

North Center Chicago Re HOUSING FACT SHE



POPULATION	2000	2010	10 YEAR CHANGE
Total Population	31,895	31,867	-0.1%
Percent Immigrant (Foreign Born)	14.5%	11.7%	-18.9%
Total Households	14,796	14,561	-1.6%
Total Family Households	7,003	6,973	-0.4%
Total Non-Family Households	7,793	7,588	-2.6%
Percent of Residents In Poverty	8.6%	7.2%	-15.4%
RACE + ETHNICITY	2000	2010	IO YEAR CHANGE
White	24,940	27,138	8.8%
Black or African American	1,422	811	-43.0%
Asian	1,356	1,477	8.9%
Multi-Racial	1,020	903	-11.5%
Other	3,157	1,538	-51.3%
Latino (of Any Race)	6,496	4,330	-33.3%
INCOME*	2000	2010	IO YEAR CHANGE
Median Household Income	\$66,123	\$83,077	25.6%
Households Earning < \$25,000	2,899	1,926	-33.6%
As a Percent of All Households	19.6%	13.1%	-33.2%
Unemployment Rate	3.5%	4.5%	28.4%
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HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	2,289	1,926	-15.9%
\$25,000-\$49,999	3,919	2,490	-36.5%
\$50,000-\$74,999	3,298	2,307	-30.0%
\$75,000 or More	5,302	8,002	50.9%
HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	15,795	16,197	2.5%
Total Occupied Housing Units	14,796	14,561	-1.6%
Owner-Occupied	6,101	6,952	13.9%
Renter-Occupied	8,695	7,609	-12.5%
HOUSING UNIT PRODUCTION			
New Units Built Between 2000 and 2010		2,603	

RENTAL HOUSING COST	RIIRDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Ren		\$967	\$1,131	17.0%
Paying Over 30% of Income	in Rent	28.8%	36.0%	24.9%
Renters Paying Less	Than \$750/mo	3,063	954	-68.9%
Renters Paying \$75	50 to \$999/mo	2,822	1,725	-38.9%
Renters Paying \$1000	to \$1,499/mo	1,923	2,681	39.4%
Renters Paying \$1,50	00 or More/mo	717	1,477	105.9%
OWNER HOUSING COST	BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Co	ost	\$2,451	\$2,898	18.2%
Paying Over 30% of Income	for Mortgage	27.0%	39.0%	44.3%
Owners Paying Less Tha	n \$ 1,000/mo	223	192	-13.8%
Owners Paying \$1,000	to \$1,499/mo	330	298	-9.7%
Owners Paying \$1,500	to \$1999/mo	461	759	64.8%
Owners Paying \$2,00	0 or More/mo	1,032	5,189	403.0%
COST BURDENED HOUSE	HOLDS BY INC	OME LEVEL		
	RENTE		0'	WNERS "
INCOME LEVEL	2000	2010	2000	2010
Less than \$25,000	77.3%	90.7%	41.3%	100.0%
\$25,000-\$49,999	34.3%	61.8%	35.7%	67.8%
\$50,000-\$74,999	2.6%	12.9%	41.1%	66.7%
\$75,000 or More	7.2%	2.8%	13.5%	25.7%

MEDIAN HOME SALES*

UNITS BY BUILDING SIZE

Single Family / I Unit

2-4 Units

5-9 Units

10-19 Units

20 or More Units

	UNITS	MEDIAN COST
2003	832	\$521,772
2005	1,935	\$500,989
2008	1,935	\$454,457
2010	1,516	\$416,429
2012	1,402	\$417,969
2013	608	\$374,179

FORECLOSURE FILINGS

2000

3,661

8,945

1,355

981

853

2009	110	2011	111
2010	120	2012	90

2010

4,848

7,563

1,776

1,057

1,331

10 YEAR CHANGE

32.4%

-15.4%

31.1%

7.7%

56.0%

PROJECT-BASED SECTION 8

Buildings	1	
Units	98	

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.

