

# Edgewater



## HOUSING FACT SHEE

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POPULATION	2000	2010	10 YEAR CHANGE
Total Population	62,198	56,521	-9.1%
Percent Immigrant (Foreign Born)	36.1%	29.4%	-18.5%
Total Households	30,873	29,516	-4.4%
Total Family Households	11,889	9,897	-16.8%
Total Non-Family Households	18,984	19,619	3.3%
Percent of Residents In Poverty	17.1%	17.3%	1.6%
RACE + ETHNICITY	2000	2010	IO YEAR CHANGE
White	35,404	35,575	0.5%
Black or African American	10,813	8,337	-22.9%
Asian	7,210	6,659	-7.6%
Multi-Racial	2,898	1,960	-32.4%
<b>O</b> ther	5,873	3,990	-32.1%
Latino (of Any Race)	12,176	9,318	-23.5%
INCOME*	2000	2010	IO YEAR CHANGE
Median Household Income	\$45,432	\$45,026	-0.9%
Households Earning < \$25,000	10,560	9,257	-12.3%
As a Percent of All Households	34.2%	31.3%	-8.3%
Unemployment Rate	4.4%	9.0%	106.6%
HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	8,339	9,257	11.0%
\$25,000-\$49,999	10,135	6,942	-31.5%
\$50,000-\$74,999	6,379	4,828	-24.3%
\$75,000 or More	6,066	8,522	40.5%
HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	32,716	32,889	0.5%
Total Occupied Housing Units	30,873	29,516	-4.4%
Owner-Occupied	9,701	10,853	11.9%
Renter-Occupied	21,172	18,663	-11.9%
HOUSING UNIT PRODUCTION			
New Units Built Between 2000 and 2010	)	832	
As a Percentage of all Hou	sing Units	2.6%	
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RENTAL HOUSING COST	BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Ren	t	\$782	\$845	8.0%
Paying Over 30% of Income	in Rent	38.2%	54.2%	41.6%
Renters Paying Less	Than \$750/mo	11,946	6,977	-41.6%
Renters Paying \$75	0 to \$999/mo	5,917	5,759	-2.7%
Renters Paying \$1000	to \$1,499/mo	2,026	3,551	75.3%
Renters Paying \$1,50	10 or More/mo	961	1,296	34.8%
OWNER HOUSING COST	BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Co	st	\$2,032	\$2,036	0.2%
Paying Over 30% of Income	for Mortgage	34.3%	45.2%	31.7%
Owners Paying Less Than	n \$ 1,000/mo	151	378	150.6%
Owners Paying \$1,000	to \$1,499/mo	374	1,748	367.3%
Owners Paying \$1,500	to \$1999/mo	328	2,443	645.2%
Owners Paying \$2,00	0 or More/mo	441	3,851	772.8%
COST BURDENED HOUSE				
	RENTERS		0	WNERS
INCOME LEVEL	2000	2010	2000	2010
Less than \$25,000	78.8%	90.8%	75.6%	93.0%
\$25,000-\$49,999	26.7%	55.6%	54.3%	69.2%

2.3%

8.3%

2-4 Units

5-9 Units

10-19 Units

20 or More Units

Single Family / I Unit

14.1%

1.4%

2000

2,232

5,004

3,546

2,700

19,200

#### MEDIAN HOME SALES\*

\$50,000-\$74,999

\$75,000 or More

UNITS BY BUILDING SIZE

	UNITS	MEDIAN COST
2003	1,318	\$237,881
2005	2,106	\$275,518
2008	2,106	\$249,928
2010	1,916	\$217,113
2012	1,613	\$166,068
2013	688	\$156,625

