



COMMUNITY AREA

59

McKinley Park



HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	15,962	15,612	-2.2%
<i>Percent Immigrant (Foreign Born)</i>	37.9%	35.4%	-6.5%
Total Households	5,097	4,981	-2.3%
<i>Total Family Households</i>	3,671	3,592	-2.2%
<i>Total Non-Family Households</i>	1,426	1,389	-2.6%
Percent of Residents In Poverty	13.1%	15.5%	18.3%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	8,643	7,532	-12.9%
Black or African American	172	320	86.0%
Asian	1,228	2,482	102.1%
Multi-Racial	605	465	-23.1%
Other	5,314	4,813	-9.4%
Latino (of Any Race)	9,819	10,111	3.0%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$46,375	\$42,107	-9.2%
Households Earning < \$25,000	1,574	1,383	-12.1%
<i>As a Percent of All Households</i>	30.9%	27.6%	-10.8%
Unemployment Rate	5.2%	11.9%	129.0%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	1,243	1,383	11.3%
\$25,000-\$49,999	1,812	1,474	-18.6%
\$50,000-\$74,999	1,149	957	-16.7%
\$75,000 or More	890	1,204	35.3%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	5,507	5,569	1.1%
Total Occupied Housing Units	5,097	4,981	-2.3%
<i>Owner-Occupied</i>	2,585	2,535	-1.9%
<i>Renter-Occupied</i>	2,512	2,446	-2.6%

HOUSING UNIT PRODUCTION	2000	2010
New Units Built Between 2000 and 2010		336
<i>As a Percentage of all Housing Units</i>		5.9%

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$692	\$822	18.8%
Paying Over 30% of Income in Rent	30.8%	55.0%	78.8%
<i>Renters Paying Less Than \$750/mo</i>	1,693	789	-53.4%
<i>Renters Paying \$750 to \$999/mo</i>	609	839	37.8%
<i>Renters Paying \$1000 to \$1,499/mo</i>	70	391	461.4%
<i>Renters Paying \$1,500 or More/mo</i>	37	20	-45.3%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$1,230	\$1,781	44.8%
Paying Over 30% of Income for Mortgage	38.7%	61.5%	58.9%
<i>Owners Paying Less Than \$ 1,000/mo</i>	365	228	-37.5%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	309	424	37.1%
<i>Owners Paying \$1,500 to \$1999/mo</i>	130	644	397.2%
<i>Owners Paying \$2,000 or More/mo</i>	57	765	1,232.5%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
Income Level				
Less than \$25,000	78.3%	100.0%	57.0%	83.9%
\$25,000-\$49,999	12.8%	55.9%	38.7%	65.4%
\$50,000-\$74,999	2.3%	0.0%	16.8%	44.9%
\$75,000 or More	4.6%	0.0%	9.9%	24.7%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	1,661	2,100	26.4%
2-4 Units	3,348	3,070	-8.3%
5-9 Units	366	374	2.2%
10-19 Units	83	95	14.5%
20 or More Units	49	33	-32.7%

MEDIAN HOME SALES*	UNITS		MEDIAN COST	
	2000	2010	2000	2010
2003	307		\$221,516	
2005	340		\$297,759	
2008	340		\$270,103	
2010	299		\$192,448	
2012	267		\$171,600	
2013	100		\$168,569	

FORECLOSURE FILINGS			
2009	85	2011	83
2010	92	2012	74

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	7,827	7,785
under 5 years	592	626
5 to 9 years	609	579
10 to 14 years	614	554
15 to 19 years	580	559
20 to 24 years	594	589
25 to 34 years	1,385	1,332
35 to 44 years	1,125	1,055
45 to 54 years	981	1,027
55 to 64 years	795	752
65 or more years	552	712

POPULATION BY AGE AND SEX IN MCKINLEY PARK, 2010



TOP 3 SUB-POPULATIONS IN MCKINLEY PARK

The top 3 sub-populations in McKinley Park in 2010 were Latino, White, and Asian. There were also 234 Black or African American people and 155 people of other races, including multiracial, Native American, Hawaiian or Pacific Islander individuals.

LATINO POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	5,072	5,039
under 5 years	458	501
5 to 9 years	473	475
10 to 14 years	485	421
15 to 19 years	416	411
20 to 24 years	416	410
25 to 34 years	922	901
35 to 44 years	724	666
45 to 54 years	551	590
55 to 64 years	403	383
65 or more years	224	281

WHITE POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	1,325	1,342
under 5 years	37	31
5 to 9 years	33	35
10 to 14 years	48	41
15 to 19 years	52	62
20 to 24 years	84	90
25 to 34 years	240	206
35 to 44 years	158	147
45 to 54 years	226	193
55 to 64 years	229	203
65 or more years	218	334

ASIAN POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	1,233	1,212
under 5 years	77	74
5 to 9 years	81	57
10 to 14 years	68	75
15 to 19 years	99	68
20 to 24 years	77	71
25 to 34 years	178	191
35 to 44 years	210	209
45 to 54 years	181	219
55 to 64 years	168	160
65 or more years	94	88

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	155	1,037
2010	123	679
2011	155	820
2012	126	743
2013	153	807
2014	88	438

BUILDING PERMITS	NEW CONSTRUCTION OR REHAB PERMITS	DEMOLITION PERMITS
2006	66	13
2007	45	2
2008	60	2
2009	28	7
2010	48	10
2011	39	7
2012	28	10
2013	35	13
2014	38	4
<i>Percent New Construction 2006-2014</i>	28.9%	n/a
<i>Percent Rehabilitation 2006-2014</i>	71.1%	n/a

USPS RESIDENTIAL VACANCY	2008	2011	2013
Percent Residential Vacancy	4.2%	4.1%	3.0%
Vacant less than 12 months	56	87	30
Vacant 12 - 24 months	65	31	21
Vacant 24 - 36 months	36	9	29
Vacant More than 36 months	19	51	50

USPS COMMERCIAL VACANCY	2008	2011	2013
Percent Commercial Vacancy	9.8%	14.2%	12.8%
Vacant less than 12 months	5	9	8
Vacant 12 - 24 months	8	26	10
Vacant 24 - 36 months	1	2	7
Vacant More than 36 months	25	21	26

CITY OF CHICAGO-OWNED VACANT LAND	NO. PARCELS	SQUARE FEET
Residential	2	8,593
Business	0	0
Commercial	0	0
Manufacturing	6	98,332
Planned Development	0	0
Planned Manufacturing District	1	29,347
Parks and Open Space	0	0
Downtown	0	0
Transportation	0	0

"ZOMBIE PROPERTIES"	2014
Zombies	21
Zombies per 1,000 Mortgageable Properties	5.2

"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

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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.