# 26

# West Garfield Park Chicago Rel



10 YEAR CHANGE 32.9%

45.4%

-54.6%

### HOUSING FACT SHEET

2000

\$680

46.2%

3,139

2010

\$904

67.1%

1,426

**RENTAL HOUSING COST BURDEN\*** 

Paying Over 30% of Income in Rent

Renters Paying Less Than \$750/mo

Median Monthly Gross Rent

| Percent Immigrant (Foreign Born)  | 2                                     |            |          |                |
|---|---------------------------------------|------------|----------|----------------|
| Percent Immigrant (Foreign Born)  | POPULATION                            | 2000       | 2010     | 10 YEAR CHANGE |
| Total Households  | Total Population                      | 23,019     | 18,001   | -21.8%         |
| Total Family Households   | Percent Immigrant (Foreign Born)      | 1.5%       | 0.2%     | -90.0%         |
| Total Non-Family Households   | Total Households                      | 6,891      | 5,875    | -14.7%         |
| Percent of Residents In Poverty   35.9%   39.9%   11.1%   | Total Family Households               | 4,864      | 4,029    | -17.2%         |
| ## RACE + ETHNICITY   2000   2010   10 YEAR CHANGE  | Total Non-Family Households           | 2,027      | 1,846    | -8.9%          |
| White 160 202 26.3% Black or African American 22,651 17,448 -23.0% Asian 20 11 -45.0% Multi-Racial 84 196 133.3% Other 104 144 38.5% Latino (of Any Race) 201 348 73.1%   INCOME* 2000 2010 10 YEAR CHANGE Median Household Income \$29,751 \$23,917 -19.6% As a Percent of All Households 52.5% 52.8% 0.5% Unemployment Rate 11.4% 25.2% 121.0%   HOUSEHOLDS BY INCOME LEVEL* 2000 2010 10 YEAR CHANGE \$25,000 \$3,607 3,205 -11.1% 25.2% 121.0%   HOUSEHOLDS BY INCOME LEVEL* 2000 2010 10 YEAR CHANGE \$25,000 \$25,000-\$49,999 2,316 1,468 -36.6% \$55,000-\$74,999 1,051 749 -28.7% \$75,000 or More 650 650 -0.1%   HOUSING UNITS 2000 2010 10 YEAR CHANGE Total Housing Units 7,909 8,104 2.5% Total Occupied Housing Units 7,909 8,104 2.5% Total Occupied Housing Units 6,891 5,875 -14.7% Owner-Occupied 2,018 1,639 -18.8% Renter-Occupied 4,873 4,236 -13.1%   HOUSING UNIT PRODUCTION New Units Built Between 2000 and 2010 188  | Percent of Residents In Poverty       | 35.9%      | 39.9%    | 11.1%          |
| Black or African American   22,651   17,448   -23.0%   Asian   20   11   -45.0%   Multi-Racial   84   196   133.3%   Other   104   144   38.5%   Latino (of Any Race)   201   348   73.1%   | RACE + ETHNICITY                      | 2000       | 2010     | 10 YEAR CHANGE |
| Asian 20 11 -45.0% Multi-Racial 84 196 133.3% Other 104 144 38.5% Latino (of Any Race) 201 348 73.1%   INCOME* 2000 2010 10 YEAR CHANGE   Median Household Income \$29,751 \$23,917 -19.6%   Households Earning < \$25,000 3,607 3,205 -11.1%   As a Percent of All Households 52.5% 52.8% 0.5%   Unemployment Rate 11.4% 25.2% 121.0%   HOUSEHOLDS BY INCOME LEVEL* 2000 2010 10 YEAR CHANGE    Less Than \$25,000 2,848 3,205 12.5%   \$25,000-\$49,999 2,316 1,468 -36.6%   \$50,000-\$74,999 1,051 749 -28.7%   \$75,000 or More 650 650 -0.1%   HOUSING UNITS 2000 2010 10 YEAR CHANGE    Total Housing Units 7,909 8,104 2.5%   Total Occupied Housing Units 6,891 5,875 -14.7%   Owner-Occupied 2,018 1,639 -18.8%   Renter-Occupied 4,873 4,236 -13.1%   HOUSING UNIT PRODUCTION   New Units Built Between 2000 and 2010 188  | White                                 | 160        | 202      | 26.3%          |
| Multi-Racial         84         196         133.3%           Other         104         144         38.5%           Latino (of Any Race)         201         348         73.1%           INCOME*         2000         2010         10 YEAR CHANGE           Median Household Income         \$29,751         \$23,917         -19.6%           Households Earning < \$25,000   | Black or African American             | 22,651     | 17,448   | -23.0%         |
| Other         104         144         38.5%           Latino (of Any Race)         201         348         73.1%           INCOME*         2000         2010         10 YEAR CHANGE           Median Household Income         \$29,751         \$23,917         -19.6%           Households Earning         \$25,000         3,607         3,205         -11.1%           As a Percent of All Households         52.5%         52.8%         0.5%           Unemployment Rate         11.4%         25.2%         121.0%           HOUSEHOLDS BY INCOME LEVEL*         2000         2010         10 YEAR CHANGE           Less Than \$25,000         2,848         3,205         12.5%           \$25,000-\$49,999         2,316         1,468         -36.6%           \$50,000-\$74,999         1,051         749         -28.7%           \$75,000 or More         650         650         -0.1%           HOUSING UNITS         2000         2010         10 YEAR CHANGE           Total Housing Units         7,909         8,104         2.5%           Total Occupied Housing Units         6,891         5,875         -14.7%           Owner-Occupied         4,873         4,236         -13.1% | Asian                                 | 20         | 11       | -45.0%         |
| Latino (of Any Race)   201   348   73.1%  | Multi-Racial                          | 84         | 196      | 133.3%         |
| NCOME*   2000   2010   10 YEAR CHANGE   | Other                                 | 104        | 144      | 38.5%          |
