

Lincoln Park HOUSING FACT S



10 YEAR CHANGE

2010

| POPULATION | 2000 | 2010 | 10 YEAR CHANGE | RENTAL HOUSING COST BURDE |
|--------------------------------------|-------------|----------|----------------|--|
| Total Population | 64,320 | 64,116 | -0.3% | Median Monthly Gross Rent |
| Percent Immigrant (Foreign Born) | 8.1% | 9.8% | 20.3% | Paying Over 30% of Income in Rent |
| Total Households | 35,774 | 33,536 | -6.3% | Renters Paying Less Than \$7 |
| Total Family Households | 10,388 | 10,196 | -1.8% | Renters Paying \$750 to \$9 |
| Total Non-Family Households | 25,386 | 23,340 | -8.1% | Renters Paying \$1000 to \$1,4 |
| Percent of Residents In Poverty | 8.6% | 12.4% | 43.7% | Renters Paying \$1,500 or Mo |
| RACE + ETHNICITY | 2000 | 2010 | 10 YEAR CHANGE | OWNER HOUSING COST BURDE |
| White | 56,140 | 55,418 | -1.3% | Median Monthly Owner Cost |
| Black or African American | 3,394 | 2,843 | -16.2% | Paying Over 30% of Income for Mor |
| Asian | 2,337 | 3,324 | 42.2% | Owners Paying Less Than \$ 1,00 |
| Multi-Racial | 1,048 | 1,420 | 35.5% | Owners Paying \$1,000 to \$1,45 |
| Other | 1,401 | 1,111 | -20.7% | Owners Paying \$1,500 to \$199 |
| Latino (of Any Race) | 3,254 | 3,571 | 9.7% | Owners Paying \$2,000 or Mo |
| INCOME* | 2000 | 2010 | 10 YEAR CHANGE | COST BURDENED HOUSEHOLDS |
| Median Household Income | \$91,458 | \$86,440 | -5.5% | INCOME LEVEL 200 |
| Households Earning < \$25,000 | 6,005 | 5,812 | -3.2% | |
| As a Percent of All Households | 16.8% | 17.9% | 6.6% | Less than \$25,000 74. \$25,000-\$49,999 43. |
| Unemployment Rate | 3.7% | 4.5% | 21.7% | \$25,000-\$49,999 43.8 \$50,000-\$74,999 12.0 |
| HOUSEHOLDS BY INCOME LEVEL* | 2000 | 2010 | 10 YEAR CHANGE | \$75,000 or More 9.1 |
| Less Than \$25,000 | 4,742 | 5,812 | 22.6% | HALTE DV DIJH DIALC (17F |
| \$25,000-\$49,999 | 6,750 | 4,526 | -32.9% | UNITS BY BUILDING SIZE |
| \$50,000-\$74,999 | 6,326 | 4,617 | -27.0% | Single Family / |
| \$75,000 or More | 17,887 | 17,463 | -2.4% | 2-4 |
| \$7.5,000 St 1101C | 11,001 | .,,.05 | 2.170 | 5-9 |
| HOUSING UNITS | 2000 | 2010 | 10 YEAR CHANGE | 10-19 20 or More |
| Total Housing Units | 37,398 | 36,864 | -1.4% | MEDIAN HOME SALES* |
| Total Occupied Housing Units | 35,774 | 33,536 | -6.3% | UNITS MEDIAH |
| Owner-Occupied | 14,342 | 14,372 | 0.2% | 2003 1,873 \$48 |
| Renter-Occupied | 21,432 | 19,164 | -10.6% | 2005 3,842 \$51 |
| | | | | 2008 3,842 \$46 |
| HOUSING UNIT PRODUCTION | | | | 2010 3,137 \$42 |
| New Units Built Between 2000 and 201 | 0 | 2,211 | | 2012 3,466 \$41 |
| As a Percentage of all Hou | ising Units | 6.0% | | 2013 1,470 \$42 |
| · · | - | | | |

| Median Monthly Gross Rent | \$1,180 | \$1,222 | 3.6% |
|--|---------|---------|----------------|
| Paying Over 30% of Income in Rent | 30.7% | 38.6% | 25.9% |
| Renters Paying Less Than \$750/mo | 5,510 | 2,741 | -50.3% |
| Renters Paying \$750 to \$999/mo | 5,401 | 3,328 | -38.4% |
| Renters Paying \$1000 to \$1,499/mo | 5,678 | 4,806 | -15.4% |
| Renters Paying \$1,500 or More/mo | 4,574 | 5,560 | 21.6% |
| | | | |
| OWNER HOUSING COST BURDEN* | 2000 | 2010 | 10 YEAR CHANGE |
| Median Monthly Owner Cost | \$3,982 | \$2,996 | -24.8% |
| Paying Over 30% of Income for Mortgage | 23.4% | 35.8% | 53.4% |
| Owners Paying Less Than \$ 1,000/mo | 36 | 248 | 597.9% |
| Owners Paying \$1,000 to \$1,499/mo | 225 | 779 | 246.7% |
| Owners Paying \$1,500 to \$1999/mo | 567 | 1,521 | 168.2% |
| Owners Paying \$2,000 or More/mo | 3,687 | 9,729 | 163.9% |
| | | | |

