



## 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	8,413	9,825
under 5 years	402	404
5 to 9 years	343	375
10 to 14 years	379	399
15 to 19 years	738	575
20 to 24 years	1,342	1,116
25 to 34 years	1,460	1,629
35 to 44 years	859	1,100
45 to 54 years	940	1,216
55 to 64 years	868	1,270
65 or more years	1,082	1,741

## POPULATION BY AGE AND SEX IN DOUGLAS, 2010



## TOP 3 SUB-POPULATIONS IN DOUGLAS

The top 3 sub-populations in Douglas in 2010 were Black or African American, Asian, and White. There were also 465 Latinos and 403 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	5,555	7,692
under 5 years	322	328
5 to 9 years	315	343
10 to 14 years	351	373
15 to 19 years	370	366
20 to 24 years	319	460
25 to 34 years	666	1,038
35 to 44 years	634	922
45 to 54 years	832	1,091
55 to 64 years	769	1,156
65 or more years	977	1,615

## ASIAN POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	1,330	983
under 5 years	44	33
5 to 9 years	5	7
10 to 14 years	1	4
15 to 19 years	81	52
20 to 24 years	526	366
25 to 34 years	520	364
35 to 44 years	100	82
45 to 54 years	20	20
55 to 64 years	16	29
65 or more years	17	26

## WHITE POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	1,090	720
under 5 years	11	15
5 to 9 years	6	9
10 to 14 years	10	8
15 to 19 years	223	118
20 to 24 years	410	218
25 to 34 years	185	146
35 to 44 years	66	52
45 to 54 years	52	53
55 to 64 years	69	51
65 or more years	58	50

## HOUSING FACT SHEET

DEEPER DIVE: VACANCY, FORECLOSURE AND CITY-OWNED LAND

BASIC DEMOGRAPHICS	2000	2010	10 YEAR CHANGE
Population	26,470	18,238	-31.1%
Households	10,811	8,557	-20.8%
<i>Family Households</i>	5,267	3,172	-39.8%
<i>Non-Family Households</i>	5,544	5,385	-2.9%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	13,604	10,205	-25.0%
Total Occupied Housing Units	10,811	8,557	-20.8%
<i>Owner-Occupied</i>	1,350	1,811	34.1%
<i>Renter-Occupied</i>	9,461	6,746	-28.7%

BUILDING VIOLATIONS	BUILDINGS RECEIVING VIOLATIONS	TOTAL VIOLATIONS
2009	102	492
2010	123	536
2011	102	584
2012	98	534
2013	197	849
2014	123	675

BUILDING PERMITS	NEW CONSTRUCTION OR REHAB PERMITS	DEMOLITION PERMITS
2006	56	5
2007	62	34
2008	54	39
2009	48	10
2010	55	5
2011	45	11
2012	39	4
2013	47	2
2014	54	3
<i>Percent New Construction 2006-2014</i>	29.3%	n/a
<i>Percent Rehabilitation 2006-2014</i>	70.7%	n/a

USPS RESIDENTIAL VACANCY	2008	2011	2013
Percent Residential Vacancy	2.7%	3.0%	2.4%
Vacant less than 12 months	80	38	64
Vacant 12 - 24 months	102	147	69
Vacant 24 - 36 months	20	24	55
Vacant More than 36 months	84	119	81

USPS COMMERCIAL VACANCY	2008	2011	2013
Percent Commercial Vacancy	17.9%	13.5%	12.3%
Vacant less than 12 months	21	13	13
Vacant 12 - 24 months	12	26	13
Vacant 24 - 36 months	4	3	8
Vacant More than 36 months	46	40	34

CITY OF CHICAGO-OWNED VACANT LAND	NO. PARCELS	SQUARE FEET
Residential	50	160,405
Business	4	38,048
Commercial	32	158,179
Manufacturing	0	0
Planned Development	34	1,560,510
Planned Manufacturing District	0	0
Parks and Open Space	0	0
Downtown	0	0
Transportation	0	0

"ZOMBIE PROPERTIES"	2014
Zombies	26
Zombies per 1,000 Mortgageable Properties	12.2

"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).



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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.