

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	33,100	38,160
under 5 years	1,230	1,166
5 to 9 years	630	661
10 to 14 years	534	569
15 to 19 years	701	815
20 to 24 years	2,878	4,113
25 to 34 years	10,490	11,880
35 to 44 years	4,766	4,640
45 to 54 years	3,805	4,336
55 to 64 years	3,749	4,601
65 or more years	4,317	5,379

POPULATION BY AGE AND SEX IN NEAR NORTH SIDE, 2010



TOP 3 SUB-POPULATIONS IN NEAR NORTH SIDE

The top 3 sub-populations in Near North Side in 2010 were White, Black or African American, and Asian. There were also 3,492 Latinos and 1,397 people of other races, including multiracial, Native American, Hawaiian or Pacific Islander individuals.

WHITE POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	24,148	27,162
under 5 years	646	618
5 to 9 years	269	283
10 to 14 years	227	204
15 to 19 years	344	416
20 to 24 years	2,084	3,006
25 to 34 years	7,656	8,445
35 to 44 years	3,401	3,159
45 to 54 years	2,863	3,102
55 to 64 years	3,622	3,635
65 or more years	3,036	4,294

BLACK OR AFRICAN AMERICAN POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	3,614	4,784
under 5 years	272	250
5 to 9 years	271	251
10 to 14 years	238	278
15 to 19 years	291	283
20 to 24 years	241	405
25 to 34 years	499	737
35 to 44 years	387	535
45 to 54 years	548	722
55 to 64 years	450	605
65 or more years	417	718

ASIAN POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	3,026	3,637
under 5 years	128	121
5 to 9 years	27	46
10 to 14 years	30	25
15 to 19 years	21	33
20 to 24 years	320	403
25 to 34 years	1,547	1,822
35 to 44 years	535	591
45 to 54 years	164	224
55 to 64 years	115	185
65 or more years	139	187

HOUSING FACT SHEET

DEEPER DIVE: VACANCY, FORECLOSURE AND CITY-OWNED LAND

BASIC DEMOGRAPHICS

	2000	2010	10 YEAR CHANGE
Population	72,811	80,484	10.5%
Households	45,432	51,714	13.8%
Family Households	13,541	14,166	4.6%
Non-Family Households	31,891	37,548	17.7%

HOUSING UNITS

	2000	2010	10 YEAR CHANGE
Total Housing Units	51,156	62,364	21.9%
Total Occupied Housing Units	45,432	51,714	13.8%
Owner-Occupied	18,812	23,228	23.5%
Renter-Occupied	26,620	28,486	7.0%

BUILDING VIOLATIONS

	BUILDINGS RECEIVING VIOLATIONS	TOTAL VIOLATIONS
2009	474	1,922
2010	491	1,892
2011	466	2,089
2012	565	2,747
2013	398	2,709
2014	837	5,340

BUILDING PERMITS

	NEW CONSTRUCTION OR REHAB PERMITS	DEMOLITION PERMITS
2006	757	24
2007	853	27
2008	854	24
2009	611	9
2010	592	7
2011	668	22
2012	744	7
2013	673	28
2014	853	13
Percent New Construction 2006-2014	11.1%	n/a
Percent Rehabilitation 2006-2014	88.9%	n/a

USPS RESIDENTIAL VACANCY

	2008	2011	2013
Percent Residential Vacancy	4.3%	3.7%	3.0%
Vacant less than 12 months	1,148	412	574
Vacant 12 - 24 months	814	800	568
Vacant 24 - 36 months	35	452	262
Vacant More than 36 months	484	694	567

USPS COMMERCIAL VACANCY

	2008	2011	2013
Percent Commercial Vacancy	12.8%	15.3%	15.9%
Vacant less than 12 months	366	249	283
Vacant 12 - 24 months	381	233	491
Vacant 24 - 36 months	67	418	265
Vacant More than 36 months	348	633	636

CITY OF CHICAGO-OWNED VACANT LAND

	NO. PARCELS	SQUARE FEET
Residential	0	0
Business	0	0
Commercial	2	6,924
Manufacturing	2	2,988
Planned Development	7	18,287
Planned Manufacturing District	0	0
Parks and Open Space	0	0
Downtown	6	15,697
Transportation	0	0

"ZOMBIE PROPERTIES"

	2014
Zombies	151
Zombies per 1,000 Mortgageable Properties	6.6

"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.