.
- Central Americans, Cubans, Dominicans, South Americans, and Hispanics of other origins have a limited presence in Puerto Rico Town.
- Puerto Rican residents of the city remain concentrated on the north, northwest, and west sides of the city.



Source: [Chicago Tribune](#)

Educational Attainment



Table 4: Educational Attainment for Population 25 Years and Over in Puerto Rico Town, 2011-2015 to 2016-2020

	2011-2015		2016-2020		Change between Periods	
	Number	Percent	Number	Percent	Number	Percentage Point Difference
Less than High School	11,376	26.0%	8,621	19.1%	-2,755	-6.9%
High School Graduate (Includes Equivalency)	11,523	26.4%	10,945	24.2%	-578	-2.2%
Some College	9,615	22.0%	10,412	23.0%	797	1.0%
Bachelor's Degree	7,878	18.0%	9,913	21.9%	2,035	3.9%
Master's Degree	2,527	5.8%	4,081	9.0%	1,554	3.2%
Professional School Degree	529	1.2%	823	1.8%	294	0.6%
Doctorate Degree	274	0.6%	395	0.9%	121	0.3%

Source: U.S. Census Bureau, 2011-2015 and 2016-2020 American Community Survey 5-Year Estimates. Compiled by Great Cities Institute.

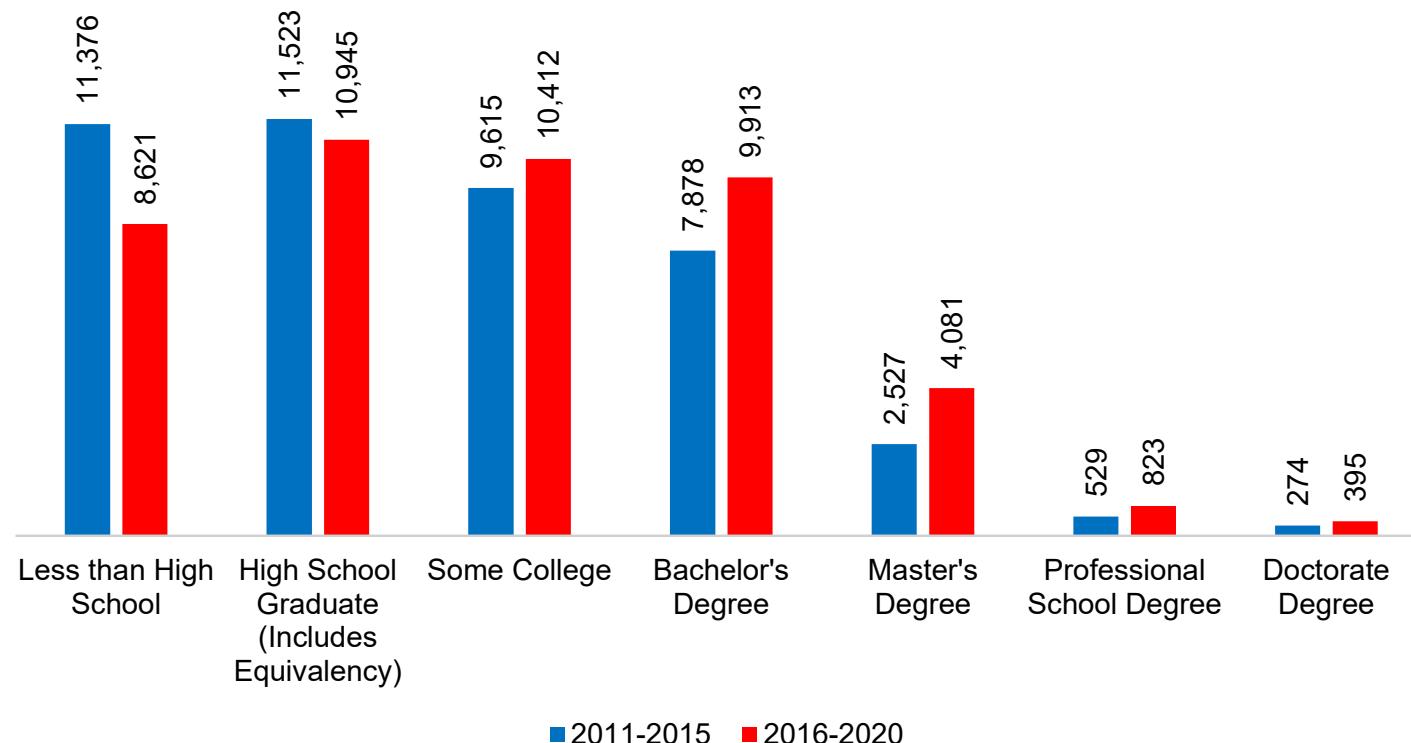
Educational Attainment



Educational Attainment in Puerto Rico Town

- The share of residents with lower levels of educational attainment (less than a high school diploma or a high school diploma or equivalent) decreased slightly between 2011-2015 and 2016-2020 while the share of residents with higher levels of educational attainment (some college or higher) increased slightly.
- Residents with Bachelor's Degrees and Master's Degrees increased by 3.9 percentage points and 3.2 percentage points respectively, representing 21.9 percent and 9 percent of the total population 25 years old and over in Puerto Rico Town in 2016-2020.

Figure 2: Educational Attainment for Population 25 and Over in Puerto Rico Town, 2011-2015 and 2016-2020



Source: U.S. Census Bureau, 2011-2015 and 2016-2020 American Community Survey 5-Year Estimates. Compiled by Great Cities Institute.

Educational Attainment



Table 5: Highest Level of Educational Attainment by Race/Ethnicity in Puerto Rico Town, 2011-2015 to 2016-2020

		2011-2015					2016-2020			
		Black or African American Alone	White Alone, Not Hispanic or Latino	Hispanic or Latino of any Race	Total	Black or African American Alone	White Alone, Not Hispanic or Latino	Hispanic or Latino of any Race	Total	
Less Than High School Diploma	Percent	22.9%	4.5%	39.6%	26.1%	18.0%	2.7%	30.8%	19.1%	
	Number	2,439	455	8,575	11,376	1,791	325	6,560	8,621	
High School Graduate (Includes Equivalency)	Percent	36.0%	11.5%	29.6%	26.4%	29.6%	8.6%	32.6%	24.2%	
	Number	3,841	1,181	6,407	11,523	2,931	1,064	6,933	10,945	
Some College or Associate's Degree	Percent	28.3%	18.1%	20.6%	22.0%	34.9%	15.9%	21.4%	23.1%	
	Number	3,017	1,868	4,459	9,615	3,464	1,976	4,558	10,412	
Bachelor's Degree or Higher	Percent	12.8%	66.0%	10.3%	25.8%	17.6%	72.8%	15.3%	33.6%	
	Number	3,017	6,816	2,223	11208	1,738	9,022	3,249	15,212	

Source: U.S. Census Bureau, 2011-2015 and 2016-2020 American Community Survey 5-Year Estimates. Compiled by Great Cities Institute.

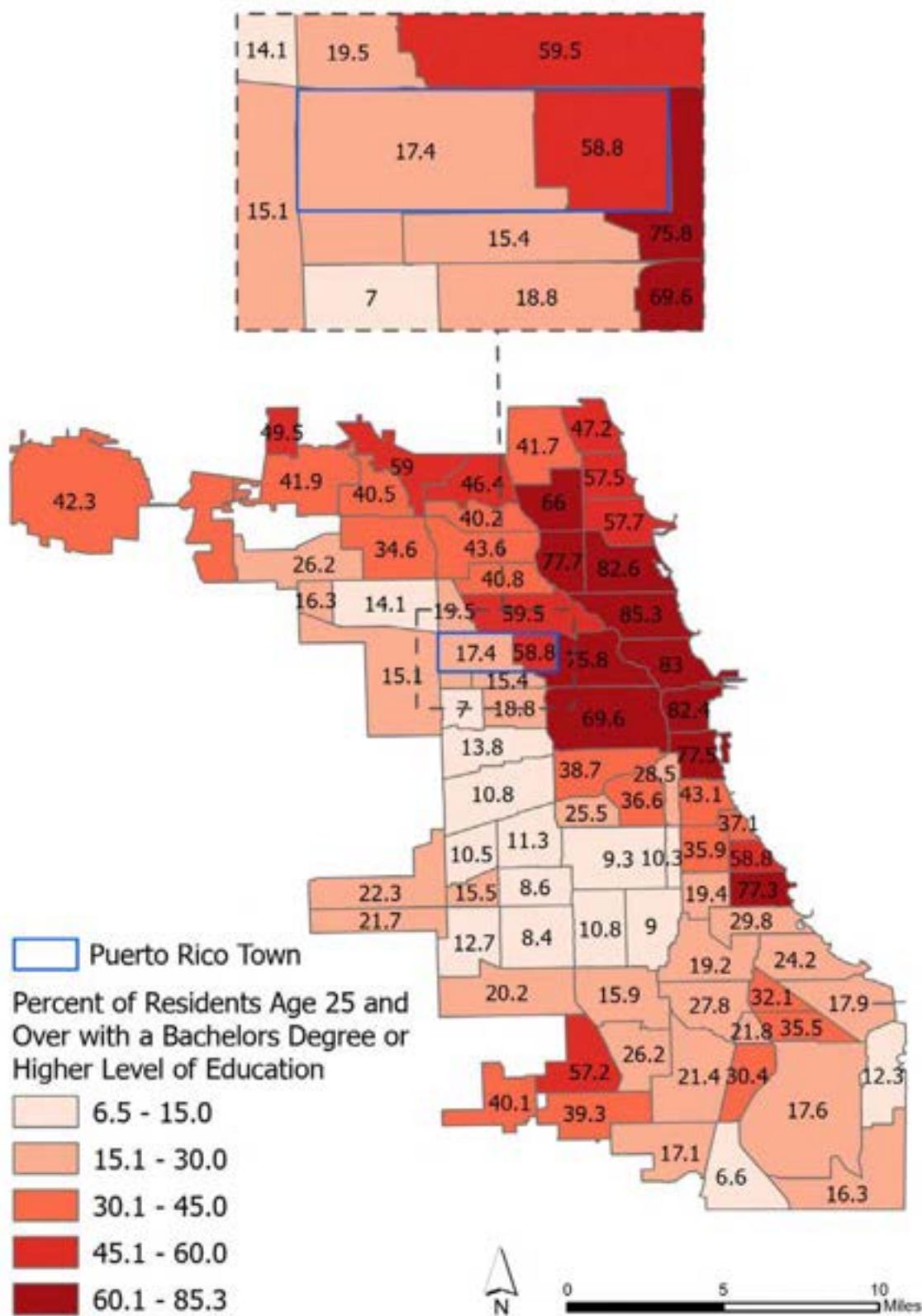
Educational Attainment in Puerto Rico Town by Race/Ethnicity

- The number of residents who earned less than a high school diploma decreased for Blacks, Whites, and Hispanics or Latinos between 2011-2015 and 2016-2020. Meanwhile, the number of residents who earned a high school diploma or equivalent decreased for Blacks and Whites, but increased for Hispanics or Latinos.
- The number of residents with some college or an Associate's Degree increased for Blacks and Hispanics or Latinos but decreased for Whites, while the number of residents with a Bachelor's Degree or higher increased for all three.

Educational Attainment



Map 5: Percent of Residents Age 25 and over with a Bachelors Degree or Higher Level of Education by Community Area in Chicago (Breakdown of East and West Puerto Rico Town), 2016-2020



Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates. Map Created by Great Cities Institute.

Educational Attainment



Percent of Residents Age 25 and over with a Bachelors Degree or Higher Level of Education in East and West Puerto Rico Town

- The percentage of adults aged 25 or older who have earned a bachelor's degree or higher in East Puerto Rico Town was more than three times higher than that in West Puerto Rico Town – 58.8% compared to 17.4%.
- The number for East Puerto Rico Town more closely resembles that for the predominantly white, more affluent neighborhoods to the north and east of the area and similar neighborhoods downtown, in the Loop, and on the northside than that for West Puerto Rico Town.
- Similarly, the number for West Puerto Rico Town more closely resembles that for the predominantly Black, Hispanic, and lower-income neighborhoods that border the area and similar neighborhoods on the west and south sides than that for East Puerto Rico Town.



Source: [DNAinfo](#)

Community Vision for Education



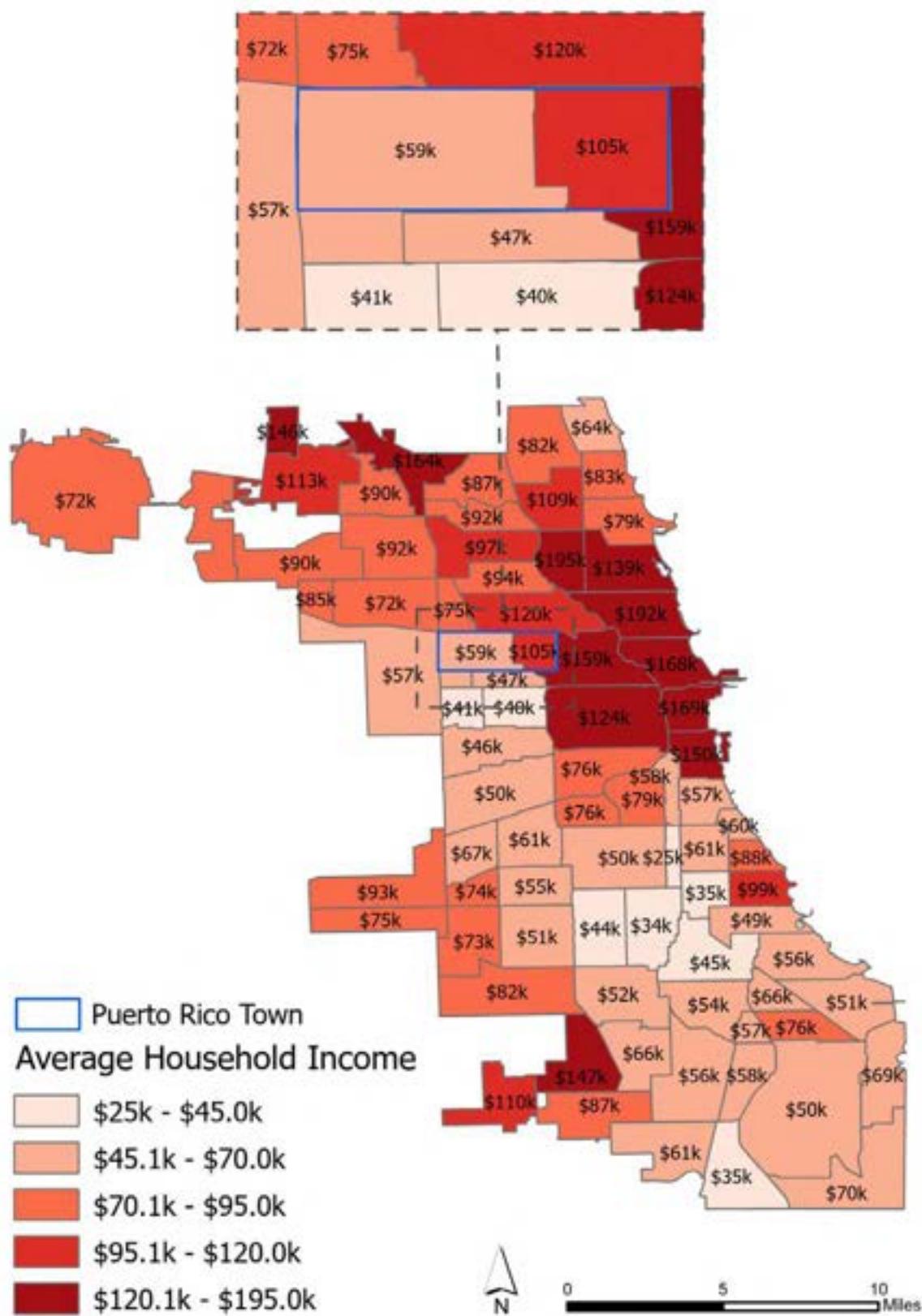
Table 6:Community Vision Ideas Collected on March 5, 2022 at Clemente High School at a Meeting of the Puerto Rican Agenda

Community Education	Youth Education	Curriculum and Programs
Humboldt Park as community education/workforce hub	Team leadership development	Invest in healing/transformative justice curriculum
Funding grants for artists	Volunteer opportunities for CEOs of tomorrow	Partnerships with local area schools/ building cultural and relevant historical offerings/curriculums
Creation of a teacher training school to hire people from the community	Affordability for education	Teaching and training on solar energy/wind/water renewal energy
Adopt a current school/partnership	Free community college for all/certificate programs	Cultural enrichment education for youth
Financial literacy training	Locally sponsored scholarship opportunities	Teaching for fine arts
UIC LARES satellite office	Beautify and establish Wright College	Mental health support services (free =/affordable counseling services
	Full Youth center with academic support center/safe space	Redesign curriculum to reflect the community
	Youth media center	Queer studies programs and art residencies
	Stem education opportunities for youth	Teen position/doctor MD shadowing program
	Development programs for science and math for niñas boricuas "las científicas"	Coaching on how to realize purpose in creating a road map to success
		Early childhood bilingual focus pedagogy
		Leadership development for youth and emerging professionals
		Tutoring

Household Income



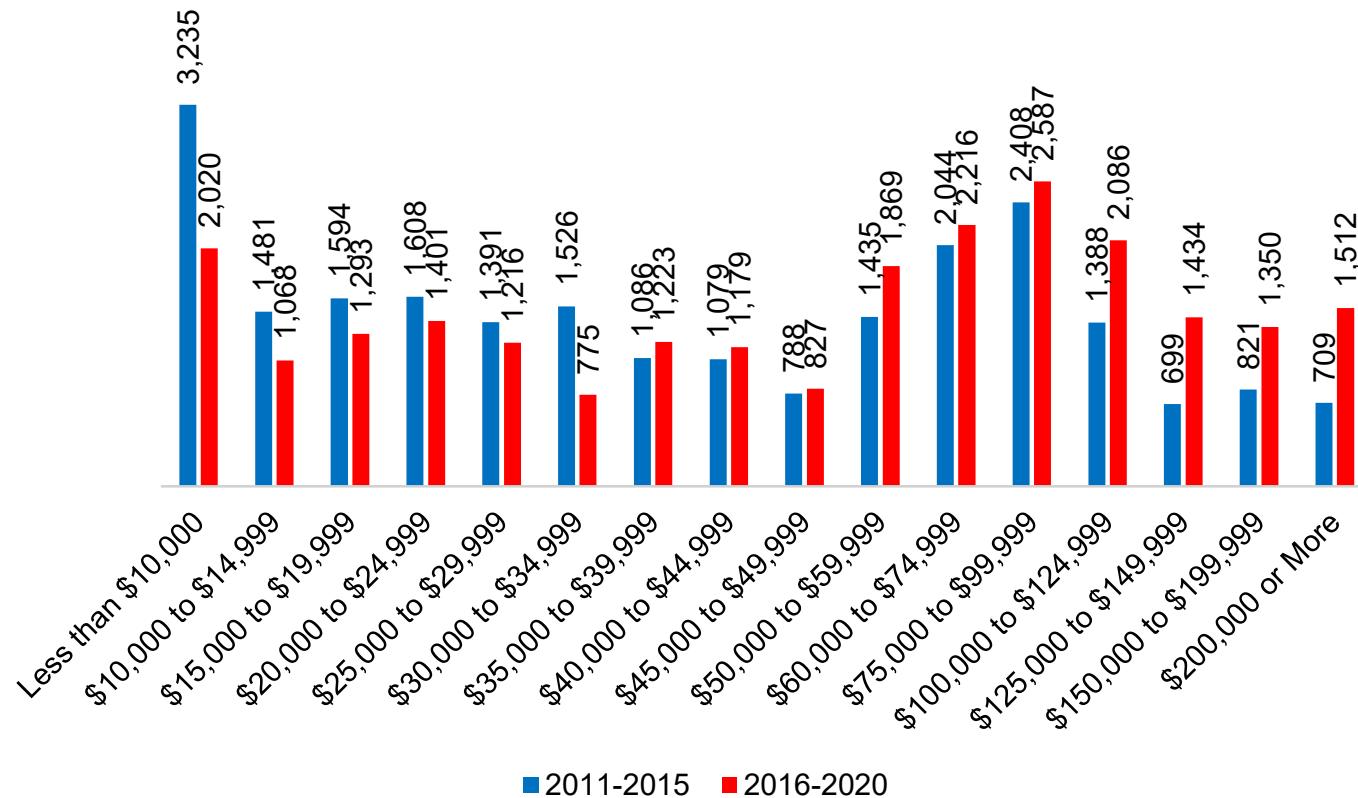
Map 6: Average Household Income by Community Area in Chicago (Breakdown of East and West Puerto Rico Town), 2016-2020



Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates. Map Created by Great Cities Institute.



Figure 3: Household Income in Puerto Rico Town, 2011-2015 and 2016-2020



Source: U.S. Census Bureau, 2011-2015 and 2016-2020 American Community Survey 5-Year Estimates. Compiled by Great Cities Institute.

Average Household Income in East and West Puerto Rico Town

- The average household income in East Puerto Rico Town was nearly twice that of West Puerto Rico Town – \$105,000 compared to \$59,000.
- The average household income in East Puerto Rico town was closer to that in Logan Square, West Town, the Lower West Side, and similar neighborhoods downtown, in the Loop, and on the northside than it was to the average households income in East Puerto Rico Town.
- The average household income in East Puerto Rico Town was closer to that in Austin, Belmont Craigin, East Garfield Park, Hermosa, and West Garfield Park, and similar neighborhoods on the south and west sides, than it was to the average household income in East Puerto Rico Town.

Household Income



**Table 7: Median Household Income by Race/Ethnicity in Puerto Rico Town,
2011-2015 to 2016-2020**

	2011-2015	2016-2020	Change be- tween Periods
Median Household Income	\$38,625	\$55,070	\$16,445
White Alone Householder	\$54,592	\$72,689	\$18,097
Black or African American Alone Householder	\$27,123	\$36,021	\$8,898
Asian Alone Householder	\$65,685	\$139,024	\$73,339
Some Other Race Alone Householder	\$32,587	\$42,165	\$9,578
Two or More Races Householder	\$43,536	\$52,314	\$8,778
Hispanic or Latino Householder	\$33,480	\$45,556	\$12,076

Source: U.S. Census Bureau, 2011-2015 and 2016-2020 American Community Survey 5-Year Estimates. Compiled by Great Cities Institute.

