# Garfield Ridge



**10 YEAR CHANGE** 

31.8%

48.5%

-45.3%

2000

\$695

41.6%

1.409

2010

\$916

61.8%

771

**RENTAL HOUSING COST BURDEN\*** 

Paying Over 30% of Income in Rent

Renters Paying Less Than \$750/mo

Median Monthly Gross Rent

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	36,101	34,513	-4.4%
Percent Immigrant (Foreign Born)	19.4%	21.6%	11.3%
Total Households	12,901	11,927	-7.5%
Total Family Households	9,322	8,545	-8.3%
Total Non-Family Households	3,579	3,382	-5.5%
Percent of Residents In Poverty	10.1%	9.1%	-9.4%
RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	27,897	26,011	-6.8%
Black or African American	4,437	2,138	-51.8%
Asian	347	385	11.0%
Multi-Racial	774	720	-7.0%
Other	2,646	5,259	98.8%
Latino (of Any Race)	5,948	13,515	127.2%
INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$56,955	\$62,280	9.3%
Households Earning < \$25,000	3,654	2,295	-37.2%
As a Percent of All Households	28.3%	18.9%	-33.1%
Unemployment Rate	3.7%	8.1%	116.0%
HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	2,886	2,295	-20.5%
\$25,000-\$49,999	3,420	2,651	-22.5%
\$50,000-\$74,999	2,733	2,395	-12.4%
\$75,000 or More	3,877	4,787	23.5%
HOUSING UNITS	2000	2010	IO YEAR CHANGE
Total Housing Units	13,232	13,106	-1.0%
Total Occupied Housing Units	12,901	11,927	-7.5%
Owner-Occupied	10,453	9,793	-6.3%
Renter-Occupied	2,448	2,134	-12.8%
HOUSING UNIT PRODUCTION	·	·	
New Units Built Between 2000 and 2010	)	244	
As a Percentage of all Hou	sing Units	1.9%	
Ü	ū		

Kenters	Paying Less	1nan \$/50/mo	1,409	111	-45.5%
Renter	s Paying \$75	50 to \$999/mo	613	585	-4.6%
Renters F	Paying \$1000	to \$1,499/mo	157	439	179.8%
Renters	Paying \$1,50	00 or More/mo	56	186	230.8%
OWNER HOU	SING COST	BURDEN*	2000	2010	10 YEAR CHANGE
Median Month	ly Owner Co	ost	\$1,476	\$1,792	21.4%
Paying Over 30	% of Income	for Mortgage	29.1%	42.8%	46.9%
Owners Pay	ing Less Tha	n \$ 1,000/mo	1,327	727	-45.2%
Owners Pa	ying \$1,000	to \$1,499/mo	2,365	1,318	-44.3%
Owners P.	aying \$1,500	to \$1999/mo	1,168	2,288	96.0%
Owners	Paying \$2,00	00 or More/mo	307	2,154	601.6%
COST BURDE	NED HOUSE	EHOLDS BY INC	OME LEVEL		
uuuuuuuuuuuuuuuuuuuu		RENTE	RS	100	OWNERS
INC	OME LEVEL	2000	2010	2000	2010
Less than	\$25,000	72.3%	91.4%	45.9%	82.1%
\$25,000	-\$49,999	31.3%	79.4%	29.5%	47.2%
\$50,000	-\$74,999	0.0%	45.0%	11.5%	40.4%
\$75,000	or More	4.9%	12.9%	4.8%	17.4%
UNITS BY BU	ILDING SIZI	E	2000	2010	10 YEAR CHANGE
	Single Fa	ımily / I Unit	10,797	10,824	0.3%
		2-4 Units	1,439	1,372	-4.7%
		5-9 Units	484	638	31.8%
		10-19 Units	158	142	-10.1%
	20	or More Units	275	153	-44.4%
MEDIAN HOM			FORECLO	OSURE FILIN	<b>IGS</b>
2002	UNITS	MEDIAN COST	2009	259	2011 <i>260</i>
2003	688	\$237,347	2010	309	2012 <i>248</i>
2005	1,027	\$252,155	DDOLECT	DACED CEA	TION 0
2008	1,027	\$228,735	rkujeti	T-BASED SEC	,11UN 0
2010	931	\$174,847	Building	gs 2	
2012	1,054	\$128,175	Units	32	

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.