2000

OLDS BY INCOME LEVEL

| INCOME LEVEL | 2000 | 2010 | 2000 | 2010 |
|------------------------|---------------|---------|-------------|----------------|
| Less than \$25,000 | 74.4% | 85.1% | 77.2% | 97.4% |
| \$25,000-\$49,999 | 43.8% | 59.1% | 74.7% | 83.7% |
| \$50,000-\$74,999 | 12.0% | 20.2% | 60.0% | 65.1% |
| \$75,000 or More | 9.5% | 9.0% | 19.3% | 19.6% |
| UNITS BY BUILDING SIZE | | 2000 | 2010 | 10 YEAR CHANGE |
| Single Fa | mily / I Unit | 6,572 | 7,338 | 11.7% |
| | 2-4 Units | 8,305 | 6,970 | -16.1% |
| | 5-9 Units | 4,240 | 4,121 | -2.8% |
| | 10-19 Units | 2,418 | 2,587 | 7.0% |
| 20 | or More Units | 15,901 | 15,469 | -2.7% |
| MEDIAN HOME SALES* | | FORECLO | SURF FILING | 25 |

| | UNITS | MEDIAN COST |
|------|-------|-------------|
| 2003 | 1,873 | \$480,719 |
| 2005 | 3,842 | \$517,148 |
| 2008 | 3,842 | \$469,116 |
| 2010 | 3,137 | \$422,929 |
| 2012 | 3,466 | \$415,609 |
| 2013 | 1,470 | \$427,715 |

FUKECLUSUKE FILINGS

| 2009 | 191 | 2011 | 195 | |
|------|-----|------|-----|--|
| 2010 | 257 | 2012 | 178 | |

PROJECT-BASED SECTION 8

| Buildings | 5 |
|-----------|-----|
| Units | 443 |

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.

Lincoln Park



HOUSING FACT SHEET

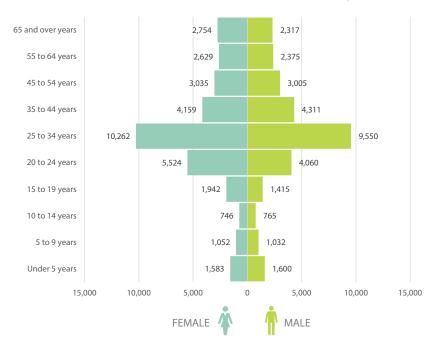
DEEPER DIVE: AGE, SEX AND RACE COHORTS

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 | 30,430 | 33,686 |
| under 5 years | 1,600 | 1,583 |
| 5 to 9 years | 1,032 | 1,052 |
| 10 to 14 years | 765 | 746 |
| 15 to 19 years | 1,415 | 1,942 |
| 20 to 24 years | 4,060 | 5,524 |
| 25 to 34 years | 9,550 | 10,262 |
| 35 to 44 years | 4,311 | 4,159 |
| 45 to 54 years | 3,005 | 3,035 |
| 55 to 64 years | 2,375 | 2,629 |
| 65 or more years | 2,317 | 2,754 |
| | | |

POPULATION BY AGE AND SEX IN LINCOLN PARK, 2010



TOP 3 SUB-POPULATIONS IN LINCOLN PARK

The top 3 sub-populations in Lincoln Park in 2010 were White, Latino, and Asian. There were also 2,753 Black or African American people and 1,358 people of other races, including multiracial, Native American, Hawaiian or Pacific Islander individuals.

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|----|--|------|--|

| AGE/SEX COHORTS | MALE | FEMALE |
|------------------|--------|--------|
| Total Population | 25,347 | 27,791 |
| under 5 years | 1,251 | 1,260 |
| 5 to 9 years | 781 | 809 |
| 10 to 14 years | 577 | 563 |
| 15 to 19 years | 1,048 | 1,443 |
| 20 to 24 years | 3,350 | 4,695 |
| 25 to 34 years | 8,257 | 8,813 |
| 35 to 44 years | 3,631 | 3,353 |
| 45 to 54 years | 2,551 | 2,537 |
| 55 to 64 years | 1,871 | 2,194 |
| 65 or more years | 2,030 | 2,124 |
| | | |

