

COMMUNITY AREA

73

Washington Heights



Chicago Rehab Network

HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	29,843	26,493	-11.2%
<i>Percent Immigrant (Foreign Born)</i>	1.3%	1.4%	6.6%
Total Households	9,849	9,482	-3.7%
<i>Total Family Households</i>	7,537	6,653	-11.7%
<i>Total Non-Family Households</i>	2,312	2,829	22.4%
Percent of Residents In Poverty	12.4%	19.3%	55.9%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	233	153	-34.3%
Black or African American	29,210	25,936	-11.2%
Asian	10	12	20.0%
Multi-Racial	274	279	1.8%
Other	116	113	-2.6%
Latino (of Any Race)	231	258	11.7%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$55,178	\$43,162	-21.8%
Households Earning < \$25,000	2,554	2,838	11.1%
<i>As a Percent of All Households</i>	26.0%	28.9%	11.2%
Unemployment Rate	7.3%	18.3%	151.7%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	2,017	2,838	40.7%
\$25,000-\$49,999	2,910	3,007	3.3%
\$50,000-\$74,999	2,458	1,816	-26.1%
\$75,000 or More	2,438	2,155	-11.6%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	10,339	10,365	0.3%
Total Occupied Housing Units	9,849	9,482	-3.7%
<i>Owner-Occupied</i>	7,554	6,547	-13.3%
<i>Renter-Occupied</i>	2,295	2,935	27.9%

HOUSING UNIT PRODUCTION		
New Units Built Between 2000 and 2010		136
<i>As a Percentage of all Housing Units</i>		1.2%

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$767	\$900	17.2%
Paying Over 30% of Income in Rent	35.8%	55.9%	56.1%
<i>Renters Paying Less Than \$750/mo</i>	1,418	1,096	-22.7%
<i>Renters Paying \$750 to \$999/mo</i>	658	762	15.7%
<i>Renters Paying \$1000 to \$1,499/mo</i>	148	788	434.0%
<i>Renters Paying \$1,500 or More/mo</i>	26	194	652.9%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$1,250	\$1,337	7.0%
Paying Over 30% of Income for Mortgage	35.2%	48.7%	38.6%
<i>Owners Paying Less Than \$ 1,000/mo</i>	1,928	1,061	-45.0%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	1,789	1,677	-6.3%
<i>Owners Paying \$1,500 to \$1999/mo</i>	684	1,194	74.6%
<i>Owners Paying \$2,000 or More/mo</i>	202	485	140.5%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
INCOME LEVEL				
Less than \$25,000	88.3%	94.2%	68.8%	82.5%
\$25,000-\$49,999	17.5%	70.0%	38.8%	52.7%
\$50,000-\$74,999	2.0%	0.0%	5.2%	25.9%
\$75,000 or More	5.3%	3.8%	6.4%	4.8%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	8,064	8,044	-0.2%
2-4 Units	1,323	1,770	33.8%
5-9 Units	456	482	5.7%
10-19 Units	228	277	21.5%
20 or More Units	253	283	14.2%

MEDIAN HOME SALES*	UNITS		MEDIAN COST	
	2003	2005	2008	2010
2003	358		\$136,736	
2005	522		\$156,155	
2008	522		\$141,652	
2010	333		\$139,530	
2012	219		\$138,654	
2013	135		\$119,252	

