

COMMUNITY AREA

68

Englewood



HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	40,222	30,654	-23.8%
<i>Percent Immigrant (Foreign Born)</i>	1.0%	0.8%	-26.7%
Total Households	12,619	10,248	-18.8%
<i>Total Family Households</i>	8,741	6,650	-23.9%
<i>Total Non-Family Households</i>	3,878	3,598	-7.2%
Percent of Residents In Poverty	43.8%	45.1%	3.0%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	242	175	-27.7%
Black or African American	39,501	30,003	-24.0%
Asian	28	36	28.6%
Multi-Racial	278	292	5.0%
Other	173	148	-14.5%
Latino (of Any Race)	347	325	-6.3%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$24,373	\$20,936	-14.1%
Households Earning < \$25,000	7,554	6,462	-14.5%
<i>As a Percent of All Households</i>	59.9%	58.1%	-3.0%
Unemployment Rate	11.9%	21.3%	78.9%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	5,965	6,462	8.3%
\$25,000-\$49,999	4,128	2,288	-44.6%
\$50,000-\$74,999	1,562	1,162	-25.6%
\$75,000 or More	946	1,205	27.4%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	15,210	14,518	-4.5%
Total Occupied Housing Units	12,619	10,248	-18.8%
<i>Owner-Occupied</i>	3,976	2,864	-28.0%
<i>Renter-Occupied</i>	8,643	7,384	-14.6%

HOUSING UNIT PRODUCTION		
New Units Built Between 2000 and 2010		843
<i>As a Percentage of all Housing Units</i>		5.6%

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$599	\$797	33.1%
Paying Over 30% of Income in Rent	46.4%	66.5%	43.2%
<i>Renters Paying Less Than \$750/mo</i>	5,853	3,157	-46.1%
<i>Renters Paying \$750 to \$999/mo</i>	2,157	2,192	1.6%
<i>Renters Paying \$1000 to \$1,499/mo</i>	371	1,433	286.3%
<i>Renters Paying \$1,500 or More/mo</i>	66	455	587.3%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$997	\$1,416	42.0%
Paying Over 30% of Income for Mortgage	45.2%	58.3%	29.0%
<i>Owners Paying Less Than \$1,000/mo</i>	649	374	-42.4%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	407	877	115.4%
<i>Owners Paying \$1,500 to \$1999/mo</i>	107	533	398.7%
<i>Owners Paying \$2,000 or More/mo</i>	33	321	875.8%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
Income Level				
Less than \$25,000	76.9%	86.4%	57.2%	80.1%
\$25,000-\$49,999	15.4%	60.6%	30.9%	59.1%
\$50,000-\$74,999	1.7%	5.6%	1.2%	18.4%
\$75,000 or More	4.6%	0.0%	11.0%	7.9%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	3,925	3,760	-4.2%
2-4 Units	7,734	7,836	1.3%
5-9 Units	1,267	1,495	18.0%
10-19 Units	607	251	-58.6%
20 or More Units	1,621	1,714	5.7%