2013

483

\$135,670



## Garfield Ridge



### HOUSING FACT SHEET

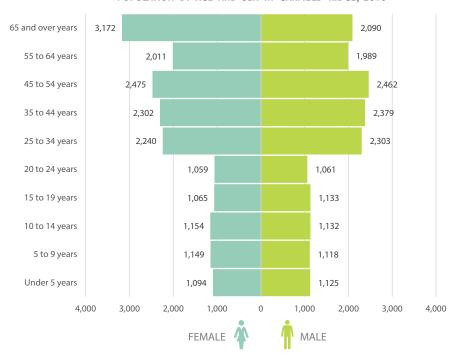
DEEPER DIVE: AGE, SEX AND RACE COHORTS

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	16,792	17,721
under 5 years	1,125	1,094
5 to 9 years	1,118	1,149
10 to 14 years	1,132	1,154
15 to 19 years	1,133	1,065
20 to 24 years	1,061	1,059
25 to 34 years	2,303	2,240
35 to 44 years	2,379	2,302
45 to 54 years	2,462	2,475
55 to 64 years	1,989	2,011
65 or more years	2,090	3,172

#### POPULATION BY AGE AND SEX IN GARFIELD RIDGE, 2010



#### TOP 3 SUB-POPULATIONS IN GARFIELD RIDGE

The top 3 sub-populations in Garfield Ridge in 2010 were White, Latino, and Black or African American. There were also 346 Asians and 240 people of other races, including multiracial, Native American, Hawaiian or Pacific Islander individuals.

WH			

AGE/SEX COHORTS	MALE	FEMALE
Total Population	8,901	9,471
under 5 years	338	366
5 to 9 years	392	391
10 to 14 years	446	421
15 to 19 years	499	440
20 to 24 years	495	473
25 to 34 years	1,048	891
35 to 44 years	1,123	1,076
45 to 54 years	1,633	1,566
55 to 64 years	1,522	1,412
65 or more years	1,405	2,435

#### LATINO POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	6,685	6,830
under 5 years	714	649
5 to 9 years	651	685
10 to 14 years	611	631
15 to 19 years	535	540
20 to 24 years	461	500
25 to 34 years	1,135	1,218
35 to 44 years	1,113	1,047
45 to 54 years	675	721
55 to 64 years	459	443
65 or more years	331	396

#### BLACK OR AFRICAN AMERICAN POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	931	1,109
under 5 years	48	56
5 to 9 years	50	52
10 to 14 years	61	78
15 to 19 years	74	71
20 to 24 years	87	69
25 to 34 years	88	91
35 to 44 years	108	123
45 to 54 years	114	155
55 to 64 years	96	121
65 or more years	205	293



## Garfield Ridge



### HOUSING FACT SHEET

DEEPER DIVE: VACANCY, FORECLOSURE AND CITY-OWNED LAND

BASIC DEMOGRAPHICS	2000	2010	10 YEAR CHANGE
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2,448

2,134

-12.8%

BUILDING VIOLATIONS		BUILDINGS RECEIVING VIOLATIONS	TOTAL VIOLATIONS
	2009	179	753
	2010	168	681
	2011	161	669
	2012	155	613
	2013	145	485
	2014	142	501

Renter-Occupied

BUILDING PERMITS	NEW CONSTRUCTION OR REHAB PERMITS	DEMOLITION PERMITS
2006	160	18
2007	117	16
2008	89	7
2009	71	9
2010	66	I
2011	61	109
2012	48	7
2013	47	9
2014	53	6
Percent New Construction 2006-2014	15.7%	n/a
Percent Rehabilitation 2006-2014	84.3%	n/a

2008	2011	2013
4.5%	2.1%	2.0%
211	104	81
116	88	69
22	30	24
224	50	92
	4.5% 211 116 22	4.5% 2.1% 211 104 116 88 22 30

USPS COMMERCIAL VACANCY	2008	2011	2013
Percent Commercial Vacancy	11.0%	8.9%	11.8%
Vacant less than 12 months	43	19	20
Vacant 12 - 24 months	23	23	28
Vacant 24 - 36 months	8	13	9
Vacant More than 36 months	20	41	66

NO. PARCELS	SQUARE FEET
5	17,232
8	48,794
0	0
1	10,167
0	0
0	0
0	0
0	0
0	0
	5 8 0 1 0

"ZOMBIE	PROPERTIES"	2014
	Zombies	67
Zombies per 1,000	Mortgageable Properties	6.1

"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.