

COMMUNITY AREA
27

East Garfield Park



HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	20,881	20,567	-1.5%
<i>Percent Immigrant (Foreign Born)</i>	0.7%	2.8%	308.3%
Total Households	6,553	7,020	7.1%
<i>Total Family Households</i>	4,592	4,525	-1.5%
<i>Total Non-Family Households</i>	1,961	2,495	27.2%
Percent of Residents In Poverty	35.2%	41.6%	18.1%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	270	1,007	273.0%
Black or African American	20,378	18,868	-7.4%
Asian	25	90	260.0%
Multi-Racial	120	260	116.7%
Other	88	342	288.6%
Latino (of Any Race)	207	850	310.6%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$31,053	\$24,836	-20.0%
Households Earning < \$25,000	3,320	3,398	2.3%
<i>As a Percent of All Households</i>	50.8%	50.6%	-0.3%
Unemployment Rate	11.0%	16.4%	49.6%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	2,622	3,398	29.6%
\$25,000-\$49,999	2,227	1,555	-30.2%
\$50,000-\$74,999	1,006	824	-18.1%
\$75,000 or More	680	933	37.3%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	7,673	8,764	14.2%
Total Occupied Housing Units	6,553	7,020	7.1%
<i>Owner-Occupied</i>	1,836	1,759	-4.2%
<i>Renter-Occupied</i>	4,717	5,261	11.5%

HOUSING UNIT PRODUCTION		
New Units Built Between 2000 and 2010		869
<i>As a Percentage of all Housing Units</i>		9.6%

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$608	\$841	38.3%
Paying Over 30% of Income in Rent	44.9%	68.9%	53.6%
<i>Renters Paying Less Than \$750/mo</i>	3,044	1,693	-44.4%
<i>Renters Paying \$750 to \$999/mo</i>	1,276	1,292	1.2%
<i>Renters Paying \$1000 to \$1,499/mo</i>	233	1,332	471.8%
<i>Renters Paying \$1,500 or More/mo</i>	31	290	846.1%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$1,466	\$1,899	29.6%
Paying Over 30% of Income for Mortgage	43.3%	70.5%	62.8%
<i>Owners Paying Less Than \$ 1,000/mo</i>	143	88	-38.4%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	208	361	73.4%
<i>Owners Paying \$1,500 to \$1999/mo</i>	107	287	169.2%
<i>Owners Paying \$2,000 or More/mo</i>	57	593	935.3%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
Income Level				
Less than \$25,000	71.6%	91.9%	76.5%	75.3%
\$25,000-\$49,999	24.5%	70.0%	44.4%	58.4%
\$50,000-\$74,999	3.4%	10.8%	18.2%	65.6%
\$75,000 or More	4.7%	0.0%	6.2%	25.8%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	1,055	1,561	48.0%
2-4 Units	4,392	5,024	14.4%
5-9 Units	908	883	-2.8%
10-19 Units	483	508	5.2%
20 or More Units	826	1,071	29.7%