15.7%

As a Percentage of all Housing Units



North Center



HOUSING FACT SHEET

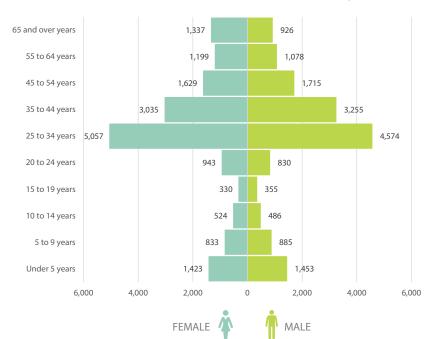
DEEPER DIVE: AGE, SEX AND RACE COHORTS

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	15,557	16,310
under 5 years	1,453	1,423
5 to 9 years	885	833
10 to 14 years	486	524
15 to 19 years	355	330
20 to 24 years	830	943
25 to 34 years	4,574	5,057
35 to 44 years	3,255	3,035
45 to 54 years	1,715	1,629
55 to 64 years	1,078	1,199
65 or more years	926	1,337

POPULATION BY AGE AND SEX IN NORTH CENTER, 2010



TOP 3 SUB-POPULATIONS IN NORTH CENTER

The top 3 sub-populations in North Center in 2010 were White, Latino, and Asian. There were also 738 Black or African American people and 716 people of other races, including multiracial, Native American, Hawaiian or Pacific Islander individuals.

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AGE/SEX COHORTS	MALE	FEMALE
Total Population	12,090	12,544
under 5 years	1,193	1,125
5 to 9 years	645	603
10 to 14 years	295	313
15 to 19 years	188	150
20 to 24 years	559	702
25 to 34 years	3,787	4,271
35 to 44 years	2,686	2,463
45 to 54 years	1,346	1,178
55 to 64 years	637	818
65 or more years	754	921

LATINO POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	2,109	2,221
under 5 years	149	172
5 to 9 years	152	147
10 to 14 years	122	160
15 to 19 years	122	117
20 to 24 years	181	152
25 to 34 years	451	421
35 to 44 years	327	292
45 to 54 years	230	283
55 to 64 years	201	226
65 or more years	174	251

ASIAN POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	632	817
under 5 years	37	45
5 to 9 years	28	29
10 to 14 years	16	П
15 to 19 years	12	17
20 to 24 years	32	39
25 to 34 years	174	214
35 to 44 years	134	169
45 to 54 years	57	90
55 to 64 years	65	91
65 or more years	77	112



North Center



HOUSING FACT SHEET

DEEPER DIVE: VACANCY, FORECLOSURE AND CITY-OWNED LAND

BASIC DEMOGRAPHICS	2000	2010	10 YEAR CHANGE
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BUILDING VIOLATIONS		BUILDINGS RECEIVING VIOLATIONS	TOTAL VIOLATIONS
	2009	222	920
	2010	198	874
	2011	190	804
	2012	309	1,542
	2013	154	672
	2014	181	685

BUILDING PERMITS	NEW CONSTRUCTION OR REHAB PERMITS	DEMOLITION PERMITS
2006	339	130
2007	255	86
2008	190	52
2009	162	31
2010	197	51
2011	193	45
2012	215	62
2013	214	81
2014	270	113
Percent New Construction 2006-2014	33.4%	n/a
Percent Rehabilitation 2006-2014	66.6%	n/a

USPS RESIDENTIAL VACANCY	2008	2011	2013
Percent Residential Vacancy	5.4%	4.5%	3.4%
Vacant less than 12 months	182	101	211
Vacant 12 - 24 months	353	251	55
Vacant 24 - 36 months	168	16	23
Vacant More than 36 months	101	304	219

USPS COMMERCIAL VACANCY	2008	2011	2013
Percent Commercial Vacancy	7.6%	8.9%	10.3%
Vacant less than 12 months	25	26	70
Vacant 12 - 24 months	42	42	28
Vacant 24 - 36 months	8	3	7
Vacant More than 36 months	17	38	29

CITY OF CHICAGO-OWNED VACANT LAND	NO. PARCELS	SQUARE FEET
Residential		2,946
Business	2	11,439
Commercial	0	0
Manufacturing	3	34,423
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	27
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.