

COMMUNITY AREA

3

Uptown

HOUSING FACT SHEET



POPULATION

	2000	2010	10 YEAR CHANGE
Total Population	63,551	56,362	-11.3%
Percent Immigrant (Foreign Born)	33.0%	30.6%	-7.3%
Total Households	30,633	29,719	-3.0%
Total Family Households	11,161	9,119	-18.3%
Total Non-Family Households	19,472	20,600	5.8%
Percent of Residents In Poverty		26.0%	4.1%

RACE + ETHNICITY

	2000	2010	10 YEAR CHANGE
White	32,750	32,674	-0.2%
Black or African American	13,680	11,500	-15.9%
Asian	8,238	6,467	-21.5%
Multi-Racial	2,831	1,770	-37.5%
Other	6,052	3,951	-34.7%
Latino (of Any Race)	12,674	8,009	-36.8%

INCOME*

	2000	2010	10 YEAR CHANGE
Median Household Income	\$40,995	\$40,706	-0.7%
Households Earning < \$25,000	12,324	11,082	-10.1%
As a Percent of All Households	40.2%	37.2%	-7.5%
Unemployment Rate	5.3%	7.7%	45.4%

HOUSEHOLDS BY INCOME LEVEL*

	2000	2010	10 YEAR CHANGE
Less Than \$25,000	9,732	11,082	13.9%
\$25,000-\$49,999	9,118	5,890	-35.4%
\$50,000-\$74,999	5,584	4,201	-24.8%
\$75,000 or More	6,241	8,640	38.4%

HOUSING UNITS

	2000	2010	10 YEAR CHANGE
Total Housing Units	32,440	32,541	0.3%
Total Occupied Housing Units	30,633	29,719	-3.0%
Owner-Occupied	7,354	9,528	29.6%
Renter-Occupied	23,279	20,191	-13.3%

HOUSING UNIT PRODUCTION

New Units Built Between 2000 and 2010	1,790
As a Percentage of all Housing Units	5.5%

RENTAL HOUSING COST BURDEN*

	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$708	\$730	3.1%
Paying Over 30% of Income in Rent	38.8%	50.5%	29.9%
Renters Paying Less Than \$750/mo	13,178	10,560	-19.9%
Renters Paying \$750 to \$999/mo	6,712	4,211	-37.3%
Renters Paying \$1000 to \$1,499/mo	2,264	3,907	72.6%
Renters Paying \$1,500 or More/mo	734	1,203	63.9%

OWNER HOUSING COST BURDEN*

	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$2,565	\$2,049	-20.1%
Paying Over 30% of Income for Mortgage	31.3%	38.3%	22.6%
Owners Paying Less Than \$1,000/mo	105	345	228.5%
Owners Paying \$1,000 to \$1,499/mo	159	1,749	1,003.3%
Owners Paying \$1,500 to \$1,999/mo	133	1,793	1,252.6%
Owners Paying \$2,000 or More/mo	343	4,353	1,169.5%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL

	RENTERS		OWNERS	
INCOME LEVEL	2000	2010	2000	2010
Less than \$25,000	70.6%	84.0%	63.3%	86.3%
\$25,000-\$49,999	24.8%	46.4%	55.5%	77.9%
\$50,000-\$74,999	2.6%	13.9%	43.0%	56.6%
\$75,000 or More	5.9%	2.5%	21.9%	16.6%

UNITS BY BUILDING SIZE

	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	1,197	1,477	23.4%
2-4 Units	2,785	2,932	5.3%
5-9 Units	5,480	6,043	10.3%
10-19 Units	3,258	3,080	-5.5%
20 or More Units	19,695	19,150	-2.8%

MEDIAN HOME SALES*

	UNITS	MEDIAN COST
2003	1,494	\$289,448
2005	2,793	\$308,236
2008	2,793	\$279,608
2010	1,446	\$249,013
2012	1,460	\$199,528
2013	719	\$192,452

