

HOUSING FACT SHEET

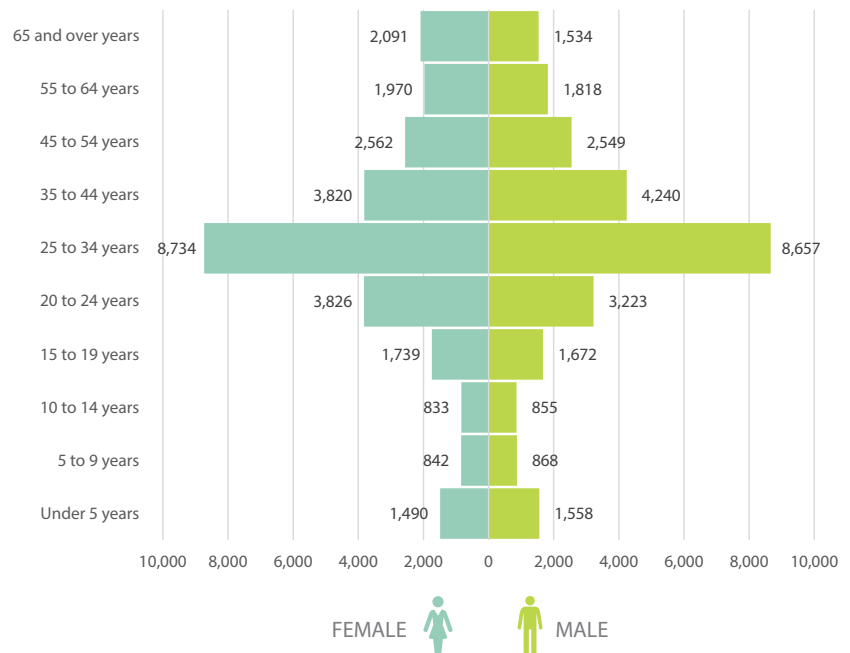
DEEPER DIVE: AGE, SEX AND RACE COHORTS

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	26,974	27,907
under 5 years	1,558	1,490
5 to 9 years	868	842
10 to 14 years	855	833
15 to 19 years	1,672	1,739
20 to 24 years	3,223	3,826
25 to 34 years	8,657	8,734
35 to 44 years	4,240	3,820
45 to 54 years	2,549	2,562
55 to 64 years	1,818	1,970
65 or more years	1,534	2,091

POPULATION BY AGE AND SEX IN THE NEAR WEST SIDE, 2010



TOP 3 SUB-POPULATIONS IN THE NEAR WEST SIDE

The top 3 sub-populations in the Near West Side in 2010 were White, Black or African American, and Asian. There were also 5,048 and 1,466 people of other races, including multiracial, Native American, Hawaiian or Pacific Islander individuals.

WHITE POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	12,039	11,003
under 5 years	488	452
5 to 9 years	139	131
10 to 14 years	62	90
15 to 19 years	366	427
20 to 24 years	1,493	1,672
25 to 34 years	4,856	4,525
35 to 44 years	2,235	1,596
45 to 54 years	1,109	912
55 to 64 years	452	752
65 or more years	839	446

BLACK OR AFRICAN AMERICAN POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	7,802	9,501
under 5 years	585	540
5 to 9 years	539	516
10 to 14 years	640	602
15 to 19 years	865	866
20 to 24 years	569	831
25 to 34 years	1,013	1,419
35 to 44 years	937	1,277
45 to 54 years	1,026	1,206
55 to 64 years	720	914
65 or more years	908	1,330

ASIAN POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	3,912	4,110
under 5 years	204	189
5 to 9 years	43	56
10 to 14 years	24	34
15 to 19 years	180	182
20 to 24 years	777	873
25 to 34 years	1,890	1,880
35 to 44 years	525	491
45 to 54 years	120	161
55 to 64 years	84	125
65 or more years	65	119

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DEEPER DIVE: VACANCY, FORECLOSURE AND CITY-OWNED LAND

BASIC DEMOGRAPHICS	2000	2010	10 YEAR CHANGE
Population	46,419	54,881	18.2%
Households	18,175	26,298	44.7%
<i>Family Households</i>	8,535	10,107	18.4%
<i>Non-Family Households</i>	9,640	16,191	68.0%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	21,408	29,813	39.3%
Total Occupied Housing Units	18,175	26,298	44.7%
<i>Owner-Occupied</i>	4,742	10,595	123.4%
<i>Renter-Occupied</i>	13,433	15,703	16.9%

BUILDING VIOLATIONS	BUILDINGS RECEIVING VIOLATIONS	TOTAL VIOLATIONS
2009	662	3,144
2010	770	3,606
2011	376	1,536
2012	609	3,021
2013	370	1,849
2014	390	2,049

BUILDING PERMITS	NEW CONSTRUCTION OR REHAB PERMITS	DEMOLITION PERMITS
2006	553	44
2007	545	53
2008	402	34
2009	375	48
2010	378	14
2011	350	18
2012	359	12
2013	386	26
2014	486	15
<i>Percent New Construction 2006-2014</i>	18.3%	n/a
<i>Percent Rehabilitation 2006-2014</i>	81.7%	n/a

USPS RESIDENTIAL VACANCY	2008	2011	2013
Percent Residential Vacancy	2.9%	3.3%	1.9%
Vacant less than 12 months	399	337	240
Vacant 12 - 24 months	277	453	54
Vacant 24 - 36 months	43	122	154
Vacant More than 36 months	127	180	190

USPS COMMERCIAL VACANCY	2008	2011	2013
Percent Commercial Vacancy	13.2%	10.7%	12.5%
Vacant less than 12 months	328	171	314
Vacant 12 - 24 months	206	171	106
Vacant 24 - 36 months	62	112	148
Vacant More than 36 months	216	280	288

CITY OF CHICAGO-OWNED VACANT LAND	NO. PARCELS	SQUARE FEET
Residential	71	186,525
Business	17	61,009
Commercial	28	106,762
Manufacturing	21	65,570
Planned Development	77	340,790
Planned Manufacturing District	48	192,990
Parks and Open Space	3	42,241
Downtown	3	54,801
Transportation	0	0

"ZOMBIE PROPERTIES"	2014
Zombies	91
Zombies per 1,000 Mortgageable Properties	7.3

"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.