#### FORECLOSURE FILINGS

35.5%

13.9%

2010

2,719

4,701

3,381

2,119

19,638

2009	289	2011		312
2010	366	2012		307
PROJECT	-BASED	SECTION	8	

43.6%

23.2%

**10 YEAR CHANGE** 

21.8%

-6.1%

-4.7%

-21.5%

2.3%

Buildings 5 Units 885

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

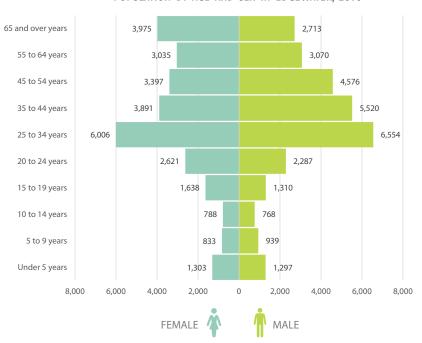
DEEPER DIVE: AGE, SEX AND RACE COHORTS

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	29,034	27,487
under 5 years	1,297	1,303
5 to 9 years	939	833
10 to 14 years	768	788
15 to 19 years	1,310	1,638
20 to 24 years	2,287	2,621
25 to 34 years	6,554	6,006
35 to 44 years	5,520	3,891
45 to 54 years	4,576	3,397
55 to 64 years	3,070	3,035
65 or more years	2,713	3,975

#### POPULATION BY AGE AND SEX IN EDGEWATER, 2010



#### TOP 3 SUB-POPULATIONS IN EDGEWATER

The top 3 sub-populations in Edgewater in 2010 were White, Latino, and Black or African American. There were also 6,582 Asians and 1,628 people of other races, including multiracial, Native American, Hawaiian or Pacific Islander individuals.

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AGE/SEX COHORTS	MALE	FEMALE
Total Population	15,754	15,135
under 5 years	508	494
5 to 9 years	307	285
10 to 14 years	210	227
15 to 19 years	572	870
20 to 24 years	1,154	1,459
25 to 34 years	3,635	3,482
35 to 44 years	3,167	2,151
45 to 54 years	2,682	1,740
55 to 64 years	1,769	1,727
65 or more years	1,750	2,700

#### LATINO POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	5,061	4,257
under 5 years	367	413
5 to 9 years	340	278
10 to 14 years	288	286
15 to 19 years	369	326
20 to 24 years	456	383
25 to 34 years	1,149	855
35 to 44 years	925	621
45 to 54 years	557	435
55 to 64 years	359	308
65 or more years	251	352

#### BLACK OR AFRICAN AMERICAN POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	4,229	3,875
under 5 years	219	182
5 to 9 years	125	131
10 to 14 years	128	137
15 to 19 years	180	197
20 to 24 years	319	328
25 to 34 years	784	716
35 to 44 years	756	539
45 to 54 years	855	746
55 to 64 years	598	556
65 or more years	265	343





## OUSING FACT S

DEEPER DIVE: VACANCY, FORECLOSURE AND CITY-OWNED LAND

BASIC DEMOGRAPHICS	2000	2010	10 YEAR CHANGE
Population	62,198	56,521	-9.1%
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HOUSING UNITS	2000	2010	10 YEAR CHANGE
HOUSING UNITS  Total Housing Units	2000 32,716	2010 32,889	10 YEAR CHANGE 0.5%
Total Housing Units	32,716	32,889	0.5%
Total Housing Units Total Occupied Housing Units	32,716 30,873	32,889 29,516	0.5% -4.4%

BUILDING VIOLATIONS		BUILDINGS RECEIVING VIOLATIONS	TOTAL VIOLATIONS
	2009	466	2,292
	2010	321	1,924
	2011	300	1,754
	2012	275	1,925
	2013	236	1,531
	2014	263	2,273

BUILDING PERMITS	NEW CONSTRUCTION OR REHAB PERMITS	DEMOLITION PERMITS
2006	183	23
2007	189	8
2008	181	5
2009	144	5
2010	133	2
2011	162	6
2012	127	9
2013	128	8
2014	128	10
Percent New Construction 2006-2014	6.8%	n/a
Percent Rehabilitation 2006-2014	93.2%	n/a

USPS RESIDENTIAL VACANCY	2008	2011	2013
Percent Residential Vacancy	4.4%	4.1%	3.3%
Vacant less than 12 months	924	413	707
Vacant 12 - 24 months	240	599	88
Vacant 24 - 36 months	76	38	76
Vacant More than 36 months	170	317	262

USPS COMMERCIAL VACANCY	2008	2011	2013
Percent Commercial Vacancy	10.6%	8.2%	8.8%
Vacant less than 12 months	64	26	75
Vacant 12 - 24 months	39	32	20
Vacant 24 - 36 months	7	7	9
Vacant More than 36 months	37	67	36

CITY OF CHICAGO-OWNED VACANT LAND	NO. PARCELS	SQUARE FEET
Residential	0	0
Business	0	0
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	75
Zombies per 1,000 Mortgageable Properties	5.7

"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).



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.