FORECLOSURE FILINGS

2009	222	2011	263
2010	292	2012	264

PROJECT-BASED SECTION 8

Buildings	20
Units	2,750

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

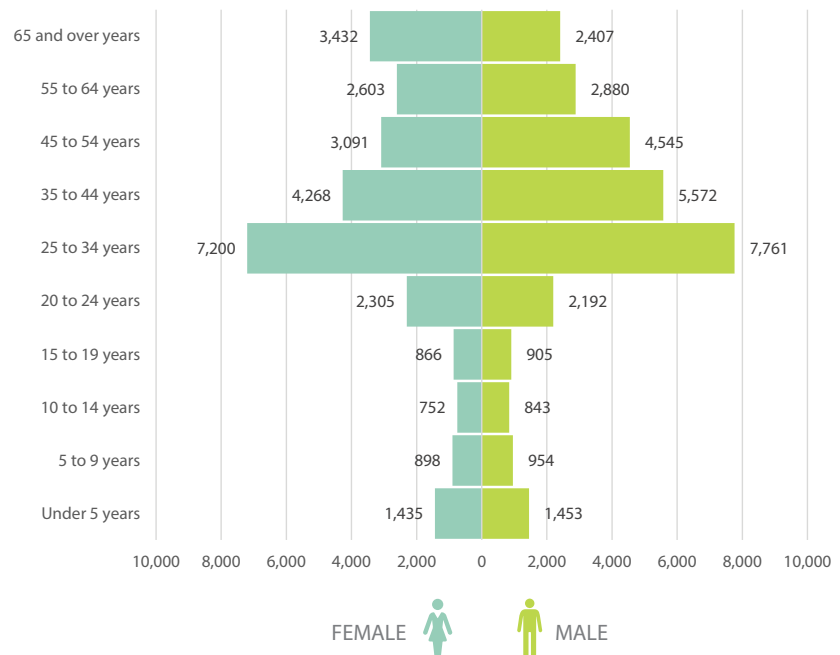
DEEPER DIVE: AGE, SEX AND RACE COHORTS

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	29,512	26,850
under 5 years	1,453	1,435
5 to 9 years	954	898
10 to 14 years	843	752
15 to 19 years	905	866
20 to 24 years	2,192	2,305
25 to 34 years	7,761	7,200
35 to 44 years	5,572	4,268
45 to 54 years	4,545	3,091
55 to 64 years	2,880	2,603
65 or more years	2,407	3,432

POPULATION BY AGE AND SEX IN UPTOWN, 2010



TOP 3 SUB-POPULATIONS IN UPTOWN

The top 3 sub-populations in Uptown in 2010 were White, Black or African American, and Latino. There were also 6,414 Asians and 1,566 people of other races, including multiracial, Native American, Hawaiian or Pacific Islander individuals.

WHITE POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	15,336	13,762
under 5 years	568	524
5 to 9 years	192	198
10 to 14 years	145	141
15 to 19 years	150	167
20 to 24 years	1,165	1,306
25 to 34 years	4,946	4,753
35 to 44 years	3,174	2,247
45 to 54 years	2,233	1,334
55 to 64 years	1,357	1,225
65 or more years	1,406	1,867

BLACK OR AFRICAN AMERICAN POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	5,836	5,439
under 5 years	343	363
5 to 9 years	360	324
10 to 14 years	327	270
15 to 19 years	314	358
20 to 24 years	333	350
25 to 34 years	834	845
35 to 44 years	915	869
45 to 54 years	1,259	932
55 to 64 years	814	679
65 or more years	337	449

LATINO POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	4,533	3,476
under 5 years	295	308
5 to 9 years	238	219
10 to 14 years	219	190
15 to 19 years	276	202
20 to 24 years	441	349
25 to 34 years	1,104	747
35 to 44 years	826	565
45 to 54 years	576	387
55 to 64 years	319	254
65 or more years	239	255

HOUSING FACT SHEET

DEEPER DIVE: VACANCY, FORECLOSURE AND CITY-OWNED LAND

BASIC DEMOGRAPHICS

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Population	63,551	56,362	-11.3%
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BUILDING VIOLATIONS

	BUILDINGS RECEIVING VIOLATIONS	TOTAL VIOLATIONS
2009	308	1,824
2010	411	2,599
2011	254	1,402
2012	374	1,997
2013	212	1,135
2014	276	1,893

BUILDING PERMITS

	NEW CONSTRUCTION OR REHAB PERMITS	DEMOLITION PERMITS
2006	175	21
2007	187	18
2008	196	7
2009	190	5
2010	124	7
2011	142	3
2012	103	6
2013	110	6
2014	144	16
Percent New Construction 2006-2014	12.0%	n/a
Percent Rehabilitation 2006-2014	88.0%	n/a

USPS RESIDENTIAL VACANCY

	2008	2011	2013
Percent Residential Vacancy	3.9%	3.7%	2.5%
Vacant less than 12 months	829	465	435
Vacant 12 - 24 months	222	427	37
Vacant 24 - 36 months	36	50	76
Vacant More than 36 months	126	275	296

USPS COMMERCIAL VACANCY

	2008	2011	2013
Percent Commercial Vacancy	9.7%	9.3%	11.4%
Vacant less than 12 months	65	27	112
Vacant 12 - 24 months	49	45	7
Vacant 24 - 36 months	10	9	11
Vacant More than 36 months	47	106	101

CITY OF CHICAGO-OWNED VACANT LAND

	NO. PARCELS	SQUARE FEET
Residential	2	68,629
Business	2	21,288
Commercial	1	9,492
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	53
Zombies per 1,000 Mortgageable Properties	5.0

"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
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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.