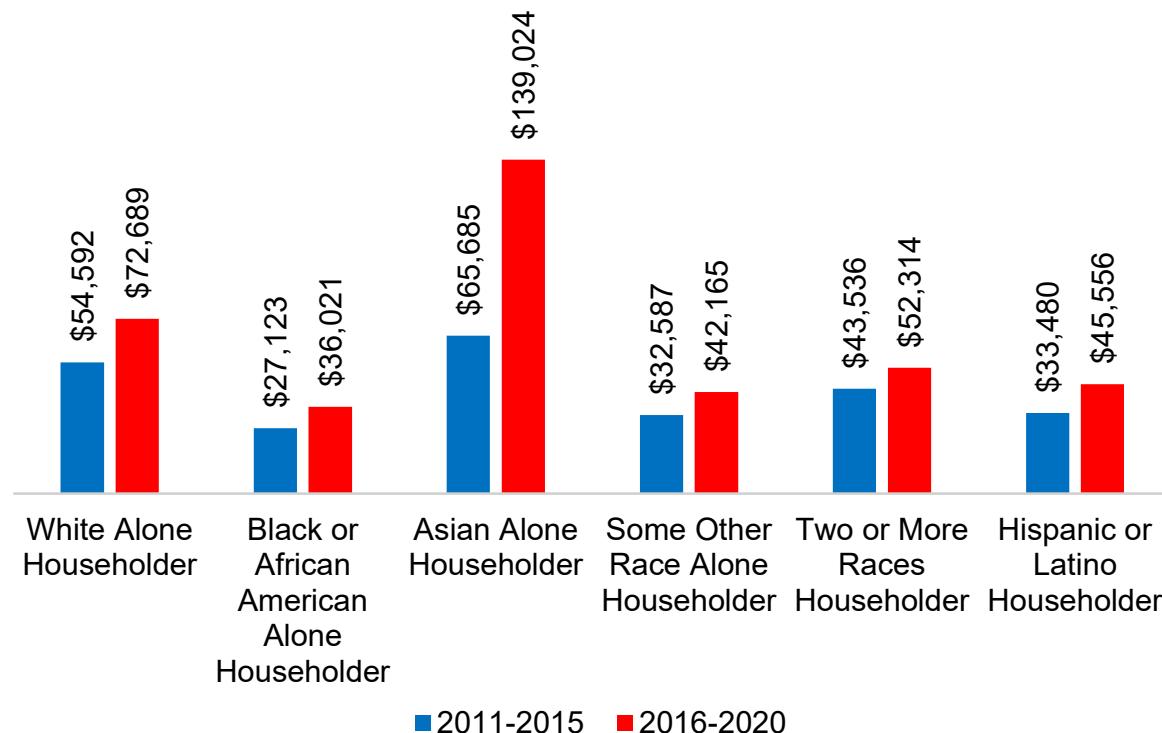
Household Income



Median Household Income by Race in Puerto Rico Town

- The overall median household income has increased by \$16,445, from \$38,625 in 2011-2015 to \$55,070 in 2016-2020.
- However, when broken down by race and ethnicity, it becomes apparent that there were disparities in income.
- Hispanic or Latino householders earned \$21,112 less than White Alone householders in 2011-2015 and the gap widened to \$27,133 less in 2016-2020.
- Black or African American Alone householders earned even less, earning \$27,469 less than White Alone householders in 2011-2015 and \$36,668 less in 2016-2020.

Figure 4: Median Household Income by Race/Ethnicity in Puerto Rico Town, 2011-2015 and 2016-2020



Source: U.S. Census Bureau, 2011-2015 and 2016-2020 American Community Survey 5-Year Estimates. Compiled by Great Cities Institute.

Household Income



Poverty Rate in East and West Puerto Rico Town

- The poverty rate in West Puerto Rico town (27%) was nearly twice that for East Puerto Rico Town (13.8%).
- The poverty rates in East and West Puerto Rico Town were closer to those in their respective neighboring communities than to each other's.
- The rates of poverty in East and West Puerto Rico Town reflect the patterns among predominantly Black and Hispanic (West Puerto Rico Town) and predominantly white or gentrifying neighborhoods (East Puerto Rico Town) through the city.

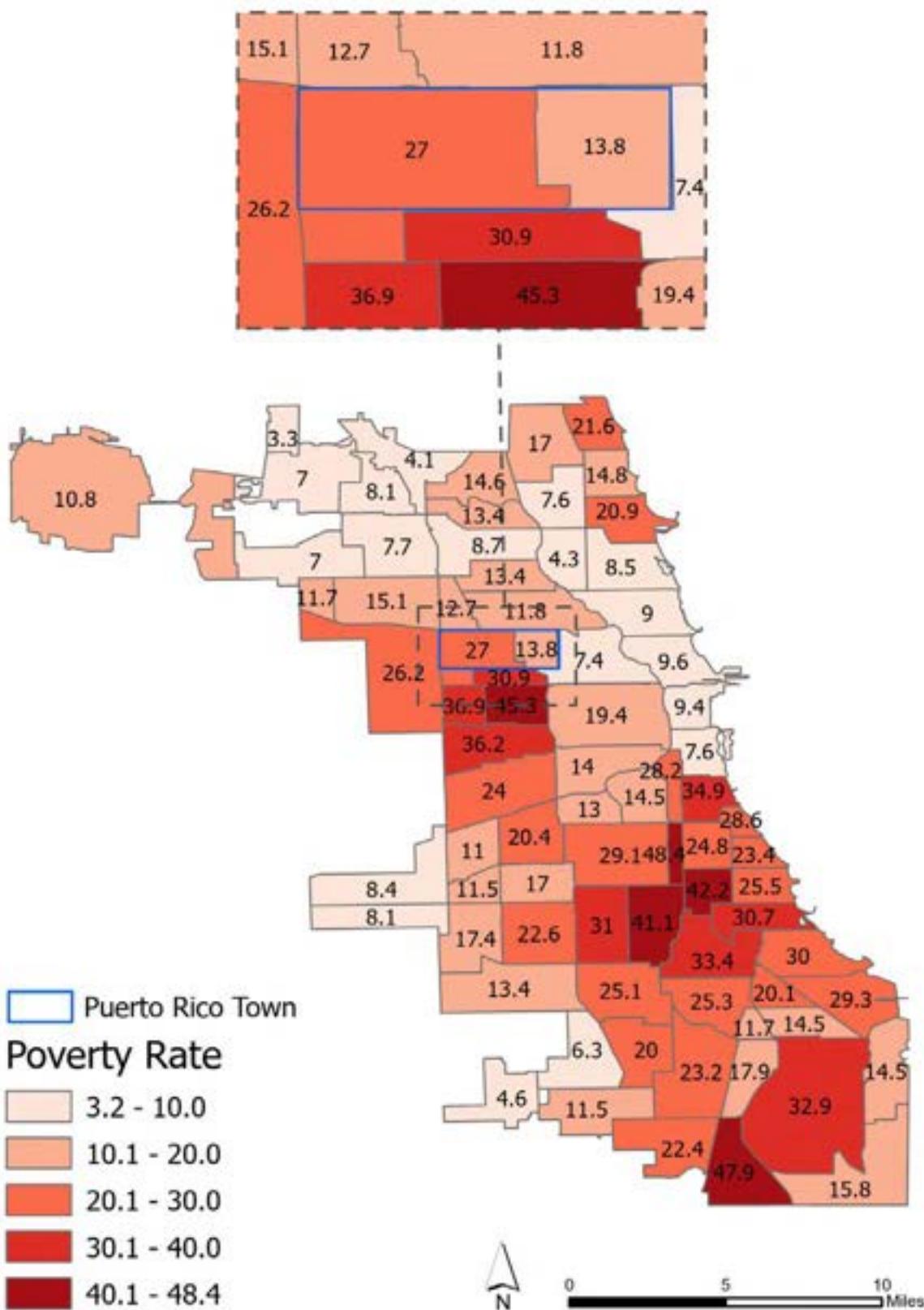


Source: [WTTW](#)

Household Income



Map 7: Poverty Rate by Community Area in Chicago (Breakdown of East and West Puerto Rico Town), 2016-2020

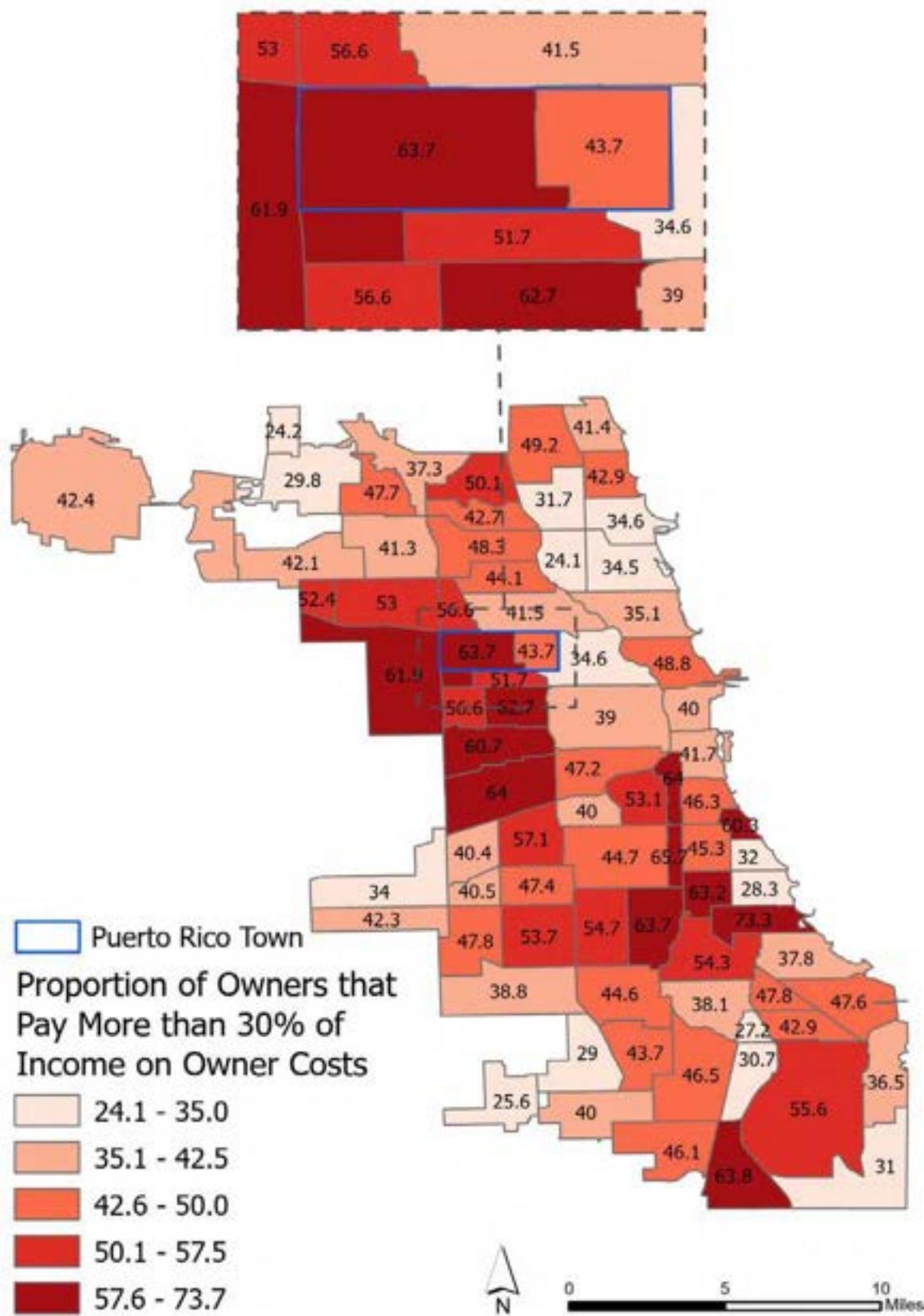


Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates. Compiled by Great Cities Institute.

Housing Costs



Map 8: Proportion of Homeowners that Pay More than 30% of Income on Owner Costs by Community Area in Chicago (Breakdown of East and West Puerto Rico Town), 2016-2020

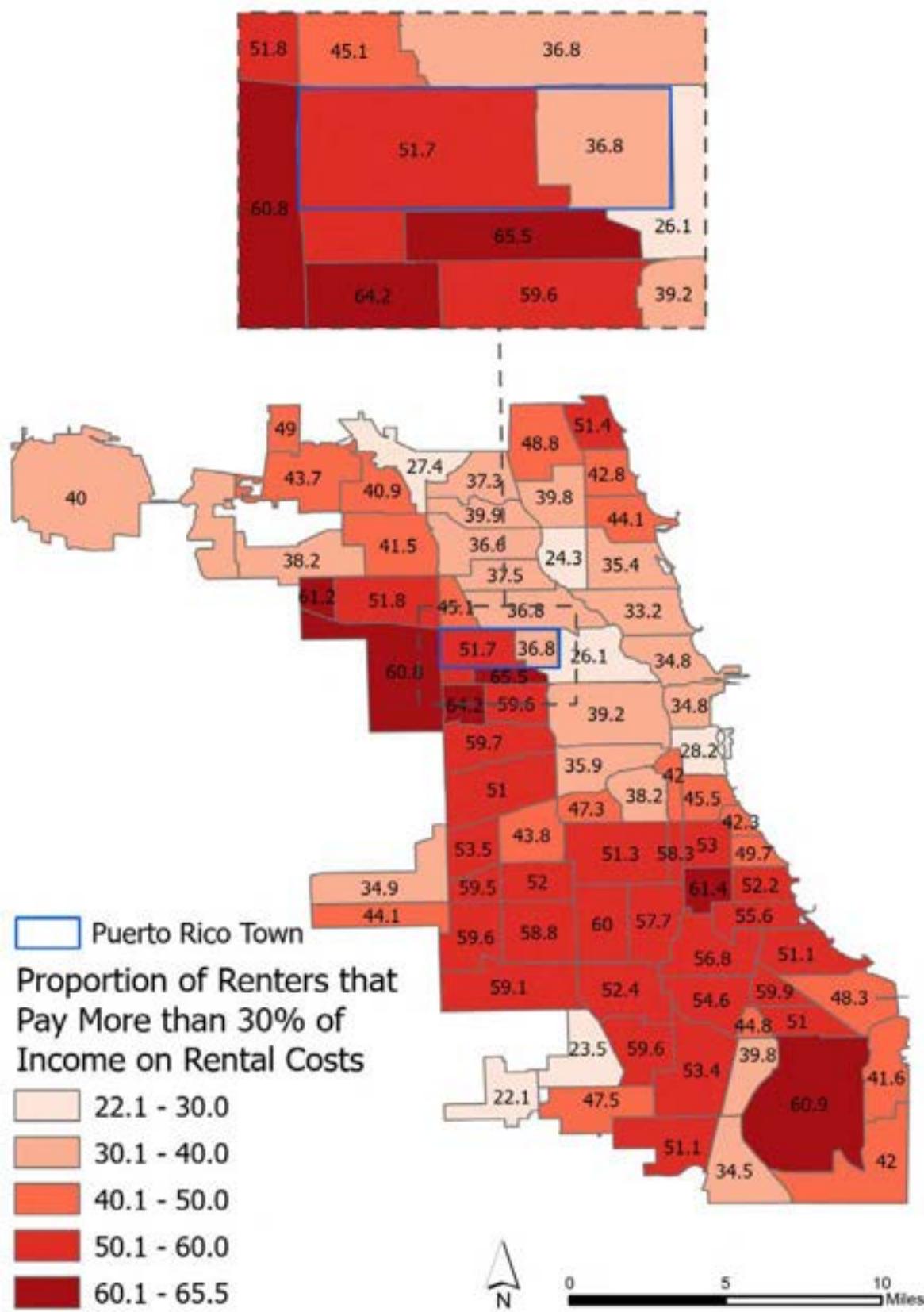


Source: 2016-2020 American Community Survey Map Created by Great Cities Institute.

Housing Costs



Map 9: Proportion of Renters that Pay More than 30% of Income on Renter Costs by Community Area in Chicago (Breakdown of East and West Puerto Rico Town), 2016-2020

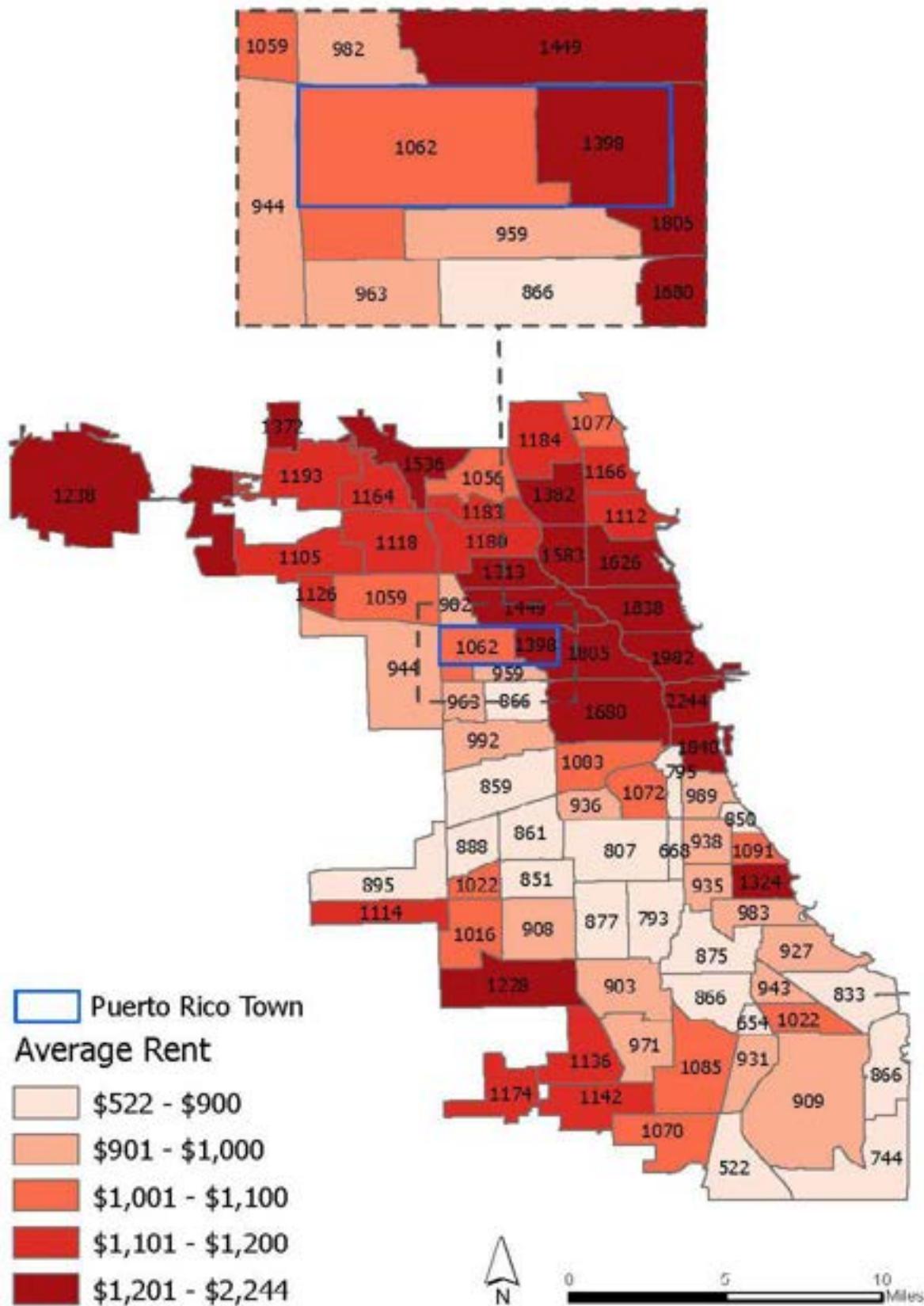


Source: 2016-2020 American Community Survey Map Created by Great Cities Institute.

Housing Costs



Map 10: Average Monthly Rent by Community Area in Chicago (Breakdown of East and West Puerto Rico Town), 2016-2020

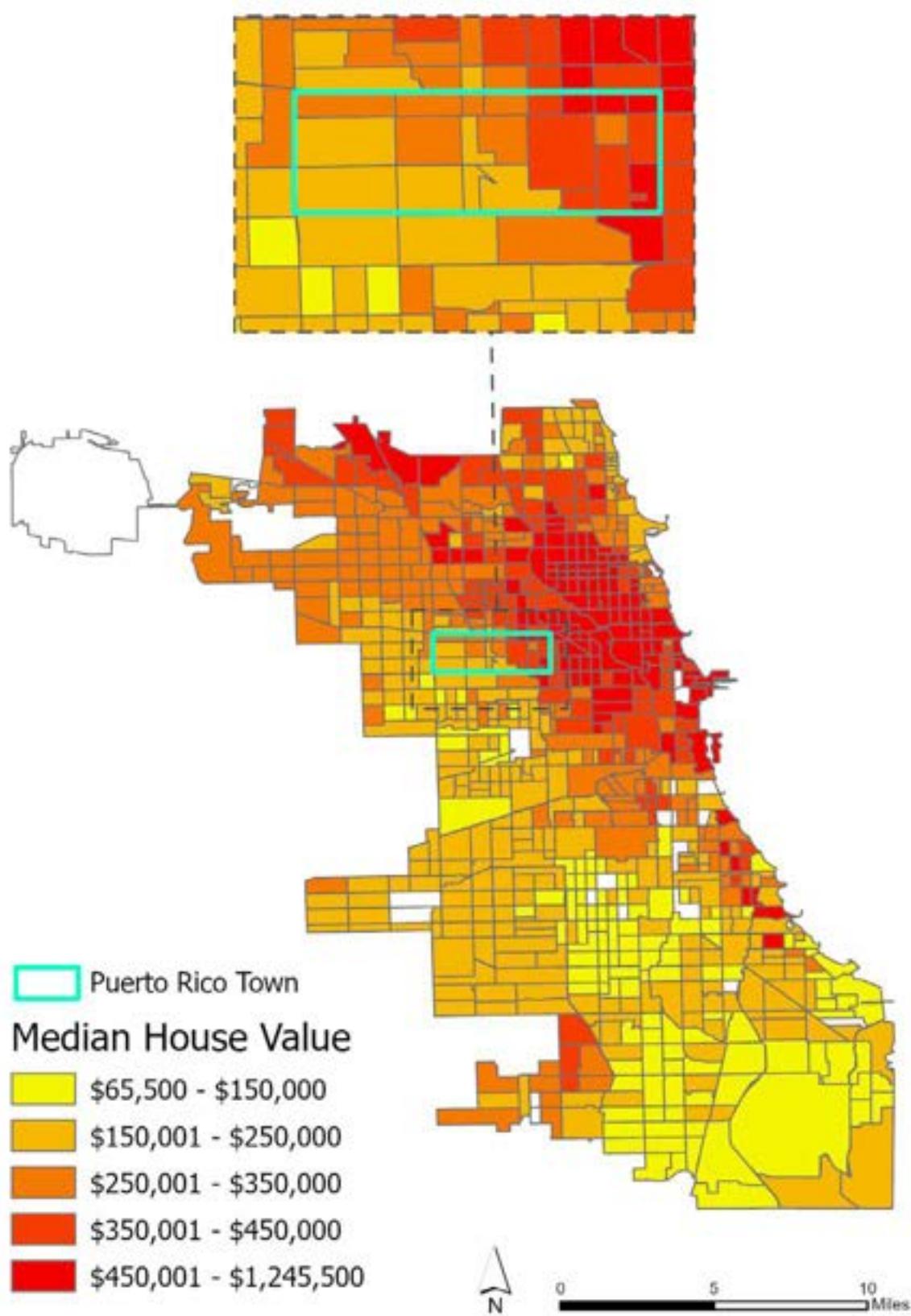


Source: 2016-2020 American Community Survey Map Created by Great Cities Institute.

