

COMMUNITY AREA

14

# Albany Park



## HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	57,655	51,542	-10.6%
<i>Percent Immigrant (Foreign Born)</i>	52.2%	47.4%	-9.2%
Total Households	17,082	16,322	-4.4%
<i>Total Family Households</i>	12,403		-11.7%
<i>Total Non-Family Households</i>	4,679	5,366	14.7%
Percent of Residents In Poverty	17.7%	19.6%	10.9%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	28,568	26,528	-7.1%
Black or African American	2,207	2,370	7.4%
Asian	10,233	7,543	-26.3%
Multi-Racial	3,860	2,802	-27.4%
Other	12,787	12,299	-3.8%
Latino (of Any Race)	26,741	25,487	-4.7%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$51,861	\$47,114	-9.2%
Households Earning < \$25,000	5,056	4,806	-4.9%
<i>As a Percent of All Households</i>	29.6%	28.8%	-2.5%
Unemployment Rate	4.7%	9.0%	93.6%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	3,993	4,806	20.4%
\$25,000-\$49,999	5,295	4,222	-20.3%
\$50,000-\$74,999	3,911	3,022	-22.7%
\$75,000 or More	3,891	4,611	18.5%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	17,842	17,982	0.8%
Total Occupied Housing Units	17,082	16,322	-4.4%
<i>Owner-Occupied</i>	5,787	6,345	9.6%
<i>Renter-Occupied</i>	11,295	9,977	-11.7%

HOUSING UNIT PRODUCTION		
New Units Built Between 2000 and 2010		1,195
<i>As a Percentage of all Housing Units</i>		6.6%

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$766	\$863	12.7%
Paying Over 30% of Income in Rent	32.5%	51.8%	59.4%
<i>Renters Paying Less Than \$750/mo</i>	6,994	3,217	-54.0%
<i>Renters Paying \$750 to \$999/mo</i>	3,284	4,103	24.9%
<i>Renters Paying \$1000 to \$1,499/mo</i>	634	2,486	292.4%
<i>Renters Paying \$1,500 or More/mo</i>	126	332	163.9%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$1,769	\$2,245	26.9%
Paying Over 30% of Income for Mortgage	32.5%	54.4%	67.4%
<i>Owners Paying Less Than \$ 1,000/mo</i>	228	209	-8.4%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	816	574	-29.7%
<i>Owners Paying \$1,500 to \$1999/mo</i>	679	1,404	106.8%
<i>Owners Paying \$2,000 or More/mo</i>	348	3,031	769.8%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
INCOME LEVEL				
Less than \$25,000	85.8%	95.4%	65.6%	92.0%
\$25,000-\$49,999	17.9%	57.5%	43.2%	77.9%
\$50,000-\$74,999	1.0%	3.9%	30.2%	61.5%
\$75,000 or More	5.2%	0.0%	10.6%	19.1%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	3,358	3,556	5.9%
2-4 Units	7,205	7,248	0.6%
5-9 Units	2,878	3,422	18.9%
10-19 Units	1,940	1,571	-19.0%
20 or More Units	2,419	2,413	-0.2%

MEDIAN HOME SALES*	UNITS		MEDIAN COST	
	2003	2005	2008	2010
	692	1,081	1,081	852
	\$316,391	\$286,182	\$259,602	\$221,667

FORECLOSURE FILINGS			
2009	343	2011	279
2010	368	2012	226

PROJECT-BASED SECTION 8	
Buildings	2
Units	133

The Chicago Rehab Network is grateful to the Chicago Community Trust for its support of this research. Data come primarily from Nathalie P. Voorhees Center (UIC) analysis of 2000 and 2010 Censuses. \* Indicates that values have been adjusted for inflation to 2010 constant dollars. For more information, or to request a methodology, contact CRN at Elizabeth@chicagorehab.org or 312.663.3936.

## HOUSING FACT SHEET

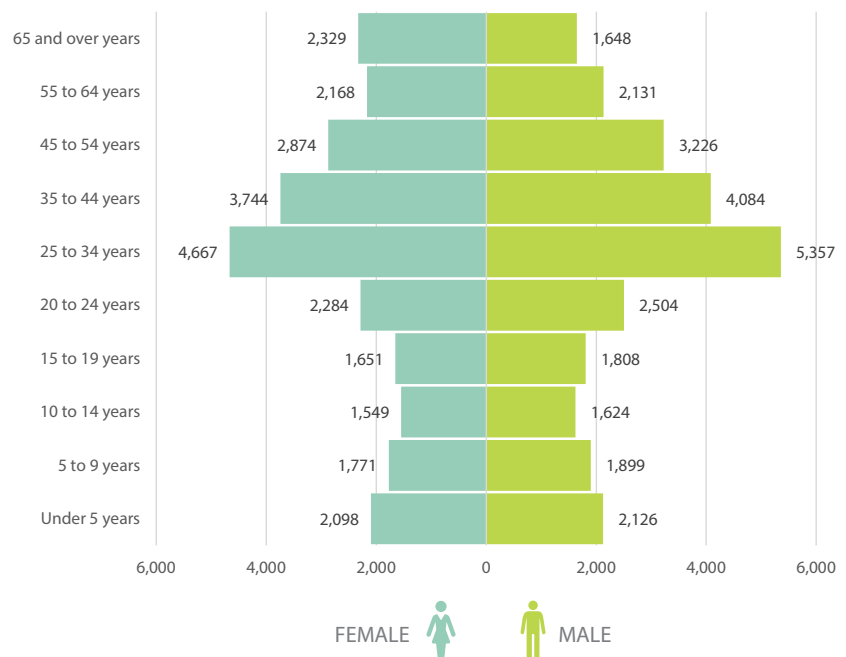
## DEEPER DIVE: AGE, SEX AND RACE COHORTS

An in depth look at the sex and age of a community's population can help determine community needs. Age cohorts show whether a community is expanding, stable or contracting—and point to current or future need for investments that serve particular constituencies, like after school programs for teens or options for elder housing.

