

Near North Side Chicago Rehab Network



10 YEAR CHANGE

2010

HOUSING FACT SI

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POPULATION	2000	2010	10 YEAR CHANGE	RENTAL HOUSING COST BURDEN*
Total Population	72,811	80,484	10.5%	Median Monthly Gross Rent
Percent Immigrant (Foreign Born)	13.3%	15.9%	19.4%	Paying Over 30% of Income in Rent
Total Households	45,432	51,714	13.8%	Renters Paying Less Than \$750/mo
Total Family Households	13,541	14,166	4.6%	Renters Paying \$750 to \$999/mo
Total Non-Family Households	31,891	37,548	17.7%	Renters Paying \$1000 to \$1,499/mo
Percent of Residents In Poverty	15.2%	14.2%	-6.4%	Renters Paying \$1,500 or More/mo
RACE + ETHNICITY	2000	2010	10 YEAR CHANGE	OWNER HOUSING COST BURDEN*
White	52,186	60,721	16.4%	Median Monthly Owner Cost
Black or African American	14,023	8,864	-36.8%	Paying Over 30% of Income for Mortgage
Asian	4,457	8,191	83.8%	Owners Paying Less Than \$ 1,000/mo
Multi-Racial	1,233	1,599	29.7%	Owners Paying \$1,000 to \$1,499/mo
Other	912	1,109	21.6%	Owners Paying \$1,500 to \$1999/mo
Latino (of Any Race)	2,805	3,974	41.7%	Owners Paying \$2,000 or More/mo
INCOME*	2000	2010	10 YEAR CHANGE	COST BURDENED HOUSEHOLDS BY I
Median Household Income	\$74,351	\$76,613	3.0%	INCOME LEVEL 2000
Households Earning < \$25,000	10,310	9,524	-7.6%	
As a Percent of All Households	22.6%	19.7%	-12.9%	Less than \$25,000 71.1%
Unemployment Rate	4.4%	5.2%	17.3%	\$25,000-\$49,999 52.5%
				\$50,000-\$74,999 14.3% \$75,000 or More 11.9%
HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE	\$75,000 01 11016 11.770
Less Than \$25,000	8,142	9,524	17.0%	UNITS BY BUILDING SIZE
\$25,000-\$49,999	9,770	6,536	-33.1%	Single Family / I Unit
\$50,000-\$74,999	8,246	7,714	-6.5%	2-4 Units
\$75,000 or More	19,389	24,535	26.5%	5-9 Units
				10-19 Units
HOUSING UNITS	2000	2010	10 YEAR CHANGE	20 or More Units
Total Housing Units	51,156	62,364	21.9%	MEDIAN HOME SALES*
Total Occupied Housing Units	45,432	51,714	13.8%	UNITS MEDIAN COST
Owner-Occupied	18,812	23,228	23.5%	2003 4,409 \$397,018
Renter-Occupied	26,620	28,486	7.0%	2005 8,890 \$487,820
HOUSING HAIT PRODUCTION				2008 8,890 \$442,512
HOUSING UNIT PRODUCTION				2010 6,731 \$341,544
New Units Built Between 2000 and 2010		10,857		2012 6,429 \$311,504
As a Percentage of all Hou	ising Units	18.5%		2013 2,741 \$328,058

Median Monthly Gross Rent	\$1,165	\$1,264	8.5%
Paying Over 30% of Income in Rent	37.8%	44.3%	17.4%
Renters Paying Less Than \$750/mo	6,885	4,283	-37.8%
Renters Paying \$750 to \$999/mo	6,167	2,715	-56.0%
Renters Paying \$1000 to \$1,499/mo	7,368	8,819	19.7%
Renters Paying \$1,500 or More/mo	5,756	8,517	48.0%
OWNER HOUGING COST BURDENS	2000	2010	IO VEAD CHANCE
OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	2000 \$3,904	2010 \$2,742	-29.8%
Median Monthly Owner Cost	\$3,904	\$2,742	-29.8%
Median Monthly Owner Cost Paying Over 30% of Income for Mortgage	\$3,904 29.3%	\$2,742 39.1%	-29.8% 33.7%
Median Monthly Owner Cost Paying Over 30% of Income for Mortgage Owners Paying Less Than \$ 1,000/mo	\$3,904 29.3% 28	\$2,742 39.1% 442	-29.8% 33.7% 1,454.7%
Median Monthly Owner Cost Paying Over 30% of Income for Mortgage Owners Paying Less Than \$ 1,000/mo Owners Paying \$1,000 to \$1,499/mo	\$3,904 29.3% 28 46	\$2,742 39.1% 442 1,123	-29.8% 33.7% 1,454.7% 2,365.3%

