

HOUSING FACT SHEET

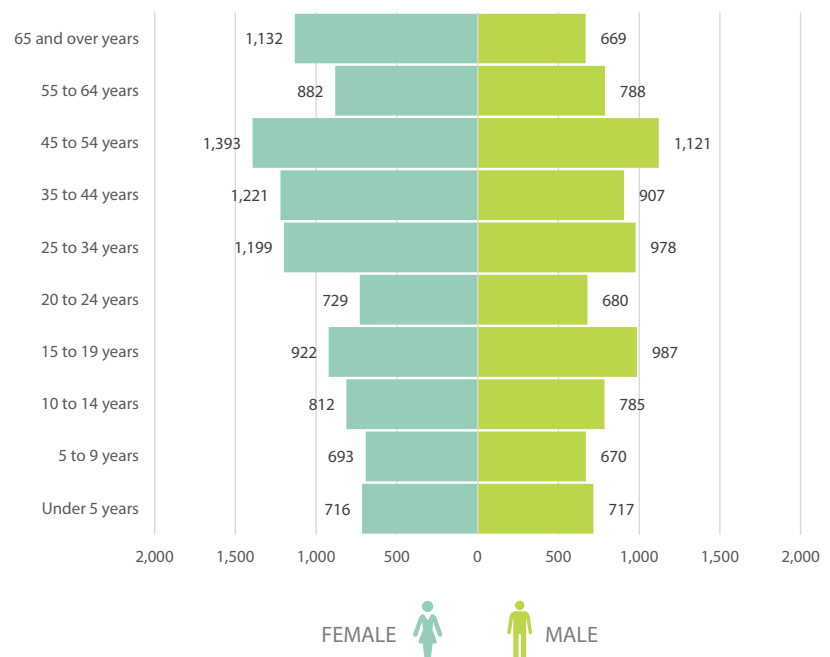
DEEPER DIVE: AGE, SEX AND RACE COHORTS

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 | 8,302 | 9,699 |
| under 5 years | 717 | 716 |
| 5 to 9 years | 670 | 693 |
| 10 to 14 years | 785 | 812 |
| 15 to 19 years | 987 | 922 |
| 20 to 24 years | 680 | 729 |
| 25 to 34 years | 978 | 1,199 |
| 35 to 44 years | 907 | 1,221 |
| 45 to 54 years | 1,121 | 1,393 |
| 55 to 64 years | 788 | 882 |
| 65 or more years | 669 | 1,132 |

POPULATION BY AGE AND SEX IN WEST GARFIELD PARK, 2010



TOP 3 SUB-POPULATIONS IN WEST GARFIELD PARK

The top 3 sub-populations in West Garfield Park in 2010 were Black or African American, Latino, and of other races (including multiracial, Native American, Hawaiian or Pacific Islander individuals). There were also 133 Whites and 8 Asians.

BLACK OR AFRICAN AMERICAN POPULATION

| AGE/SEX COHORTS | MALE | FEMALE |
|------------------|-------|--------|
| Total Population | 7,968 | 9,347 |
| under 5 years | 665 | 670 |
| 5 to 9 years | 633 | 660 |
| 10 to 14 years | 751 | 785 |
| 15 to 19 years | 960 | 894 |
| 20 to 24 years | 654 | 697 |
| 25 to 34 years | 925 | 1,141 |
| 35 to 44 years | 876 | 1,175 |
| 45 to 54 years | 1,085 | 1,350 |
| 55 to 64 years | 761 | 864 |
| 65 or more years | 658 | 1,111 |

LATINO POPULATION

| AGE/SEX COHORTS | MALE | FEMALE |
|------------------|------|--------|
| Total Population | 178 | 170 |
| under 5 years | 38 | 31 |
| 5 to 9 years | 21 | 21 |
| 10 to 14 years | 21 | 8 |
| 15 to 19 years | 19 | 14 |
| 20 to 24 years | 11 | 19 |
| 25 to 34 years | 29 | 34 |
| 35 to 44 years | 16 | 15 |
| 45 to 54 years | 10 | 18 |
| 55 to 64 years | 10 | 7 |
| 65 or more years | 3 | 3 |