Housing Costs



Map 11: Median House Value by Census Tract in Chicago, 2016-2020

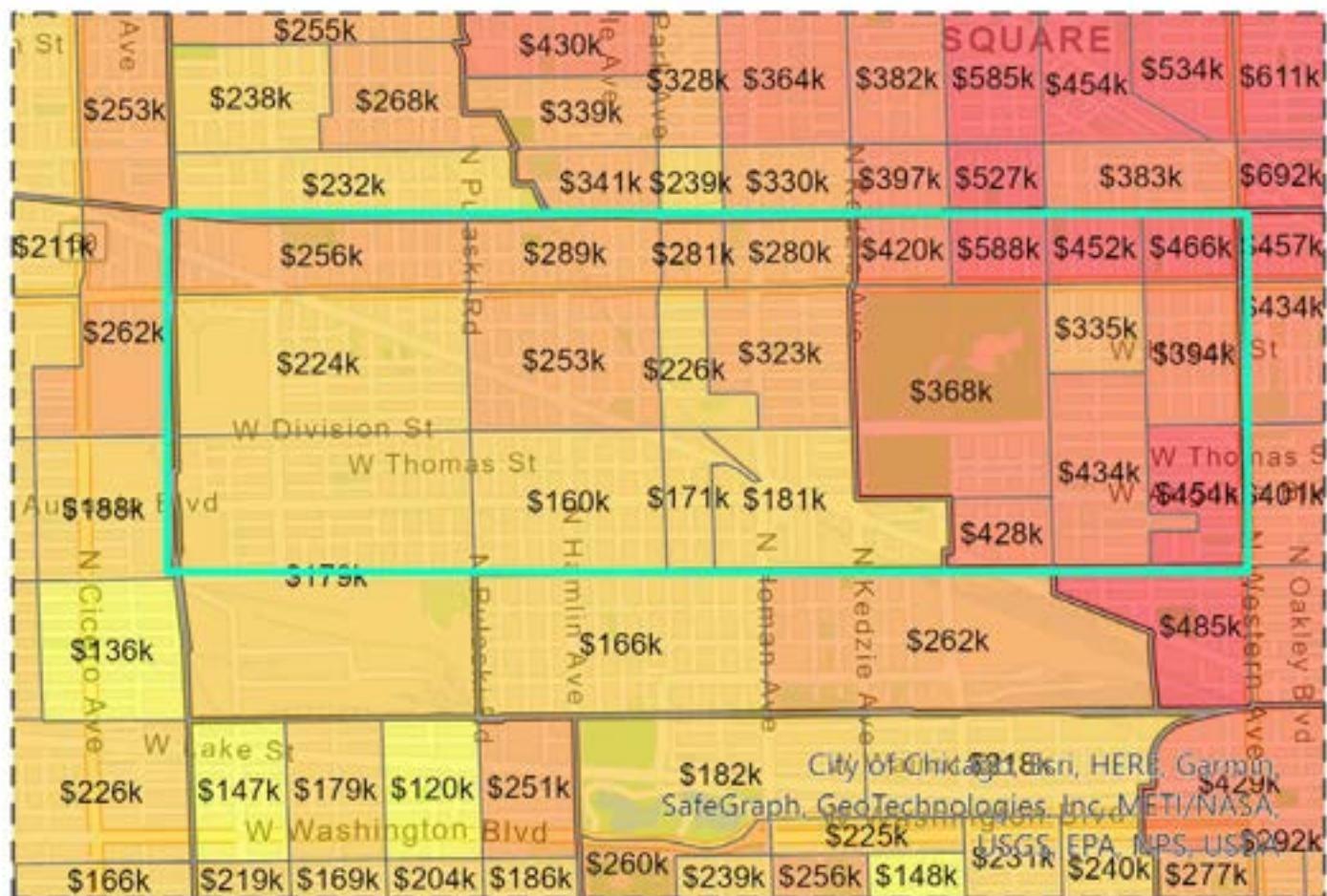


Source: 2016-2020 American Community Survey. Map Created by Great Cities Institute.

Housing Costs



Map 12: Median House Value by Census Tract in East and West Puerto Rico Town, 2016-2020



Median House Value

- \$65,500 - \$150,000
- \$150,001 - \$250,000
- \$250,001 - \$350,000
- \$350,001 - \$450,000
- \$450,001 - \$1,245,500



Table 8: Monthly Owner Costs as a Percentage of Household Income in Past 12 Months in Puerto Rico Town, 2011-2015 to 2016-2020

	2011-2015		2016-2020		Change between Periods	
	Number	Percent	Number	Percent	Number	Percentage Point Difference
Total Owner-Occupied Housing Units	7,658		8,954		1,296	
Housing Units with a Mortgage:	5,731	74.8%	6,184	69.1%	453	-5.7%
Less than 30 Percent	2,977	38.9%	3,461	38.7%	484	-0.2%
30 Percent or More	2,693	35.2%	2,648	29.6%	-45	-5.6%
50 Percent or More	1,416	18.5%	1,172	13.1%	-244	-5.4%
Not Computed	61	0.8%	75	0.8%	14	0.0%
Housing Units Without a Mortgage:	1,927	25.2%	2,770	30.9%	843	5.7%
Less than 30 Percent	1,189	15.5%	2,029	22.7%	840	7.2%
30 Percent or More	607	7.9%	726	8.1%	119	0.2%
50 Percent or More	208	2.7%	443	5.0%	235	2.3%
Not Computed	131	1.7%	15	0.2%	-116	-1.5%

Source: U.S. Census Bureau, 2011-2015 and 2016-2020 American Community Survey 5-Year Estimates. Compiled by Great Cities Institute.

Monthly Owner Costs

- The percentage of owners with a mortgage decreased by 5.7 percentage points between 2011-2015 and 2016-2020, indicating an increase in mortgages that were fully repaid and/or an increase in cash purchases of homes without a mortgage.
- Among owners with a mortgage, the percentage of households that were cost-burdened (spending more than 30% of their monthly income on ownership costs) decreased by 11 percentage points from 53.7% to 42.7%.
- Among owners without a mortgage, the percentage of households that were cost burdened increased by 2.5%.

Housing Costs



Proportion of Owners that Pay More than 30% of Income on Owner Costs in East and West Puerto Rico Town

- In East Puerto Rico Town, 43.7% of homeowners were cost burdened in 2016-2020. The rate was 20 percentage points higher in West Puerto Rico Town, where 63.7% of homeowners were cost burdened.
- The rate of housing cost burdened households for homeowners in East Puerto Rico Town was closer to that in Logan Square, the Near West Side, and West Town than it was to West Puerto Rico Town, while the rate of housing cost burden in West Puerto Rico Town was closer to that in Austin, East Garfield Park, and West Garfield Park.

Proportion of Owners that Pay More than 50% of Income on Owner Costs in East and West Puerto Rico Town

- More than a fifth (21.4%) of homeowners in West Puerto Rico Town spend more than 50% of their income on ownership costs, compared to 13% in East Puerto Rico Town.
- The difference in the percentages of residents in East and West Puerto Rico Town who spend more than 50% of their income on ownership costs was also much smaller than that for residents who spend more than 30% of their income on ownership costs (8.4% compared to 20%).
- The degree of cost burden for both areas still more closely resembles those for their bordering neighborhoods than they do each other.



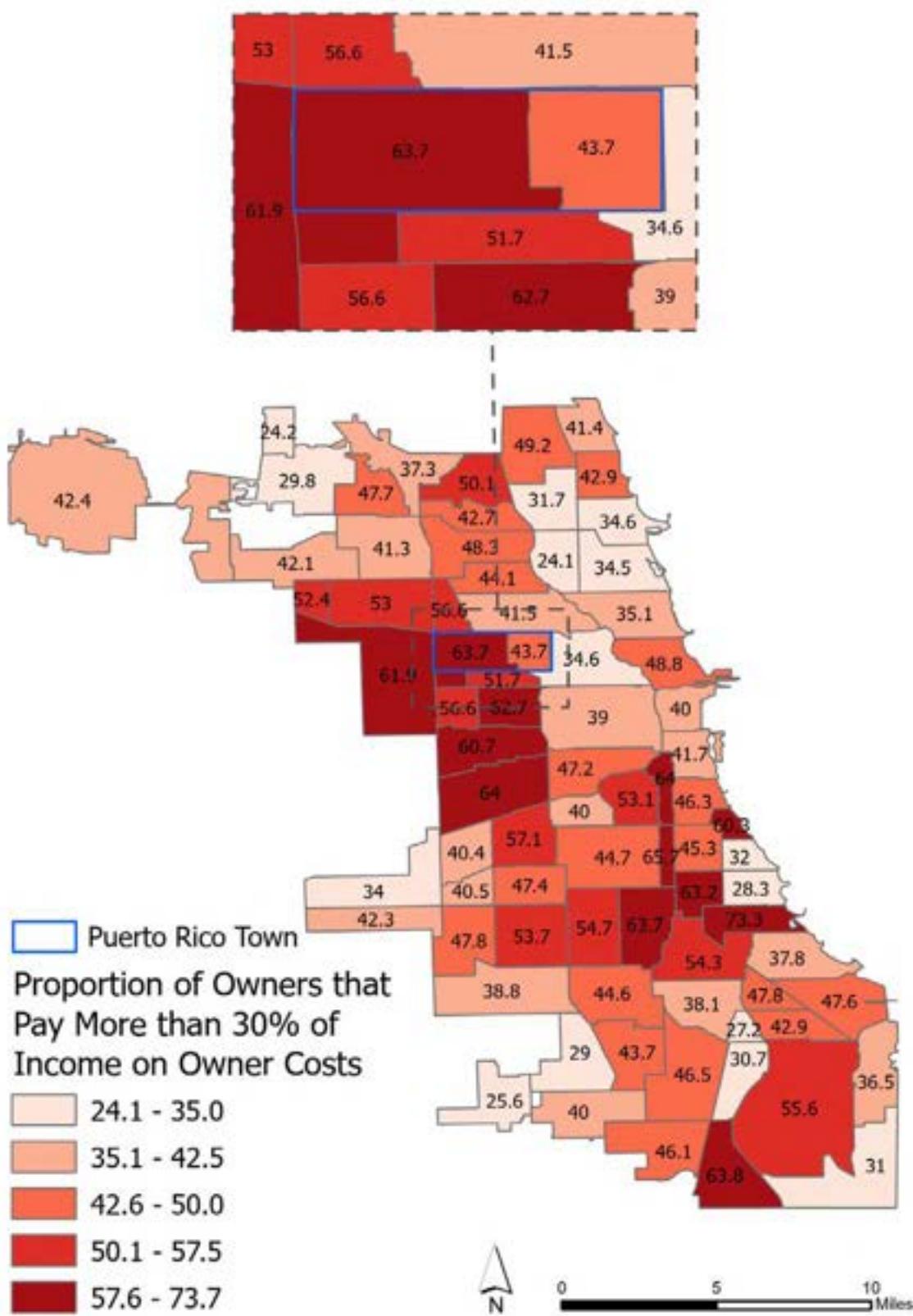
"After years of planning, a five-story affordable housing complex with a ground-floor theater will soon rise on Division Street."

Source: [Block Club Chicago](#)

Housing Costs



Map 13: Proportion of Owners that Pay More than 30% of Income on Owner Costs by Community Area in Chicago (Breakdown of East and West Puerto Rico Town), 2016-2020

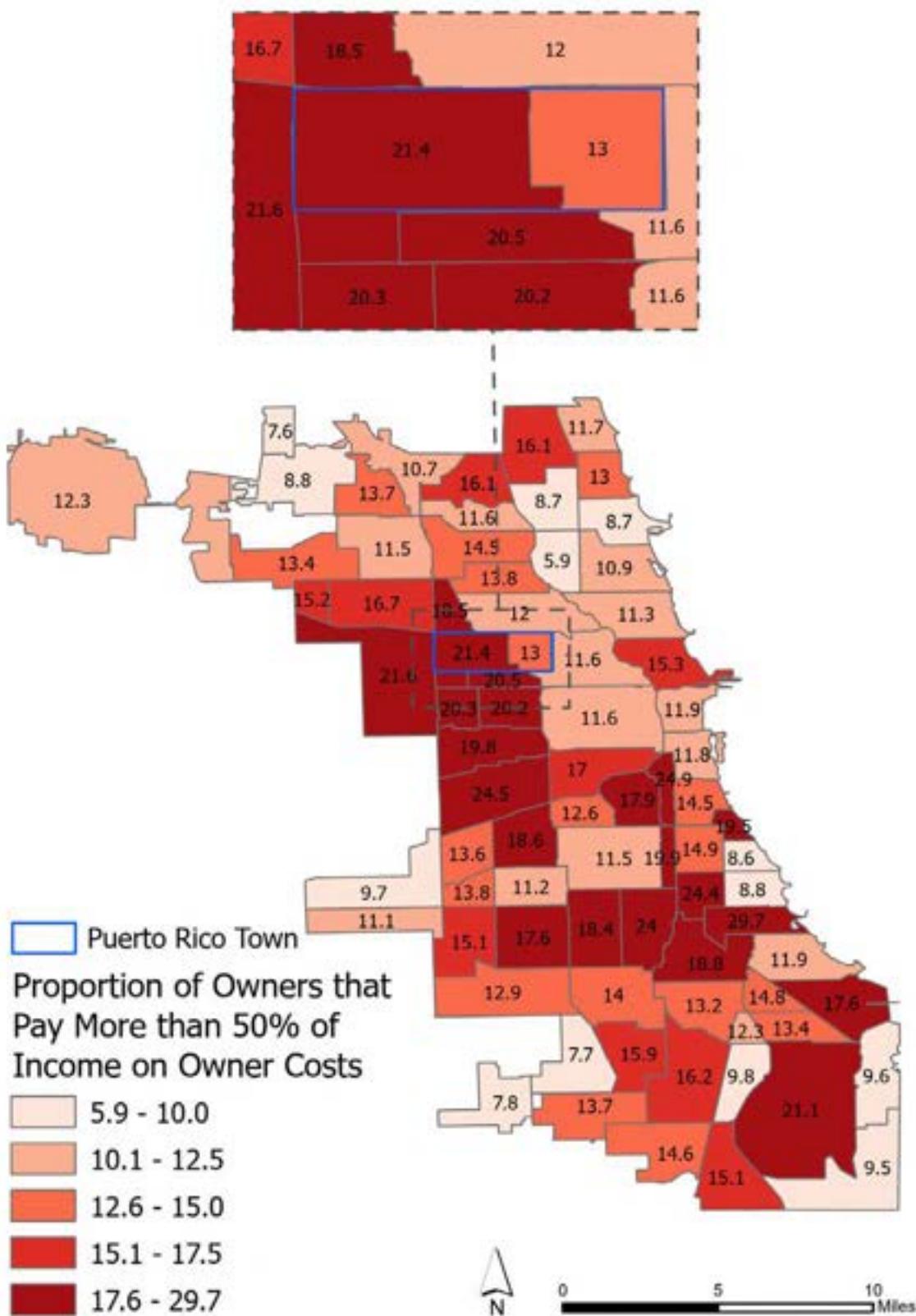


Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates. Map Created by Great Cities Institute.

Housing Costs



Map 14: Proportion of Owners that Pay More than 50% of Income on Owner Costs by Community Area in Chicago (Breakdown of East and West Puerto Rico Town), 2016-2020



Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates. Map Created by Great Cities Institute.



Table 9: House Value for All Owner-Occupied Housing Units in Puerto Rico Town, 2011-2015 to 2016-2020

	2011-2015		2016-2020		Change between Periods	
	Number	Percent	Number	Percent	Number	Percentage Point Difference
Total Owner-Occupied Housing Units:	7,658		8,954		1,296	
Less than \$20,000	157	2.1%	251	2.8%	94	0.7%
\$20,000 to \$49,999	154	2.0%	182	2.0%	28	0.0%
\$50,000 to \$99,999	699	9.1%	568	6.3%	-131	-2.8%
\$100,000 to \$149,999	1,344	17.6%	472	5.3%	-872	-12.3%
\$150,000 to \$299,999	3,262	42.6%	3,577	40.0%	315	-2.6%
\$300,000 to \$499,999	1,485	19.4%	2,394	26.7%	909	7.3%
\$500,000 to \$749,999	393	5.1%	890	9.9%	497	4.8%
\$750,000 to \$999,999	155	2.0%	379	4.2%	224	2.2%
\$1,000,000 or More	9	0.1%	241	2.7%	232	2.6%
Median Value	\$203,538		\$275,275		\$71,737	

Source: U.S. Census Bureau, 2011-2015 and 2016-2020 American Community Survey 5-Year Estimates. Compiled by Great Cities Institute.

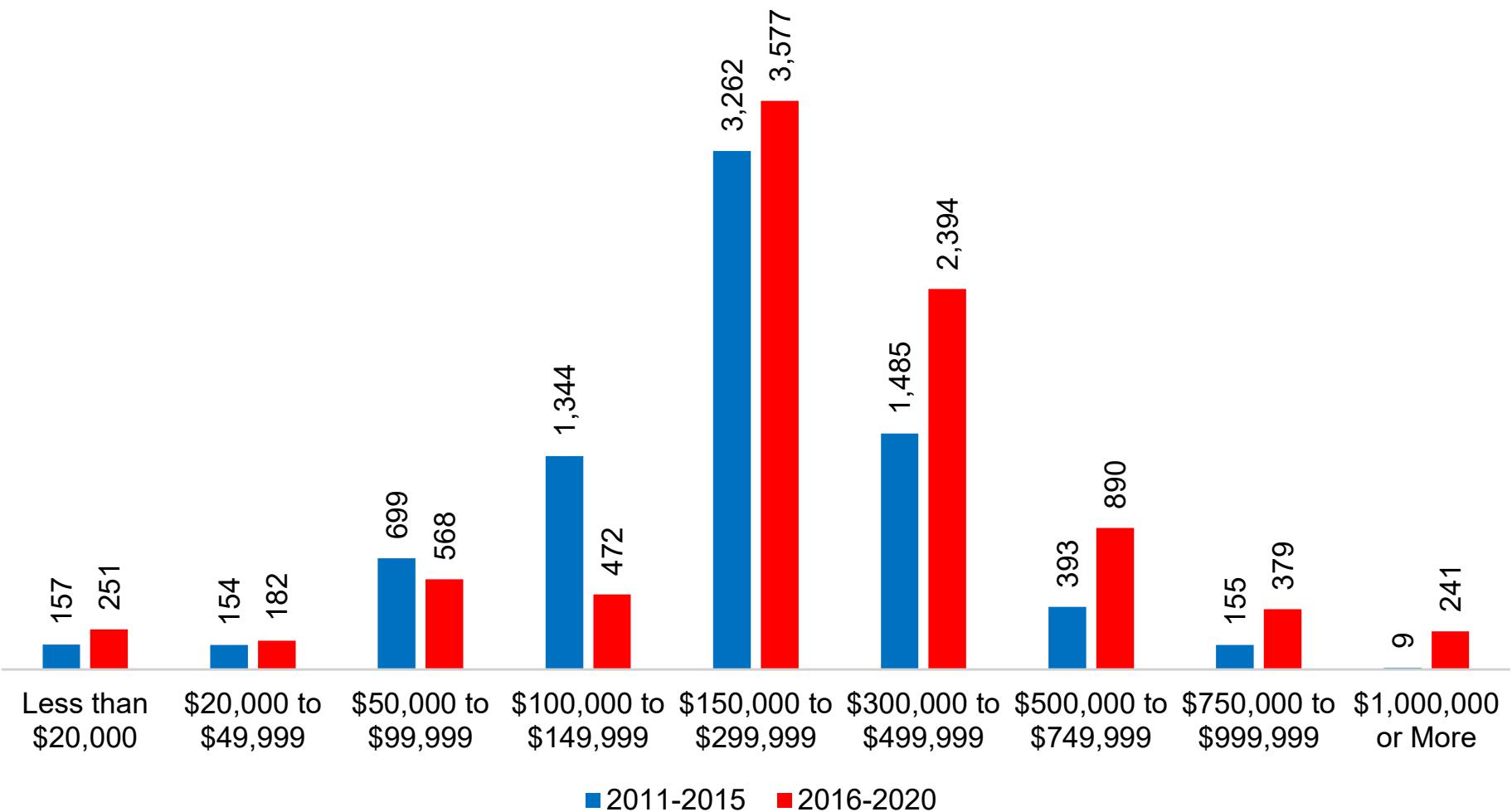
Owner-Occupied Housing Units by Value in Puerto Rico Town

- The median house value for owner-occupied housing units in Puerto Rico Town increased by \$71,137, going from \$203,538 in 2011-2015 to \$275,275 in 2016-2020.
- The majority of housing units were valued between \$150,000 and \$499,999 in 2016-2020, with units valued above \$300,000 seeing an increase of 16.9 percentage points from 2011-2015.

Housing Costs



Figure 5: House Value for Owner-Occupied Units in Puerto Rico Town, 2011-2015 and 2016-2020



Source: U.S. Census Bureau, 2011-2015 and 2016-2020 American Community Survey 5-Year Estimates. Compiled by Great Cities Institute.



Table 10: Gross Rent as a Percentage of Household Income in Puerto Rico Town, 2011-2015 to 2016-2020

	2011-2015		2016-2020		Change between Periods	
	Number	Percent	Number	Percent	Number	Percentage Point Difference
Renter-Occupied Housing Units:	15,634		15,102		-532	
Less than 10 Percent	591	3.8%	552	3.7%	-39	-0.1%
10 to 29 Percent	6,172	39.5%	6,944	46.0%	772	6.5%
30 to 49 Percent	3,550	22.7%	3,205	21.2%	-345	-1.5%
50 Percent or More	4,253	27.2%	3,643	24.1%	-610	-3.1%
Not Computed	1,068	6.8%	758	5.0%	-310	-1.8%

Source: U.S. Census Bureau, 2011-2015 and 2016-2020 American Community Survey 5-Year Estimates. Compiled by Great Cities Institute.

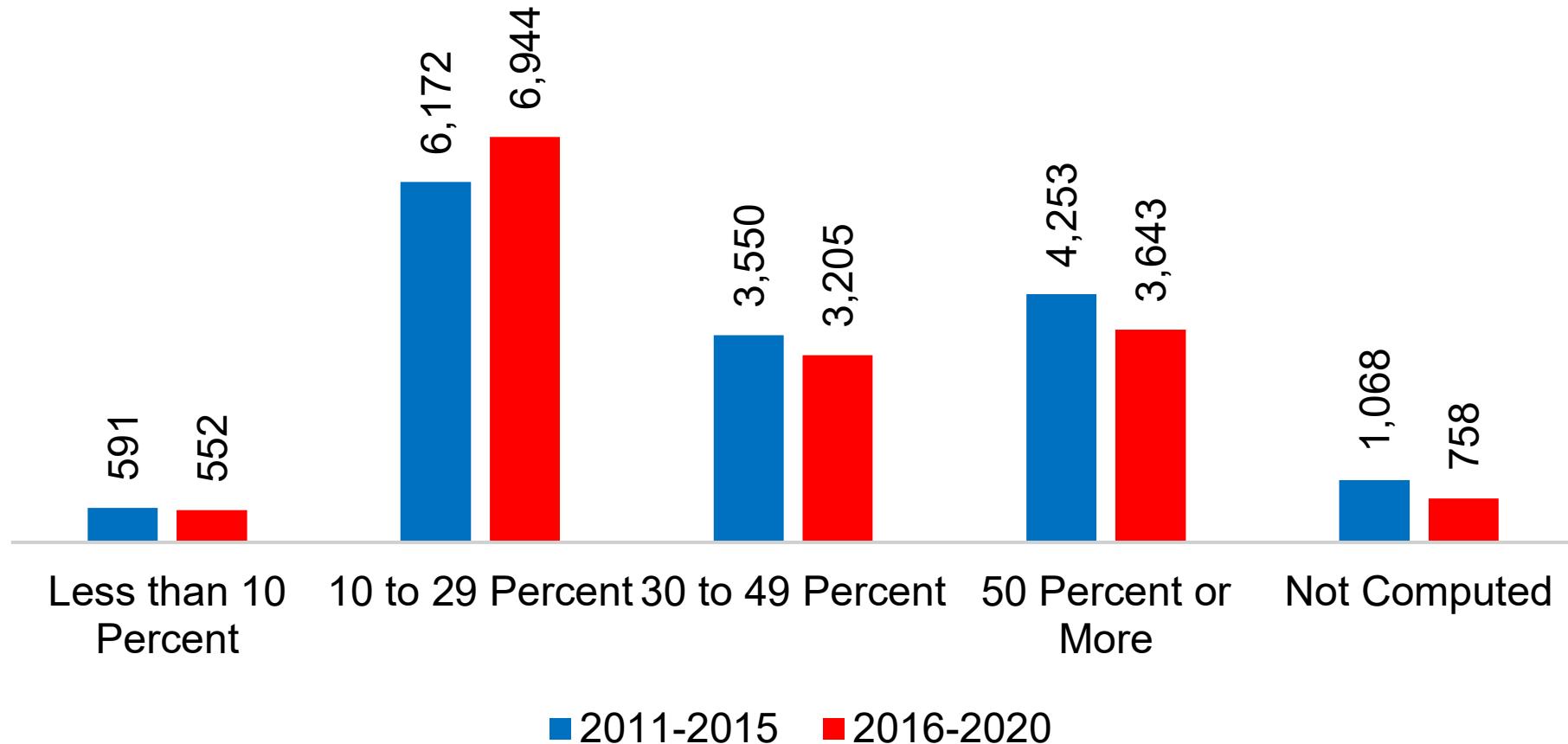
Gross Rent as Percentage of Household Income in the Past 12 Months in Puerto Rico Town

- 45.3 percent of Puerto Rico Town residents were rent-burdened, paying more than 30 percent of their income towards rent in 2016-2020, down from 49.9 percent in 2011-2015. Nearly a quarter (24.1%) of renting households were severely rent burdened (spending 50% or more of the income on rent) in 2016-2020, down from 27.2% in 2011-2015.

