

COMMUNITY AREA

70

Ashburn



HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	39,584	41,081	3.8%
<i>Percent Immigrant (Foreign Born)</i>	11.4%	15.4%	35.0%
Total Households	12,817	12,451	-2.9%
<i>Total Family Households</i>	10,143	9,811	-3.3%
<i>Total Non-Family Households</i>	2,674	2,640	-1.3%
Percent of Residents In Poverty	6.9%	10.8%	54.9%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	17,099	13,478	-21.2%
Black or African American	17,171	19,226	12.0%
Asian	423	288	-31.9%
Multi-Racial	1,169	926	-20.8%
Other	3,722	7,163	92.5%
Latino (of Any Race)	6,674	15,132	126.7%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$67,946	\$62,511	-8.0%
Households Earning < \$25,000	2,385	1,988	-16.6%
<i>As a Percent of All Households</i>	18.6%	15.3%	-17.9%
Unemployment Rate	5.4%	8.8%	64.3%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	1,883	1,988	5.6%
\$25,000-\$49,999	3,150	2,914	-7.5%
\$50,000-\$74,999	3,647	2,714	-25.6%
\$75,000 or More	4,118	5,379	30.6%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	13,147	13,060	-0.7%
Total Occupied Housing Units	12,817	12,451	-2.9%
<i>Owner-Occupied</i>	11,681	10,779	-7.7%
<i>Renter-Occupied</i>	1,136	1,672	47.2%

HOUSING UNIT PRODUCTION	2000	2010
New Units Built Between 2000 and 2010		210
<i>As a Percentage of all Housing Units</i>		1.5%

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$911	\$997	9.4%
Paying Over 30% of Income in Rent	38.9%	59.0%	51.5%
<i>Renters Paying Less Than \$750/mo</i>	481	332	-31.0%
<i>Renters Paying \$750 to \$999/mo</i>	356	387	8.8%
<i>Renters Paying \$1000 to \$1,499/mo</i>	144	486	237.6%
<i>Renters Paying \$1,500 or More/mo</i>	46	112	146.1%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$1,467	\$1,687	15.0%
Paying Over 30% of Income for Mortgage	31.2%	46.5%	49.3%
<i>Owners Paying Less Than \$ 1,000/mo</i>	1,814	851	-53.1%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	3,905	2,577	-34.0%
<i>Owners Paying \$1,500 to \$1999/mo</i>	1,766	3,708	110.0%
<i>Owners Paying \$2,000 or More/mo</i>	524	2,212	322.4%

INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
Less than \$25,000	92.0%	96.5%	47.7%	80.1%
\$25,000-\$49,999	23.6%	58.8%	47.1%	63.3%
\$50,000-\$74,999	7.2%	29.9%	11.9%	56.5%
\$75,000 or More	5.9%	9.9%	6.0%	13.1%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	11,863	11,888	0.2%
2-4 Units	618	958	55.0%
5-9 Units	351	383	9.1%
10-19 Units	228	284	24.6%
20 or More Units	64	44	-31.3

	MEDIAN HOME SALES*	
	UNITS	MEDIAN COST
2003	952	\$184,698
2005	932	\$184,740
2008	932	\$167,581
2010	1,142	\$132,074
2012	946	\$109,805
2013	449	\$96,705

