



COMMUNITY AREA

54

Riverdale



Chicago Rehab Network

HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	9,809	6,482	-33.9%
<i>Percent Immigrant (Foreign Born)</i>	2.3%	1.1%	-52.2%
Total Households	2,868	2,099	-26.8%
<i>Total Family Households</i>	2,336	1,615	-30.9%
<i>Total Non-Family Households</i>	532	484	-9.0%
Percent of Residents In Poverty	56.3%	60.0%	6.5%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	93	63	-32.3%
Black or African American	9,494	6,276	-33.9%
Asian	8	2	-75.0%
Multi-Racial	72	64	-11.1%
Other	142	77	-45.8%
Latino (of Any Race)	160	132	-17.5%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$17,056	\$13,765	-19.3%
Households Earning < \$25,000	1,999	1,384	-30.8%
<i>As a Percent of All Households</i>	69.5%	67.9%	-2.3%
Unemployment Rate	17.8%	26.4%	48.3%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	1,579	1,384	-12.3%
\$25,000-\$49,999	882	377	-57.3%
\$50,000-\$74,999	286	187	-34.7%
\$75,000 or More	129	91	-29.2%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	3,226	2,763	-14.4%
Total Occupied Housing Units	2,868	2,099	-26.8%
<i>Owner-Occupied</i>	382	256	-33.0%
<i>Renter-Occupied</i>	2,486	1,843	-25.9%

HOUSING UNIT PRODUCTION	2000	2010
New Units Built Between 2000 and 2010		120
<i>As a Percentage of all Housing Units</i>		3.5%

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$276	\$386	40.0%
Paying Over 30% of Income in Rent	32.0%	56.7%	77.3%
<i>Renters Paying Less Than \$750/mo</i>	1,695	1,089	-35.8%
<i>Renters Paying \$750 to \$999/mo</i>	496	299	-39.7%
<i>Renters Paying \$1000 to \$1,499/mo</i>	36	272	653.9%
<i>Renters Paying \$1,500 or More/mo</i>	8	58	671.4%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$999	\$1,185	18.6%
Paying Over 30% of Income for Mortgage	30.5%	35.2%	15.3%
<i>Owners Paying Less Than \$ 1,000/mo</i>	116	14	-87.9%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	112	96	-14.0%
<i>Owners Paying \$1,500 to \$1999/mo</i>	22	30	35.9%
<i>Owners Paying \$2,000 or More/mo</i>	1	12	892.8%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
Income Level				
Less than \$25,000	53.3%	67.1%	59.4%	68.4%
\$25,000-\$49,999	16.1%	56.2%	30.7%	19.9%
\$50,000-\$74,999	0.0%	0.0%	0.0%	0.0%
\$75,000 or More	3.4%	0.0%	4.2%	0.0%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	1,753	2,422	38.2%
2-4 Units	348	382	9.8%
5-9 Units	562	262	-53.4%
10-19 Units	452	234	-48.2%
20 or More Units	111	90	-18.9%

MEDIAN HOME SALES*	MEDIAN COST	
	UNITS	MEDIAN COST
2003	52	\$162,866
2005	102	\$176,745
2008	102	\$160,329
2010	76	\$142,604
2012	35	\$109,625
2013	10	\$126,214

FORECLOSURE FILINGS			
2009	27	2011	13
2010	21	2012	20

PROJECT-BASED SECTION 8	
Buildings	1
Units	297

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	2,664	3,818
under 5 years	322	324
5 to 9 years	335	342
10 to 14 years	455	429
15 to 19 years	394	360
20 to 24 years	180	301
25 to 34 years	279	606
35 to 44 years	220	498
45 to 54 years	221	417
55 to 64 years	133	278
65 or more years	125	263

POPULATION BY AGE AND SEX IN RIVERDALE, 2010



TOP 3 SUB-POPULATIONS IN RIVERDALE

The top 3 sub-populations in Riverdale in 2010 were Black or African American, Latino, and of other races (including multiracial, Native American, Hawaiian or Pacific Islander individuals). There were also 32 Whites and 2 Asians.

BLACK OR AFRICAN AMERICAN POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	2,549	3,702
under 5 years	310	311
5 to 9 years	320	333
10 to 14 years	444	415
15 to 19 years	380	352
20 to 24 years	177	294
25 to 34 years	264	588
35 to 44 years	203	483
45 to 54 years	204	401
55 to 64 years	126	267
65 or more years	121	258

LATINO POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	69	63
under 5 years	6	7
5 to 9 years	9	5
10 to 14 years	6	6
15 to 19 years	10	5
20 to 24 years	1	5
25 to 34 years	11	9
35 to 44 years	9	8
45 to 54 years	8	8
55 to 64 years	6	7
65 or more years	3	3

OTHER RACE POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	26	39
under 5 years	6	5
5 to 9 years	3	3
10 to 14 years	4	5
15 to 19 years	3	2
20 to 24 years	2	2
25 to 34 years	2	7
35 to 44 years	3	5
45 to 54 years	2	7
55 to 64 years	1	1
65 or more years	0	2

HOUSING FACT SHEET

DEEPER DIVE: VACANCY, FORECLOSURE AND CITY-OWNED LAND

BASIC DEMOGRAPHICS	2000	2010	10 YEAR CHANGE
Population	9,809	6,482	-33.9%
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BUILDING VIOLATIONS	BUILDINGS RECEIVING VIOLATIONS	TOTAL VIOLATIONS
2009	32	188
2010	29	92
2011	46	202
2012	41	223
2013	40	179
2014	30	131

BUILDING PERMITS	NEW CONSTRUCTION OR REHAB PERMITS	DEMOLITION PERMITS
2006	16	7
2007	75	2
2008	48	1
2009	30	4
2010	8	6
2011	7	5
2012	5	1
2013	26	1
2014	3	0
<i>Percent New Construction 2006-2014</i>	4.6%	n/a
<i>Percent Rehabilitation 2006-2014</i>	95.4%	n/a

USPS RESIDENTIAL VACANCY	2008	2011	2013
Percent Residential Vacancy	42.9%	31.0%	26.2%
Vacant less than 12 months	257	56	32
Vacant 12 - 24 months	416	163	5
Vacant 24 - 36 months	124	10	67
Vacant More than 36 months	582	760	735

USPS COMMERCIAL VACANCY	2008	2011	2013
Percent Commercial Vacancy	13.3%	22.9%	34.0%
Vacant less than 12 months	4	2	8
Vacant 12 - 24 months	11	15	1
Vacant 24 - 36 months	0	0	12
Vacant More than 36 months	4	16	28

CITY OF CHICAGO-OWNED VACANT LAND	NO. PARCELS	SQUARE FEET
Residential	146	940,873
Business	11	54,857
Commercial	13	79,701
Manufacturing	17	1,313,380
Planned Development	1	205,600
Planned Manufacturing District	0	0
Parks and Open Space	0	0
Downtown	0	0
Transportation	0	0

"ZOMBIE PROPERTIES"	2014
Zombies	7
Zombies per 1,000 Mortgageable Properties	4.1

"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

CHICAGO'S OWN GOOD HANDS

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.