Housing Costs



Figure 6: Gross Rent as a Percentage of Household Income in Puerto Rico Town, 2011-2015 and 2016-2020

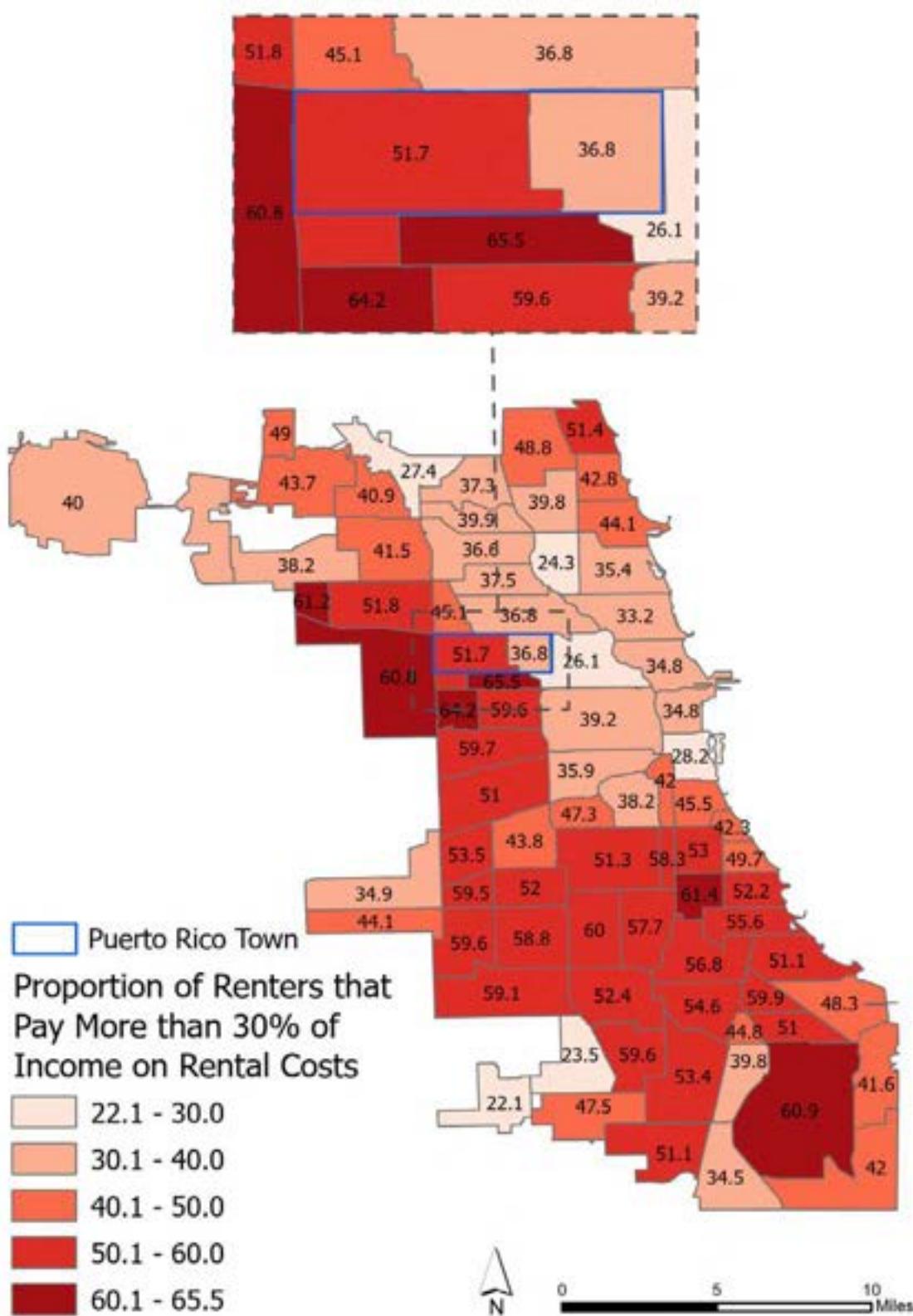


Source: U.S. Census Bureau, 2011-2015 and 2016-2020 American Community Survey 5-Year Estimates. Compiled by Great Cities Institute.

Housing Costs



Map 15: Proportion of Renters that Pay More Than 30% of Income on Rental Costs by Community Area in Chicago (Breakdown of East and West Puerto Rico Town), 2016-2020

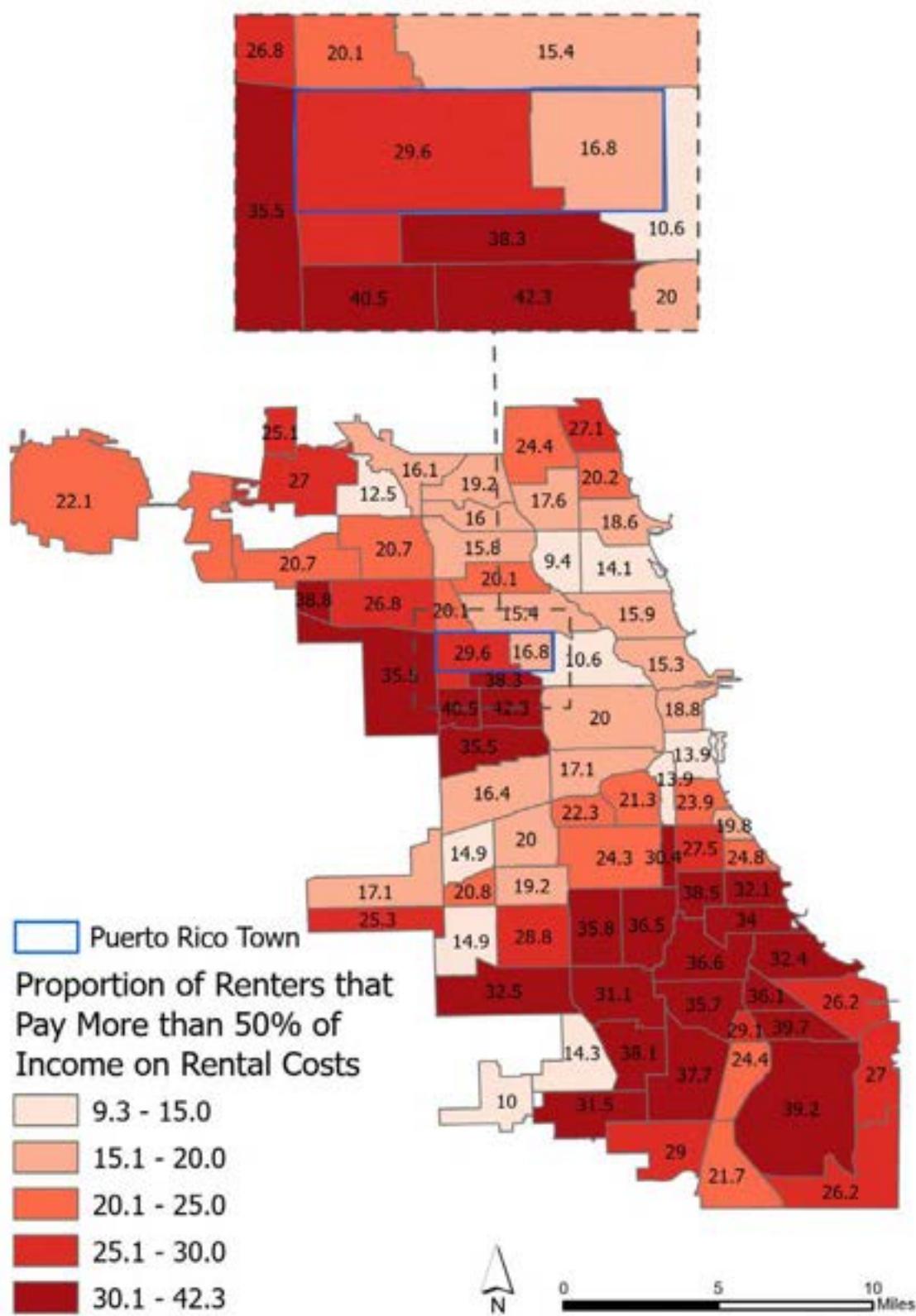


Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates. Map Created by Great Cities Institute.

Housing Costs



Map 16: Proportion of Owners that Pay More than 50% of Income on Owner Costs by Community Area in Chicago (Breakdown of East and West Puerto Rico Town), 2016-2020



Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates. Map Created by Great Cities Institute.

Housing Costs



Proportion of Renters that Pay More than 30% of Income on Rental Costs in East and West Puerto Rico Town

- The rate of severe cost burden among renter households was 12.8% higher in West Puerto Rico Town than in East -- 29.6% compared to 16.8%.
- Similar to other demographic measures, the rates of cost burden in East and West Puerto Rico Town are more akin to those for the neighborhoods that surround each area than they are to each other.
- The rates of renter cost burden in East and West Puerto Rico Town also resemble the pattern of renter cost burden for predominantly Black and Hispanic neighborhoods (West Puerto Rico Town) and predominantly white neighborhoods (West Puerto Rico Town) throughout the city.

Proportion of Renters that Pay More than 50% of Income on Rental Costs in East and West Puerto Rico Town

- The percentage of renter households that spend more than 50% of their income on rental costs in West Puerto Rico Town was significantly higher than in East Puerto Rico Town (29.6% compared to 16.8%).
- The rates of severe cost burden among renter households in East and West Puerto Rico Town were closer to those for their respective neighboring communities than to each other's.
- The rates of renter cost burden in East and West Puerto Rico Town also resemble the pattern of renter cost burden for predominantly Black and Hispanic neighborhoods (West Puerto Rico Town) and predominantly white neighborhoods (West Puerto Rico Town) throughout the city.



Source: Vrbo



Table 11: Gross Rent in Puerto Rico Town, 2011-2015 to 2016-2020

	2011-2015		2016-2020		Change between Periods	
	Number	Percent	Number	Percent	Number	Percentage Point Difference
Renter-Occupied Housing Units with Cash Rent	15,072		14,643		-429	
Less than \$300	773	5.1%	426	2.9%	-347	-2.2%
\$300 to \$599	1,432	9.5%	957	6.5%	-475	-3.0%
\$600 to \$799	2,733	18.1%	1,301	8.9%	-1,432	-9.2%
\$800 to \$999	3,545	23.5%	2,113	14.4%	-1,432	-9.1%
\$1,000 to \$1,249	3,549	23.6%	3,423	23.4%	-126	-0.2%
\$1,250 to \$1,499	1,719	11.4%	2,224	15.2%	505	3.8%
\$1,500 to \$1,999	1,085	7.2%	2,988	20.4%	1,903	13.2%
\$2,000 or More	236	1.6%	1,211	8.3%	975	6.7%
Median Gross Rent	\$947		\$1,184		\$237	

Source: U.S. Census Bureau, 2011-2015 and 2016-2020 American Community Survey 5-Year Estimates. Compiled by Great Cities Institute.

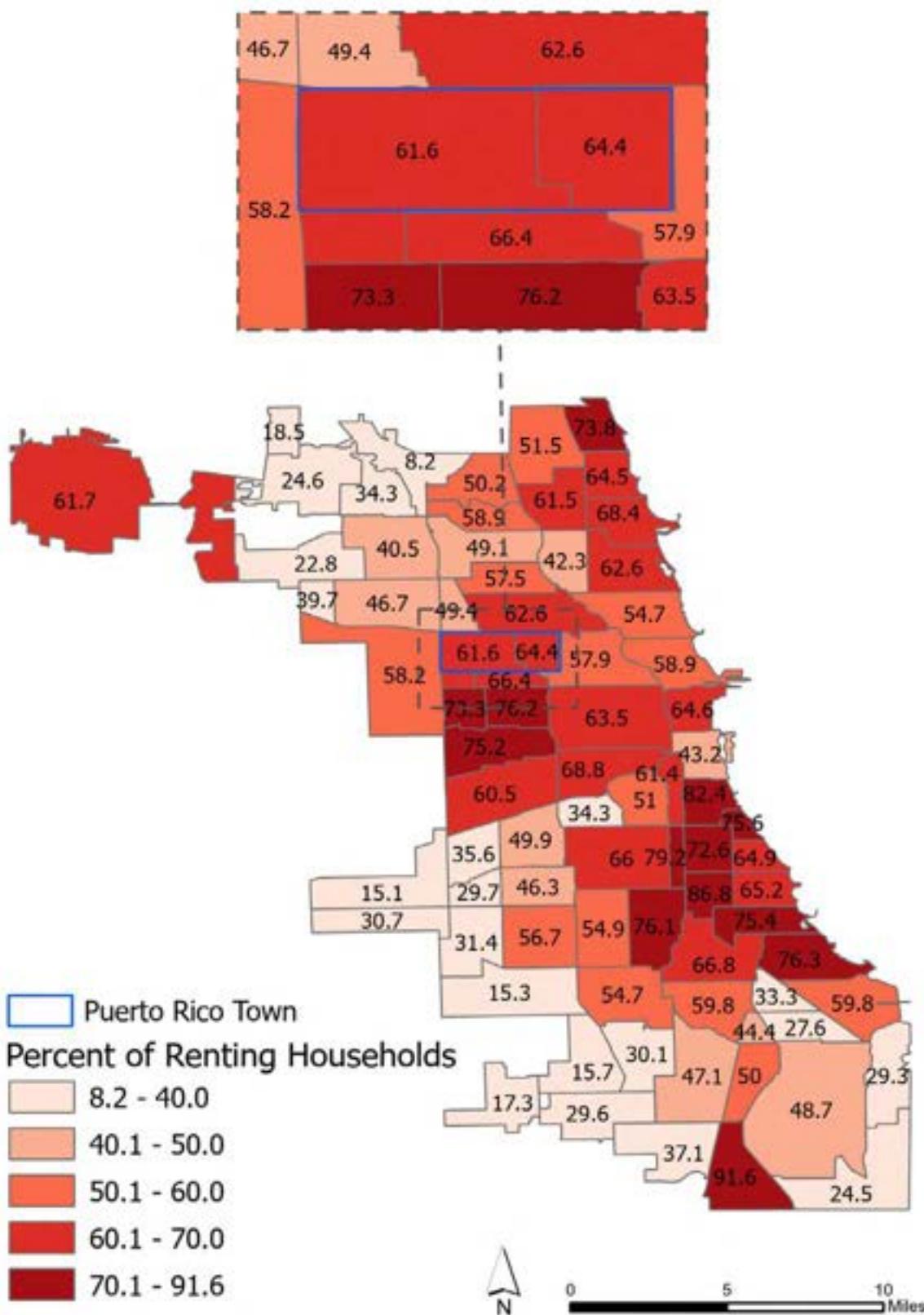
Renter-Occupied Housing Units by Gross Rent in Puerto Rico Town

- While renter-occupied housing units decreased by 429 units between 2011-2015 and 2016-2020, gross rents increased dramatically.
- In 2011-2015, just 8.8 percent of gross rents were \$1,500 or more. In 2016-2020, that number increased to 28.7 percent of rental units.

Housing Costs



Map 17: Percent of Renting Households by Community Area in Chicago (Breakdown of East and West Puerto Rico Town), 2016-2020

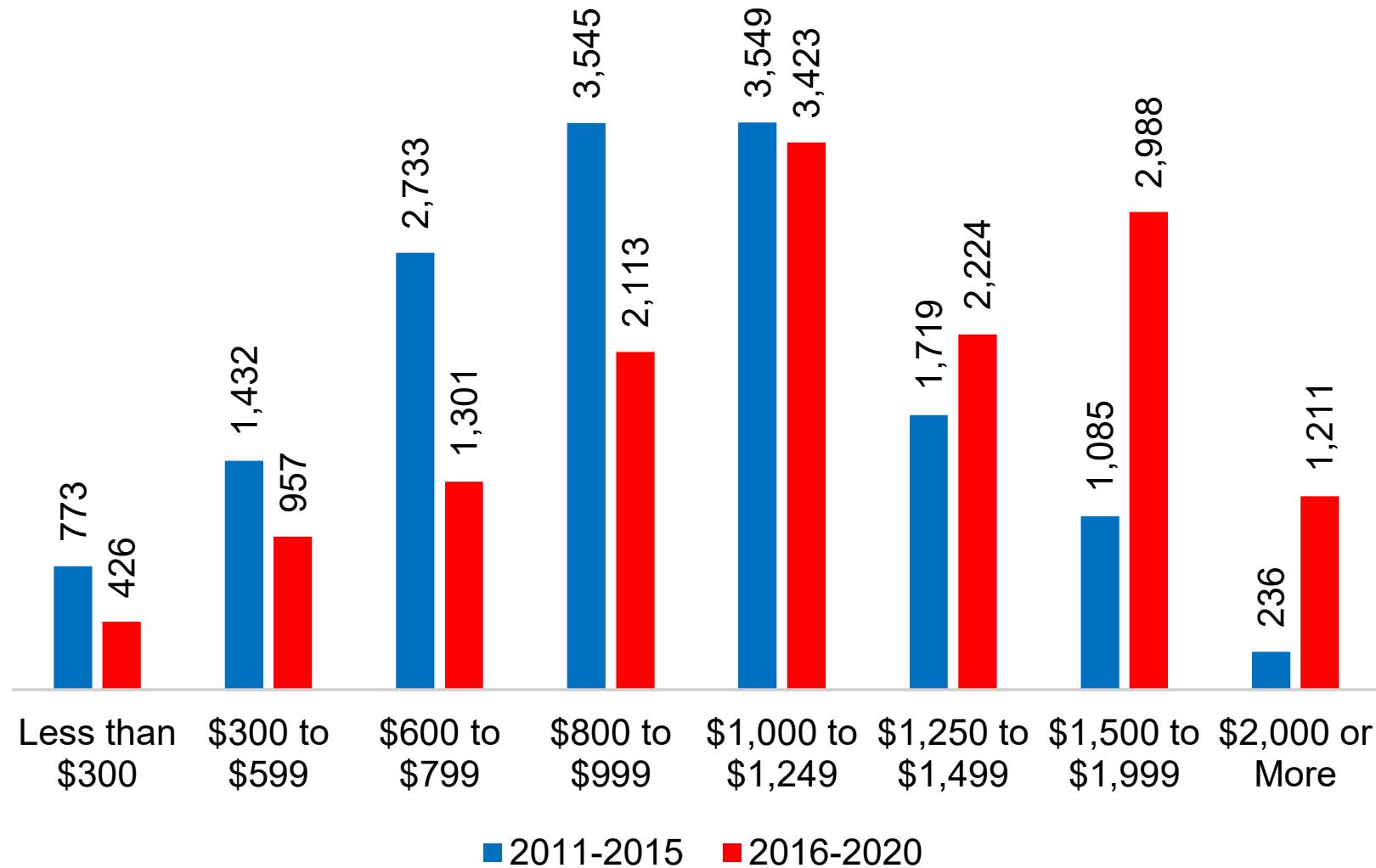


Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates. Map Created by Great Cities Institute.

Housing Costs



Figure 7: Gross Rent in Puerto Rico Town, 2011-2015 and 2016-2020



Source: U.S. Census Bureau, 2011-2015 and 2016-2020 American Community Survey 5-Year Estimates. Compiled by Great Cities Institute.

Housing Costs



Total Housing Units in Puerto Rico Town

- The total number of housing units decreased by 80 between the 2011-2015 and 2016-2020 periods, showing a lack of new supply of housing and overall loss of units.

Occupied Housing Units in Puerto Rico Town

- Total occupied housing units, however, increased by 764 units, showing an increased demand for previously vacant units.
- Owner occupied housing units grew by 1,296 units while renter occupied housing units decreased by 532 units showing a large shift of existing housing from the rental market to owner-occupied.

Vacant Housing Units in Puerto Rico Town

- Total vacant housing units decreased significantly from 12.7 percent of units in 2011-2015 to 9.5 percent of units in 2016-2020, due to the increase in demand for housing and the lack of new supply being constructed.
- The amount of vacant units for rent has remained fairly constant at 2.2 percent vacancy, however the supply of for sale units has shrunk from 6.5 percent to 0.7 percent, showing an increased demand for homeownership and a lack of supply.
- The 'Other Vacant' category which consists of vacant homes that are neither listed for rent or for sale has decreased significantly, adding 820 units back into the market between 2011-2015 and 2016-2020, likely due to the high demand for housing and increased property values and rents.



"A 60-unit mixed-use project from local development firm 548 Development won zoning approval last week. Construction is expected to begin in Summer 2023."

Source: [Block Club Chicago](#)



Table 12: Housing Units in Structure in Puerto Rico Town, 2011-2015 to 2016-2020

	2011-2015		2016-2020		Change between Periods	
	Number	Percent	Number	Percent	Number	Percentage Point Difference
Housing Units:	26,669		26,589		-80	
1 Unit:	5,072	19.0%	4,979	18.7%	-93	-0.3%
1, Detached	4,611	17.3%	4,609	17.3%	-2	0.0%
1, Attached	461	1.7%	370	1.4%	-91	-0.3%
2	7,239	27.1%	7,539	28.4%	300	1.3%
3 or 4	8,755	32.8%	7,817	29.4%	-938	-3.4%
5 to 9	3,467	13.0%	3,769	14.2%	302	1.2%
10 to 19	826	3.1%	1,110	4.2%	284	1.1%
20 to 49	582	2.2%	488	1.8%	-94	-0.4%
50 or More	699	2.6%	801	3.0%	102	0.4%
Mobile Home	29	0.1%	52	0.2%	23	0.1%
Boat, Rv, Van, Etc.	0	0.0%	34	0.1%	34	0.1%

Source: U.S. Census Bureau, 2011-2015 and 2016-2020 American Community Survey 5-Year Estimates. Compiled by Great Cities Institute.

Housing Units in Structure in Puerto Rico Town

- There was a loss of 938 units in 3 or 4 unit buildings, while units in 2 unit, 5 to 9 unit, 10 to 19 unit, and 50 or more unit buildings have increased slightly, likely showing the renovation of 3 and 4 flat buildings into duplexes or torn down and replaced with higher density buildings.
- However this has had minimal impact on the overall supply of housing which has decreased slightly by 80 units between 2011-2015 and 2016-2020.

