



COMMUNITY AREA

76

# O'Hare



Chicago Rehab Network

## HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	11,956	12,832	7.3%
<i>Percent Immigrant (Foreign Born)</i>	39.0%	48.6%	24.7%
Total Households	5,799	6,093	5.1%
<i>Total Family Households</i>	2,949	3,153	6.9%
<i>Total Non-Family Households</i>	2,850	2,941	3.2%
Percent of Residents In Poverty	7.7%	9.9%	27.6%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	10,227	10,603	3.7%
Black or African American	259	409	57.9%
Asian	883	1,070	21.1%
Multi-Racial	326	280	-14.0%
Other	261	469	80.2%
Latino (of Any Race)	865	1,320	52.6%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$55,670	\$50,678	-9.0%
Households Earning < \$25,000	1,376	1,066	-22.5%
<i>As a Percent of All Households</i>	23.8%	18.2%	-23.4%
Unemployment Rate	2.6%	4.9%	87.0%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	1,087	1,066	-1.9%
\$25,000-\$49,999	1,887	1,905	0.9%
\$50,000-\$74,999	1,477	1,299	-12.1%
\$75,000 or More	1,342	1,586	18.2%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	6,199	6,637	7.1%
Total Occupied Housing Units	5,799	6,093	5.1%
<i>Owner-Occupied</i>	2,295	2,746	19.7%
<i>Renter-Occupied</i>	3,504	3,347	-4.5%

HOUSING UNIT PRODUCTION	2000	2010
New Units Built Between 2000 and 2010		298
<i>As a Percentage of all Housing Units</i>		4.6%

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$1,013	\$962	-5.0%
Paying Over 30% of Income in Rent	30.5%	44.8%	46.9%
<i>Renters Paying Less Than \$750/mo</i>	1,116	318	-71.5%
<i>Renters Paying \$750 to \$999/mo</i>	1,408	1,485	5.5%
<i>Renters Paying \$1000 to \$1,499/mo</i>	731	904	23.7%
<i>Renters Paying \$1,500 or More/mo</i>	189	119	-37.1%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$1,732	\$1,665	-3.9%
Paying Over 30% of Income for Mortgage	27.7%	51.2%	85.2%
<i>Owners Paying Less Than \$ 1,000/mo</i>	74	282	279.6%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	117	756	548.4%
<i>Owners Paying \$1,500 to \$1999/mo</i>	70	354	406.5%
<i>Owners Paying \$2,000 or More/mo</i>	71	570	699.3%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
INCOME LEVEL				
Less than \$25,000	90.6%	100.0%	59.2%	94.5%
\$25,000-\$49,999	27.7%	72.8%	29.3%	61.6%
\$50,000-\$74,999	3.4%	3.3%	23.3%	30.7%
\$75,000 or More	7.5%	0.6%	8.0%	22.8%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	922	939	1.8%
2-4 Units	838	486	-42.1%
5-9 Units	1,741	1,915	10.0%
10-19 Units	301	283	-6.0%
20 or More Units	2,380	2,793	17.4%

MEDIAN HOME SALES*	UNITS		MEDIAN COST	
	2003	2005	2008	2010
2003	n/a	n/a	n/a	n/a
2005	n/a	n/a	n/a	n/a
2008	n/a	n/a	n/a	n/a
2010	n/a	n/a	n/a	n/a
2012	n/a	n/a	n/a	n/a
2013	n/a	n/a	n/a	n/a

FORECLOSURE FILINGS			
2009	132	2011	116
2010	173	2012	78

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	6,309	6,250
under 5 years	465	431
5 to 9 years	302	252
10 to 14 years	204	210
15 to 19 years	215	186
20 to 24 years	351	387
25 to 34 years	1,486	1,383
35 to 44 years	1,057	837
45 to 54 years	882	789
55 to 64 years	670	783
65 or more years	677	992

## POPULATION BY AGE AND SEX IN O'HARE, 2010



## TOP 3 SUB-POPULATIONS IN O'HARE

The top 3 sub-populations in O'Hare in 2010 were White, Latino, and Asian. There were also 389 Black or African American people and 231 people of other races, including multiracial, Native American, Hawaiian or Pacific Islander individuals.

## WHITE POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	4,827	4,876
under 5 years	310	298
5 to 9 years	204	165
10 to 14 years	146	164
15 to 19 years	164	128
20 to 24 years	257	301
25 to 34 years	1,069	989
35 to 44 years	792	616
45 to 54 years	710	644
55 to 64 years	612	661
65 or more years	563	910

## LATINO POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	614	579
under 5 years	62	55
5 to 9 years	46	44
10 to 14 years	35	31
15 to 19 years	31	31
20 to 24 years	42	40
25 to 34 years	144	146
35 to 44 years	100	87
45 to 54 years	79	61
55 to 64 years	50	53
65 or more years	25	31

## ASIAN POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	531	512
under 5 years	57	51
5 to 9 years	21	25
10 to 14 years	13	6
15 to 19 years	11	12
20 to 24 years	36	29
25 to 34 years	195	177
35 to 44 years	97	82
45 to 54 years	41	40
55 to 64 years	36	52
65 or more years	24	38

## HOUSING FACT SHEET

DEEPER DIVE: VACANCY, FORECLOSURE AND CITY-OWNED LAND

BASIC DEMOGRAPHICS	2000	2010	10 YEAR CHANGE
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Households	5,799	6,093	5.1%
<i>Family Households</i>	2,949	3,153	6.9%
<i>Non-Family Households</i>	2,850	2,941	3.2%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
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Total Occupied Housing Units	5,799	6,093	5.1%
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BUILDING VIOLATIONS	BUILDINGS RECEIVING VIOLATIONS	TOTAL VIOLATIONS
2009	28	110
2010	37	203
2011	37	119
2012	54	327
2013	40	380
2014	43	348

BUILDING PERMITS	NEW CONSTRUCTION OR REHAB PERMITS	DEMOLITION PERMITS
2006	39	5
2007	43	0
2008	33	5
2009	33	1
2010	28	3
2011	60	0
2012	26	0
2013	29	0
2014	34	1
<i>Percent New Construction 2006-2014</i>	5.5%	n/a
<i>Percent Rehabilitation 2006-2014</i>	94.5%	n/a

USPS RESIDENTIAL VACANCY	2008	2011	2013
Percent Residential Vacancy	2.9%	2.1%	2.6%
Vacant less than 12 months	136	19	129
Vacant 12 - 24 months	52	77	27
Vacant 24 - 36 months	5	22	4
Vacant More than 36 months	14	38	42

USPS COMMERCIAL VACANCY	2008	2011	2013
Percent Commercial Vacancy	14.6%	13.9%	14.1%
Vacant less than 12 months	141	43	41
Vacant 12 - 24 months	54	86	64
Vacant 24 - 36 months	33	82	15
Vacant More than 36 months	83	176	267

CITY OF CHICAGO-OWNED VACANT LAND	NO. PARCELS	SQUARE FEET
Residential	0	0
Business	0	0
Commercial	0	0
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	38
Zombies per 1,000 Mortgageable Properties	13.2

"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.