# Jefferson Park



**10 YEAR CHANGE** 

2.0%

41.6%

-61.1%

#### HOUSING FACT SHEE

**RENTAL HOUSING COST BURDEN\*** 

Paying Over 30% of Income in Rent

Renters Paying Less Than \$750/mo

Median Monthly Gross Rent

1			
POPULATION	2000	2010	10 YEAR CHANGE
Total Population	25,859	25,448	-1.6%
Percent Immigrant (Foreign Born)	27.4%	28.7%	4.8%
Total Households	10,496	10,137	-3.4%
Total Family Households	6,689	6,389	-4.5%
Total Non-Family Households	3,807	3,748	-1.5%
Percent of Residents In Poverty	4.9%	5.1%	4.6%
RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	22,767	20,088	-11.8%
Black or African American	91	310	240.7%
Asian	1,263	2,278	80.4%
Multi-Racial	653	761	16.5%
Other	1,085	2,011	85.3%
Latino (of Any Race)	2,881	4,927	71.0%
INCOME*	2000	2010	IO YEAR CHANGE
Median Household Income	\$63,303	\$61,496	-2.9%
Households Earning < \$25,000	2,397	2,029	-15.4%
As a Percent of All Households	22.8%	20.2%	-11.8%
Unemployment Rate	2.0%	9.0%	349.1%
HOUSEHOLDS BY INCOME LEVEL*	2000	2010	IO YEAR CHANGE
Less Than \$25,000	1,893	2,029	7.2% -25.1%
\$25,000-\$49,999 \$50,000-\$74,999	2,783	2,084	-23.1% -18.8%
\$50,000-\$74,999 \$75,000 or More	2,436 3,380	1,978 3,975	17.6%
\$13,000 01 11016	3,500	3,713	17.070
HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	10,850	11,005	l.4%
Total Occupied Housing Units	10,496	10,137	-3.4%
Owner-Occupied	7,020	6,486	-7.6%
Renter-Occupied	3,476	3,651	5.0%
HOUSING UNIT PRODUCTION			
New Units Built Between 2000 and 2010	)	328	
As a Percentage of all Hou	sing Units	3.0%	

Nenters	I ayilig Less	ווומוו אָזיטעוווט	1,307	010	J -01.1/0
Renters Paying \$750 to \$999/mo			1,317	1,179	-10.5%
Renters P	aying \$1000	to \$1,499/mo	405	915	126.1%
Renters Paying \$1,500 or More/mo		46	156	237.6%	
OWNER HOUS	SING COST	DIIDNEN*	2000	2010	10 YEAR CHANGE
Median Monthl	•		\$1,736	\$2,030	
Paying Over 30			30.4%	51.5%	
•	•	n \$ 1,000/mo	386	217	
•		to \$1,499/mo	1,171	703	
	. •	to \$1999/mo	892	1,162	
Owners 1	Paying \$2,000	0 or More/mo	407	2,523	520.0%
COST BURDEN	NED HOUSE	HOLDS BY INC	OME LEVEL		
		RENTER	35	<i>""</i>	OWNERS
INCO	OME LEVEL	2000	2010	2000	2010
Less than	\$25,000	90.4%	97.7%	71.6%	87.4%
\$25,000-	\$49,999	27.3%	62.0%	37.4%	56.8%
\$50,000-	\$74,999	2.8%	0.0%	20.2%	49.5%
\$75,000	or More	5.8%	0.0%	9.4%	21.8%
UNITS BY BUI	ILDING SIZE		2000	2010	10 YEAR CHANGE
	Single Fa	mily / I Unit	4,962	5,459	10.0%
		2-4 Units	4,175	3,537	-15.3%
		5-9 Units	704	971	37.9%
		10-19 Units	570	460	-19.3%
	20 (	or More Units	423	506	19.6%
MEDIAN HOM	E SALES*		FORECL	OSURE FILI	NGS
<u>-</u>	UNITS	MEDIAN COST	2009	174	2011 <i>175</i>
2003	513	\$335,612	2010	210	2012 149
2005	510	\$321,740			
2008	510	\$291,857	PKOJEC	T-BASED SE	CIION 8
2010	568	\$223,085	Buildin	gs 0	
2012	733	\$177,658	Units	0	
2012	210	¢1//047			