OTHER RACE POPULATION

| AGE/SEX COHORTS | MALE | FEMALE |
|------------------|------|--------|
| Total Population | 73 | 124 |
| under 5 years | 7 | 9 |
| 5 to 9 years | 11 | 11 |
| 10 to 14 years | 11 | 16 |
| 15 to 19 years | 6 | 13 |
| 20 to 24 years | 5 | 8 |
| 25 to 34 years | 4 | 11 |
| 35 to 44 years | 6 | 21 |
| 45 to 54 years | 14 | 18 |
| 55 to 64 years | 6 | 7 |
| 65 or more years | 3 | 10 |

HOUSING FACT SHEET

DEEPER DIVE: VACANCY, FORECLOSURE AND CITY-OWNED LAND

| BASIC DEMOGRAPHICS | 2000 | 2010 | 10 YEAR CHANGE |
|------------------------------|--------|--------|----------------|
| Population | 23,019 | 18,001 | -21.8% |
| Households | 6,891 | 5,875 | -14.7% |
| <i>Family Households</i> | 4,864 | 4,029 | -17.2% |
| <i>Non-Family Households</i> | 2,027 | 1,846 | -8.9% |

| HOUSING UNITS | 2000 | 2010 | 10 YEAR CHANGE |
|------------------------------|-------|-------|----------------|
| Total Housing Units | 7,909 | 8,104 | 2.5% |
| Total Occupied Housing Units | 6,891 | 5,875 | -14.7% |
| <i>Owner-Occupied</i> | 2,018 | 1,639 | -18.8% |
| <i>Renter-Occupied</i> | 4,873 | 4,236 | -13.1% |

| BUILDING VIOLATIONS | BUILDINGS RECEIVING VIOLATIONS | TOTAL VIOLATIONS |
|---------------------|--------------------------------|------------------|
| 2009 | 305 | 2,438 |
| 2010 | 342 | 2,256 |
| 2011 | 402 | 3,040 |
| 2012 | 386 | 2,607 |
| 2013 | 315 | 2,104 |
| 2014 | 313 | 2,558 |

| BUILDING PERMITS | NEW CONSTRUCTION OR REHAB PERMITS | DEMOLITION PERMITS |
|---|-----------------------------------|--------------------|
| 2006 | 71 | 3 |
| 2007 | 91 | 6 |
| 2008 | 115 | 12 |
| 2009 | 80 | 17 |
| 2010 | 64 | 31 |
| 2011 | 57 | 28 |
| 2012 | 49 | 50 |
| 2013 | 52 | 33 |
| 2014 | 71 | 11 |
| <i>Percent New Construction 2006-2014</i> | 11.1% | n/a |
| <i>Percent Rehabilitation 2006-2014</i> | 88.9% | n/a |

| USPS RESIDENTIAL VACANCY | 2008 | 2011 | 2013 |
|-----------------------------|-------|-------|------|
| Percent Residential Vacancy | 11.5% | 10.7% | 8.6% |
| Vacant less than 12 months | 330 | 243 | 230 |
| Vacant 12 - 24 months | 234 | 286 | 58 |
| Vacant 24 - 36 months | 36 | 26 | 106 |
| Vacant More than 36 months | 117 | 224 | 230 |

| USPS COMMERCIAL VACANCY | 2008 | 2011 | 2013 |
|----------------------------|-------|-------|-------|
| Percent Commercial Vacancy | 14.6% | 15.0% | 18.9% |
| Vacant less than 12 months | 16 | 28 | 35 |
| Vacant 12 - 24 months | 28 | 22 | 8 |
| Vacant 24 - 36 months | 3 | 1 | 25 |
| Vacant More than 36 months | 42 | 57 | 58 |

| CITY OF CHICAGO-OWNED VACANT LAND | NO. PARCELS | SQUARE FEET |
|-----------------------------------|-------------|-------------|
| Residential | 344 | 1,362,080 |
| Business | 28 | 238,286 |
| Commercial | 5 | 33,586 |
| Manufacturing | 37 | 194,812 |
| Planned Development | 0 | 0 |
| Planned Manufacturing District | 39 | 244,997 |
| Parks and Open Space | 0 | 0 |
| Downtown | 0 | 0 |
| Transportation | 0 | 0 |

| "ZOMBIE PROPERTIES" | 2014 |
|---|------|
| Zombies | 52 |
| Zombies per 1,000 Mortgageable Properties | 14.2 |

"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
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.