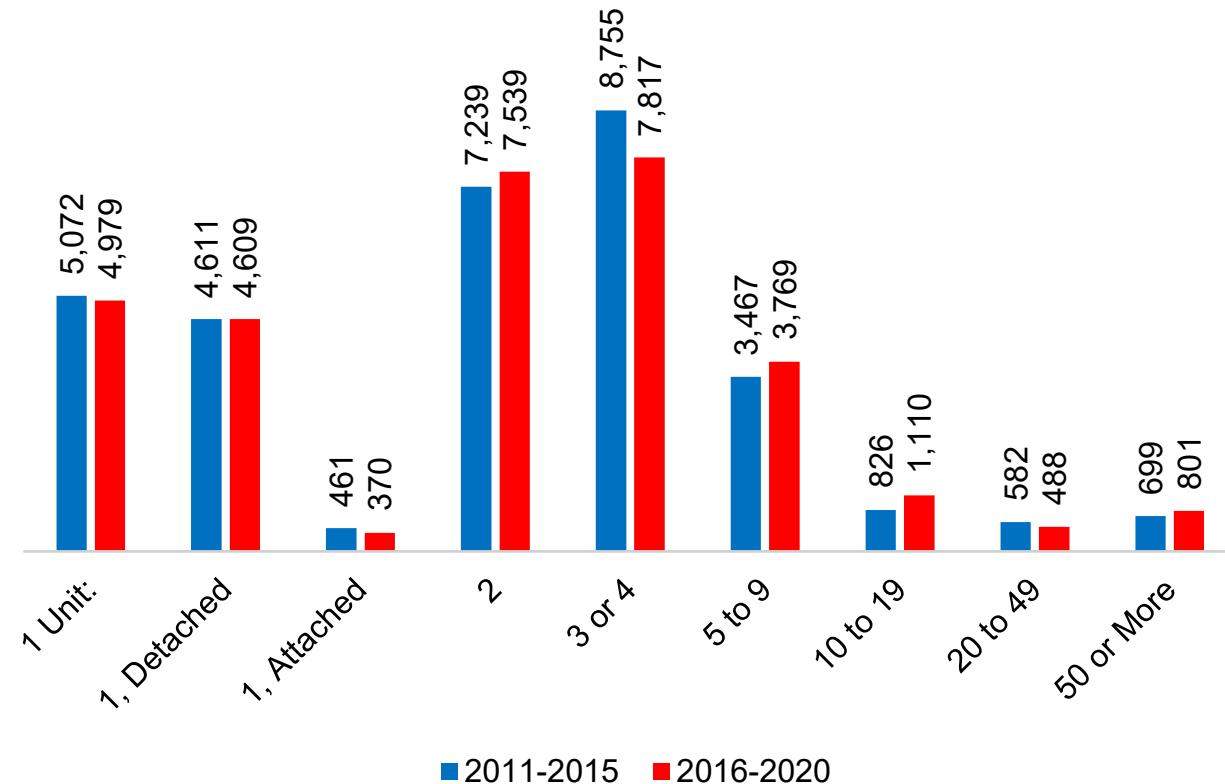
Housing Costs



Residential Vacancy Rate, Q4 2021

- West Puerto Rico Town has higher rates of residential vacancy than East Puerto Rico Town, with portions of the area experiencing rates ranging from 2.1-10.0%.
- The only portions of Puerto Rico Town with residential vacancy rates of 2.0% or lower are in East Puerto Rico Town.
- Puerto Rico Town has residential vacancy rates as high or higher than much of the rest of the city with the exception of predominantly Black East and West Garfield Park nearby and neighborhoods on the south and southwest sides.

Figure 8: Housing Units in Structure, 2011-2015 and 2016-2020

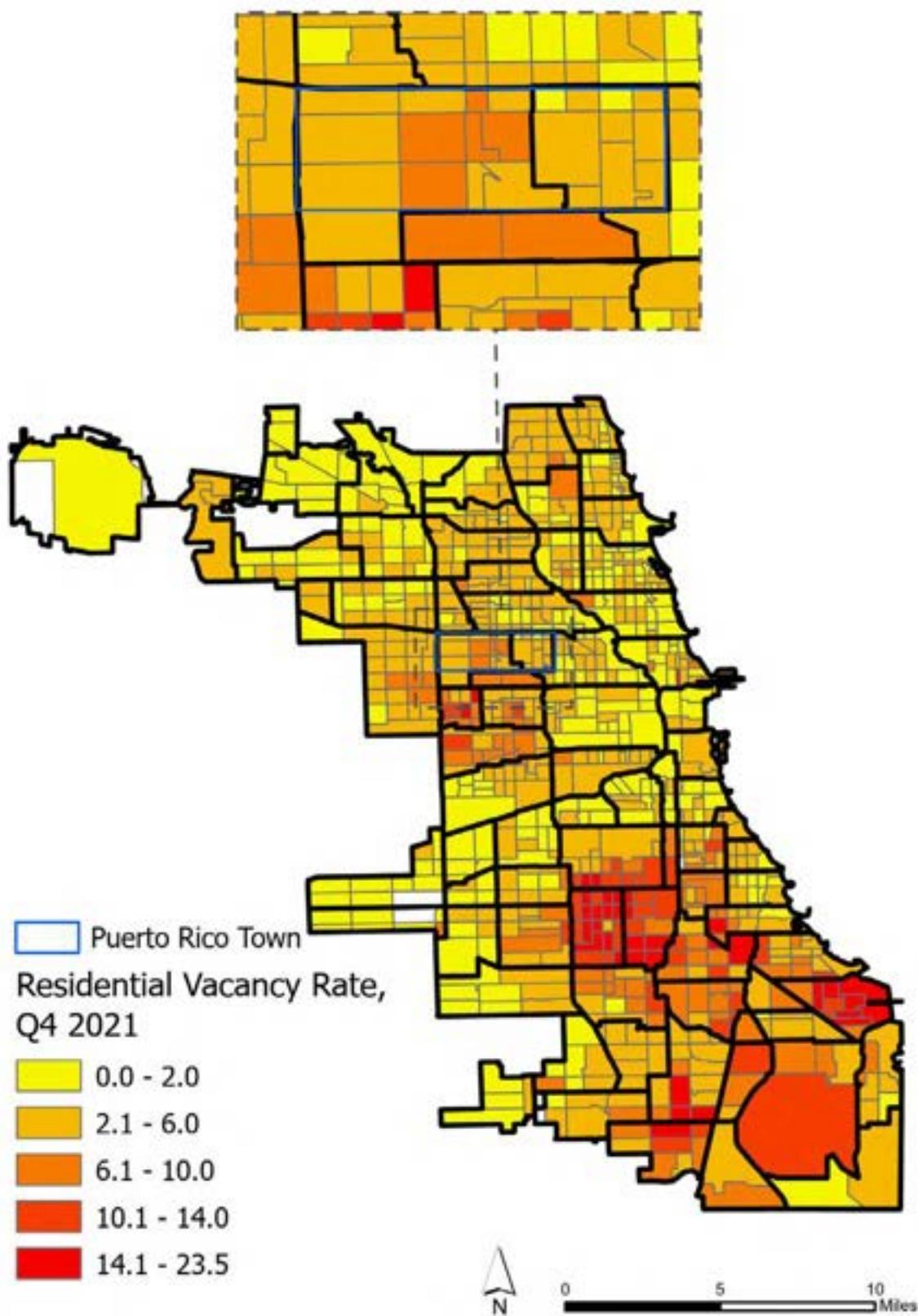


Source: U.S. Census Bureau, 2011-2015 and 2016-2020 American Community Survey 5-Year Estimates. Compiled by Great Cities Institute.

Housing Costs



Map 18: Residential Vacancy Rate by Census Tract in Chicago (Breakdown of East and West Puerto Rico Town), Q4 2021



Source: USPS, Administrative Data on Address Vacancies, Q4 2021. Map Created by Great Cities Institute.

Community Vision for Housing



Table 13: Community Vision Ideas Collected on March 5, 2022 at Clemente High School at a Meeting of the Puerto Rican Agenda

Access	Affordable Housing	Characteristics of the housing	Financial Assistance	Others
More resources for homeless people	Housing for college students	Environmentally sustainable affordable housing	Fund for low-income home owns to make repairs	Murals on housing (tours)
Preservation for existing affordable housing developments	Teen homeless center	Energy efficient housing	Down payment assistance for first time home buyers	Handicap/assessable and eco-friendly multi-generational housing
Housing for elderly	More affordable housing serving local residents – help staying in community	Housing that builds for sustainability	More accessible and visible housing education classes	Counseling/tutors to help with purchasing housing
Community based vouchers vs project-based vouchers	Organizing to support affordable housing Boo affordable housing haters		Grant money for rehab for existing homeowners e.g., roof repair, flood damage, etc.	Housing developers cannot poach single family homes for rehab (no soliciting homeowners)
Affordable housing for families – larger number of bedrooms	Less multi-family units and more affordable single units			Cooperativos de Vivienda apartamentos
Affordable homes to buy	More single family owns owned by PR's and Latinx's			
Low rental units	Preservation of historical 2 and 3 flat buildings			
More low-income housing	Energy Efficient			



**Table 14: Occupation for Employed Civilian Population
16 Years and Over in Puerto Rico Town, 2011-2015 to 2016-2020**

	2011-2015		2016-2020		Change between Pe- riods	
	Number	Percent	Number	Percent	Number	Percentage Point Difference
Management, Business, and Financial Operations	3,380	22.0%	4,759	27.3%	1,379	5.3%
Professional and Related	5,472	36.4%	7,755	44.4%	2,283	8.0%
Healthcare Support	822	5.7%	1,585	9.3%	763	3.6%
Protective Service	804	5.2%	435	2.5%	-369	-2.7%
Food Preparation and Serving Related	2,886	18.8%	3,225	18.3%	339	-0.5%
Building and Grounds Cleaning and Maintenance	1,505	9.8%	1,204	6.9%	-301	-2.9%
Personal Care and Service	1,348	9.5%	1,209	7.0%	-139	-2.5%
Sales and Related	3,394	22.7%	3,614	20.7%	220	-2.0%
Office and Administrative Support	3,613	24.4%	3,992	23.0%	379	-1.4%
Farming, Fishing, and Forestry	43	0.3%	9	0.0%	-34	-0.3%
Construction, Extraction, and Maintenance	1,913	11.7%	1,937	10.7%	24	-1.0%
Production	2,318	15.0%	2,537	14.4%	219	-0.6%
Transportation and Material Moving	2,910	18.6%	2,796	15.7%	-114	-2.9%

Source: U.S. Census Bureau, 2011-2015 and 2016-2020 American Community Survey 5-Year Estimates. Compiled by Great Cities Institute.

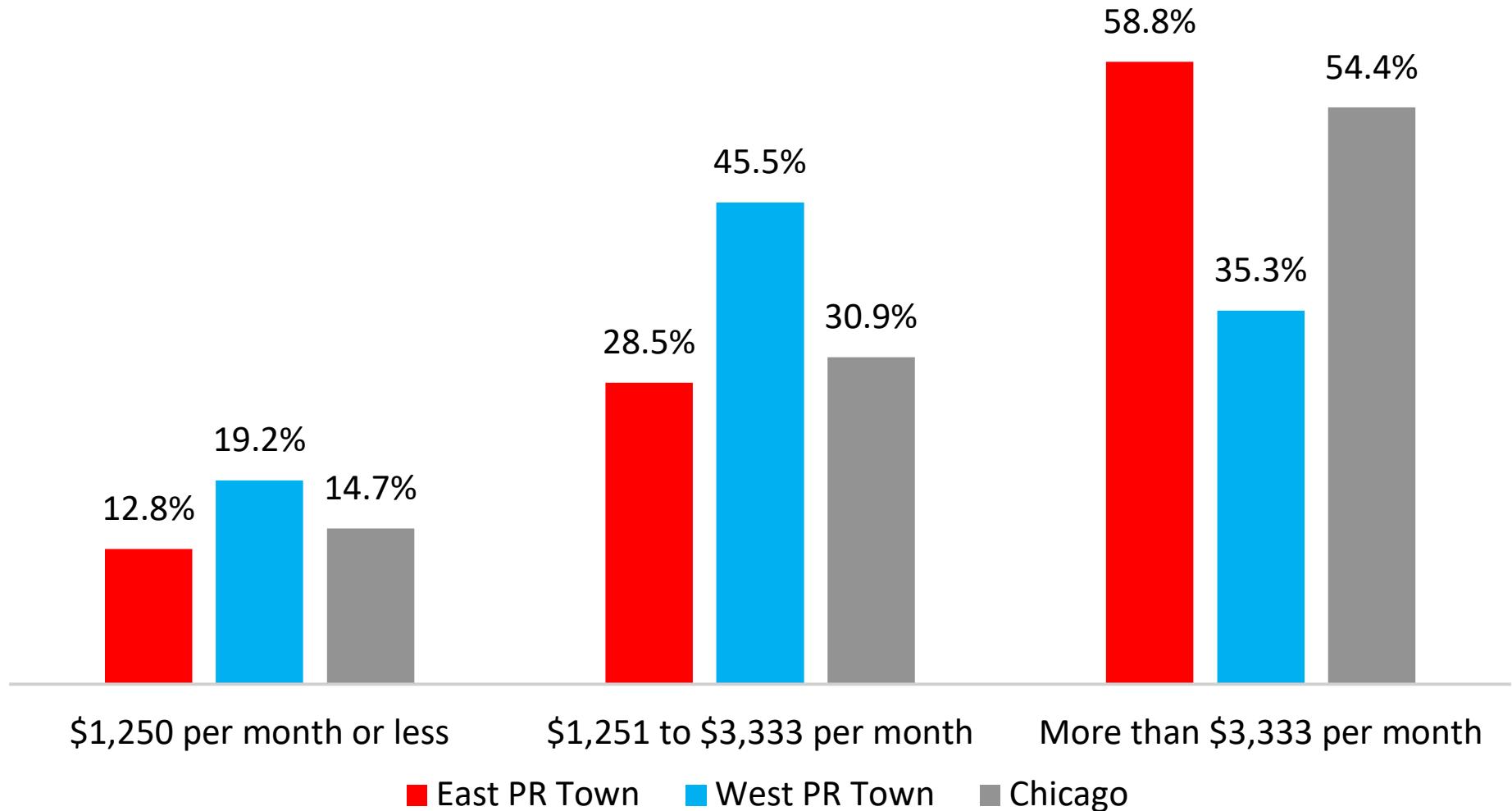
Employment by Occupation in Puerto Rico Town

- The most common occupations of Puerto Rico Town residents have changed significantly between 2011-2015 and 2016-2020. The share of Professional and Related occupations have grown by 8 percentage points, Management, Business, and Financial Operations occupations have grown by 5.3 percentage points, and Healthcare Support occupations have grown by 3.6 percentage points.
- At the same time, the share of Transportation and Material Moving occupations and Building Grounds Cleaning and Maintenance occupations both decreased by 2.9 percentage points respectively.
- Protective Service occupations, Personal Care and Service occupations, and Sales and Related occupations also saw significant decreases.

Employment



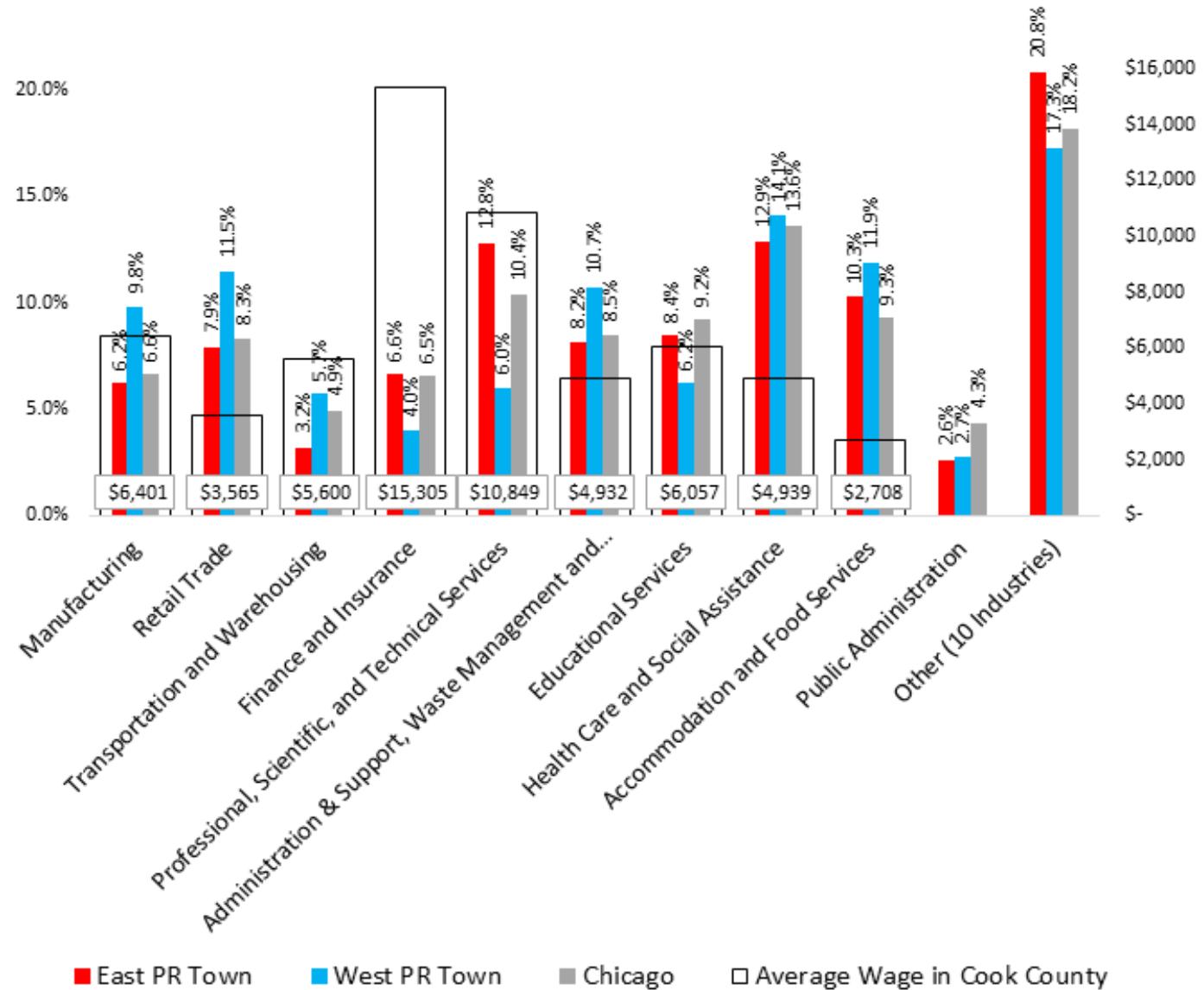
Figure 9: Monthly Earnings for Residents of East and West Puerto Rico Town and Chicago, 2019



Source: LEHD Origin-Destination Employment Statistics (LODES). Compiled by Great Cities Institute.

Employment

Figure 10: Employment by Industry in East and West Puerto Rico Town and Chicago in 2019 and Average Wage in Cook County by Industry (Hollow bars), 2021



Source: LEHD Origin-Destination Employment Statistics (LODES), Quarterly Workforce Indicators (QWI). Compiled by Great Cities Institute.

Employment



Job Density

- Health Care and Social Assistance jobs are most common in Puerto Rico Town, followed by Retail, Manufacturing, and [Finance and Insurance or Other Service].
- Health Care and Social Assistance jobs and [Finance and Insurance or Other Service] are concentrated in East Puerto Rico Town. Retail jobs are distributed relatively evenly throughout the area while Manufacturing jobs are concentrated in West Puerto Rico Town.
- The concentration of jobs in Puerto Rico Town mirrors that of the surrounding area.



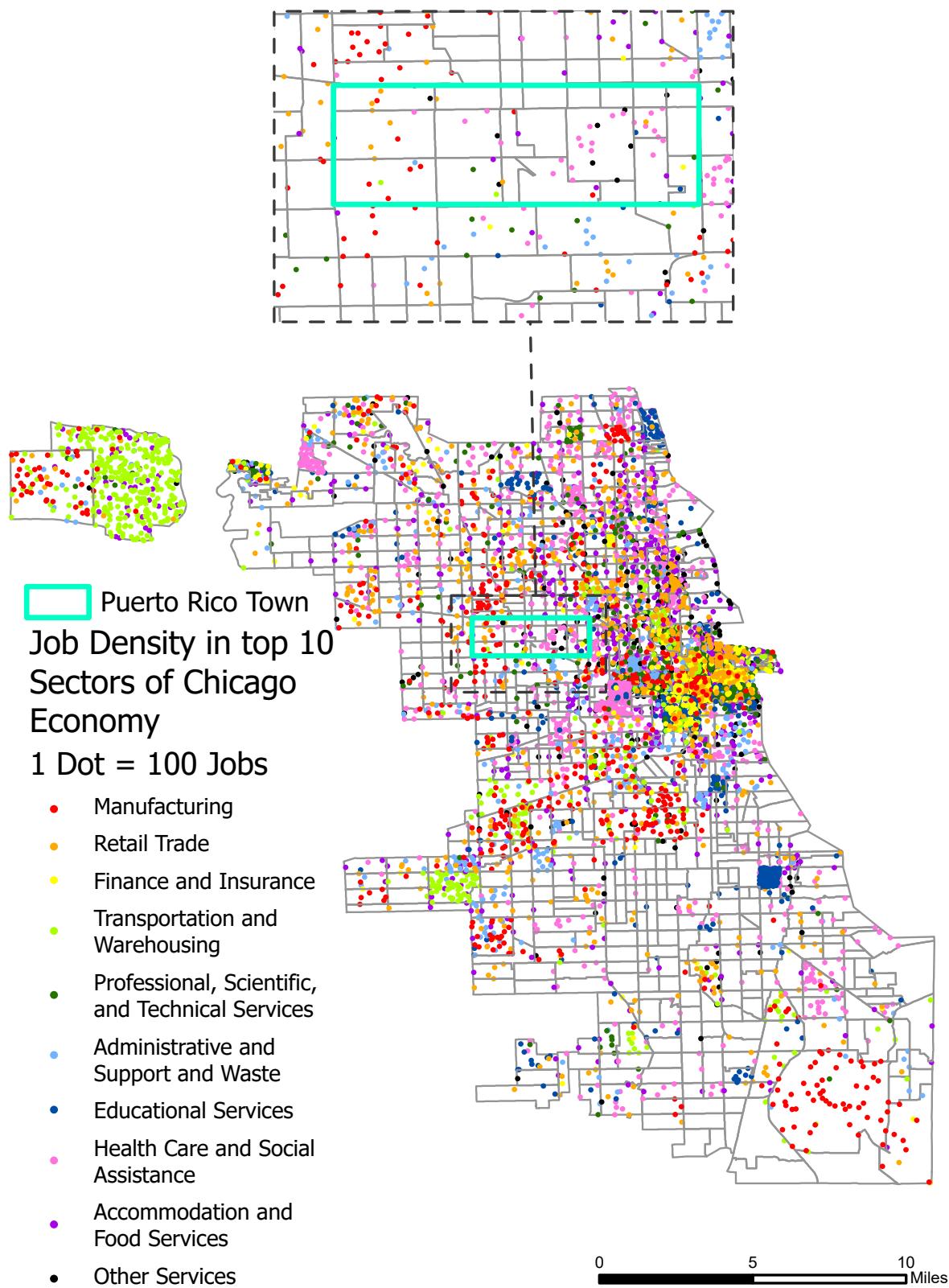
“\$24 Million Humboldt Park Health Wellness Center Receives Approval From Key City Panel. The three-story facility, planned for Division and Richmond streets, would house a swimming pool and a track open to neighborhood residents. It would also offer health care services such as rehab for stroke victims.”

Source: [Block Club Chicago](#)

Employment



Map 19: Job Density in Top 10 Sectors of Chicago's Economy, 2016-2020



Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates. Map Created by Great Cities Institute.