| Median Household Income         \$29,751         \$23,917         -19.6%           Households Earning         \$25,000         3,607         3,205         -11.1%           As a Percent of All Households         52.5%         52.8%         0.5%           Unemployment Rate         11.4%         25.2%         121.0%           HOUSEHOLDS BY INCOME LEVEL*         2000         2010         10 YEAR CHANGE           Less Than \$25,000         2,848         3,205         12.5%           \$25,000-\$49,999         2,316         1,468         -36.6%           \$50,000-\$74,999         1,051         749         -28.7%           \$75,000 or More         650         650         -0.1%           HOUSING UNITS           Total Housing Units         7,909         8,104         2.5%           Total Occupied Housing Units         6,891         5,875         -14.7%           Owner-Occupied         2,018         1,639         -18.8%           Renter-Occupied         4,873         4,236         -13.1%           HOUSING UNIT PRODUCTION           New Units Built Between 2000 and 2010         188   | Latino (of Any Race)                  | 201        | 348      | 73.1%          |
| Households Earning < \$25,000 3,607 3,205 -11.1%  As a Percent of All Households 52.5% 52.8% 0.5% Unemployment Rate 11.4% 25.2% 121.0%  HOUSEHOLDS BY INCOME LEVEL* 2000 2010 10 YEAR CHANGE  Less Than \$25,000 2,848 3,205 12.5% \$25,000-\$49,999 2,316 1,468 -36.6% \$50,000-\$74,999 1,051 749 -28.7% \$75,000 or More 650 650 -0.1%  HOUSING UNITS 2000 2010 10 YEAR CHANGE  Total Housing Units 7,909 8,104 2.5% Total Occupied Housing Units 6,891 5,875 -14.7%  Owner-Occupied 2,018 1,639 -18.8%  Renter-Occupied 4,873 4,236 -13.1%  HOUSING UNIT PRODUCTION  New Units Built Between 2000 and 2010 188  | INCOME*                               | 2000       | 2010     | 10 YEAR CHANGE |
| Households Earning < \$25,000 3,607 3,205 -11.1%  As a Percent of All Households 52.5% 52.8% 0.5% Unemployment Rate 11.4% 25.2% 121.0%  HOUSEHOLDS BY INCOME LEVEL* 2000 2010 10 YEAR CHANGE  Less Than \$25,000 2,848 3,205 12.5% \$25,000-\$49,999 2,316 1,468 -36.6% \$50,000-\$74,999 1,051 749 -28.7% \$75,000 or More 650 650 -0.1%  HOUSING UNITS 2000 2010 10 YEAR CHANGE  Total Housing Units 7,909 8,104 2.5% Total Occupied Housing Units 6,891 5,875 -14.7%  Owner-Occupied 2,018 1,639 -18.8%  Renter-Occupied 4,873 4,236 -13.1%  HOUSING UNIT PRODUCTION  New Units Built Between 2000 and 2010 188  | Median Household Income               | \$29,751   | \$23,917 | -19.6%         |
| ### As a Percent of All Households Unemployment Rate    11.4%   25.2%   121.0%  | Households Earning < \$25,000         | 3,607      |          | -11.1%         |
| Less Than \$25,000   2,848   3,205   12.5%   \$25,000-\$49,999   2,316   1,468   -36.6%   \$50,000-\$74,999   1,051   749   -28.7%   \$75,000 or More   650   650   -0.1%   | · ·                                   | 52.5%      | 52.8%    | 0.5%           |
| Less Than \$25,000  | Unemployment Rate                     | 11.4%      | 25.2%    | 121.0%         |
| \$25,000-\$49,999   | HOUSEHOLDS BY INCOME LEVEL*           | 2000       | 2010     | IO YEAR CHANGE |
| \$25,000-\$49,999   | Less Than \$25,000                    | 2.848      | 3,205    | 12.5%          |
| \$50,000-\$74,999   |                                       |            |          |                |
| \$75,000 or More 650 650 -0.1%  HOUSING UNITS 2000 2010 10 YEAR CHANGE  Total Housing Units 7,909 8,104 2.5%  Total Occupied Housing Units 6,891 5,875 -14.7%  Owner-Occupied 2,018 1,639 -18.8%  Renter-Occupied 4,873 4,236 -13.1%  HOUSING UNIT PRODUCTION  New Units Built Between 2000 and 2010 188  |                                       |            |          | -28.7%         |
| Total Housing Units 7,909 8,104 2.5%  Total Occupied Housing Units 6,891 5,875 -14.7%  **Owner-Occupied** 2,018 1,639 -18.8%  **Renter-Occupied** 4,873 4,236 -13.1%  HOUSING UNIT PRODUCTION  New Units Built Between 2000 and 2010 188  |                                       | 650        | 650      | -0.1%          |
| Total Housing Units 7,909 8,104 2.5%  Total Occupied Housing Units 6,891 5,875 -14.7%  **Owner-Occupied** 2,018 1,639 -18.8%  **Renter-Occupied** 4,873 4,236 -13.1%  HOUSING UNIT PRODUCTION  New Units Built Between 2000 and 2010 188  | HOUSING LINITS                        | 2000       | 2010     | IO YEAR CHANGE |
| Total Occupied Housing Units 6,891 5,875 -14.7%  **Owner-Occupied** 2,018 1,639 -18.8%  **Renter-Occupied** 4,873 4,236 -13.1%  **HOUSING UNIT PRODUCTION**  New Units Built Between 2000 and 2010 188  |                                       |            |          |                |
| Owner-Occupied 2,018 1,639 -18.8% Renter-Occupied 4,873 4,236 -13.1%  HOUSING UNIT PRODUCTION  New Units Built Between 2000 and 2010 188  | · ·                                   |            |          |                |
| Renter-Occupied 4,873 4,236 -13.1%  HOUSING UNIT PRODUCTION  New Units Built Between 2000 and 2010 188  | 1                                     |            |          |                |
| HOUSING UNIT PRODUCTION  New Units Built Between 2000 and 2010 188  | •                                     |            |          |                |
| New Units Built Between 2000 and 2010 188   | nemer-occupied                        | 4,013      | 4,230    | -13.170        |
|   | HOUSING UNIT PRODUCTION               |            |          |                |
| As a Percentage of all Housing Units 2.3%   | New Units Built Between 2000 and 2010 | 0          | 188      |                |
|   | As a Percentage of all Hou            | sing Units | 2.3%     |                |