LATINO POPULATION

| AGE/SEX COHORTS | MALE | FEMALE |
|------------------|-------|--------|
| Total Population | 1,717 | 1,854 |
| under 5 years | 119 | 91 |
| 5 to 9 years | 87 | 70 |
| 10 to 14 years | 65 | 54 |
| 15 to 19 years | 130 | 190 |
| 20 to 24 years | 254 | 312 |
| 25 to 34 years | 433 | 418 |
| 35 to 44 years | 209 | 244 |
| 45 to 54 years | 148 | 143 |
| 55 to 64 years | 103 | 128 |
| 65 or more years | 169 | 204 |
| | | |

ASIAN POPULATION

| AGE/SEX COHORTS | MALE | FEMALE |
|------------------|-------|--------|
| Total Population | 1,435 | 1,861 |
| under 5 years | 72 | 78 |
| 5 to 9 years | 40 | 65 |
| 10 to 14 years | 24 | 37 |
| 15 to 19 years | 72 | 81 |
| 20 to 24 years | 210 | 218 |
| 25 to 34 years | 530 | 671 |
| 35 to 44 years | 260 | 343 |
| 45 to 54 years | 83 | 135 |
| 55 to 64 years | 69 | 97 |
| 65 or more years | 75 | 136 |
| | | |



Lincoln Park



HOUSING FACT SHEET

DEEPER DIVE: VACANCY, FORECLOSURE AND CITY-OWNED LAND

| BASIC DEMOGRAPHICS | 2000 | 2010 | 10 YEAR CHANGE |
|--|------------------|------------------|-------------------------|
| Population | 64,320 | 64,116 | -0.3% |
| Households | 35,774 | 33,536 | -6.3% |
| Family Households | 10,388 | 10,196 | -1.8% |
| Non-Family Households | 25,386 | 23,340 | -8.1% |
| | | | |
| | | | |
| HOUSING UNITS | 2000 | 2010 | 10 YEAR CHANGE |
| HOUSING UNITS Total Housing Units | 2000 37,398 | 2010 36,864 | 10 YEAR CHANGE -1.4% |
| | | | |
| Total Housing Units | 37,398 | 36,864 | -1.4% |
| Total Housing Units Total Occupied Housing Units | 37,398 35,774 | 36,864 33,536 | -1.4% -6.3% |

| BUILDING VIOLATIONS | | BUILDINGS RECEIVING VIOLATIONS | TOTAL VIOLATIONS |
|---------------------|------|-----------------------------------|------------------|
| | 2009 | 450 | 2,294 |
| | 2010 | 379 | 1,536 |
| | 2011 | 375 | 1,738 |
| | 2012 | 367 | 2,036 |
| | 2013 | 308 | 1,597 |
| | 2014 | 437 | 2,753 |
| | | | |

| BUILDING PERMITS | NEW CONSTRUCTION OR REHAB PERMITS | DEMOLITION PERMITS |
|------------------------------------|-----------------------------------|--------------------|
| 2006 | 447 | 98 |
| 2007 | 486 | 99 |
| 2008 | 369 | 49 |
| 2009 | 312 | 39 |
| 2010 | 323 | 55 |
| 2011 | 359 | 40 |
| 2012 | 323 | 48 |
| 2013 | 347 | 79 |
| 2014 | 391 | 79 |
| Percent New Construction 2006-2014 | 21.5% | n/a |
| Percent Rehabilitation 2006-2014 | 78.5% | n/a |

| USPS RESIDENTIAL VACANCY | 2008 | 2011 | 2013 |
|-----------------------------|------|------|------|
| Percent Residential Vacancy | 3.6% | 3.1% | 2.0% |
| Vacant less than 12 months | 206 | 50 | 178 |
| Vacant 12 - 24 months | 567 | 566 | 79 |
| Vacant 24 - 36 months | 158 | 125 | 101 |
| Vacant More than 36 months | 426 | 482 | 455 |
| | | | |

| USPS COMMERCIAL VACANCY | 2008 | 2011 | 2013 |
|----------------------------|------|------|------|
| Percent Commercial Vacancy | 8.3% | 6.2% | 7.9% |
| Vacant less than 12 months | 40 | П | 57 |
| Vacant 12 - 24 months | 91 | 68 | 43 |
| Vacant 24 - 36 months | 15 | 17 | 30 |
| Vacant More than 36 months | 36 | 63 | 75 |

| CITY OF CHICAGO-OWNED VACANT LAND | NO. PARCELS | SQUARE FEET |
|-----------------------------------|-------------|-------------|
| Residential | 5 | 26,362 |
| Business | | 890 |
| Commercial | 0 | 0 |
| Manufacturing | 2 | 32,658 |
| Planned Development | 3 | 1,828 |
| Planned Manufacturing District | 2 | 53,116 |
| Parks and Open Space | 0 | 0 |
| Downtown | 0 | 0 |
| Transportation | 1 | 3,663 |

| "ZOMBIE | PROPERTIES" | 2014 |
|-------------------|-------------------------|------|
| | Zombies | 46 |
| Zombies per 1,000 | Mortgageable Properties | 2.7 |

"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.