FORECLOSURE FILINGS			
2009	150	2011	123
2010	121	2012	110

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

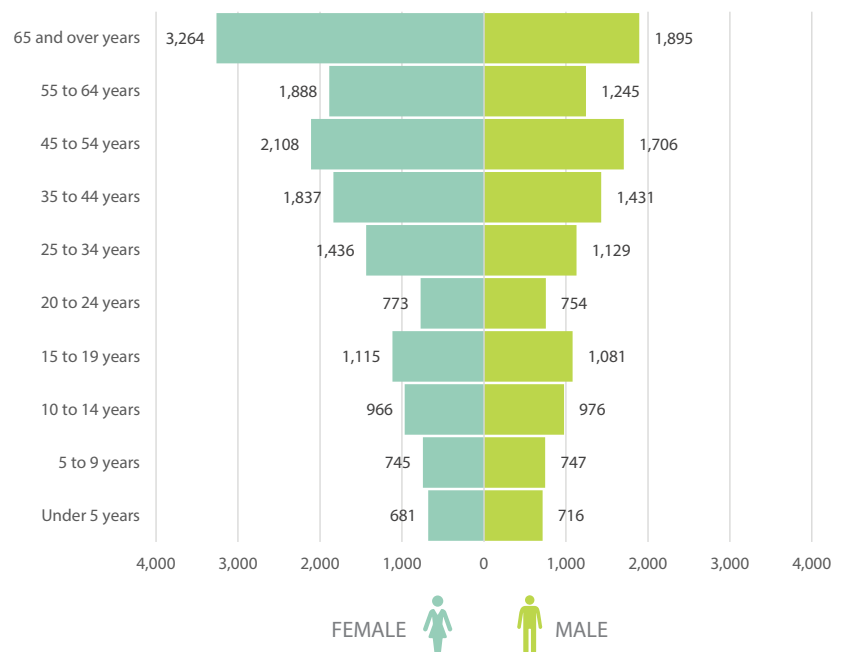
DEEPER DIVE: AGE, SEX AND RACE COHORTS

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	11,680	14,813
under 5 years	716	681
5 to 9 years	747	745
10 to 14 years	976	966
15 to 19 years	1,081	1,115
20 to 24 years	754	773
25 to 34 years	1,129	1,436
35 to 44 years	1,431	1,837
45 to 54 years	1,706	2,108
55 to 64 years	1,245	1,888
65 or more years	1,895	3,264

POPULATION BY AGE AND SEX IN WASHINGTON HEIGHTS, 2010



TOP 3 SUB-POPULATIONS IN WASHINGTON HEIGHTS

The top 3 sub-populations in Washington Heights in 2010 were Black or African American, Latino, and of other races (including multiracial, Native American, Hawaiian or Pacific Islander individuals). There were also 121 Whites and 12 Asians.

BLACK OR AFRICAN AMERICAN POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	11,375	14,418
under 5 years	689	662
5 to 9 years	718	719
10 to 14 years	946	937
15 to 19 years	1,045	1,074
20 to 24 years	735	751
25 to 34 years	1,092	1,384
35 to 44 years	1,403	1,790
45 to 54 years	1,661	2,057
55 to 64 years	1,224	1,845
65 or more years	1,862	3,199

LATINO POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	132	126
under 5 years	9	7
5 to 9 years	19	10
10 to 14 years	18	7
15 to 19 years	24	24
20 to 24 years	9	9
25 to 34 years	16	15
35 to 44 years	9	15
45 to 54 years	15	17
55 to 64 years	7	6
65 or more years	6	16

OTHER RACE POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	117	192
under 5 years	16	10
5 to 9 years	7	14
10 to 14 years	9	18
15 to 19 years	8	11
20 to 24 years	7	13
25 to 34 years	17	28
35 to 44 years	13	23
45 to 54 years	19	22
55 to 64 years	7	18
65 or more years	14	35

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	258	1,504
2010	231	1,510
2011	276	1,500
2012	168	982
2013	210	919
2014	254	1,103

BUILDING PERMITS	NEW CONSTRUCTION OR REHAB PERMITS	DEMOLITION PERMITS
2006	34	0
2007	76	5
2008	69	4
2009	48	4
2010	53	2
2011	46	1
2012	37	5
2013	54	10
2014	55	3
<i>Percent New Construction 2006-2014</i>	23.7%	n/a
<i>Percent Rehabilitation 2006-2014</i>	76.3%	n/a

USPS RESIDENTIAL VACANCY	2008	2011	2013
Percent Residential Vacancy	5.1%	5.7%	6.1%
Vacant less than 12 months	276	164	230
Vacant 12 - 24 months	134	193	115
Vacant 24 - 36 months	41	76	101
Vacant More than 36 months	55	129	181

USPS COMMERCIAL VACANCY	2008	2011	2013
Percent Commercial Vacancy	14.8%	13.4%	11.2%
Vacant less than 12 months	27	7	19
Vacant 12 - 24 months	15	13	4
Vacant 24 - 36 months	4	5	6
Vacant More than 36 months	21	37	33

CITY OF CHICAGO-OWNED VACANT LAND	NO. PARCELS	SQUARE FEET
Residential	26	128,389
Business	17	82,323
Commercial	5	13,186
Manufacturing	2	179,446
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	37
Zombies per 1,000 Mortgageable Properties	27.4

"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).



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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.