Employment

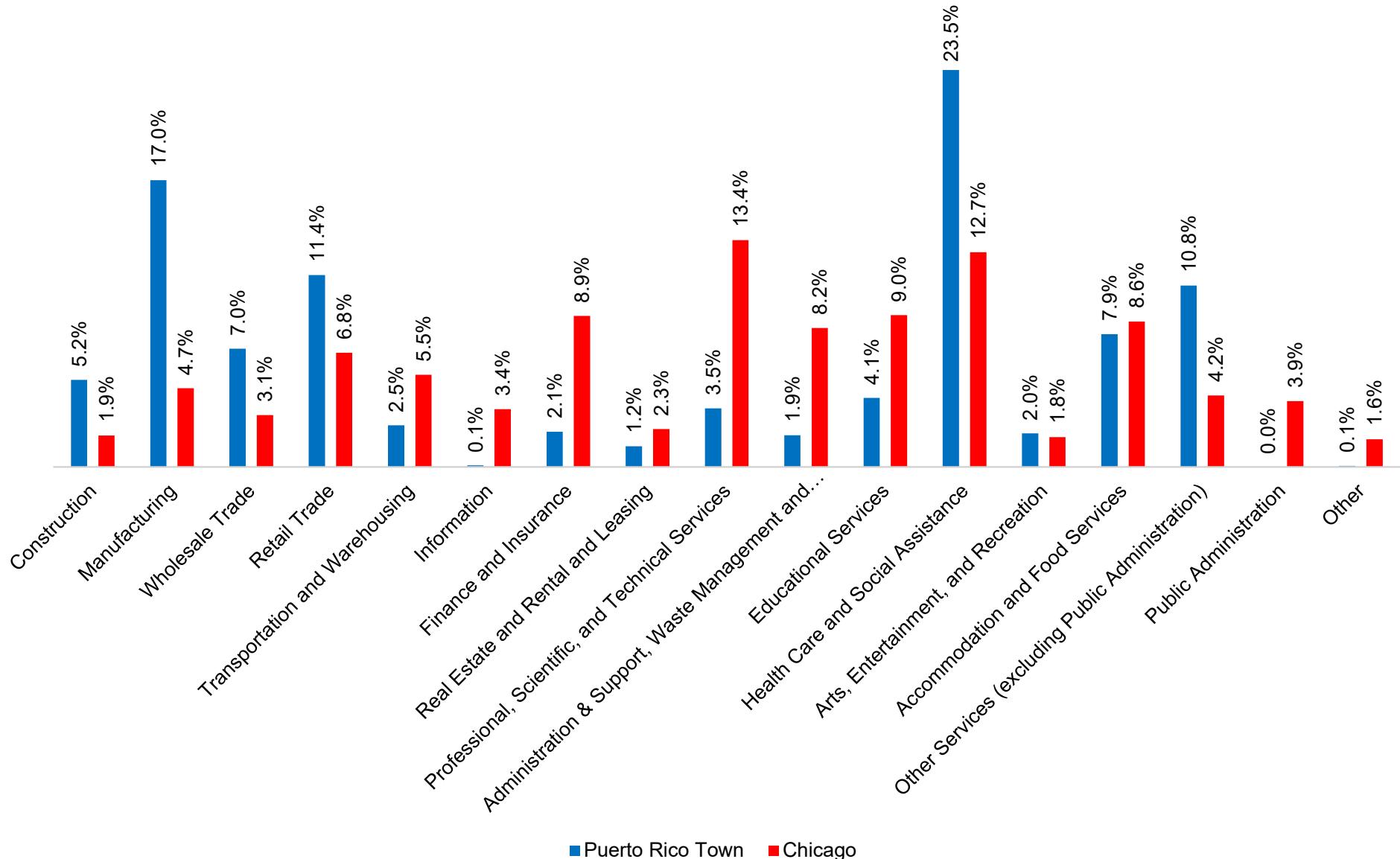


Table 15: Jobs by NAICS Industry Sector in Puerto Rico Town and Chicago, 2019

	Puerto Rico Town 2019		Chicago 2019	
	Number	Percent	Number	Percent
Construction	523	5.2%	24,498	1.9%
Manufacturing	1,722	17.0%	61,314	4.7%
Wholesale Trade	710	7.0%	40,384	3.1%
Retail Trade	1,153	11.4%	88,765	6.8%
Transportation and Warehousing	250	2.5%	71,812	5.5%
Information	9	0.1%	44,882	3.4%
Finance and Insurance	211	2.1%	117,419	8.9%
Real Estate and Rental and Leasing	124	1.2%	29,568	2.3%
Professional, Scientific, and Technical Services	352	3.5%	176,561	13.4%
Administration & Support, Waste Management and Remediation	191	1.9%	108,069	8.2%
Educational Services	414	4.1%	118,145	9.0%
Health Care and Social Assistance	2,383	23.5%	167,160	12.7%
Arts, Entertainment, and Recreation	201	2.0%	23,256	1.8%
Accommodation and Food Services	798	7.9%	113,167	8.6%
Other Services (excluding Public Administration)	1,090	10.8%	55,677	4.2%
Public Administration	0	0.0%	51,211	3.9%
Other	7	0.1%	21,639	1.6%

Source: LEHD Origin-Destination Employment Statistics, 2019. Compiled by Great Cities Institute.

Figure 11: Jobs by NAICS Industry Sector in Puerto Rico Town and Chicago, 2019



Source: LEHD Origin-Destination Employment Statistics, 2019. Compiled by Great Cities Institute.

Employment



Table 16: Jobs by NAICS Industry Sector for Residents of Puerto Rico Town and Chicago, 2019

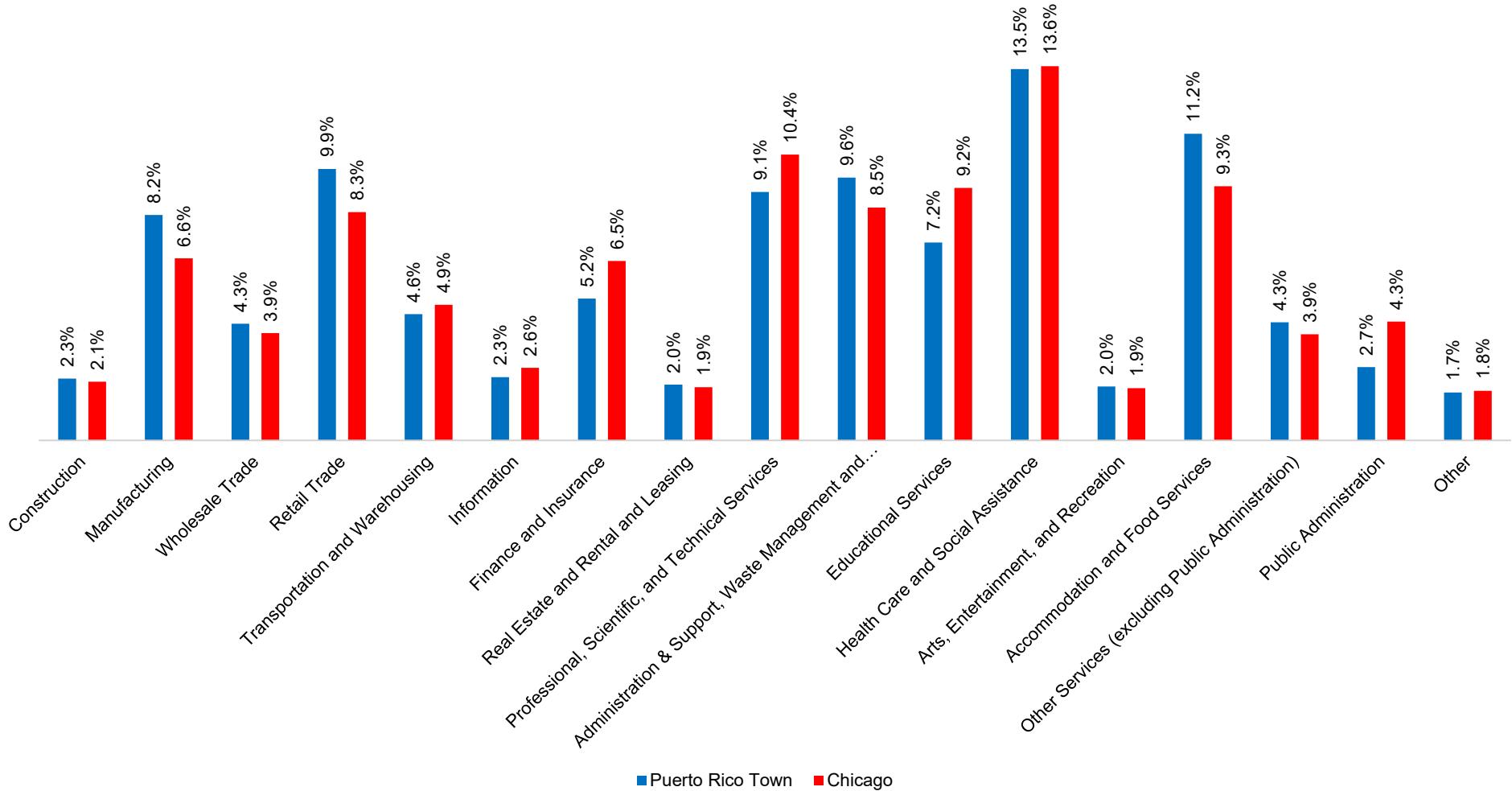
	Puerto Rico Town		Chicago	
	2019		2019	
	Number	Percent	Number	Percent
Construction	626	2.3%	23,743	2.1%
Manufacturing	2,283	8.2%	73,650	6.6%
Wholesale Trade	1,181	4.3%	43,378	3.9%
Retail Trade	2,749	9.9%	92,373	8.3%
Transportation and Warehousing	1,278	4.6%	54,864	4.9%
Information	639	2.3%	29,346	2.6%
Finance and Insurance	1,436	5.2%	72,608	6.5%
Real Estate and Rental and Leasing	564	2.0%	21,498	1.9%
Professional, Scientific, and Technical Services	2,515	9.1%	115,681	10.4%
Administration & Support, Waste Management and Remediation	2,661	9.6%	94,284	8.5%
Educational Services	2,003	7.2%	102,157	9.2%
Health Care and Social Assistance	3,760	13.5%	151,462	13.6%
Arts, Entertainment, and Recreation	546	2.0%	21,076	1.9%
Accommodation and Food Services	3,104	11.2%	102,883	9.3%
Other Services (excluding Public Administration)	1,195	4.3%	42,895	3.9%
Public Administration	742	2.7%	48,076	4.3%
Other	485	1.7%	20,065	1.8%

Source: LEHD Origin-Destination Employment Statistics, 2019. Compiled by Great Cities Institute.

Employment



Figure 12: Jobs by NAICS Industry Sector for Residents of Puerto Rico Town and Chicago, 2019



Source: LEHD Origin-Destination Employment Statistics, 2019. Compiled by Great Cities Institute.



**Table 17: Unemployment Rates for the Civilian Labor Force
16 Years and Over by Race/Ethnicity in Puerto Rico Town, 2011-2015 to 2016-2020**

	2011-2015		2016-2020		Change between Periods	
	Number	Percent	Number	Percent	Number	Percentage Point Difference
Hispanic or Latino	17,315		17,644		329	
Employed	14,987	86.6%	15,909	90.2%	922	3.6%
Unemployed	2,328	13.4%	1,735	9.8%	-593	-3.6%
White Alone (Non-Hispanic or Latino)	9,597		11,846		2,249	
Employed	9,112	95.0%	11,446	96.6%	2,334	1.6%
Unemployed	485	5.1%	400	3.4%	-85	-1.7%
Black Alone (Non-Hispanic or Latino)	7,636		6,763		-873	
Employed	5,626	73.7%	6,076	89.8%	450	16.1%
Unemployed	2,010	26.3%	687	10.2%	-1,323	-16.1%
Asian Alone (Non-Hispanic or Latino)	694		1,060		366	
Employed	645	92.9%	1,026	96.8%	381	3.9%
Unemployed	49	7.1%	34	3.2%	-15	-3.9%

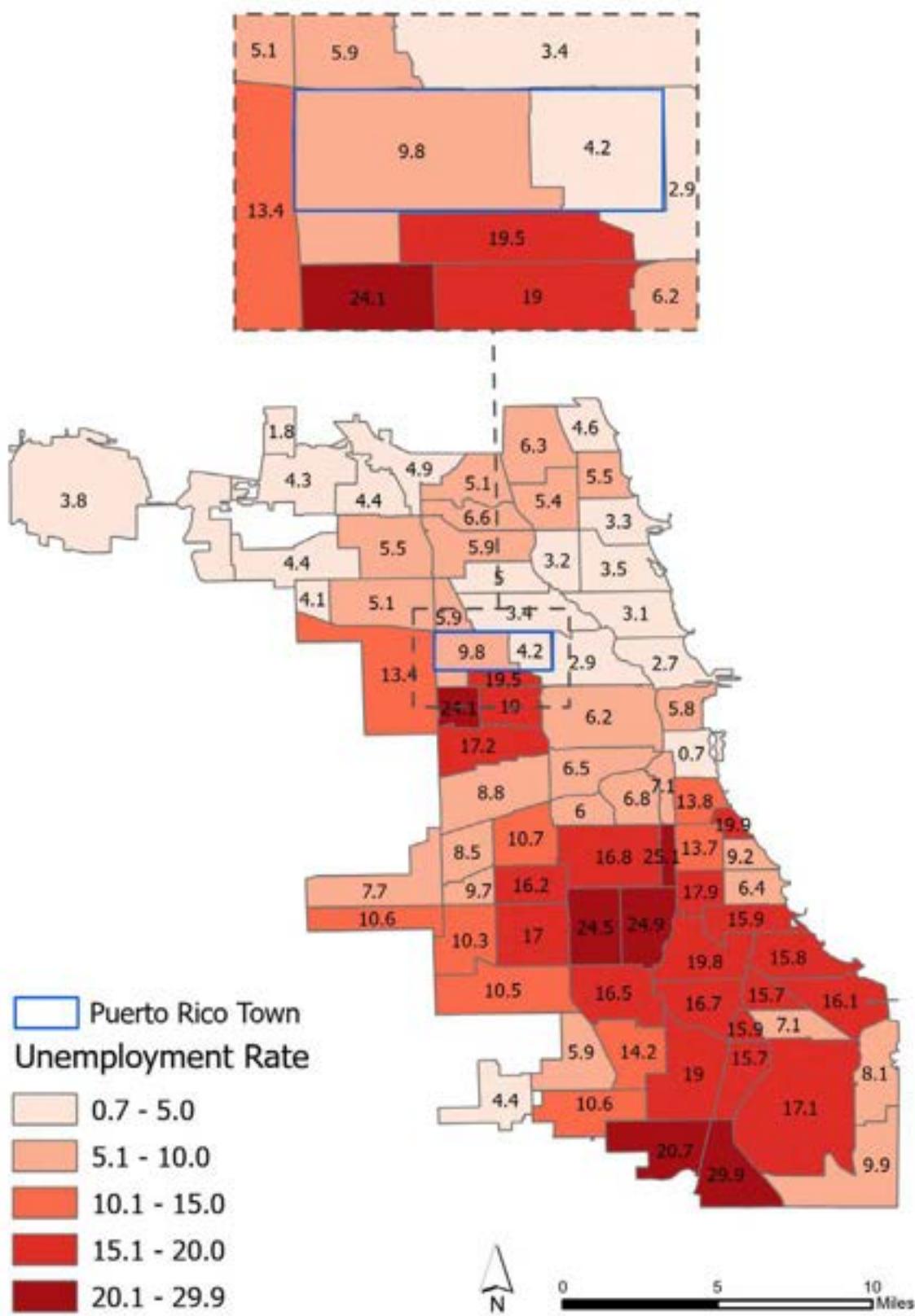
Source: U.S. Census Bureau, 2011-2015 and 2016-2020 American Community Survey 5-Year Estimates. Compiled by Great Cities Institute.

Unemployment Rates by Race/Ethnicity in Puerto Rico Town

- Unemployment rates have improved for every race/ethnicity between 2011-2015 and 2016-2020, however there were still disparities in unemployment with Hispanic or Latino and Black Alone (Non-Hispanic or Latino) still seeing unemployment rates around 10 percent, compared to 3.4 percent and 3.2 percent for White Alone (Non-Hispanic or Latino) and Asian Alone (Non-Hispanic or Latino) respectively.

Employment

Map 20: Unemployment Rate by Community Area in Chicago (Breakdown of East and West Puerto Rico Town), 2016-2020



Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates. Map Created by Great Cities Institute.

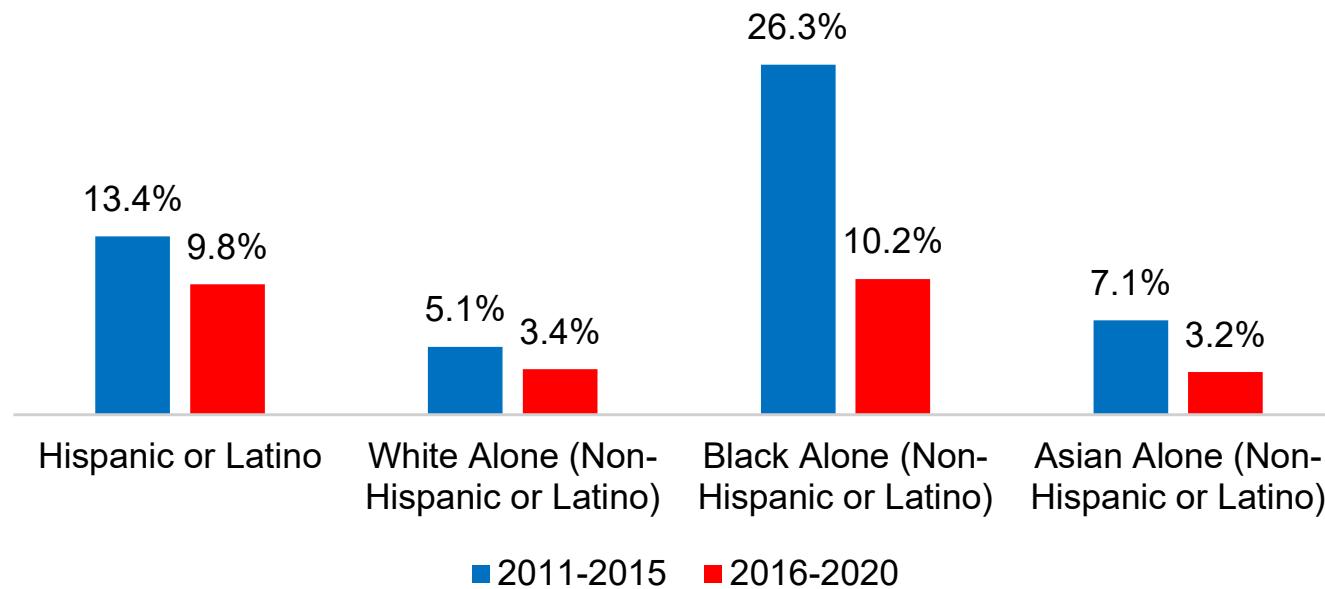
Employment



Unemployment Rate in East and West Puerto Rico Town

- The unemployment rate in West Puerto Rico Town was more than twice that of East Puerto Rico Town – 9.8% compared to 4.2%.
- The unemployment rate in East Humboldt Park was more akin to that in Logan Square, the Near North Side, and the Near West Side than to that in West Puerto Rico Town.
- The unemployment rate in both East and West Puerto Rico Town are both significantly higher than that for the portion of Humboldt Park south of Division Street.

Figure 13: Unemployment Rate for the Population 16 Years and Over by Race/Ethnicity in Puerto Rico Town, 2011-2015 and 2016-2020



Source: U.S. Census Bureau, 2011-2015 and 2016-2020 American Community Survey 5-Year Estimates. Compiled by Great Cities Institute.

Employment



Community Areas where East Puerto Rico Town Residents Work

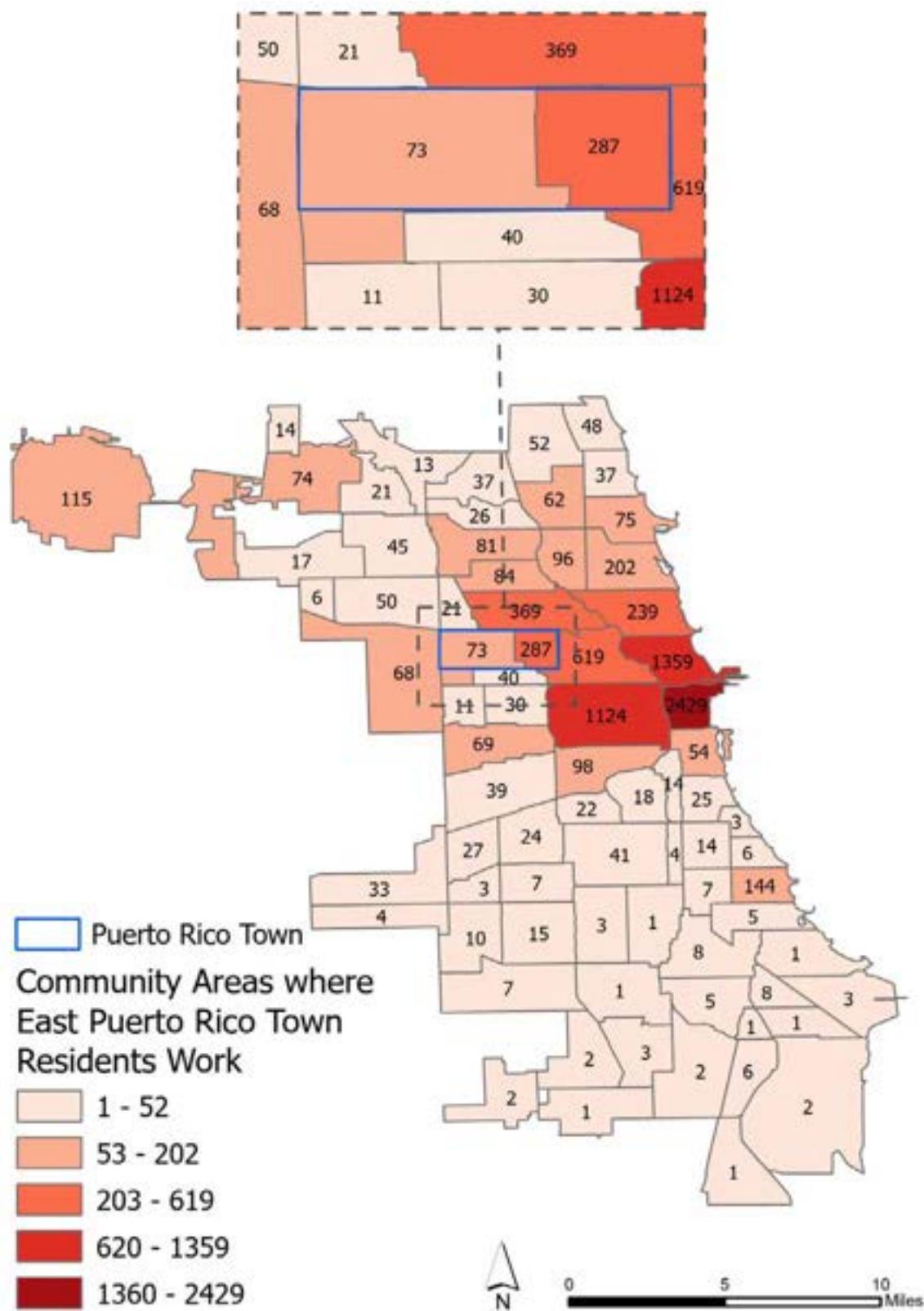
- East Puerto Rico Town residents most commonly work outside of Puerto Rico Town in the Loop, the Near North Side, and Near West Side.
- More than eight times as many residents of East Puerto Rico Town work in the Loop, nearly five times as many in the Near North Side, and nearly four times as many in the Near West Side as compared to in East Puerto Rico Town itself.
- Residents are also employed to a lesser extent in the nearby community areas Lincoln Park, Logan Square, and West Town.
- About one fourth as many East Puerto Rico Town residents work in West Puerto Rico Town compared to in East Puerto Rico Town, and even fewer work in nearby Austin, East Garfield Park, and West Garfield Park.

Community Areas where West Puerto Rico Town Residents Work

- The largest percentage of West Puerto Rico Town residents work outside of Puerto Rico Town in the Loop, the Near North Side, and Near West Side.
- More than five times as many residents of West Puerto Rico Town work in the Loop, more than three-and-a-half times as many in the Near North Side, and more than two-and-a-half times as many in the Near West Side as compared to in West Puerto Rico Town itself.
- Residents are also employed to a lesser extent in the nearby community areas Lincoln Park, Logan Square, and West Town.
- West Puerto Rico Town residents work in Austin, East Garfield Park, and West Garfield Park at much lower numbers compared to other neighborhoods, but residents are still significantly more likely to work there than residents of East Puerto Rico Town.