2000

\$897

29.3%

1,569

2010

\$916

41.5%

610

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

310

\$166,047



#### HOUSING FACT SHEET

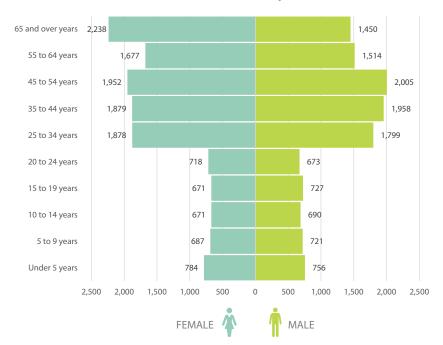
DEEPER DIVE: AGE, SEX AND RACE COHORTS

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	12,293	13,155
under 5 years	756	784
5 to 9 years	721	687
10 to 14 years	690	671
15 to 19 years	727	671
20 to 24 years	673	718
25 to 34 years	1,799	1,878
35 to 44 years	1,958	1,879
45 to 54 years	2,005	1,952
55 to 64 years	1,514	1,677
65 or more years	1,450	2,238

#### POPULATION BY AGE AND SEX IN JEFFERSON PARK, 2010



#### TOP 3 SUB-POPULATIONS IN JEFFERSON PARK

The top 3 sub-populations in Jefferson Park in 2010 were White, Latino, and Asian. There were also 265 Black or African American people and 525 people of other races, including multiracial, Native American, Hawaiian or Pacific Islander individuals.

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AGE/SEX COHORTS	MALE	FEMALE
Total Population	8,438	9,037
under 5 years	440	435
5 to 9 years	344	377
10 to 14 years	399	353
15 to 19 years	402	380
20 to 24 years	419	424
25 to 34 years	1,193	1,208
35 to 44 years	1,297	1,192
45 to 54 years	1,533	1,474
55 to 64 years	1,206	1,272
65 or more years	1,205	1,922
•		

#### LATINO POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	2,390	2,537
under 5 years	200	227
5 to 9 years	234	211
10 to 14 years	201	237
15 to 19 years	236	198
20 to 24 years	156	180
25 to 34 years	377	414
35 to 44 years	402	404
45 to 54 years	302	302
55 to 64 years	163	212
65 or more years	119	152

#### ASIAN POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	1,069	1,187
under 5 years	77	67
5 to 9 years	91	66
10 to 14 years	56	57
15 to 19 years	57	64
20 to 24 years	77	90
25 to 34 years	167	193
35 to 44 years	204	222
45 to 54 years	117	121
55 to 64 years	118	164
65 or more years	105	143



## () Jefferson Park



### HOUSING FACT SHEET

DEEPER DIVE: VACANCY, FORECLOSURE AND CITY-OWNED LAND

BASIC DEMOGRAPHICS	2000	2010	10 YEAR CHANGE
Population	25,859	25,448	-1.6%
Households	10,496	10,137	-3.4%
Family Households	6,689	6,389	-4.5%
Non-Family Households	3,807	3,748	-1.5%
HOUSING UNITS	2000	2010	10 YEAR CHANGE
HOUSING UNITS  Total Housing Units	2000 10,850	2010 11,005	10 YEAR CHANGE
	_ • • •		
Total Housing Units	10,850	11,005	1.4%

BUILDING VIOLATIONS		BUILDINGS RECEIVING VIOLATIONS	TOTAL VIOLATIONS
	2009	189	711
	2010	148	505
	2011	132	441
	2012	115	611
	2013	104	608
	2014	119	747

BUILDING PERMITS	NEW CONSTRUCTION OR REHAB PERMITS	DEMOLITION PERMITS
2006	105	20
2007	82	8
2008	70	4
2009	43	2
2010	53	1
2011	64	4
2012	60	1
2013	67	6
2014	66	1
Percent New Construction 2006-2014	23.4%	n/a
Percent Rehabilitation 2006-2014	76.6%	n/a

USPS RESIDENTIAL VACANCY	2008	2011	2013
Percent Residential Vacancy	2.7%	2.6%	2.3%
Vacant less than 12 months	160	56	84
Vacant 12 - 24 months	79	96	20
Vacant 24 - 36 months	15	26	24
Vacant More than 36 months	19	86	100

USPS COMMERCIAL VACANCY	2008	2011	2013
Percent Commercial Vacancy	13.5%	14.1%	16.6%
Vacant less than 12 months	56	22	54
Vacant 12 - 24 months	31	27	5
Vacant 24 - 36 months	6	13	9
Vacant More than 36 months	10	49	62

CITY OF CHICAGO-OWNED VACANT LAND	NO. PARCELS	SQUARE FEET
Residential	2	5,910
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	44
Zombies per 1,000 Mortgageable Properties	5.4

"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.