

COMMUNITY AREA

64

Clearing

HOUSING FACT SHEET



POPULATION	2000	2010	10 YEAR CHANGE
Total Population	22,331	23,139	3.6%
<i>Percent Immigrant (Foreign Born)</i>	17.0%	20.8%	22.0%
Total Households	8,653	8,467	-2.1%
<i>Total Family Households</i>	5,747	5,696	-0.9%
<i>Total Non-Family Households</i>	2,906	2,771	-4.6%
Percent of Residents In Poverty	6.9%	6.4%	-7.7%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	19,201	17,709	-7.8%
Black or African American	155	342	120.6%
Asian	165	237	43.6%
Multi-Racial	506	700	38.3%
Other	2,304	4,151	80.2%
Latino (of Any Race)	4,688	10,484	123.6%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$58,277	\$54,582	-6.3%
Households Earning < \$25,000	2,152	1,636	-24.0%
<i>As a Percent of All Households</i>	24.9%	19.1%	-23.0%
Unemployment Rate	3.0%	9.6%	221.2%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	1,699	1,636	-3.7%
\$25,000-\$49,999	2,487	2,131	-14.3%
\$50,000-\$74,999	2,197	1,994	-9.2%
\$75,000 or More	2,275	2,791	22.7%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	8,917	9,074	1.8%
Total Occupied Housing Units	8,653	8,467	-2.1%
<i>Owner-Occupied</i>	6,390	6,155	-3.7%
<i>Renter-Occupied</i>	2,263	2,312	2.2%

HOUSING UNIT PRODUCTION		
New Units Built Between 2000 and 2010		479
<i>As a Percentage of all Housing Units</i>		5.2%

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$785	\$824	5.0%
Paying Over 30% of Income in Rent	34.8%	48.5%	39.6%
<i>Renters Paying Less Than \$750/mo</i>	1,387	714	-48.5%
<i>Renters Paying \$750 to \$999/mo</i>	661	817	23.6%
<i>Renters Paying \$1000 to \$1,499/mo</i>	138	414	200.4%
<i>Renters Paying \$1,500 or More/mo</i>	17	48	175.8%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$1,434	\$1,755	22.4%
Paying Over 30% of Income for Mortgage	30.6%	48.8%	59.2%
<i>Owners Paying Less Than \$ 1,000/mo</i>	819	295	-64.0%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	1,374	1,178	-14.3%
<i>Owners Paying \$1,500 to \$1999/mo</i>	654	1,286	96.7%
<i>Owners Paying \$2,000 or More/mo</i>	193	1,576	716.4%

INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
Less than \$25,000	89.7%	100.0%	35.8%	67.7%
\$25,000-\$49,999	23.2%	56.2%	33.4%	56.3%
\$50,000-\$74,999	0.0%	0.0%	11.9%	53.5%
\$75,000 or More	5.5%	0.0%	4.7%	19.9%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	5,781	6,035	4.4%
2-4 Units	1,489	1,579	6.0%
5-9 Units	1,268	1,124	-11.4%
10-19 Units	298	400	34.2%
20 or More Units	81	22	-72.8%

	MEDIAN HOME SALES*	
	UNITS	MEDIAN COST
2003	664	\$223,794
2005	584	\$234,451
2008	584	\$212,675
2010	731	\$160,795
2012	655	\$122,199
2013	342	\$126,354

