



COMMUNITY AREA

6

Lakeview



Chicago Rehab Network

HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	94,817	94,368	-0.5%
<i>Percent Immigrant (Foreign Born)</i>	13.8%	12.5%	-9.7%
Total Households	56,962	54,425	-4.5%
<i>Total Family Households</i>	14,007	13,93	-.05%
<i>Total Non-Family Households</i>	42,955	40,489	-5.7%
Percent of Residents In Poverty	8.7%	10.8%	24.3%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	79,814	80,333	0.7%
Black or African American	4,305	3,801	-11.7%
Asian	5,165	5,720	10.7%
Multi-Racial	2,045	2,167	6.0%
Other	3,488	2,347	-32.7%
Latino (of Any Race)	8,268	7,198	-12.9%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$70,166	\$73,843	5.20%
Households Earning < \$25,000	10,627	8,784	-17.30%
<i>As a Percent of All Households</i>	18.60%	16.20%	-13.00%
Unemployment Rate	2.40%	4.70%	95.70%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	8,392	8,784	4.7%
\$25,000-\$49,999	14,717	10,094	-31.4%
\$50,000-\$74,999	11,832	9,466	-20.0%
\$75,000 or More	22,066	25,843	17.1%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	59,396	59,529	0.2%
Total Occupied Housing Units	56,962	54,425	-4.5%
<i>Owner-Occupied</i>	17,121	20,128	17.6%
<i>Renter-Occupied</i>	39,841	34,297	-13.9%

HOUSING UNIT PRODUCTION	2000	2010
New Units Built Between 2000 and 2010		5,381
<i>As a Percentage of all Housing Units</i>		9.1%

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$1,090	\$1,130	3.7%
Paying Over 30% of Income in Rent	31.2%	39.0%	25.0%
<i>Renters Paying Less Than \$750/mo</i>	11,285	4,514	-60.0%
<i>Renters Paying \$750 to \$999/mo</i>	11,827	8,859	-25.1%
<i>Renters Paying \$1000 to \$1,499/mo</i>	9,685	11,099	14.6%
<i>Renters Paying \$1,500 or More/mo</i>	6,552	8,063	23.1%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$3,049	\$2,606	-14.5%
Paying Over 30% of Income for Mortgage	22.9%	37.4%	63.5%
<i>Owners Paying Less Than \$ 1,000/mo</i>	77	559	622.3%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	256	1,780	596.3%
<i>Owners Paying \$1,500 to \$1999/mo</i>	457	2,977	551.7%
<i>Owners Paying \$2,000 or More/mo</i>	1,772	12,227	590.0%

INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
Less than \$25,000	81.9%	90.1%	75.8%	91.7%
\$25,000-\$49,999	38.9%	59.5%	58.0%	70.4%
\$50,000-\$74,999	8.8%	24.7%	44.5%	63.8%
\$75,000 or More	8.1%	6.7%	20.1%	21.7%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	3,666	5,865	60.0%
2-4 Units	13,514	13,148	-2.7%
5-9 Units	6,517	7,361	13.0%
10-19 Units	4,247	3,433	-19.2%
20 or More Units	31,414	29,258	-6.7%

	MEDIAN HOME SALES*	
	UNITS	MEDIAN COST
2003	3,008	\$377,206
2005	6,244	\$408,661
2008	6,244	\$370,704
2010	4,424	\$358,691
2012	4,409	\$324,181
2013	2,042	\$334,367

FORECLOSURE FILINGS			
2009	309	2011	338
2010	335	2012	309

PROJECT-BASED SECTION 8	
Buildings	6
Units	786

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	47,000	47,368
under 5 years	2,228	2,141
5 to 9 years	1,121	1,076
10 to 14 years	682	670
15 to 19 years	654	762
20 to 24 years	5,517	7,275
25 to 34 years	18,458	18,962
35 to 44 years	7,806	5,996
45 to 54 years	4,616	3,445
55 to 64 years	3,078	3,032
65 or more years	2,840	4,009

POPULATION BY AGE AND SEX IN LAKE VIEW, 2010



TOP 3 SUB-POPULATIONS IN LAKE VIEW

The top 3 sub-populations in Lake View in 2010 were White, Latino, and Asian. There were also 3,651 Black or African American people and 2,021 people of other races, including multiracial, Native American, Hawaiian or Pacific Islander individuals.