## TOTAL POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	26,407	25,135
under 5 years	2,126	2,098
5 to 9 years	1,899	1,771
10 to 14 years	1,624	1,549
15 to 19 years	1,808	1,651
20 to 24 years	2,504	2,284
25 to 34 years	5,357	4,667
35 to 44 years	4,084	3,744
45 to 54 years	3,226	2,874
55 to 64 years	2,131	2,168
65 or more years	1,648	2,329

## POPULATION BY AGE AND SEX IN ALBANY PARK, 2010



## TOP 3 SUB-POPULATIONS IN ALBANY PARK

The top 3 sub-populations in Albany Park in 2010 were Latino, White, and Asian. There were also 2,076 Black or African American people and 1,495 people of other races, including multiracial, Native American, Hawaiian or Pacific Islander individuals.

## LATINO POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	13,613	11,874
under 5 years	1,278	1,284
5 to 9 years	1,249	1,162
10 to 14 years	1,003	1,003
15 to 19 years	1,126	972
20 to 24 years	1,374	1,025
25 to 34 years	2,921	2,279
35 to 44 years	2,055	1,746
45 to 54 years	1,415	1,159
55 to 64 years	765	682
65 or more years	427	562

## WHITE POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	7,452	7,602
under 5 years	471	434
5 to 9 years	295	300
10 to 14 years	266	246
15 to 19 years	345	360
20 to 24 years	674	803
25 to 34 years	1,518	1,504
35 to 44 years	1,287	1,205
45 to 54 years	1,081	965
55 to 64 years	721	792
65 or more years	794	993

## ASIAN POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	3,533	3,897
under 5 years	181	200
5 to 9 years	203	160
10 to 14 years	189	170
15 to 19 years	204	167
20 to 24 years	299	289
25 to 34 years	552	562
35 to 44 years	502	557
45 to 54 years	529	547
55 to 64 years	459	565
65 or more years	415	680

## HOUSING FACT SHEET

DEEPER DIVE: VACANCY, FORECLOSURE AND CITY-OWNED LAND

BASIC DEMOGRAPHICS	2000	2010	10 YEAR CHANGE
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BUILDING VIOLATIONS	BUILDINGS RECEIVING VIOLATIONS	TOTAL VIOLATIONS
2009	304	1,460
2010	312	1,650
2011	269	1,399
2012	209	1,760
2013	189	1,424
2014	268	1,906

BUILDING PERMITS	NEW CONSTRUCTION OR REHAB PERMITS	DEMOLITION PERMITS
2006	136	12
2007	176	11
2008	128	6
2009	112	2
2010	97	6
2011	116	1
2012	106	6
2013	86	5
2014	134	5
<i>Percent New Construction 2006-2014</i>	7.3%	n/a
<i>Percent Rehabilitation 2006-2014</i>	92.7%	n/a

USPS RESIDENTIAL VACANCY	2008	2011	2013
Percent Residential Vacancy	5.1%	4.5%	4.0%
Vacant less than 12 months	481	246	186
Vacant 12 - 24 months	178	293	58
Vacant 24 - 36 months	71	45	135
Vacant More than 36 months	119	178	309

USPS COMMERCIAL VACANCY	2008	2011	2013
Percent Commercial Vacancy	9.9%	7.6%	11.9%
Vacant less than 12 months	71	23	58
Vacant 12 - 24 months	32	30	32
Vacant 24 - 36 months	9	11	25
Vacant More than 36 months	15	36	40

CITY OF CHICAGO-OWNED VACANT LAND	NO. PARCELS	SQUARE FEET
Residential	3	10,211
Business	8	62,161
Commercial	0	0
Manufacturing	0	0
Planned Development	0	0
Planned Manufacturing District	0	0
Parks and Open Space	1	5,669
Downtown	0	0
Transportation	0	0

"ZOMBIE PROPERTIES"	2014
Zombies	82
Zombies per 1,000 Mortgageable Properties	9.5

"Zombie properties" are those where foreclosure has been initiated but not yet completed. Average time to foreclosure in Illinois in 2014 was 889 days (2.5 years).



Allstate

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The Chicago Rehab Network is grateful to Allstate for its support of this research.

Data sources: U.S. Census Bureau: 2010 Census; HUD: 2008, 2010 & 2014 Aggregated USPS Administrative Data On Address Vacancies; City of Chicago Data Portal; Woodstock Institute: "Unresolved Foreclosures: Patterns of Zombie Properties in Cook County" Appendix A; Crain's Chicago Business / Chicago Real Estate Daily, "Fast Foreclosure? Not in Illinois" (12/9/2014) For more information contact CRN at Elizabeth@chicagorehab.org or 312.663.3936.