MEDIAN HOME SALES*	UNITS		MEDIAN COST	
	2003	2005	2008	2010
	451	654	654	356
	\$155,024	\$201,775	\$183,035	\$209,383

FORECLOSURE FILINGS			
2009	474	2011	264
2010	378	2012	300

PROJECT-BASED SECTION 8	
Buildings	6
Units	642

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

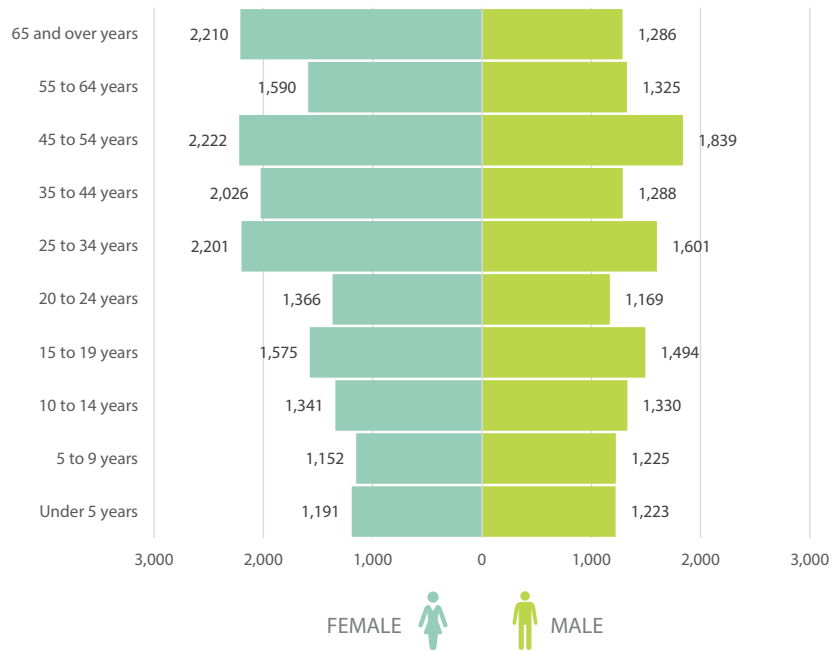
DEEPER DIVE: AGE, SEX AND RACE COHORTS

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	13,780	16,874
under 5 years	1,223	1,191
5 to 9 years	1,225	1,152
10 to 14 years	1,330	1,341
15 to 19 years	1,494	1,575
20 to 24 years	1,169	1,366
25 to 34 years	1,601	2,201
35 to 44 years	1,288	2,026
45 to 54 years	1,839	2,222
55 to 64 years	1,325	1,590
65 or more years	1,286	2,210

POPULATION BY AGE AND SEX IN ENGLEWOOD, 2010



TOP 3 SUB-POPULATIONS IN ENGLEWOOD

The top 3 sub-populations in Englewood in 2010 were Black or African American, Latino, and of other races (including multiracial, Native American, Hawaiian or Pacific Islander individuals). There were also 105 Whites and 34 Asians.

BLACK OR AFRICAN AMERICAN POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	13,400	16,447
under 5 years	1,184	1,157
5 to 9 years	1,185	1,127
10 to 14 years	1,303	1,313
15 to 19 years	1,459	1,550
20 to 24 years	1,147	1,320
25 to 34 years	1,565	2,136
35 to 44 years	1,256	1,960
45 to 54 years	1,777	2,170
55 to 64 years	1,281	1,558
65 or more years	1,243	2,156

LATINO POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	162	163
under 5 years	22	19
5 to 9 years	19	11
10 to 14 years	12	12
15 to 19 years	18	12
20 to 24 years	12	18
25 to 34 years	14	23
35 to 44 years	9	24
45 to 54 years	29	14
55 to 64 years	10	9
65 or more years	17	21

OTHER RACE POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	159	184
under 5 years	16	15
5 to 9 years	17	14
10 to 14 years	14	15
15 to 19 years	10	14
20 to 24 years	8	17
25 to 34 years	14	23
35 to 44 years	18	22
45 to 54 years	23	26
55 to 64 years	24	14
65 or more years	15	24

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	811	6,063
2010	596	4,160
2011	794	5,060
2012	657	4,494
2013	726	4,350
2014	679	3,850

BUILDING PERMITS

	NEW CONSTRUCTION OR REHAB PERMITS	DEMOLITION PERMITS
2006	102	5
2007	133	30
2008	137	34
2009	143	54
2010	118	104
2011	107	94
2012	75	200
2013	113	108
2014	99	48
<i>Percent New Construction 2006-2014</i>	12.4%	n/a
<i>Percent Rehabilitation 2006-2014</i>	87.6%	n/a

USPS RESIDENTIAL VACANCY

	2008	2011	2013
Percent Residential Vacancy	14.7%	13.6%	14.9%
Vacant less than 12 months	929	212	964
Vacant 12 - 24 months	452	332	143
Vacant 24 - 36 months	181	302	153
Vacant More than 36 months	291	1,002	686

USPS COMMERCIAL VACANCY

	2008	2011	2013
Percent Commercial Vacancy	19.4%	17.2%	20.7%
Vacant less than 12 months	48	10	66
Vacant 12 - 24 months	19	13	3
Vacant 24 - 36 months	12	13	3
Vacant More than 36 months	52	89	68

CITY OF CHICAGO-OWNED VACANT LAND

	NO. PARCELS	SQUARE FEET
Residential	1,144	4,655,040
Business	247	806,731
Commercial	68	274,831
Manufacturing	30	400,888
Planned Development	116	521,682
Planned Manufacturing District	0	0
Parks and Open Space	8	43,249
Downtown	0	0
Transportation	0	0

"ZOMBIE PROPERTIES"

	2014
Zombies	126
Zombies per 1,000 Mortgageable Properties	17.9

"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.