|                | , 0                    |               | ,                       | ,           |                 |
|----------------|------------------------|---------------|-------------------------|-------------|-----------------|
| Rentei         | rs Paying \$75         | 0 to \$999/mo | 1,375                   | 958         | -30.3%          |
| Renters 1      | Paying \$1000          | to \$1,499/mo | 223                     | 1,575       | 606.4%          |
| Renters        | Paying \$1,50          | 00 or More/mo | 58                      | 352         | 508.2%          |
|                |                        |               |                         |             |                 |
| OWNER HOU      | SING COST              | BURDEN*       | 2000                    | 2010        | 10 YEAR CHANGE  |
| Median Month   | ly Owner Co            | st            | \$1,225                 | \$1,771     | 44.6%           |
| Paying Over 30 | % of Income            | for Mortgage  | 47.5%                   | 68.5%       | 44.3%           |
| Owners Pay     | ving Less Tha          | n \$ 1,000/mo | 170                     | 168         | -1.1%           |
| Owners Pa      | ying \$1,000           | to \$1,499/mo | 97                      | 106         | 8.8%            |
| Owners P       | aying \$1,500          | to \$1999/mo  | 40                      | 463         | 1,060.8%        |
| Owners         | Paying \$2,00          | 0 or More/mo  | 11                      | 371         | 3,307.5%        |
|                |                        |               |                         |             |                 |
| COST BURDE     | NED HOUSE              | HOLDS BY INC  |                         | -///        | OWNERS          |
| INC            | OME LEVEL              | 2000          | 2010                    | 2000        | 2010            |
| Less than      |                        | 78.9%         | 83.2%                   | 50.4%       | 94.8%           |
|                | \$23,000<br>-\$49,999  | 20.4%         | 75.2%                   | 51.8%       | 71.9%           |
|                | -\$47,777<br>-\$74,999 | 0.0%          | 11.8%                   | 0.0%        | 41.4%           |
|                | or More                | 4.9%          | 0.0%                    | 4.4%        | 14.4%           |
| \$75,000       | or more                | 4.770         | 0.070                   | 4.470       | 14.470          |
| UNITS BY BU    | ILDING SIZE            |               | 2000                    | 2010        | 10 YEAR CHANGE  |
|                | Single Fa              | mily / I Unit | 705                     | 823         | 16.7%           |
|                |                        | 2-4 Units     | 4,895                   | 5,056       | 3.3%            |
|                |                        | 5-9 Units     | 647                     | 897         | 38.6%           |
|                |                        | 10-19 Units   | 350                     | 292         | -16.6%          |
|                | 20                     | or More Units | 1,312                   | 1,165       | -11.2%          |
| MEDIAN HOM     | IE SALES*              |               | FORECLO                 | OSURE FILIN | GS              |
|                | UNITS                  | MEDIAN COST   | 2009                    | 210         | 2011 <i>126</i> |
| 2003           | 251                    | \$193,732     | 2010                    |             | 2012 161        |
| 2005           | 330                    | \$180,628     |                         |             |                 |
| 2008           | 330                    | \$163,852     | PROJECT-BASED SECTION 8 |             |                 |