FORECLOSURE FILINGS			
2009	533	2011	528
2010	636	2012	613

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

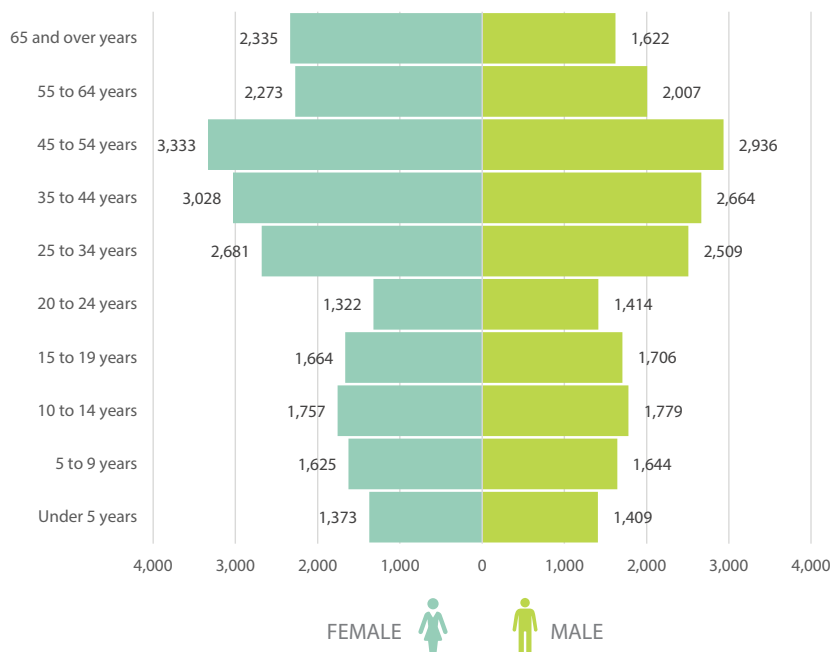
DEEPER DIVE: AGE, SEX AND RACE COHORTS

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	19,690	21,391
under 5 years	1,409	1,373
5 to 9 years	1,644	1,625
10 to 14 years	1,779	1,757
15 to 19 years	1,706	1,664
20 to 24 years	1,414	1,322
25 to 34 years	2,509	2,681
35 to 44 years	2,664	3,028
45 to 54 years	2,936	3,333
55 to 64 years	2,007	2,273
65 or more years	1,622	2,335

POPULATION BY AGE AND SEX IN ASHBURN, 2010



TOP 3 SUB-POPULATIONS IN ASHBURN

The top 3 sub-populations in Ashburn in 2010 were Black or African American, Latino, and White. There were also 276 Asians and 446 people of other races, including multiracial, Native American, Hawaiian or Pacific Islander individuals.

BLACK OR AFRICAN AMERICAN POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	8,643	10,333
under 5 years	459	485
5 to 9 years	620	611
10 to 14 years	815	823
15 to 19 years	906	875
20 to 24 years	608	595
25 to 34 years	822	984
35 to 44 years	1,159	1,672
45 to 54 years	1,589	2,049
55 to 64 years	1,022	1,268
65 or more years	643	971

LATINO POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	7,644	7,488
under 5 years	866	801
5 to 9 years	929	911
10 to 14 years	794	799
15 to 19 years	608	611
20 to 24 years	566	513
25 to 34 years	1,358	1,401
35 to 44 years	1,201	1,085
45 to 54 years	709	682
55 to 64 years	385	417
65 or more years	228	268

WHITE POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	3,051	3,200
under 5 years	57	64
5 to 9 years	68	83
10 to 14 years	126	107
15 to 19 years	167	146
20 to 24 years	199	192
25 to 34 years	291	256
35 to 44 years	260	225
45 to 54 years	601	541
55 to 64 years	723	529
65 or more years	559	1,057

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	216	975
2010	220	1,008
2011	228	1,023
2012	166	653
2013	103	435
2014	234	696

BUILDING PERMITS	NEW CONSTRUCTION OR REHAB PERMITS	DEMOLITION PERMITS
2006	75	8
2007	80	4
2008	65	4
2009	48	3
2010	40	0
2011	51	1
2012	40	2
2013	35	0
2014	45	1
<i>Percent New Construction 2006-2014</i>	9.4%	n/a
<i>Percent Rehabilitation 2006-2014</i>	90.6%	n/a

USPS RESIDENTIAL VACANCY	2008	2011	2013
Percent Residential Vacancy	2.2%	3.1%	3.3%
Vacant less than 12 months	154	157	193
Vacant 12 - 24 months	85	144	110
Vacant 24 - 36 months	19	57	45
Vacant More than 36 months	28	55	90

USPS COMMERCIAL VACANCY	2008	2011	2013
Percent Commercial Vacancy	12.5%	10.5%	13.1%
Vacant less than 12 months	26	14	25
Vacant 12 - 24 months	24	12	20
Vacant 24 - 36 months	11	12	16
Vacant More than 36 months	36	51	48

CITY OF CHICAGO-OWNED VACANT LAND	NO. PARCELS	SQUARE FEET
Residential	11	55,125
Business	2	6,217
Commercial	0	0
Manufacturing	0	0
Planned Development	7	1,030,811
Planned Manufacturing District	1	29,605
Parks and Open Space	4	12,086
Downtown	0	0
Transportation	0	0

"ZOMBIE PROPERTIES"	2014
Zombies	149
Zombies per 1,000 Mortgageable Properties	12.3

"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.