WHITE POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	37,703	38,142
under 5 years	1,653	1,603
5 to 9 years	770	757
10 to 14 years	448	440
15 to 19 years	408	494
20 to 24 years	4,524	6,208
25 to 34 years	15,356	15,904
35 to 44 years	6,161	4,702
45 to 54 years	3,699	2,633
55 to 64 years	2,250	2,326
65 or more years	2,434	3,075

LATINO POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	3,838	3,360
under 5 years	213	183
5 to 9 years	165	128
10 to 14 years	130	111
15 to 19 years	133	125
20 to 24 years	431	405
25 to 34 years	1,162	1,060
35 to 44 years	721	469
45 to 54 years	398	284
55 to 64 years	248	249
65 or more years	237	346

ASIAN POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	2,611	3,042
under 5 years	121	136
5 to 9 years	50	60
10 to 14 years	18	32
15 to 19 years	21	41
20 to 24 years	253	329
25 to 34 years	1,178	1,277
35 to 44 years	524	494
45 to 54 years	139	187
55 to 64 years	126	173
65 or more years	181	313

HOUSING FACT SHEET

DEEPER DIVE: VACANCY, FORECLOSURE AND CITY-OWNED LAND

BASIC DEMOGRAPHICS	2000	2010	10 YEAR CHANGE
Population	94,817	94,368	-0.5%
Households	56,962	54,425	-4.5%
<i>Family Households</i>	14,007	13,936	-0.5%
<i>Non-Family Households</i>	42,955	40,489	-5.7%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	59,396	59,529	0.2%
Total Occupied Housing Units	56,962	54,425	-4.5%
<i>Owner-Occupied</i>	17,121	20,128	17.6%
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BUILDING VIOLATIONS	BUILDINGS RECEIVING VIOLATIONS	TOTAL VIOLATIONS
2009	608	3,646
2010	620	2,765
2011	505	2,401
2012	579	3,325
2013	531	3,230
2014	492	3,264

BUILDING PERMITS	NEW CONSTRUCTION OR REHAB PERMITS	DEMOLITION PERMITS
2006	487	129
2007	513	95
2008	532	77
2009	361	29
2010	392	40
2011	416	47
2012	399	72
2013	360	91
2014	443	123
<i>Percent New Construction 2006-2014</i>	20.1%	n/a
<i>Percent Rehabilitation 2006-2014</i>	79.9%	n/a

USPS RESIDENTIAL VACANCY	2008	2011	2013
Percent Residential Vacancy	3.3%	3.1%	1.9%
Vacant less than 12 months	1,028	265	495
Vacant 12 - 24 months	565	968	87
Vacant 24 - 36 months	96	150	131
Vacant More than 36 months	262	523	490

USPS COMMERCIAL VACANCY	2008	2011	2013
Percent Commercial Vacancy	9.1%	9.4%	9.6%
Vacant less than 12 months	120	92	128
Vacant 12 - 24 months	110	118	43
Vacant 24 - 36 months	30	22	26
Vacant More than 36 months	42	148	195

CITY OF CHICAGO-OWNED VACANT LAND	NO. PARCELS	SQUARE FEET
Residential	0	0
Business	8	41,261
Commercial	2	6,245
Manufacturing	0	0
Planned Development	0	0
Planned Manufacturing District	0	0
Parks and Open Space	0	0
Downtown	0	0
Transportation	0	0

"ZOMBIE PROPERTIES"	2014
Zombies	75
Zombies per 1,000 Mortgageable Properties	3.2

"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.