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.

2010

2012

2013

120

65

32

\$153,156

\$112,021

\$124,091

**Buildings** 

Units

3

70



## West Garfield Park



### HOUSING FACT SHEET

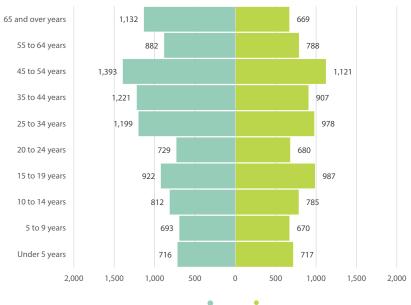
DEEPER DIVE: AGE, SEX AND RACE COHORTS

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 | 8,302 | 9,699  |
| under 5 years    | 717   | 716    |
| 5 to 9 years     | 670   | 693    |
| 10 to 14 years   | 785   | 812    |
| 15 to 19 years   | 987   | 922    |
| 20 to 24 years   | 680   | 729    |
| 25 to 34 years   | 978   | 1,199  |
| 35 to 44 years   | 907   | 1,221  |
| 45 to 54 years   | 1,121 | 1,393  |
| 55 to 64 years   | 788   | 882    |
| 65 or more years | 669   | 1,132  |
|                  |       |        |

#### POPULATION BY AGE AND SEX IN WEST GARFIELD PARK, 2010





#### TOP 3 SUB-POPULATIONS IN WEST GARFIELD PARK

The top 3 sub-populations in West Garfield Park in 2010 were Black or African American, Latino, and of other races (including multiracial, Native American, Hawaiian or Pacific Islander individuals). There were also 133 Whites and 8 Asians.

#### BLACK OR AFRICAN AMERICAN POPULATION

| AGE/SEX COHORTS  | MALE  | FEMALE |
|------------------|-------|--------|
| Total Population | 7,968 | 9,347  |
| under 5 years    | 665   | 670    |
| 5 to 9 years     | 633   | 660    |
| 10 to 14 years   | 751   | 785    |
| 15 to 19 years   | 960   | 894    |
| 20 to 24 years   | 654   | 697    |
| 25 to 34 years   | 925   | 1,141  |
| 35 to 44 years   | 876   | 1,175  |
| 45 to 54 years   | 1,085 | 1,350  |
| 55 to 64 years   | 761   | 864    |
| 65 or more years | 658   | 1,111  |
|                  |       |        |

#### LATINO POPULATION

| AGE/SEX COHORTS  | MALE | FEMALE |
|------------------|------|--------|
| Total Population | 178  | 170    |
| under 5 years    | 38   | 31     |
| 5 to 9 years     | 21   | 21     |
| 10 to 14 years   | 21   | 8      |
| 15 to 19 years   | 19   | 14     |
| 20 to 24 years   | П    | 19     |
| 25 to 34 years   | 29   | 34     |
| 35 to 44 years   | 16   | 15     |
| 45 to 54 years   | 10   | 18     |
| 55 to 64 years   | 10   | 7      |
| 65 or more years | 3    | 3      |
|                  |      |        |

