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Norwood Park Chicago Re



10 YEAR CHANGE

11.7%

33.3%

HOUSING FACT SHEE

2000

\$943

39.9%

2010

\$1,053

53.2%

RENTAL HOUSING COST BURDEN*

Paying Over 30% of Income in Rent

Median Monthly Gross Rent

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	37,669	37,728	0.2%
Percent Immigrant (Foreign Born)	18.7%	22.4%	19.7%
Total Households	15,429	15,162	-1.7%
Total Family Households	10,142	9,825	-3.1%
Total Non-Family Households	5,287	5,337	0.9%
Percent of Residents In Poverty	4.3%	5.8%	32.6%
RACE + ETHNICITY	2000	2010	IO YEAR CHANGE
White	34,937	33,676	-3.6%
Black or African American	336	194	-42.3%
Asian	1,230	1,739	41.3%
Multi-Racial	504	810	60.6%
Other	660	1,309	98.3%
Latino (of Any Race)	2,409	4,478	85.9%
INCOME*	2000	2010	IO YEAR CHANGE
Median Household Income	\$67,610	\$66,664	-1.4%
Households Earning < \$25,000	3,294	2,630	-20.1%
As a Percent of All Households	21.4%	17.3%	-19.0%
Unemployment Rate	1.8%	7.3%	309.3%
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HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	2,601	2,630	1.1%
\$25,000-\$49,999	3,728	3,181	-14.7%
\$50,000-\$74,999	3,437	3,013	-12.3%
\$75,000 or More	5,619	6,338	12.8%
HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	15,760	16,079	2.0%
Total Occupied Housing Units	15,700	15,162	-1.7%
Owner-Occupied	12,363	11,979	-3.1%
Renter-Occupied	3,066	3,183	3.8%
HOUSING UNIT PRODUCTION	,	,	
New Units Built Between 2000 and 2010)	216	
As a Percentage of all Hou		1.4%	
	0		

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Renter	s Paying Less	Than \$750/mo	1,173	437	-62.7%
Rente	ers Paying \$75	0 to \$999/mo	1,176	1,006	-14.4%
Renters Paying \$1000 to \$1,499/mo			481	1,216	153.0%
Renters	8 Paying \$1,50	00 or More/mo	113	406	258.5%
OWNER HOL	JSING COST	BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost			\$1,836	\$2,110	14.9%
Paying Over 3	0% of Income	for Mortgage	30.9%	49.4%	59.9%
Owners Pa	ying Less Thai	n \$ 1,000/mo	582	502	-13.7%
Owners F	aying \$1,000	to \$1,499/mo	2,169	1,077	-50.4%
Owners I	Paying \$1,500	to \$1999/mo	2,027	1,797	-11.3%
Owners	Paying \$2,00	0 or More/mo	1,111	3,990	259.2%
COST BURDENED HOUSEHOLDS BY INCOME LEVEL					
		RENTE			OWNERS
IN	COME LEVEL	2000	2010	2000	2010
Less than	\$25,000	93.7%	100.0%	59.3%	90.5%
\$25,000)-\$49,999	41.7%	75.1%	30.8%	48.6%
\$50,000)-\$74,999	0.0%	5.2%	24.8%	45.4%
\$75,000) or More	6.4%	0.0%	7.8%	21.0%
UNITS BY BU	JILDING SIZE	E	2000	2010	10 YEAR CHANGE
	Single Fa	mily / I Unit	11,233	11,067	-1.5%
		2-4 Units	2,032	2,309	13.7%
		5-9 Units	709	786	11.0%
		10-19 Units	559	583	4.3%
	20	or More Units	1,141	991	-13.2%
MEDIAN HOI	ME SALES*		FORECL	OSURE FILII	VGS
	UNITS	MEDIAN COST	2009	220	2011 237
2003	731	\$320,961	2010	245	2012 193
2005	982	\$338,782			
2008	982	\$307,316	PKUJEC	T-BASED SE(JIUN 8
2010	1,025	\$249,752	Buildin	gs 0	
2012	1,147	\$210,019	Units	0	
2012	400	C100 07/			

