



## 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	6,592	6,834
under 5 years	510	488
5 to 9 years	473	413
10 to 14 years	478	416
15 to 19 years	443	425
20 to 24 years	449	479
25 to 34 years	1,048	942
35 to 44 years	917	892
45 to 54 years	879	916
55 to 64 years	734	836
65 or more years	661	1,027

## POPULATION BY AGE AND SEX IN MONTCLARE, 2010



## TOP 3 SUB-POPULATIONS IN MONTCLARE

The top 3 sub-populations in Montclare in 2010 were Latino, White, and Black or African American. There were also 377 Asians and 162 people of other races, including multiracial, Native American, Hawaiian or Pacific Islander individuals.

## LATINO POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	3,627	3,621
under 5 years	366	355
5 to 9 years	335	326
10 to 14 years	342	308
15 to 19 years	312	299
20 to 24 years	273	313
25 to 34 years	623	536
35 to 44 years	566	561
45 to 54 years	402	397
55 to 64 years	248	292
65 or more years	160	234

## WHITE POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	2,450	2,591
under 5 years	114	106
5 to 9 years	95	62
10 to 14 years	92	70
15 to 19 years	99	93
20 to 24 years	138	126
25 to 34 years	362	341
35 to 44 years	287	251
45 to 54 years	404	438
55 to 64 years	434	440
65 or more years	425	664

## BLACK OR AFRICAN AMERICAN POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	249	349
under 5 years	16	15
5 to 9 years	17	14
10 to 14 years	24	15
15 to 19 years	8	18
20 to 24 years	17	20
25 to 34 years	27	34
35 to 44 years	30	26
45 to 54 years	37	47
55 to 64 years	31	61
65 or more years	42	99

## HOUSING FACT SHEET

DEEPER DIVE: VACANCY, FORECLOSURE AND CITY-OWNED LAND

BASIC DEMOGRAPHICS	2000	2010	10 YEAR CHANGE
Population	12,646	13,426	6.2%
Households	4,139	4,442	7.3%
<i>Family Households</i>	2,997	3,081	2.8%
<i>Non-Family Households</i>	1,142	1,361	19.2%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	4,305	4,829	12.2%
Total Occupied Housing Units	4,139	4,442	7.3%
<i>Owner-Occupied</i>	2,760	2,634	-4.6%
<i>Renter-Occupied</i>	1,379	1,808	31.1%

BUILDING VIOLATIONS	BUILDINGS RECEIVING VIOLATIONS	TOTAL VIOLATIONS
2009	80	338
2010	97	337
2011	84	322
2012	56	321
2013	58	334
2014	61	252

BUILDING PERMITS	NEW CONSTRUCTION OR REHAB PERMITS	DEMOLITION PERMITS
2006	51	10
2007	23	8
2008	26	2
2009	16	13
2010	16	0
2011	24	3
2012	16	0
2013	23	1
2014	18	1
<i>Percent New Construction 2006-2014</i>	22.1%	n/a
<i>Percent Rehabilitation 2006-2014</i>	77.9%	n/a

USPS RESIDENTIAL VACANCY	2008	2011	2013
Percent Residential Vacancy	2.4%	4.1%	2.7%
Vacant less than 12 months	53	85	53
Vacant 12 - 24 months	25	63	27
Vacant 24 - 36 months	9	17	20
Vacant More than 36 months	13	17	21

USPS COMMERCIAL VACANCY	2008	2011	2013
Percent Commercial Vacancy	11.3%	11.5%	13.5%
Vacant less than 12 months	13	5	19
Vacant 12 - 24 months	9	10	2
Vacant 24 - 36 months	7	7	10
Vacant More than 36 months	8	15	11

CITY OF CHICAGO-OWNED VACANT LAND	NO. PARCELS	SQUARE FEET
Residential	0	0
Business	0	0
Commercial	0	0
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	46
Zombies per 1,000 Mortgageable Properties	13.5

"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.