#### OTHER RACE POPULATION

| AGE/SEX COHORTS  | MALE | FEMALE |
|------------------|------|--------|
| Total Population | 73   | 124    |
| under 5 years    | 7    | 9      |
| 5 to 9 years     | П    | П      |
| 10 to 14 years   | 11   | 16     |
| 15 to 19 years   | 6    | 13     |
| 20 to 24 years   | 5    | 8      |
| 25 to 34 years   | 4    | П      |
| 35 to 44 years   | 6    | 21     |
| 45 to 54 years   | 14   | 18     |
| 55 to 64 years   | 6    | 7      |
| 65 or more years | 3    | 10     |
|                  |      | l      |



# West Garfield Park



### HOUSING FACT SHEET

DEEPER DIVE: VACANCY, FORECLOSURE AND CITY-OWNED LAND

| BASIC DEMOGRAPHICS           | 2000   | 2010   | 10 YEAR CHANGE |
|------------------------------|--------|--------|----------------|
| Population                   | 23,019 | 18,001 | -21.8%         |
| Households                   | 6,891  | 5,875  | -14.7%         |
| Family Households            | 4,864  | 4,029  | -17.2%         |
| Non-Family Households        | 2,027  | 1,846  | -8.9%          |
|                              |        |        |                |
| HOUSING UNITS                | 2000   | 2010   | 10 YEAR CHANGE |
| Total Housing Units          | 7,909  | 8,104  | 2.5%           |
| Total Occupied Housing Units | 6,891  | 5,875  | -14.7%         |
| Owner-Occupied               | 2,018  | 1,639  | -18.8%         |
| Renter-Occupied              | 4,873  | 4,236  | -13.1%         |
| nenter-occupieu              | 4,073  | 4,230  | -13.1/0        |

| BUILDING VIOLATIONS |      | BUILDINGS RECEIVING VIOLATIONS | TOTAL VIOLATIONS |
|---------------------|------|--------------------------------|------------------|
|                     | 2009 | 305                            | 2,438            |
|                     | 2010 | 342                            | 2,256            |
|                     | 2011 | 402                            | 3,040            |
|                     | 2012 | 386                            | 2,607            |
|                     | 2013 | 315                            | 2,104            |
|                     | 2014 | 313                            | 2,558            |

| BUILDING PERMITS                   | NEW CONSTRUCTION OR REHAB PERMITS | DEMOLITION PERMITS |
|------------------------------------|-----------------------------------|--------------------|
| 2006                               | 71                                | 3                  |
| 2007                               | 91                                | 6                  |
| 2008                               | 115                               | 12                 |
| 2009                               | 80                                | 17                 |
| 2010                               | 64                                | 31                 |
| 2011                               | 57                                | 28                 |
| 2012                               | 49                                | 50                 |
| 2013                               | 52                                | 33                 |
| 2014                               | 71                                | П                  |
| 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 | 11.5% | 10.7% | 8.6% |
| Vacant less than 12 months  | 330   | 243   | 230  |
| Vacant 12 - 24 months       | 234   | 286   | 58   |
| Vacant 24 - 36 months       | 36    | 26    | 106  |
| Vacant More than 36 months  | 117   | 224   | 230  |
|                             |       |       |      |

| USPS COMMERCIAL VACANCY    | 2008  | 2011  | 2013  |
|----------------------------|-------|-------|-------|
| Percent Commercial Vacancy | 14.6% | 15.0% | 18.9% |
| Vacant less than 12 months | 16    | 28    | 35    |
| Vacant 12 - 24 months      | 28    | 22    | 8     |
| Vacant 24 - 36 months      | 3     | 1     | 25    |
| Vacant More than 36 months | 42    | 57    | 58    |

| CITY OF CHICAGO-OWNED VACANT LAND | NO. PARCELS | SQUARE FEET |
|-----------------------------------|-------------|-------------|
| Residential                       | 344         | 1,362,080   |
| Business                          | 28          | 238,286     |
| Commercial                        | 5           | 33,586      |
| Manufacturing                     | 37          | 194,812     |
| Planned Development               | 0           | 0           |
| Planned Manufacturing District    | 39          | 244,997     |
| Parks and Open Space              | 0           | 0           |
| Downtown                          | 0           | 0           |
| Transportation                    | 0           | 0           |
|                                   |             |             |

| "ZOMBIE           | PROPERTIES"             | 2014 |
|-------------------|-------------------------|------|
|                   | Zombies                 | 52   |
| Zombies per 1,000 | Mortgageable Properties | 14.2 |

"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.