



# Portage Park

## HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	65,340	64,124	-1.9%
<i>Percent Immigrant (Foreign Born)</i>	37.3%	31.8%	-14.7%
Total Households	23,727	22,804	-3.9%
<i>Total Family Households</i>	15,976	15,476	-3.1%
<i>Total Non-Family Households</i>	7,751	7,328	-5.5%
Percent of Residents In Poverty	8.0%	14.6%	82.8%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	52,623	46,708	-11.2%
Black or African American	461	1,092	136.9%
Asian	2,495	3,073	23.2%
Multi-Racial	2,835	2,329	-17.8%
Other	6,926	10,922	57.7%
Latino (of Any Race)	15,022	24,861	65.5%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$57,713	\$52,094	-9.7%
Households Earning < \$25,000	5,592	5,009	-10.4%
<i>As a Percent of All Households</i>	23.6%	22.1%	-6.2%
Unemployment Rate	3.1%	10.6%	240.8%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	4,416	5,009	13.4%
\$25,000-\$49,999	7,033	5,776	-17.9%
\$50,000-\$74,999	5,660	4,542	-19.8%
\$75,000 or More	6,621	7,345	10.9%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	24,611	24,783	0.7%
Total Occupied Housing Units	23,727	22,804	-3.9%
<i>Owner-Occupied</i>	13,527	12,614	-6.7%
<i>Renter-Occupied</i>	10,200	10,190	-0.1%

HOUSING UNIT PRODUCTION	
New Units Built Between 2000 and 2010	552
<i>As a Percentage of all Housing Units</i>	2.2%

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$808	\$898	11.1%
Paying Over 30% of Income in Rent	32.7%	49.3%	50.9%
<i>Renters Paying Less Than \$750/mo</i>	5,737	2,638	-54.0%
<i>Renters Paying \$750 to \$999/mo</i>	3,228	3,590	11.2%
<i>Renters Paying \$1000 to \$1,499/mo</i>	728	3,090	324.7%
<i>Renters Paying \$1,500 or More/mo</i>	162	201	23.7%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$1,715	\$2,130	11.1%
Paying Over 30% of Income for Mortgage	34.7%	57.9%	50.9%
<i>Owners Paying Less Than \$ 1,000/mo</i>	847	481	-43.2%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	2,295	1,082	-52.9%
<i>Owners Paying \$1,500 to \$1999/mo</i>	1,804	2,316	28.4%
<i>Owners Paying \$2,000 or More/mo</i>	747	4,902	556.4%

INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
Less than \$25,000	90.5%	97.3%	49.7%	84.5%
\$25,000-\$49,999	22.0%	67.5%	40.2%	62.1%
\$50,000-\$74,999	0.8%	3.2%	24.3%	66.0%
\$75,000 or More	5.5%	0.0%	8.5%	24.4%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	9,977	10,770	7.9%
2-4 Units	10,107	10,091	-0.2%
5-9 Units	1,972	2,072	5.1%
10-19 Units	1,241	743	-40.1%
20 or More Units	1,309	1,314	0.4%

	MEDIAN HOME SALES*	
	UNITS	MEDIAN COST
2003	951	\$328,648
2005	1,031	\$308,277
2008	1,031	\$279,644
2010	1,303	\$192,091
2012	1,403	\$156,397
2013	690	\$173,399

FORECLOSURE FILINGS			
2009	588	2011	445
2010	583	2012	392

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	31,337	32,787
under 5 years	2,183	2,253
5 to 9 years	1,993	1,925
10 to 14 years	1,956	1,857
15 to 19 years	2,115	1,945
20 to 24 years	2,223	2,193
25 to 34 years	5,027	4,915
35 to 44 years	4,767	4,633
45 to 54 years	4,625	4,872
55 to 64 years	3,721	3,963
65 or more years	2,727	4,231

## POPULATION BY AGE AND SEX IN PORTAGE PARK, 2010



## TOP 3 SUB-POPULATIONS IN PORTAGE PARK

The top 3 sub-populations in Portage Park in 2010 were White, Latino, and Asian. There were also 856 Black or African American people and 1,106 people of other races, including multiracial, Native American, Hawaiian or Pacific Islander individuals.

## WHITE POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	16,745	17,584
under 5 years	809	756
5 to 9 years	683	653
10 to 14 years	683	661
15 to 19 years	882	748
20 to 24 years	981	1,012
25 to 34 years	2,446	2,331
35 to 44 years	2,496	2,320
45 to 54 years	2,940	3,025
55 to 64 years	2,097	2,732
65 or more years	2,728	3,346

## LATINO POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	12,322	12,539
under 5 years	1,165	1,290
5 to 9 years	1,138	1,107
10 to 14 years	1,132	1,055
15 to 19 years	1,080	1,067
20 to 24 years	1,083	1,009
25 to 34 years	2,196	2,091
35 to 44 years	1,900	1,879
45 to 54 years	1,410	1,507
55 to 64 years	750	897
65 or more years	468	637

## ASIAN POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	1,326	1,646
under 5 years	92	95
5 to 9 years	80	78
10 to 14 years	54	67
15 to 19 years	75	51
20 to 24 years	93	98
25 to 34 years	228	315
35 to 44 years	226	256
45 to 54 years	159	209
55 to 64 years	185	267
65 or more years	134	210

## 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	466	2,308
2010	413	1,733
2011	329	1,389
2012	301	1,725
2013	261	1,384
2014	403	2,117

BUILDING PERMITS	NEW CONSTRUCTION OR REHAB PERMITS	DEMOLITION PERMITS
2006	191	30
2007	186	18
2008	146	7
2009	133	5
2010	141	4
2011	148	2
2012	124	6
2013	129	6
2014	169	5
Percent New Construction 2006-2014	9.7%	n/a
Percent Rehabilitation 2006-2014	90.3%	n/a

USPS RESIDENTIAL VACANCY	2008	2011	2013
Percent Residential Vacancy	3.7%	3.5%	2.6%
Vacant less than 12 months	392	183	151
Vacant 12 - 24 months	271	314	96
Vacant 24 - 36 months	55	70	52
Vacant More than 36 months	93	256	317

USPS COMMERCIAL VACANCY	2008	2011	2013
Percent Commercial Vacancy	10.0%	10.1%	12.7%
Vacant less than 12 months	62	30	69
Vacant 12 - 24 months	53	59	40
Vacant 24 - 36 months	24	25	20
Vacant More than 36 months	27	88	121

CITY OF CHICAGO-OWNED VACANT LAND	NO. PARCELS	SQUARE FEET
Residential	1	16,614
Business	7	37,903
Commercial	4	11,684
Manufacturing	1	1,360
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	144
Zombies per 1,000 Mortgageable Properties	8.5

"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

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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.