

COMMUNITY AREA

63

Gage Park



HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	39,193	39,894	1.8%
<i>Percent Immigrant (Foreign Born)</i>	45.2%	46.5%	2.8%
Total Households	9,713	9,384	-3.4%
<i>Total Family Households</i>	7,903	7,836	-0.8%
<i>Total Non-Family Households</i>	1,810	1,548	-14.5%
Percent of Residents In Poverty	19.0%	20.7%	8.9%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	18,596	17,966	-3.4%
Black or African American	2,862	2,407	-15.9%
Asian	202	154	-23.8%
Multi-Racial	1,569	1,195	-23.8%
Other	15,964	18,172	13.8%
Latino (of Any Race)	31,079	35,589	14.5%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$45,784	\$38,672	-15.5%
Households Earning < \$25,000	3,219	2,362	-26.6%
<i>As a Percent of All Households</i>	33.2%	25.8%	-22.2%
Unemployment Rate	5.6%	14.0%	148.0%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	2,542	2,362	-7.1%
\$25,000-\$49,999	3,289	3,423	4.1%
\$50,000-\$74,999	2,097	1,915	-8.7%
\$75,000 or More	1,781	1,459	-18.1%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	10,228	10,323	0.9%
Total Occupied Housing Units	9,713	9,384	-3.4%
<i>Owner-Occupied</i>	5,912	5,003	-15.4%
<i>Renter-Occupied</i>	3,801	4,381	15.3%

HOUSING UNIT PRODUCTION	
New Units Built Between 2000 and 2010	73
<i>As a Percentage of all Housing Units</i>	0.7%

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$696	\$796	14.4%
Paying Over 30% of Income in Rent	41.5%	53.9%	29.7%
<i>Renters Paying Less Than \$750/mo</i>	2,559	1,687	-34.1%
<i>Renters Paying \$750 to \$999/mo</i>	981	1,279	30.3%
<i>Renters Paying \$1000 to \$1,499/mo</i>	109	718	558.2%
<i>Renters Paying \$1,500 or More/mo</i>	26	87	232.0%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$1,284	\$1,660	29.3%
Paying Over 30% of Income for Mortgage	36.1%	66.0%	82.8%
<i>Owners Paying Less Than \$1,000/mo</i>	1,147	335	-70.8%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	1,366	1,219	-10.8%
<i>Owners Paying \$1,500 to \$1,999/mo</i>	466	1,306	180.0%
<i>Owners Paying \$2,000 or More/mo</i>	101	1,245	1129.5%

INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
Less than \$25,000	88.9%	99.1%	42.6%	89.7%
\$25,000-\$49,999	19.5%	50.7%	46.9%	69.8%
\$50,000-\$74,999	2.3%	5.4%	8.3%	54.2%
\$75,000 or More	5.4%	0.0%	4.9%	4.9%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	5,027	4,645	-7.6%
2-4 Units	4,222	4,788	13.4%
5-9 Units	558	559	0.2%
10-19 Units	232	215	-7.3%
20 or More Units	154	81	-47.4%

	MEDIAN HOME SALES*	
	UNITS	MEDIAN COST
2003	505	\$193,030
2005	333	\$179,497
2008	333	\$162,825
2010	473	\$106,280
2012	332	\$83,521
2013	146	\$77,362