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

498

\$198,826



Norwood Park



HOUSING FACT SHEET

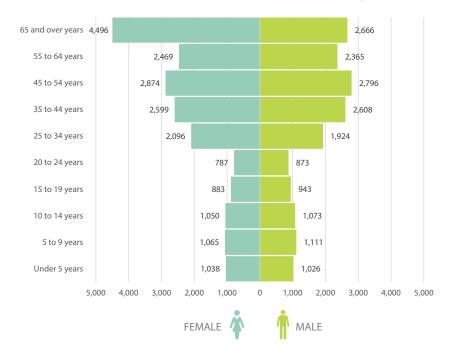
DEEPER DIVE: AGE, SEX AND RACE COHORTS

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	17,385	19,357
under 5 years	1,026	1,038
5 to 9 years	1,111	1,065
10 to 14 years	1,073	1,050
15 to 19 years	943	883
20 to 24 years	873	787
25 to 34 years	1,924	2,096
35 to 44 years	2,608	2,599
45 to 54 years	2,796	2,874
55 to 64 years	2,365	2,469
65 or more years	2,666	4,496

POPULATION BY AGE AND SEX IN NORWOOD PARK, 2010



TOP 3 SUB-POPULATIONS IN NORWOOD PARK

The top 3 sub-populations in Norwood Park in 2010 were White, Latino, and Asian. There were also 164 Black or African American people and 561 people of other races, including multiracial, Native American, Hawaiian or Pacific Islander individuals.

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AGE/SEX COHORTS	MALE	FEMALE
Total Population	14,141	15,778
under 5 years	726	731
5 to 9 years	782	763
10 to 14 years	787	715
15 to 19 years	707	650
20 to 24 years	652	600
25 to 34 years	1,497	1,589
35 to 44 years	2,078	2,032
45 to 54 years	2,396	2,417
55 to 64 years	2,431	2,130
65 or more years	2,085	4,151

LATINO POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	2,150	2,271
under 5 years	197	196
5 to 9 years	225	208
10 to 14 years	203	234
15 to 19 years	169	170
20 to 24 years	156	131
25 to 34 years	313	322
35 to 44 years	336	362
45 to 54 years	247	272
55 to 64 years	166	192
65 or more years	138	184

ASIAN POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	740	937
under 5 years	52	54
5 to 9 years	51	47
10 to 14 years	37	54
15 to 19 years	36	41
20 to 24 years	47	41
25 to 34 years	84	129
35 to 44 years	142	154
45 to 54 years	101	148
55 to 64 years	102	128
65 or more years	88	141



Norwood Park



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	204	689
	2010	159	445
	2011	114	390
	2012	133	517
	2013	104	452
	2014	149	917

BUILDING PERMITS	NEW CONSTRUCTION OR REHAB PERMITS	DEMOLITION PERMITS
2006	204	22
2007	153	14
2008	124	16
2009	74	6
2010	79	4
2011	82	6
2012	72	3
2013	65	5
2014	100	1
Percent New Construction 2006-2014	11.8%	n/a
Percent Rehabilitation 2006-2014	88.2%	n/a

USPS RESIDENTIAL VACANCY	2008	2011	2013
Percent Residential Vacancy	1.5%	2.0%	1.6%
Vacant less than 12 months	119	92	121
Vacant 12 - 24 months	73	135	42
Vacant 24 - 36 months	13	34	16
Vacant More than 36 months	20	55	82

USPS COMMERCIAL VACANCY	2008	2011	2013
Percent Commercial Vacancy	9.3%	6.6%	6.5%
Vacant less than 12 months	43	26	26
Vacant 12 - 24 months	23	18	10
Vacant 24 - 36 months	4	9	3
Vacant More than 36 months	20	32	43

CITY OF CHICAGO-OWNED VACANT LAND	NO. PARCELS	SQUARE FEET
Residential	0	0
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	54
Zombies per 1,000 Mortgageable Properties	4.3

"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.