MEDIAN HOME SALES*	UNITS		MEDIAN COST	
	2003	2005	2008	2010
	306	514	514	179
	\$227,636	\$227,684	\$206,537	\$147,716

FORECLOSURE FILINGS			
2009	283	2011	155
2010	243	2012	155

PROJECT-BASED SECTION 8	
Buildings	4
Units	309

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

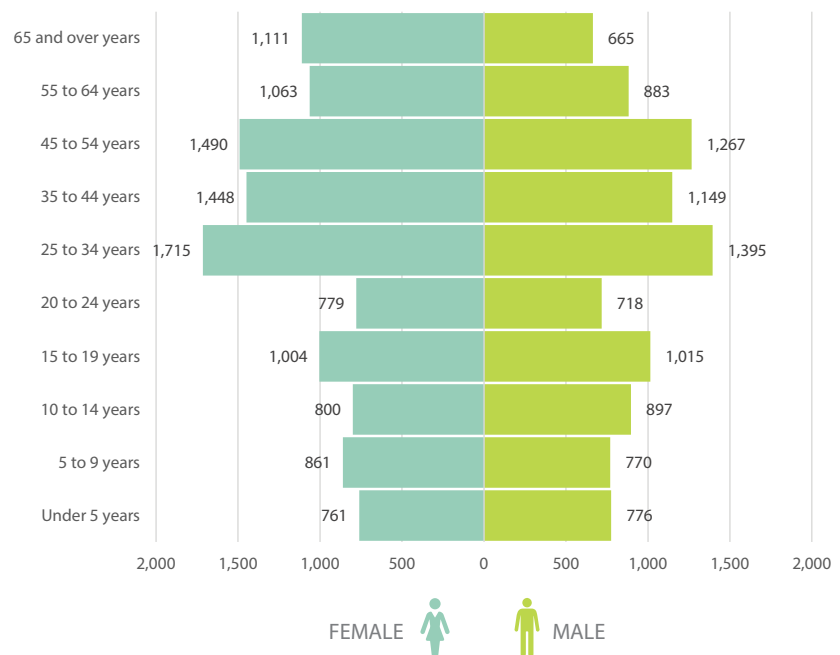
DEEPER DIVE: AGE, SEX AND RACE COHORTS

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	9,535	11,032
under 5 years	776	761
5 to 9 years	770	861
10 to 14 years	897	800
15 to 19 years	1,015	1,004
20 to 24 years	718	779
25 to 34 years	1,395	1,715
35 to 44 years	1,149	1,448
45 to 54 years	1,267	1,490
55 to 64 years	883	1,063
65 or more years	665	1,111

POPULATION BY AGE AND SEX IN EAST GARFIELD PARK, 2010



TOP 3 SUB-POPULATIONS IN EAST GARFIELD PARK

The top 3 sub-populations in East Garfield Park in 2010 were Black or African American, Latino, and White. There were also 83 Asians and 240 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	8,540	10,156
under 5 years	668	668
5 to 9 years	727	793
10 to 14 years	842	755
15 to 19 years	974	956
20 to 24 years	646	731
25 to 34 years	1,122	1,471
35 to 44 years	939	1,302
45 to 54 years	1,184	1,405
55 to 64 years	822	1,016
65 or more years	616	1,059

LATINO POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	450	400
under 5 years	60	52
5 to 9 years	30	38
10 to 14 years	42	31
15 to 19 years	26	30
20 to 24 years	32	22
25 to 34 years	103	106
35 to 44 years	92	68
45 to 54 years	26	29
55 to 64 years	21	12
65 or more years	18	12

WHITE POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	401	297
under 5 years	24	19
5 to 9 years	6	14
10 to 14 years	7	6
15 to 19 years	6	6
20 to 24 years	29	7
25 to 34 years	129	102
35 to 44 years	100	55
45 to 54 years	46	40
55 to 64 years	26	17
65 or more years	28	31

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	326	2,380
2010	349	2,243
2011	374	2,392
2012	373	2,338
2013	268	1,620
2014	335	2,091

BUILDING PERMITS	NEW CONSTRUCTION OR REHAB PERMITS	DEMOLITION PERMITS
2006	131	7
2007	124	12
2008	90	5
2009	93	12
2010	85	26
2011	100	17
2012	79	40
2013	66	32
2014	96	12
<i>Percent New Construction 2006-2014</i>	18.1%	n/a
<i>Percent Rehabilitation 2006-2014</i>	81.9%	n/a

USPS RESIDENTIAL VACANCY	2008	2011	2013
Percent Residential Vacancy	9.2%	10.6%	8.7%
Vacant less than 12 months	262	247	163
Vacant 12 - 24 months	232	253	80
Vacant 24 - 36 months	44	85	169
Vacant More than 36 months	122	189	231

USPS COMMERCIAL VACANCY	2008	2011	2013
Percent Commercial Vacancy	13.5%	16.5%	18.0%
Vacant less than 12 months	24	11	29
Vacant 12 - 24 months	17	18	12
Vacant 24 - 36 months	10	18	18
Vacant More than 36 months	23	41	31

CITY OF CHICAGO-OWNED VACANT LAND	NO. PARCELS	SQUARE FEET
Residential	463	1,628,923
Business	51	201,979
Commercial	114	460,999
Manufacturing	108	407,414
Planned Development	18	103,864
Planned Manufacturing District	3	10,881
Parks and Open Space	1	45,600
Downtown	0	0
Transportation	0	0

"ZOMBIE PROPERTIES"	2014
Zombies	66
Zombies per 1,000 Mortgageable Properties	17.4

"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.