



COMMUNITY AREA

32

The Loop



HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	16,388	29,283	78.7%
<i>Percent Immigrant (Foreign Born)</i>	15.3%	20.9%	36.9%
Total Households	8,996	15,494	72.2%
<i>Total Family Households</i>	2,982	4,593	54.0%
<i>Total Non-Family Households</i>	6,014	10,901	81.3%
Percent of Residents In Poverty	11.9%	12.3%	3.2%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	10,744	19,631	82.7%
Black or African American	3,249	3,432	5.6%
Asian	1,631	4,677	186.8%
Multi-Racial	409	887	116.9%
Other	355	656	84.8%
Latino (of Any Race)	975	2,010	106.2%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$84,207	\$81,944	-2.7%
Households Earning < \$25,000	1,726	1,818	5.3%
<i>As a Percent of All Households</i>	19.2%	15.9%	-17.6%
Unemployment Rate	3.3%	4.2%	26.6%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	1,363	1,818	33.4%
\$25,000-\$49,999	1,783	1,569	-12.0%
\$50,000-\$74,999	1,604	2,154	34.3%
\$75,000 or More	4,222	5,923	40.3%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	10,430	20,557	97.1%
Total Occupied Housing Units	8,996	15,494	72.2%
<i>Owner-Occupied</i>	4,115	6,369	54.8%
<i>Renter-Occupied</i>	4,881	9,125	86.9%

HOUSING UNIT PRODUCTION	
New Units Built Between 2000 and 2010	3,914
<i>As a Percentage of all Housing Units</i>	26.5%

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$1,523	\$1,596	4.7%
Paying Over 30% of Income in Rent	36.5%	44.3%	21.3%
<i>Renters Paying Less Than \$750/mo</i>	491	528	7.5%
<i>Renters Paying \$750 to \$999/mo</i>	957	183	-80.9%
<i>Renters Paying \$1000 to \$1,499/mo</i>	1,688	1,581	-6.3%
<i>Renters Paying \$1,500 or More/mo</i>	1,681	3,065	82.3%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$2,122	\$2,485	17.1%
Paying Over 30% of Income for Mortgage	42.6%	40.9%	-4.0%
<i>Owners Paying Less Than \$ 1,000/mo</i>	7	55	673.9%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	65	325	398.5%
<i>Owners Paying \$1,500 to \$1999/mo</i>	100	1,021	923.2%
<i>Owners Paying \$2,000 or More/mo</i>	44	3,124	7,013.7%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
INCOME LEVEL				
Less than \$25,000	N/A	68.6%	N/A	96.9%
\$25,000-\$49,999	53.7%	74.5%	70.2%	89.6%
\$50,000-\$74,999	28.5%	51.9%	59.9%	68.2%
\$75,000 or More	N/A	3.3%	N/A	15.3%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	424	313	-26.2%
2-4 Units	139	191	37.4%
5-9 Units	26	137	426.9%
10-19 Units	75	62	-17.3%
20 or More Units	9,746	13,988	43.5%

MEDIAN HOME SALES*	MEDIAN COST	
	UNITS	
2003	1,052	\$319,600
2005	4,143	\$429,702
2008	4,143	\$389,791
2010	2,569	\$381,996
2012	2,356	\$263,935
2013	938	\$302,835

FORECLOSURE FILINGS			
2009	190	2011	233
2010	292	2012	160

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	14,464	14,819
under 5 years	381	449
5 to 9 years	161	174
10 to 14 years	106	86
15 to 19 years	1,123	1,664
20 to 24 years	2,123	2,559
25 to 34 years	4,729	4,150
35 to 44 years	1,998	1,635
45 to 54 years	1,436	1,344
55 to 64 years	1,320	1,480
65 or more years	1,087	1,278

POPULATION BY AGE AND SEX IN THE LOOP, 2010



TOP 3 SUB-POPULATIONS IN THE LOOP

The top 3 sub-populations in Loop in 2010 were White, Asian, and Black or African American. There were also 2,010 Latinos and 895 people of other races, including multiracial, Native American, Hawaiian or Pacific Islander individuals.

WHITE POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	9,146	9,213
under 5 years	192	216
5 to 9 years	85	89
10 to 14 years	44	34
15 to 19 years	737	1,081
20 to 24 years	1,451	1,638
25 to 34 years	2,718	2,381
35 to 44 years	1,211	999
45 to 54 years	960	860
55 to 64 years	770	1,075
65 or more years	978	840

ASIAN POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	2,177	2,481
under 5 years	75	98
5 to 9 years	23	25
10 to 14 years	13	17
15 to 19 years	70	126
20 to 24 years	244	420
25 to 34 years	1,136	1,075
35 to 44 years	290	272
45 to 54 years	97	143
55 to 64 years	106	142
65 or more years	123	163

BLACK OR AFRICAN AMERICAN POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	1,643	1,718
under 5 years	22	25
5 to 9 years	21	22
10 to 14 years	21	15
15 to 19 years	167	278
20 to 24 years	221	240
25 to 34 years	333	281
35 to 44 years	267	191
45 to 54 years	260	238
55 to 64 years	176	192
65 or more years	155	236

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	234	1,139
2010	167	676
2011	169	808
2012	182	1,116
2013	180	1,224
2014	431	3,735

BUILDING PERMITS	NEW CONSTRUCTION OR REHAB PERMITS	DEMOLITION PERMITS
2006	1,080	14
2007	1,039	8
2008	1,024	4
2009	766	9
2010	783	1
2011	850	4
2012	795	3
2013	847	2
2014	1,013	4
<i>Percent New Construction 2006-2014</i>	8.6%	n/a
<i>Percent Rehabilitation 2006-2014</i>	91.4%	n/a

USPS RESIDENTIAL VACANCY	2008	2011	2013
Percent Residential Vacancy	9.1%	5.9%	2.5%
Vacant less than 12 months	1,514	168	319
Vacant 12 - 24 months	147	365	160
Vacant 24 - 36 months	12	647	47
Vacant More than 36 months	42	136	144

USPS COMMERCIAL VACANCY	2008	2011	2013
Percent Commercial Vacancy	13.3%	15.4%	15.8%
Vacant less than 12 months	1,090	629	959
Vacant 12 - 24 months	548	525	703
Vacant 24 - 36 months	123	764	490
Vacant More than 36 months	595	1,138	1,448

CITY OF CHICAGO-OWNED VACANT LAND	NO. PARCELS	SQUARE FEET
Residential	0	0
Business	0	0
Commercial	0	0
Manufacturing	0	0
Planned Development	5	14,034
Planned Manufacturing District	0	0
Parks and Open Space	0	0
Downtown	5	32,952
Transportation	0	0

"ZOMBIE PROPERTIES"	2014
Zombies	51
Zombies per 1,000 Mortgageable Properties	8.6

"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.