Employment

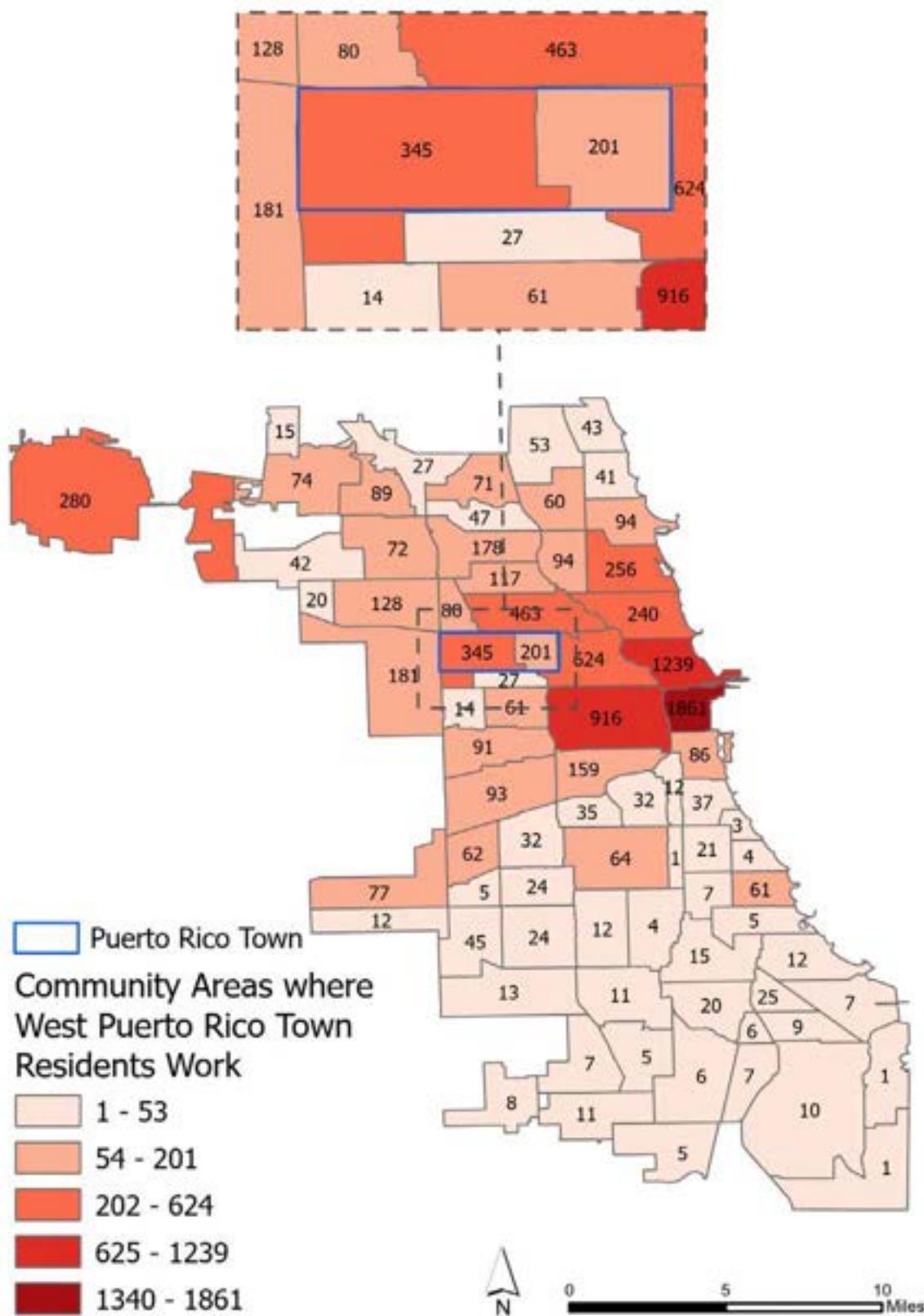
Map 21: Community Areas where East Puerto Rico Town Residents Work, 2019



Source: LEHD Origin-Destination Employment Statistics, 2019. Map Created by Great Cities Institute.

Employment

Map 22: Community Areas where West Puerto Rico Town Residents Work, 2019

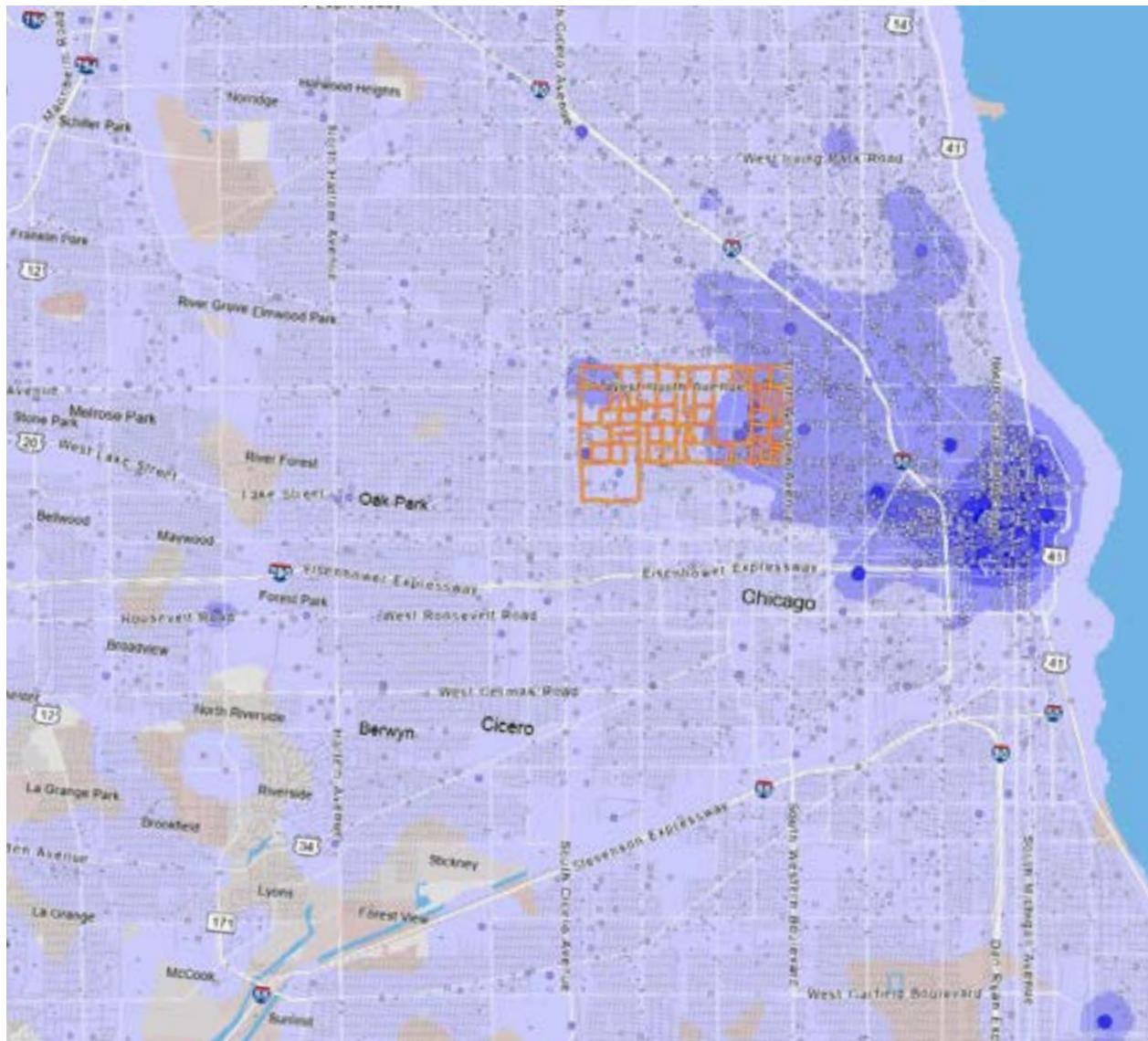


Source: LEHD Origin-Destination Employment Statistics, 2019. Map Created by Great Cities Institute.

Employment Distance-Direction Analysis



Map 23: Concentration of Where Puerto Rico Town Residents Work, 2019



Puerto Rico Town residents worked all over the Chicagoland region with the largest concentration working in the direction of the Loop.

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2019).

Figure 14: 2018 Job Counts by Distance/Direction

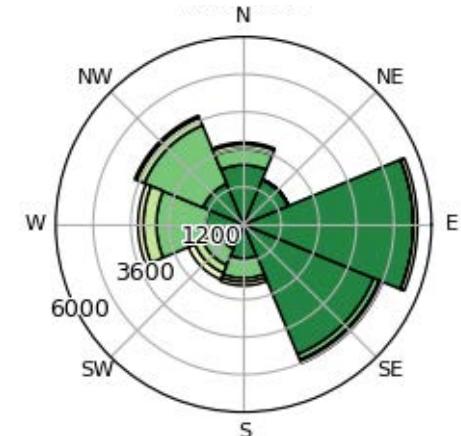


Table 18: Job Counts by Distance, 2019

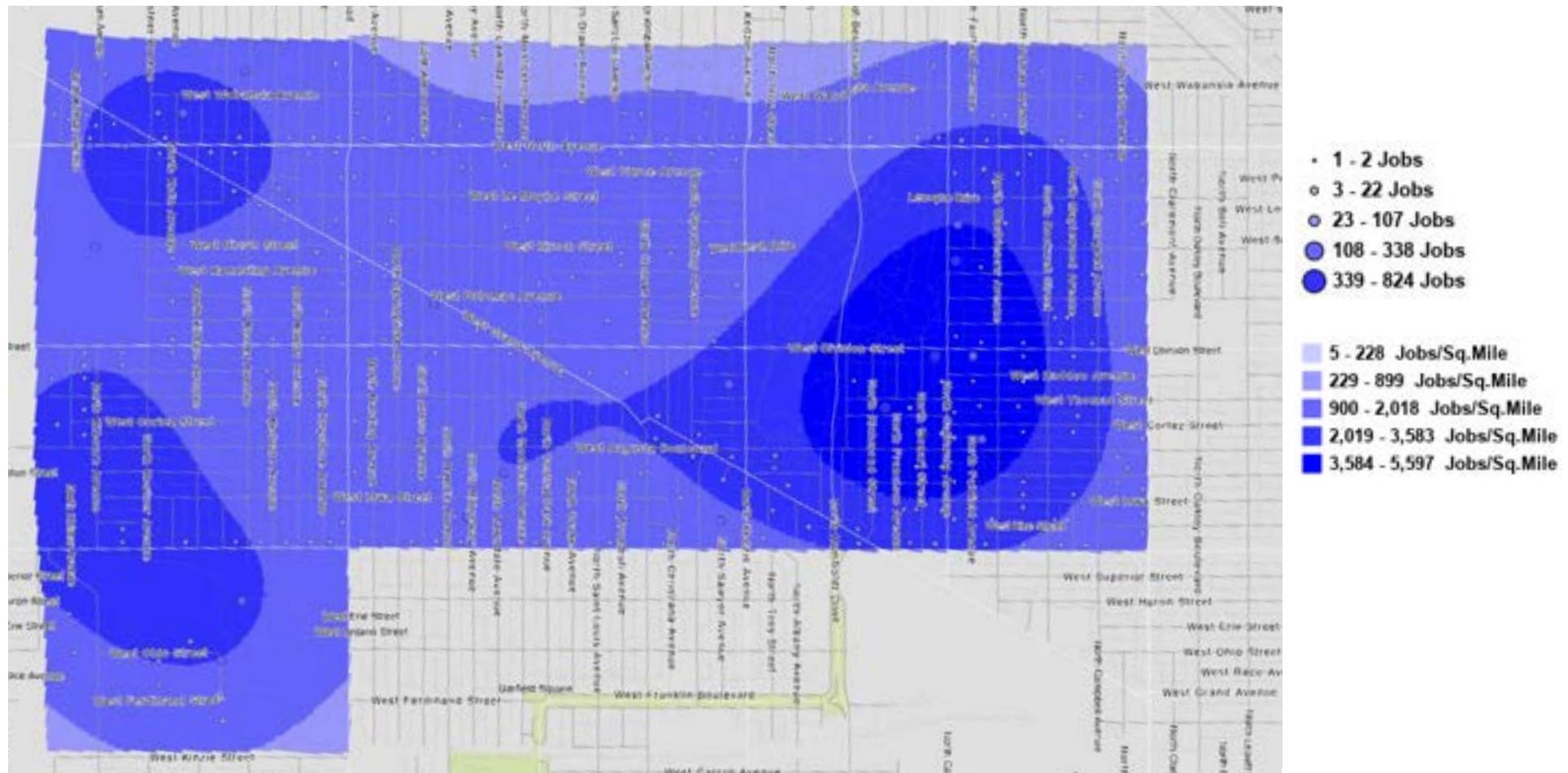
	Count	Share
Total Private Primary Jobs	25,540	100.0%
Less than 10 miles	17,900	70.1%
10 to 24 miles	5,503	21.5%
25 to 50 miles	1,282	5.0%
Greater than 50 miles	855	3.3%

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2019).

- 5 - 167 Jobs/Sq.Mile
- 168 - 656 Jobs/Sq.Mile
- 657 - 1,471 Jobs/Sq.Mile
- 1,472 - 2,612 Jobs/Sq.Mile
- 2,613 - 4,079 Jobs/Sq.Mile

Employment - All Primary Jobs

Map 24: Concentration of Where Puerto Rico Town Residents Work in Puerto Rico Town, 2019



Location of All Primary Jobs

- In 2019, jobs in Puerto Rico Town were concentrated around Division Street between Humboldt Drive and Rockwell Street, as well as along Chicago Avenue in the southwest corner of the community, and a smaller concentration along North Avenue near the intersection with Grand Avenue.

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment: 2nd Quarter of 2019).

Employment - All Primary Jobs



Table 19: Total Private Primary Jobs in Puerto Rico Town, 2019

	Workers		Residents	
	Number	Percent	Number	Percent
Total Private Primary Jobs	10,108	100.0%	25,540	100.0%

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2019).

Table 20: Jobs by Worker Age in Puerto Rico Town, 2019

	Workers		Residents	
	Number	Percent	Number	Percent
Age 29 or younger	2,123	21.0%	7,450	29.2%
Age 30 to 54	5,533	54.7%	14,320	56.1%
Age 55 or older	2,452	24.3%	3,770	14.8%

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2019).

Table 21: Jobs by Earnings in Puerto Rico Town, 2019

	Workers		Residents	
	Number	Percent	Number	Percent
\$1,250 per month or less	1,774	17.6%	4,353	17.0%
\$1,251 to \$3,333 per month	4,610	45.6%	10,113	39.6%
More than \$3,333 per month	3,724	36.8%	11,074	43.4%

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2019).

Table 22: Jobs by Worker Educational Attainment in Puerto Rico Town, 2019*

	Workers		Residents	
	Number	Percent	Number	Percent
Less than high school	1,842	18.2%	3,843	15.0%
High school or equivalent, no college	2,017	20.0%	4,422	17.3%
Some college or Associate degree	2,276	22.5%	5,158	20.2%
Bachelor's degree or advanced degree	1,850	18.3%	4,667	18.3%
Educational attainment not available (workers aged 29 or younger)	2,123	21.0%	7,450	29.2%

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2019).

* Educational Attainment is only produced for workers aged 30 and over.

All Primary Jobs

- There were 10,108 total jobs within Puerto Rico Town in 2019, however residents of Puerto Rico Town held a total of 25,540 jobs.

Jobs Held by Worker Age

- The distribution of jobs by age of workers was fairly consistent between those who work in the community and those who live in the community and work.

Jobs by Earnings

- 45.6 percent of jobs in Puerto Rico Town paid between \$1,251 and \$3,333 per month. Residents who leave the community to work tended to be paid higher with 43.4 percent earning more than \$3,333 per month.

Jobs by Worker Educational Attainment

- The educational attainment of workers was fairly consistent between those who work in the community and those who live in the community and work.

Employment - Inflow/Outflow Statistics



Table 23: Puerto Rico Town Labor Market Size in Puerto Rico Town, 2019

	Number	Percent
Employed in Puerto Rico Town	10,108	100.0%
Living in Puerto Rico Town	25,540	252.7%
Net Job Inflow (+) or Outflow (-)	-15,432	-

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2019). Compiled by Great Cities Institute.

Inflow/Outflow of Employment

- 10,108 people were employed in Puerto Rico Town, however 25,540 working residents lived in the community, representing a -15,432 outflow of jobs.
- Only 904 residents both lived and worked within Puerto Rico Town, 24,636 other working residents leave the community to go to work.
- 9,204 people came from outside of Puerto Rico Town to work at jobs within the community.
- Workers who left the community to work tended to earn more (44.1 percent earned More than \$3,333 per month) than those who work within or come from outside to work in the community (56.7 percent and 44.5 percent respectively earned \$1,251 to \$3,333 per month).

Table 24: In-Area Labor Force Efficiency in Puerto Rico Town, 2019

	Number	Percent
Living in Puerto Rico Town	25,540	100.0%
Living and Employed in Puerto Rico Town	904	3.5%
Living in Puerto Rico Town but Employed Outside	24,636	96.5%

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2019). Compiled by Great Cities Institute.

Table 25: In-Area Employment Efficiency in Puerto Rico Town, 2019

	Count	Share
Employed in Puerto Rico Town	10,108	100.0%
Employed and Living in Puerto Rico Town	904	8.9%
Employed in Puerto Rico Town but Living Outside	9,204	91.1%

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2019). Compiled by Great Cities Institute.

Employment - Inflow/Outflow Statistics



Worked in
Puerto Rico Town
but lived outside

9,204

Table 26: Inflow Job Characteristics in Puerto Rico Town, 2019

	#	%
Workers Earning \$1,250 per month or less	1,581	17.2%
Workers Earning \$1,251 to \$3,333 per month	4,097	44.5%
Workers Earning More than \$3,333 per month	3,526	38.3%
Workers in the "Goods Producing" Industry Class	2,122	23.1%
Workers in the "Trade, Transportation, and Utilities" Industry Class	1,969	21.4%
Workers in the "All Other Services" Industry Class	5,113	55.6%

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2019). Compiled by Great Cities Institute.

Lived and worked in
Puerto Rico Town

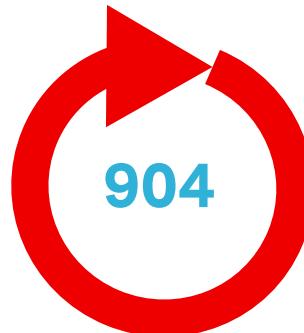


Table 27: Interior Flow Job Characteristics in Puerto Rico Town, 2019

	#	%
Workers Earning \$1,250 per month or less	193	21.3%
Workers Earning \$1,251 to \$3,333 per month	513	56.7%
Workers Earning More than \$3,333 per month	198	21.9%
Workers in the "Goods Producing" Industry Class	130	14.4%
Workers in the "Trade, Transportation, and Utilities" Industry Class	144	15.9%
Workers in the "All Other Services" Industry Class	630	69.7%

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2019). Compiled by Great Cities Institute.

Lived in
Puerto Rico Town
but worked outside

24,636

Table 28: Outflow Job Characteristics in Puerto Rico Town, 2019

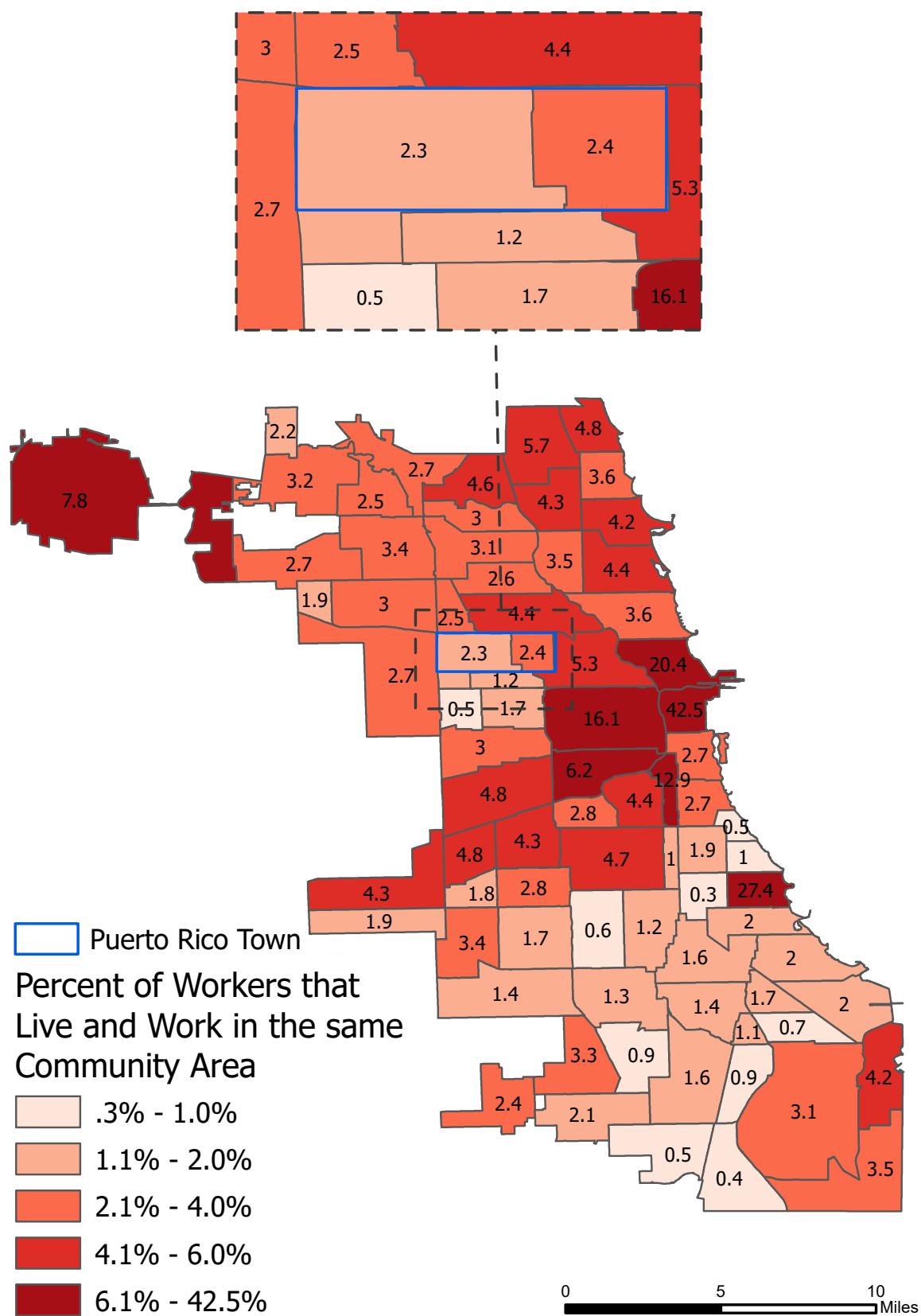
	#	%
Workers Earning \$1,250 per month or less	4,160	16.9%
Workers Earning \$1,251 to \$3,333 per month	9,600	39.0%
Workers Earning More than \$3,333 per month	10,876	44.1%
Workers in the "Goods Producing" Industry Class	2,798	11.4%
Workers in the "Trade, Transportation, and Utilities" Industry Class	5,034	20.4%
Workers in the "All Other Services" Industry Class	16,804	68.2%

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2019). Compiled by Great Cities Institute.