2000

INCOME LEVEL

INCOME LEVEL	2000	2010	2000	2010
Less than \$25,000	71.1%	82.3%	95.0%	97.2%
\$25,000-\$49,999	52.5%	76.7%	57.5%	85.4%
\$50,000-\$74,999	14.3%	28.6%	37.9%	57.4%
\$75,000 or More	11.9%	5.3%	24.0%	18.3%
UNITS BY BUILDING SIZE		2000	2010	10 YEAR CHANGE
Single Far	mily / I Unit	2,034	2,265	11.4%
	2-4 Units	1,832	2,045	11.6%
	5-9 Units	1,194	1,433	20.0%
	10-19 Units	1,320	1,451	9.9%
20 c	or More Units	44,763	51,553	15.2%
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	UNITS	MEDIAN COST
2003	4,409	\$397,018
2005	8,890	\$487,820
2008	8,890	\$442,512
2010	6,731	\$341,544
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2013	2,741	\$328,058

FORECLOSURE FILINGS

2009	624	2011	492	
2010	668	2012	361	
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PROJECT-BASED SECTION 8

Buildings	14
Units	1,868

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.

Near North Side



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	33,100	38,160
under 5 years	1,230	1,166
5 to 9 years	630	661
10 to 14 years	534	569
15 to 19 years	701	815
20 to 24 years	2,878	4,113
25 to 34 years	10,490	11,880
35 to 44 years	4,766	4,640
45 to 54 years	3,805	4,336
55 to 64 years	3,749	4,601
65 or more years	4,317	5,379

POPULATION BY AGE AND SEX IN NEAR NORTH SIDE, 2010



TOP 3 SUB-POPULATIONS IN NEAR NORTH SIDE

The top 3 sub-populations in Near North Side in 2010 were White, Black or African American, and Asian. There were also 3,492 Latinos and 1,397 people of other races, including multiracial, Native American, Hawaiian or Pacific Islander individuals.

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AGE/SEX COHORTS	MALE	FEMALE
Total Population	24,148	27,162
under 5 years	646	618
5 to 9 years	269	283
10 to 14 years	227	204
15 to 19 years	344	416
20 to 24 years	2,084	3,006
25 to 34 years	7,656	8,445
35 to 44 years	3,401	3,159
45 to 54 years	2,863	3,102
55 to 64 years	3,622	3,635
65 or more years	3,036	4,294

BLACK OR AFRICAN AMERICAN POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	3,614	4,784
under 5 years	272	250
5 to 9 years	271	251
10 to 14 years	238	278
15 to 19 years	291	283
20 to 24 years	241	405
25 to 34 years	499	737
35 to 44 years	387	535
45 to 54 years	548	722
55 to 64 years	450	605
65 or more years	417	718

ASIAN POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	3,026	3,637
under 5 years	128	121
5 to 9 years	27	46
10 to 14 years	30	25
15 to 19 years	21	33
20 to 24 years	320	403
25 to 34 years	1,547	1,822
35 to 44 years	535	591
45 to 54 years	164	224
55 to 64 years	115	185
65 or more years	139	187



Near North Side



HOUSING FACT SHEET

DEEPER DIVE: VACANCY, FORECLOSURE AND CITY-OWNED LAND

Vacant 24 - 36 months

Vacant More than 36 months

BASIC DEMOGRAPHICS	2000	2010	10 YEAR CHANGE
Population	72,811	80,484	10.5%
Households	45,432	51,714	13.8%
Family Households	13,541	14,166	4.6%
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Total Hausing Units			
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BUILDING VIOLATIONS		BUILDINGS RECEIVING VIOLATIONS	TOTAL VIOLATIONS
	2009	474	1,922
	2010	491	1,892
	2011	466	2,089
	2012	565	2,747
	2013	398	2,709
	2014	837	5,340

BUILDING PERMITS	NEW CONSTRUCTION OR REHAB PERMITS	DEMOLITION PERMITS
2006	757	24
2007	853	27
2008	854	24
2009	611	9
2010	592	7
2011	668	22
2012	744	7
2013	673	28
2014	853	13
Percent New Construction 2006-2014	11.1%	n/a
Percent Rehabilitation 2006-2014	88.9%	n/a

USPS RESIDENTIAL VACANCY	2008	2011	2013
Percent Residential Vacancy	4.3%	3.7%	3.0%
Vacant less than 12 months	1,148	412	574
Vacant 12 - 24 months	814	800	568
Vacant 24 - 36 months	35	452	262
Vacant More than 36 months	484	694	567
USPS COMMERCIAL VACANCY	2008	2011	2013
Percent Commercial Vacancy	12.8%	15.3%	15.9%
Vacant less than 12 months	366	249	283
Vacant 12 - 24 months	381	233	491

67

348

418

633

265

636

CITY OF CHICAGO-OWNED VACANT LAND	NO. PARCELS	SQUARE FEET
Residential	0	0
Business	0	0
Commercial	2	6,924
Manufacturing	2	2,988
Planned Development	7	18,287
Planned Manufacturing District	0	0
Parks and Open Space	0	0
Downtown	6	15,697
Transportation	0	0

"ZOMBIE PROPERTIES"	2014
Zombies	151
Zombies per 1,000 Mortgageable Properties	6.6

"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.