FORECLOSURE FILINGS			
2009	379	2011	284
2010	396	2012	265

PROJECT-BASED SECTION 8	
Buildings	0
Units	0

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

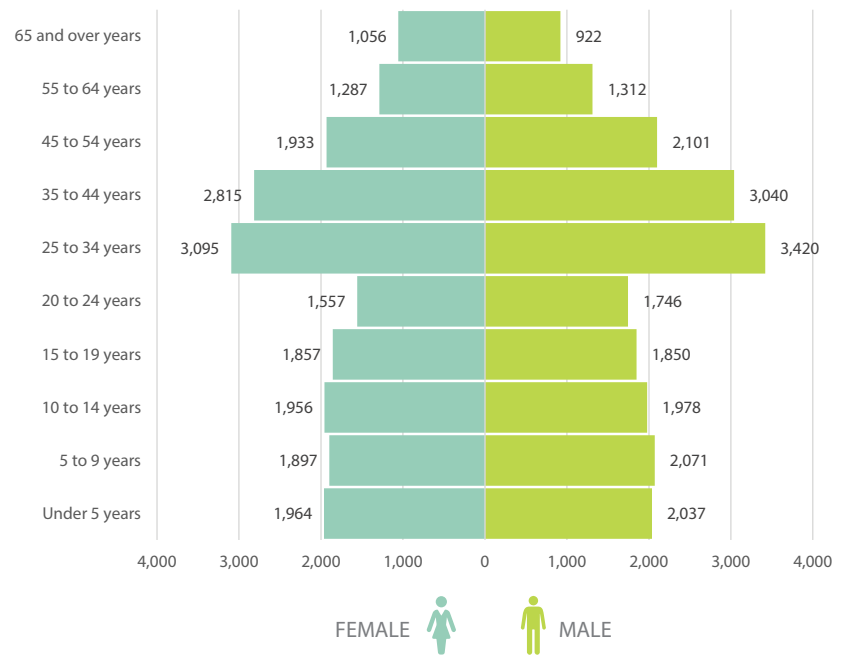
DEEPER DIVE: AGE, SEX AND RACE COHORTS

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	20,477	19,417
under 5 years	2,037	1,964
5 to 9 years	2,071	1,897
10 to 14 years	1,978	1,956
15 to 19 years	1,850	1,857
20 to 24 years	1,746	1,557
25 to 34 years	3,420	3,095
35 to 44 years	3,040	2,815
45 to 54 years	2,101	1,933
55 to 64 years	1,312	1,287
65 or more years	922	1,056

POPULATION BY AGE AND SEX IN GAGE PARK, 2010



TOP 3 SUB-POPULATIONS IN GAGE PARK

The top 3 sub-populations in Gage Park in 2010 were Latino, Black or African American, and White. There were also 121 Asians and 131 people of other races, including multiracial, Native American, Hawaiian or Pacific Islander individuals.

LATINO POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	18,380	17,209
under 5 years	1,907	1,848
5 to 9 years	1,959	1,798
10 to 14 years	1,848	1,844
15 to 19 years	1,716	1,715
20 to 24 years	1,607	1,409
25 to 34 years	3,156	2,818
35 to 44 years	2,807	2,582
45 to 54 years	1,813	1,596
55 to 64 years	977	964
65 or more years	590	635

BLACK OR AFRICAN AMERICAN POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	1,038	1,123
under 5 years	96	78
5 to 9 years	75	71
10 to 14 years	100	75
15 to 19 years	95	93
20 to 24 years	87	96
25 to 34 years	140	171
35 to 44 years	128	148
45 to 54 years	130	180
55 to 64 years	108	126
65 or more years	79	85

WHITE POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	925	967
under 5 years	21	31
5 to 9 years	30	18
10 to 14 years	20	29
15 to 19 years	30	37
20 to 24 years	50	47
25 to 34 years	101	82
35 to 44 years	80	73
45 to 54 years	137	142
55 to 64 years	239	184
65 or more years	217	324

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	279	1,500
2010	280	1,654
2011	313	2,158
2012	249	1,350
2013	210	889
2014	214	988

BUILDING PERMITS	NEW CONSTRUCTION OR REHAB PERMITS	DEMOLITION PERMITS
2006	68	8
2007	82	3
2008	56	8
2009	51	3
2010	51	5
2011	63	1
2012	41	4
2013	42	4
2014	49	4
<i>Percent New Construction 2006-2014</i>	9.5%	n/a
<i>Percent Rehabilitation 2006-2014</i>	90.5%	n/a

USPS RESIDENTIAL VACANCY	2008	2011	2013
Percent Residential Vacancy	3.4%	4.2%	2.9%
Vacant less than 12 months	126	102	89
Vacant 12 - 24 months	85	109	35
Vacant 24 - 36 months	16	45	23
Vacant More than 36 months	41	73	99

USPS COMMERCIAL VACANCY	2008	2011	2013
Percent Commercial Vacancy	10.9%	9.9%	9.7%
Vacant less than 12 months	20	14	12
Vacant 12 - 24 months	13	12	7
Vacant 24 - 36 months	5	5	5
Vacant More than 36 months	20	22	28

CITY OF CHICAGO-OWNED VACANT LAND	NO. PARCELS	SQUARE FEET
Residential	7	27,448
Business	1	3,123
Commercial	1	4,179
Manufacturing	0	0
Planned Development	0	0
Planned Manufacturing District	0	0
Parks and Open Space	0	0
Downtown	0	0
Transportation	0	0

"ZOMBIE PROPERTIES"	2014
Zombies	94
Zombies per 1,000 Mortgageable Properties	12.9

"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.