Employment - Inflow/Outflow Statistics



Map 25: Percent of Workers that Live and Work in the Same Community Area in Chicago (Breakdown of East and West Puerto Rico Town), 2019



Businesses and Employees



Table 29: Businesses and Employees by NAICS Code in Puerto Rico Town, 2021

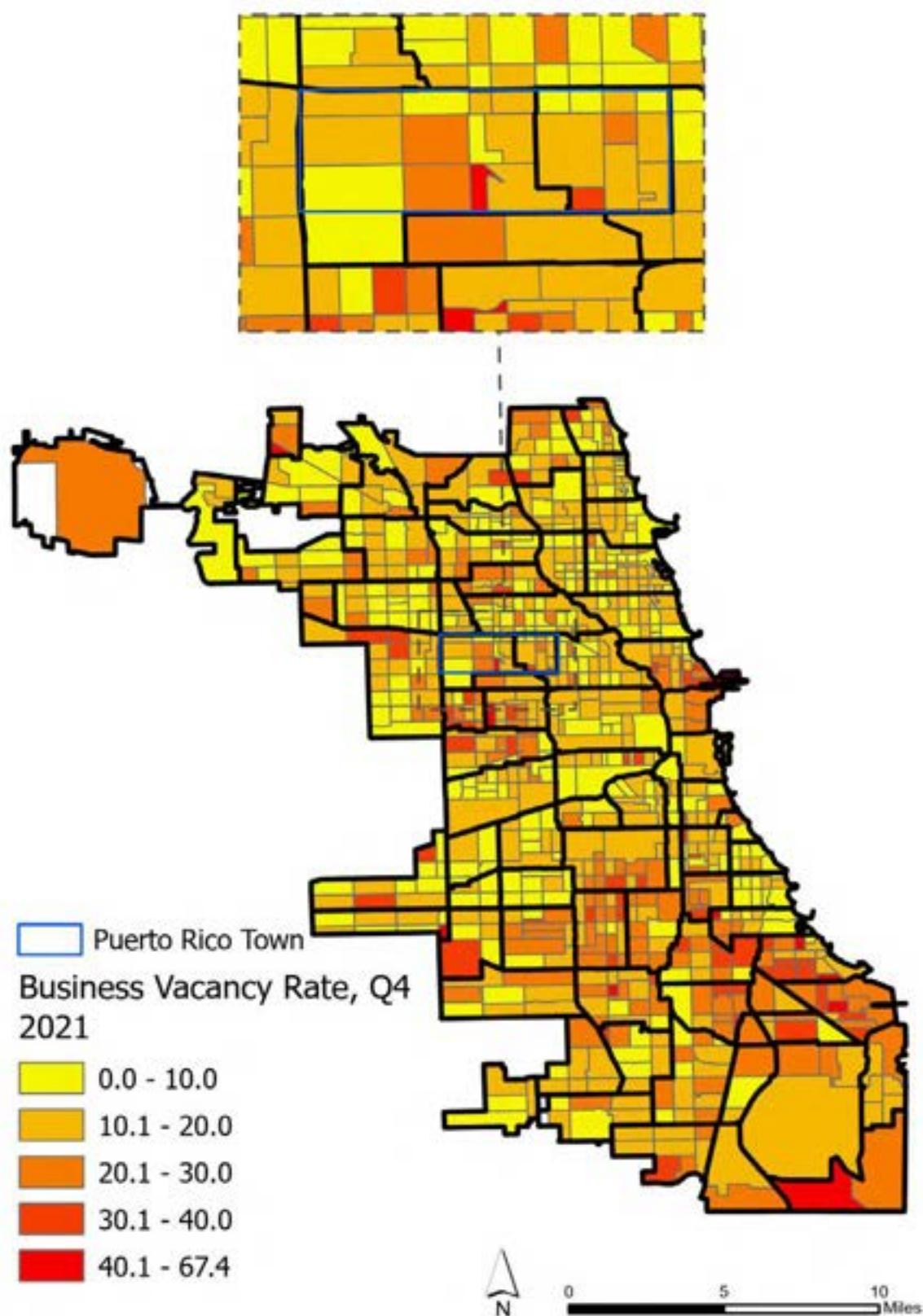
	Businesses		Employees	
	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	1	0.1%	100	0.7%
Construction	74	6.3%	845	6.2%
Manufacturing	64	5.4%	1,897	13.9%
Wholesale Trade	36	3.1%	394	2.9%
Retail Trade	173	14.7%	1,584	11.6%
Motor Vehicle & Parts Dealers	24	2.0%	146	1.1%
Furniture & Home Furnishings Stores	12	1.0%	314	2.3%
Electronics & Appliance Stores	8	0.7%	23	0.2%
Bldg Material & Garden Equipment & Supplies Dealers	7	0.6%	73	0.5%
Food & Beverage Stores	37	3.1%	339	2.5%
Health & Personal Care Stores	14	1.2%	111	0.8%
Gasoline Stations	4	0.3%	21	0.2%
Clothing & Clothing Accessories Stores	24	2.0%	155	1.1%
Sport Goods, Hobby, Book, & Music Stores	10	0.8%	194	1.4%
General Merchandise Stores	9	0.8%	113	0.8%
Miscellaneous Store Retailers	17	1.4%	68	0.5%
Nonstore Retailers	7	0.6%	27	0.2%
Transportation & Warehousing	19	1.6%	191	1.4%
Information	26	2.2%	233	1.7%
Finance & Insurance	53	4.5%	254	1.9%
Central Bank/Credit Intermediation & Related Activities	18	1.5%	132	1.0%
Securities, Commodity Contracts & Other Financial	11	0.9%	47	0.3%
Insurance Carriers & Related Activities; Funds, Trusts &	24	2.0%	75	0.5%
Real Estate, Rental & Leasing	50	4.2%	922	6.8%
Professional, Scientific & Tech Services	80	6.8%	356	2.6%
Legal Services	9	0.8%	37	0.3%
Management of Companies & Enterprises	1	0.1%	3	0.0%
Administrative & Support & Waste Management & Remediation	26	2.2%	146	1.1%
Educational Services	34	2.9%	1,379	10.1%
Health Care & Social Assistance	104	8.8%	2,510	18.4%
Arts, Entertainment & Recreation	19	1.6%	134	1.0%
Accommodation & Food Services	98	8.3%	817	6.0%
Accommodation	1	0.1%	5	0.0%
Food Services & Drinking Places	97	8.2%	812	6.0%
Other Services (except Public Administration)	203	17.2%	1,332	9.8%
Automotive Repair & Maintenance	45	3.8%	196	1.4%
Public Administration	9	0.8%	426	3.1%
Unclassified Establishments	109	9.2%	117	0.9%
Total	1,179	100.0%	13,640	100.0%

Source: Esri 2021 Business Analyst. Compiled by Great Cities Institute.

Businesses and Employees



Map 26: Business Vacancy Rate by Census Tract in Chicago, Q4 2021



Source: USPS, Administrative Data on Address Vacancies, Q4 2021. Map Created by Great Cities Institute.

Businesses and Employees



Businesses and Employees

- In 2021, there were 1,179 businesses in Puerto Rico Town employing 13,640 people.
- Other Services including Automotive Repair & Maintenance were the most prevalent businesses in Puerto Rico Town, along with Retail Trade businesses.
- However, Health Care & Social Assistance, Manufacturing, and Retail Trade were the largest employers.

Business Vacancy Rate, Q4 2021

- Rates of business vacancy were relatively similar in East and West Puerto Rico Town, with the plurality of the area experiencing rates of 10.1 - 40.0%.
- The portion of the area with the highest rate of business vacancy was located in West Puerto Rico Town, with rates between 40.1% and 67.4%.
- Business vacancy rates in Puerto Rico Town were lower than those in the predominantly Black neighborhoods of East and West Garfield immediately south of the area, and higher than the rates in predominantly white Logan Square and West Town to the north.

Retail Leakage/Surplus



Table 30: Retail Leakage/Surplus by Industry Group in Puerto Rico Town, 2017

2017 Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/ Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$632,233,401	\$416,947,205	\$215,286,196	20.5	330
Total Retail Trade	44-45	\$566,433,014	\$370,331,676	\$196,101,338	20.9	216
Total Food & Drink	722	\$65,800,387	\$46,615,529	\$19,184,858	17.1	114
2017 Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/ Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$111,691,118	\$36,405,024	\$75,286,094	50.8	24
Automobile Dealers	4411	\$92,592,939	\$23,183,551	\$69,409,388	60.0	9
Other Motor Vehicle Dealers	4412	\$8,541,507	\$3,072,775	\$5,468,732	47.1	2
Auto Parts, Accessories & Tire Stores	4413	\$10,556,672	\$10,148,698	\$407,974	2.0	13
Furniture & Home Furnishings Stores	442	\$17,879,909	\$53,126,419	-\$35,246,510	-49.6	15
Furniture Stores	4421	\$10,902,862	\$33,027,472	-\$22,124,610	-50.4	12
Home Furnishings Stores	4422	\$6,977,047	\$20,098,947	-\$13,121,900	-48.5	3
Electronics & Appliance Stores	443	\$21,474,558	\$8,106,928	\$13,367,630	45.2	10
Bldg Materials, Garden Equip. & Supply Stores	444	\$31,602,583	\$15,578,131	\$16,024,452	34.0	13
Bldg Material & Supplies Dealers	4441	\$28,629,771	\$15,578,131	\$13,051,640	29.5	13
Lawn & Garden Equip & Supply Stores	4442	\$2,972,812	\$0	\$2,972,812	100.0	0
Food & Beverage Stores	445	\$100,392,855	\$88,155,860	\$12,236,995	6.5	52
Grocery Stores	4451	\$88,356,321	\$76,939,641	\$11,416,680	6.9	41
Specialty Food Stores	4452	\$5,283,355	\$6,247,737	-\$964,382	-8.4	6
Beer, Wine & Liquor Stores	4453	\$6,753,179	\$4,968,482	\$1,784,697	15.2	5
Health & Personal Care Stores	4,464,461	\$36,247,891	\$33,090,451	\$3,157,440	4.6	17
Gasoline Stations	4,474,471	\$60,649,161	\$30,881,109	\$29,768,052	32.5	9
Clothing & Clothing Accessories Stores	448	\$33,300,206	\$34,999,330	-\$1,699,124	-2.5	30
Clothing Stores	4481	\$22,649,863	\$22,294,532	\$355,331	0.8	16
Shoe Stores	4482	\$4,873,327	\$6,749,266	-\$1,875,939	-16.1	7
Jewelry, Luggage & Leather Goods Stores	4483	\$5,777,016	\$5,955,532	-\$178,516	-1.5	7
Sporting Goods, Hobby, Book & Music Stores	451	\$15,563,332	\$33,951,768	-\$18,388,436	-37.1	7
Sporting Goods/Hobby/Musical Instr Stores	4511	\$12,735,062	\$33,951,768	-\$21,216,706	-45.4	7
Book, Periodical & Music Stores	4512	\$2,828,270	\$0	\$2,828,270	100.0	0
General Merchandise Stores	452	\$102,825,990	\$16,997,591	\$85,828,399	71.6	10
Department Stores Excluding Leased Depts.	4521	\$73,413,516	\$11,081,365	\$62,332,151	73.8	4
Other General Merchandise Stores	4529	\$29,412,474	\$5,916,226	\$23,496,248	66.5	6
Miscellaneous Store Retailers	453	\$19,582,161	\$9,745,760	\$9,836,401	33.5	26
Florists	4531	\$1,025,415	\$1,333,068	-\$307,653	-13.0	6
Office Supplies, Stationery & Gift Stores	4532	\$3,672,874	\$1,299,216	\$2,373,658	47.7	4
Used Merchandise Stores	4533	\$2,097,957	\$888,432	\$1,209,525	40.5	4
Other Miscellaneous Store Retailers	4539	\$12,785,915	\$6,225,044	\$6,560,871	34.5	12
Nonstore Retailers	454	\$15,223,250	\$9,293,305	\$5,929,945	24.2	3
Electronic Shopping & Mail-Order Houses	4541	\$12,036,530	\$9,177,618	\$2,858,912	13.5	2
Vending Machine Operators	4542	\$468,270	\$0	\$468,270	100.0	0
Direct Selling Establishments	4543	\$2,718,450	\$115,687	\$2,602,763	91.8	1
Food Services & Drinking Places	722	\$65,800,387	\$46,615,529	\$19,184,858	17.1	114
Special Food Services	7223	\$1,499,056	\$885,236	\$613,820	25.7	2
Drinking Places - Alcoholic Beverages	7224	\$2,189,099	\$1,557,680	\$631,419	16.9	6
Restaurants/Other Eating Places	7225	\$62,112,232	\$44,172,613	\$17,939,619	16.9	106

Source: Esri 2017 Retail MarketPlace Profile. Compiled by Great Cities Institute.

Retail Leakage/Surplus



Retail Leakage/Surplus

- Two of the most urgently needed businesses according to sales data from 2017 are Lawn & Garden Equipment & Supply Stores and Book, Periodical & Music Stores.
- Many other categories have large leakages from the community and would likely make for successful businesses if opened.
- The least successful businesses to open due to market saturation would be jewelry stores, shoe stores, and specialty food stores which are already in sufficient supply in Puerto Rico Town.

Note: In the Retail Gap column, positive dollar numbers (green) indicate how much is spent outside of the market area by residents. Negative dollar numbers (red) indicate a saturated market for that category within the market area. The Leakage/Surplus Factor column indicates the degree of leakage/surplus in the community. A positive (green) factor of 100.0 means 100% of resident dollars for that category are spent outside of the market area. Conversely, a negative (red) factor indicates a surplus of spending within the market area (i.e. outside dollars being spent within the area). A zero would indicate adequate availability within the market area for residents, but that the category is not attracting outside dollars.

Essentially green is money leaving the community (i.e. good new business opportunities), and red is money entering the community (i.e. the market is already saturated).

Community Vision for Economic Development



Table 31: Community Vision Ideas Collected on March 5, 2022 at Clemente High School at a Meeting of the Puerto Rican Agenda

Job Development and Training	Business Development	Food Related	Nightlife	Leisure	Culture
More community job and career fairs	Small shops	Restaurants	More programs like dance music	Karate Classes	TV/video/theatre production studio
Building a workforce center in HP	Economic investment / resources	More products from Puerto Rico	Dance and concert venues	Family activities	A place like the San Juan Theatre
Youth and Adult job training center	More business owned and run by Puerto Rican and Latinos	Food markets with healthy choices	Salsa dancing school		Queer owned music venues
Education pre-apprenticeship trade center for Youth Build	Healthy elder center	Food products through gardening	Modern bars/dance clubs		Cultural events and classes for kids, dance, music, arts, etc.
Expand HP vocational education center with community space	Business development in education and training				Community gallery space
Training technology center led by Latinos	Support our current businesses to expand				Theatre(s) for actors/plays/ TV/ and culture
More internships for youth	More small stores				
Connecting trades – job training programs to HS school students	Pop spaces for businesses and cultural event				
Increase in number of PR in management and professional positions with higher wages	Open air markets				
Youth internships and job training centers	Community/locally owned and funded collaborative makerspace/cafes				
	Culturally relevant businesses that serve the Puerto Rican and other Latino communities				
	Tech start-up space – like 1871				
	IT hub building: Preparing focus for jobs				
	Technology drop-in centers for youth				
	Tech centers for older citizens				



**Table 32: Means of Transportation to Work for Workers
16 Years and Over in Puerto Rico Town, 2011-2015 to 2016-2020**

	2011-2015		2016-2020		Change between Periods	
	Number	Percent	Number	Percent	Number	Percentage Point Difference
Car, Truck, or Van	18,081	60.4%	21,597	62.6%	3,516	2.2%
Drove Alone	14,862	49.6%	18,683	54.1%	3,821	4.5%
Carpooled	3,219	10.8%	2,914	8.4%	-305	-2.4%
Public Transportation (Includes Taxicab)	7,676	25.6%	7,655	22.2%	-21	-3.4%
Motorcycle	16	0.1%	32	0.1%	16	0.0%
Bicycle	1,229	4.1%	1,211	3.5%	-18	-0.6%
Walked	1,173	3.9%	1,015	2.9%	-158	-1.0%
Other Means	760	2.5%	305	0.9%	-455	-1.6%
Worked At Home	1,020	3.4%	2,701	7.8%	1,681	4.4%

Source: U.S. Census Bureau, 2011-2015 and 2016-2020 American Community Survey 5-Year Estimates. Compiled by Great Cities Institute.

**Table 33: Travel Time to Work for Workers
16 Years and Over in Puerto Rico Town, 2011-2015 to 2016-2020**

	2011-2015		2016-2020		Change between Periods	
	Number	Percent	Number	Percent	Number	Percentage Point Difference
Did Not Work At Home	28,935	96.6%	31,815	92.2%	2,880	-4.4%
Less than 10 Minutes	1,477	4.9%	1,316	3.8%	-161	-1.1%
10 to 19 Minutes	4,962	16.6%	5,070	14.7%	108	-1.9%
20 to 29 Minutes	4,964	16.6%	5,025	14.6%	61	-2.0%
30 to 39 Minutes	7,083	23.7%	8,032	23.3%	949	-0.4%
40 to 59 Minutes	5,485	18.3%	7,597	22.0%	2,112	3.7%
60 to 89 Minutes	3,900	13.0%	3,862	11.2%	-38	-1.8%
90 or More Minutes	1,064	3.6%	913	2.7%	-151	-0.9%
Worked At Home	1,020	3.4%	2,701	7.8%	1,681	4.4%

Source: U.S. Census Bureau, 2011-2015 and 2016-2020 American Community Survey 5-Year Estimates. Compiled by Great Cities Institute.

Transportation



Transportation Mode

- Those who took public transportation to work decreased slightly between 2011-2015 and 2016-2020, from 25.6 percent to 22.2 percent, while those who drove alone to work increased from 49.6 percent to 54.1 percent. Those working from home saw a significant increase from 3.4 percent to 7.8 percent, likely due to the COVID-19 pandemic.

Travel Time to Work

- Some Puerto Rico Town residents saw their commute time increase, with more residents taking 40 to 59 minutes to reach work in 2016-2020.

Access to Transportation

- There are no CTA or Metra train stations within the Puerto Rico Town area. The main form of public transportation available is CTA bus lines on major streets: Pulaski (53), Kimball-Homan (82), California (94), and Western (49 and X49) for North-South routes; and North (72), Division (70), Chicago (66), and Grand (65) for East-West routes.

Map 27: CTA System in Puerto Rico Town

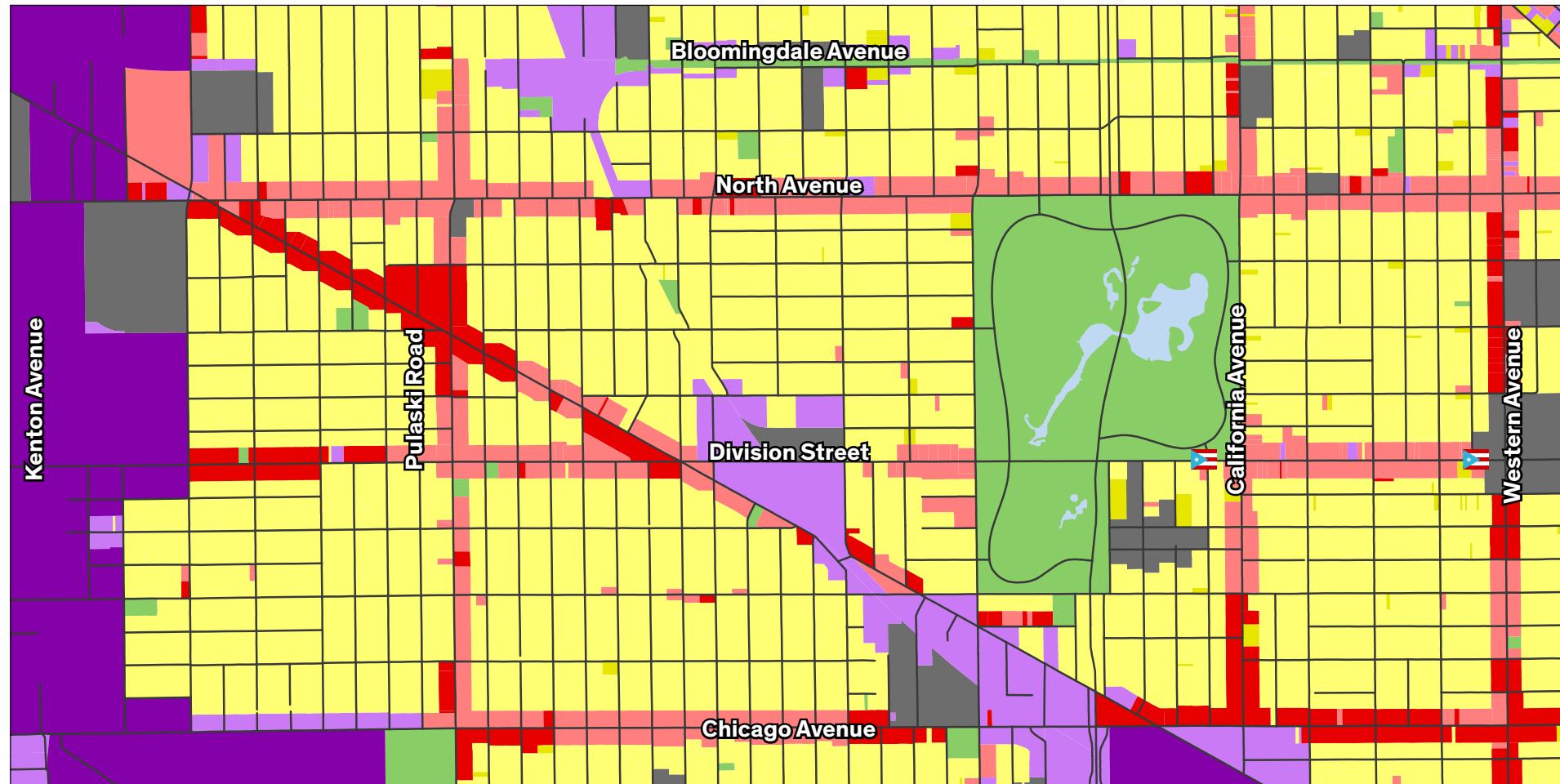


Source: Chicago Transit Authority

Zoning Map



Map 28: Zoning in Puerto Rico Town, 2022



Community Vision for Health



Table 34: Community Vision Ideas Collected on March 5, 2022 at Clemente High School at a Meeting of the Puerto Rican Agenda

Health Education	Addressing Health Issues	Mental Wellness	Physical Wellness	Health Services
Workshops for teens	Prevention and care for alcohol and tobacco and opiates and other drugs	More wellness centers for youth	Wellness: yoga, Zumba classes	Cultural and linguistic appropriate services
Health education and street out-reach/home visits	Health preservation/lifestyle modification	Youth health centers	Coops for food access	Trans inclusive clinics
Improve health education in schools	Access to mental health	Prevention focused services and design	Food coops	Health care for the insured
Accessible health education for community members	Stress management		Increase access to healthy food/fitness program	Comprehensive/holistic care service
Literature for healthier eating habits and exercise	Healthy equity and elimination of health disparities: maternal deaths/babies of low birth rates; dementia; diabetes; CVDs; cancer (cervical)		Make the park safer and add spaces to gather, e.g., benches, tables, etc.	More trained doctors
Health equity center	Free distribution of healthy products/meals for families on NAP			Dental with closet for homeless
Community health centers locally driven	Eradicate diabetes in Puerto Rican town			Affordable/free mental health programs
Latino dental clinic (educacion, dental para familia y la importancia de hygenia oral				

Community Vision for Overall Design and Big Ideas



Table 35: Community Vision Ideas Collected on March 5, 2022 at Clemente High School at a Meeting of the Puerto Rican Agenda

Overall Design Characteristics	Big Ideas
Boricua art on front of buildings	Can the entire corridor be turned into an investment to attract angel investors – interested in social advancement
HP- why isn't Humboldt the actual starting place concerning this planning? The park is underserved part of the community	Solar/energy efficient systems
Preserve, maintain, staff of the park	
Focus on Puerto Rican art in conjunction with NPRM	
Puerto Rican Flags along the park	
Aesthetic cultural presence	
Las Calles de Viejo – san Juan in Paseo Boricua	
Outdoor/green space Green Space	
No more empty lots	
Architecture that pays tribute to cultural design: perhaps in façade or greenery?	

Conclusion



The Future of Puerto Rico Town

As residents of Puerto Rico Town plan for the future of their neighborhood, they envision a community that builds on existing assets to strengthen their identity and provide more opportunities to remain in their neighborhood, obtain an education, access affordable housing and homeownership, and pursue entrepreneurship and quality employment. A forthcoming planning process will seek to utilize this Databook and the residents' visions to further solidify a plan for Puerto Rico Town's future.



Credits: Great Cities Institute, January 26, 2013