FORECLOSURE FILINGS			
2009	187	2011	194
2010	228	2012	202

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

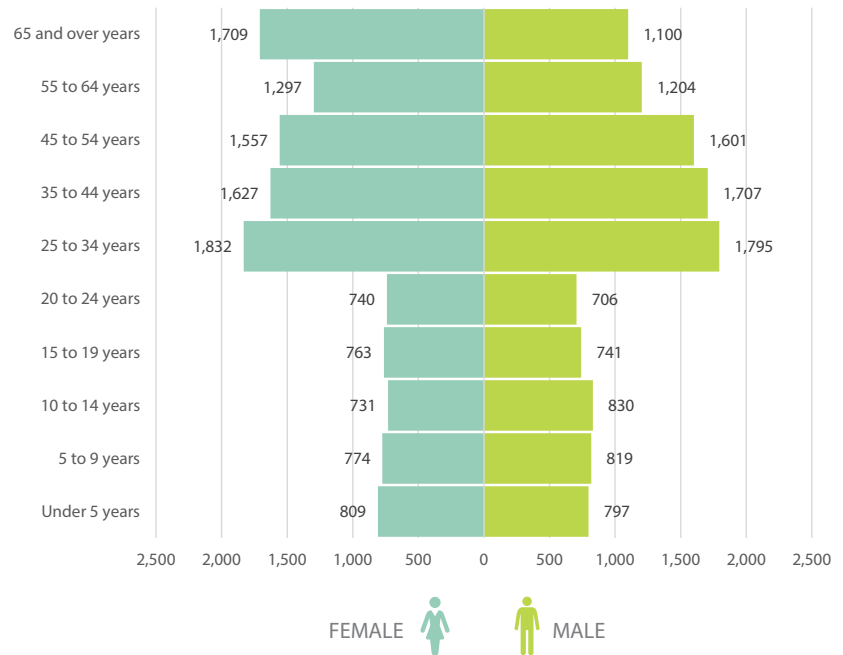
DEEPER DIVE: AGE, SEX AND RACE COHORTS

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	11,300	11,839
under 5 years	797	809
5 to 9 years	819	774
10 to 14 years	830	731
15 to 19 years	741	763
20 to 24 years	706	740
25 to 34 years	1,795	1,832
35 to 44 years	1,707	1,627
45 to 54 years	1,601	1,557
55 to 64 years	1,204	1,297
65 or more years	1,100	1,709

POPULATION BY AGE AND SEX IN CLEARING, 2010



TOP 3 SUB-POPULATIONS IN CLEARING

The top 3 sub-populations in Clearing in 2010 were White, Latino, and Black or African American. There were also 212 Asians and 240 people of other races, including multiracial, Native American, Hawaiian or Pacific Islander individuals.

WHITE POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	5,707	6,214
under 5 years	206	221
5 to 9 years	226	220
10 to 14 years	254	254
15 to 19 years	318	312
20 to 24 years	319	315
25 to 34 years	753	725
35 to 44 years	786	750
45 to 54 years	1,066	1,032
55 to 64 years	907	932
65 or more years	872	1,453

LATINO POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	5,238	5,246
under 5 years	555	559
5 to 9 years	570	533
10 to 14 years	544	455
15 to 19 years	395	415
20 to 24 years	352	395
25 to 34 years	984	1,046
35 to 44 years	869	808
45 to 54 years	495	470
55 to 64 years	305	332
65 or more years	169	233

BLACK OR AFRICAN AMERICAN POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	141	141
under 5 years	15	11
5 to 9 years	12	6
10 to 14 years	9	12
15 to 19 years	17	19
20 to 24 years	18	10
25 to 34 years	15	26
35 to 44 years	26	35
45 to 54 years	18	13
55 to 64 years	6	8
65 or more years	5	1

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	157	669
2010	137	630
2011	158	848
2012	104	435
2013	85	302
2014	105	375

BUILDING PERMITS	NEW CONSTRUCTION OR REHAB PERMITS	DEMOLITION PERMITS
2006	106	2
2007	43	3
2008	47	2
2009	18	0
2010	24	2
2011	17	2
2012	34	1
2013	18	4
2014	36	2
<i>Percent New Construction 2006-2014</i>	27.4%	n/a
<i>Percent Rehabilitation 2006-2014</i>	72.6%	n/a

USPS RESIDENTIAL VACANCY	2008	2011	2013
Percent Residential Vacancy	2.7%	3.0%	2.9%
Vacant less than 12 months	145	105	114
Vacant 12 - 24 months	51	77	57
Vacant 24 - 36 months	11	28	29
Vacant More than 36 months	27	52	56

USPS COMMERCIAL VACANCY	2008	2011	2013
Percent Commercial Vacancy	7.4%	11.0%	14.7%
Vacant less than 12 months	14	9	16
Vacant 12 - 24 months	8	17	16
Vacant 24 - 36 months	2	10	9
Vacant More than 36 months	11	16	27

CITY OF CHICAGO-OWNED VACANT LAND	NO. PARCELS	SQUARE FEET
Residential	1	21,187
Business	8	32,472
Commercial	0	0
Manufacturing	0	0
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	52
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.