



## HOUSING FACT SHEET

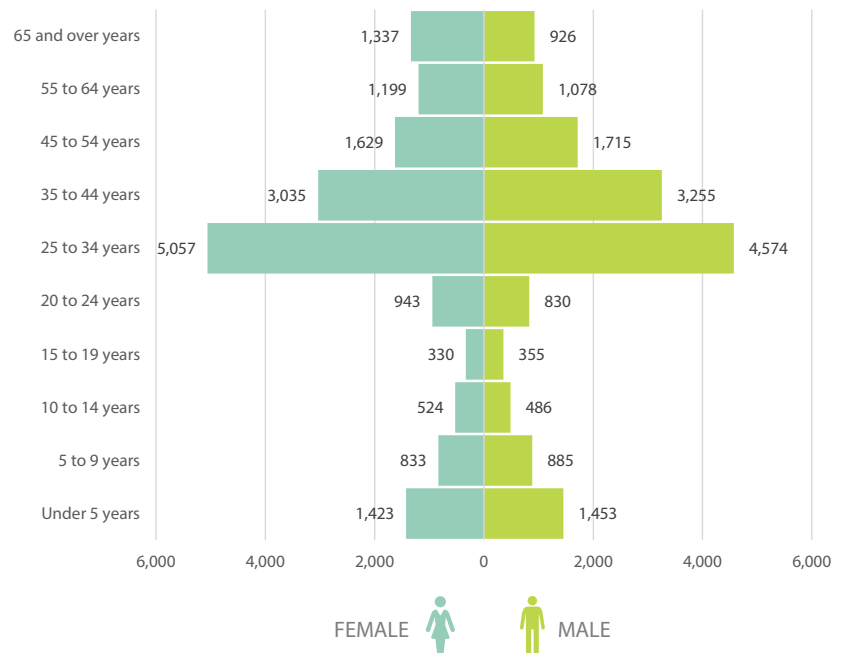
## DEEPER DIVE: AGE, SEX AND RACE COHORTS

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	15,557	16,310
under 5 years	1,453	1,423
5 to 9 years	885	833
10 to 14 years	486	524
15 to 19 years	355	330
20 to 24 years	830	943
25 to 34 years	4,574	5,057
35 to 44 years	3,255	3,035
45 to 54 years	1,715	1,629
55 to 64 years	1,078	1,199
65 or more years	926	1,337

## POPULATION BY AGE AND SEX IN NORTH CENTER, 2010



## TOP 3 SUB-POPULATIONS IN NORTH CENTER

The top 3 sub-populations in North Center in 2010 were White, Latino, and Asian. There were also 738 Black or African American people and 716 people of other races, including multiracial, Native American, Hawaiian or Pacific Islander individuals.

## WHITE POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	12,090	12,544
under 5 years	1,193	1,125
5 to 9 years	645	603
10 to 14 years	295	313
15 to 19 years	188	150
20 to 24 years	559	702
25 to 34 years	3,787	4,271
35 to 44 years	2,686	2,463
45 to 54 years	1,346	1,178
55 to 64 years	637	818
65 or more years	754	921

## LATINO POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	2,109	2,221
under 5 years	149	172
5 to 9 years	152	147
10 to 14 years	122	160
15 to 19 years	122	117
20 to 24 years	181	152
25 to 34 years	451	421
35 to 44 years	327	292
45 to 54 years	230	283
55 to 64 years	201	226
65 or more years	174	251

## ASIAN POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	632	817
under 5 years	37	45
5 to 9 years	28	29
10 to 14 years	16	11
15 to 19 years	12	17
20 to 24 years	32	39
25 to 34 years	174	214
35 to 44 years	134	169
45 to 54 years	57	90
55 to 64 years	65	91
65 or more years	77	112

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DEEPER DIVE: VACANCY, FORECLOSURE AND CITY-OWNED LAND

BASIC DEMOGRAPHICS	2000	2010	10 YEAR CHANGE
Population	31,895	31,867	-0.1%
Households	14,796	14,561	-1.6%
<i>Family Households</i>	7,003	6,973	-0.4%
<i>Non-Family Households</i>	7,793	7,588	-2.6%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	15,795	16,197	2.5%
Total Occupied Housing Units	14,796	14,561	-1.6%
<i>Owner-Occupied</i>	6,101	6,952	13.9%
<i>Renter-Occupied</i>	8,695	7,609	-12.5%

BUILDING VIOLATIONS	BUILDINGS RECEIVING VIOLATIONS	TOTAL VIOLATIONS
2009	222	920
2010	198	874
2011	190	804
2012	309	1,542
2013	154	672
2014	181	685

BUILDING PERMITS	NEW CONSTRUCTION OR REHAB PERMITS	DEMOLITION PERMITS
2006	339	130
2007	255	86
2008	190	52
2009	162	31
2010	197	51
2011	193	45
2012	215	62
2013	214	81
2014	270	113
<i>Percent New Construction 2006-2014</i>	33.4%	n/a
<i>Percent Rehabilitation 2006-2014</i>	66.6%	n/a

USPS RESIDENTIAL VACANCY	2008	2011	2013
Percent Residential Vacancy	5.4%	4.5%	3.4%
Vacant less than 12 months	182	101	211
Vacant 12 - 24 months	353	251	55
Vacant 24 - 36 months	168	16	23
Vacant More than 36 months	101	304	219

USPS COMMERCIAL VACANCY	2008	2011	2013
Percent Commercial Vacancy	7.6%	8.9%	10.3%
Vacant less than 12 months	25	26	70
Vacant 12 - 24 months	42	42	28
Vacant 24 - 36 months	8	3	7
Vacant More than 36 months	17	38	29

CITY OF CHICAGO-OWNED VACANT LAND	NO. PARCELS	SQUARE FEET
Residential	1	2,946
Business	2	11,439
Commercial	0	0
Manufacturing	3	34,423
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	27
Zombies per 1,000 Mortgageable Properties	2.7

"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.