

COMMUNITY AREA

57

# Archer Heights



## HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	12,644	13,393	5.9%
<i>Percent Immigrant (Foreign Born)</i>	43.8%	42.1%	-3.8%
Total Households	4,040	3,844	-4.9%
<i>Total Family Households</i>	2,930	2,942	0.4%
<i>Total Non-Family Households</i>	1,110	902	-18.7%
Percent of Residents In Poverty	6.4%	12.4%	92.7%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	9,109	7,400	-18.8%
Black or African American	82	175	113.4%
Asian	55	145	163.6%
Multi-Racial	449	396	-11.8%
Other	2,949	5,277	78.9%
Latino (of Any Race)	5,485	10,182	85.6%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$50,599	\$44,482	-12.1%
Households Earning < \$25,000	1,120	778	-30.5%
<i>As a Percent of All Households</i>	27.8%	21.4%	-23.2%
Unemployment Rate	3.9%	14.2%	265.7%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	884	778	-12.0%
\$25,000-\$49,999	1,297	1,271	-2.0%
\$50,000-\$74,999	944	826	-12.5%
\$75,000 or More	896	764	-14.8%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	4,208	4,250	1.0%
Total Occupied Housing Units	4,040	3,844	-4.9%
<i>Owner-Occupied</i>	2,503	2,209	-11.7%
<i>Renter-Occupied</i>	1,537	1,635	6.4%

HOUSING UNIT PRODUCTION	2000	2010	10 YEAR CHANGE
New Units Built Between 2000 and 2010		136	
<i>As a Percentage of all Housing Units</i>		3.3%	

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$824	\$914	10.9%
Paying Over 30% of Income in Rent	30.0%	45.9%	53.2%
<i>Renters Paying Less Than \$750/mo</i>	866	268	-69.0%
<i>Renters Paying \$750 to \$999/mo</i>	492	579	17.7%
<i>Renters Paying \$1000 to \$1,499/mo</i>	107	330	208.3%
<i>Renters Paying \$1,500 or More/mo</i>	11	43	280.4%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$1,448	\$1,857	28.3%
Paying Over 30% of Income for Mortgage	27.0%	70.9%	162.0%
<i>Owners Paying Less Than \$1,000/mo</i>	195	62	-68.2%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	465	379	-18.5%
<i>Owners Paying \$1,500 to \$1,999/mo</i>	194	537	176.2%
<i>Owners Paying \$2,000 or More/mo</i>	37	697	1,807.4%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
Income Level				
Less than \$25,000	86.5%	100.0%	51.6%	80.6%
\$25,000-\$49,999	22.3%	45.2%	28.7%	67.5%
\$50,000-\$74,999	0.0%	14.9%	8.7%	65.1%
\$75,000 or More	5.3%	0.0%	4.0%	25.8%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	1,955	2,023	3.5%
2-4 Units	1,977	1,825	-7.7%
5-9 Units	172	124	-27.9%
10-19 Units	115	88	-23.5%
20 or More Units	26	53	103.8%

MEDIAN HOME SALES*	UNITS		MEDIAN COST	
	2000	2010	2000	2010
2003	217		\$252,482	
2005	202		\$244,328	
2008	202		\$221,635	
2010	300		\$159,762	
2012	248		\$122,207	
2013	99		\$123,831	

FORECLOSURE FILINGS			
2009	110	2011	100
2010	129	2012	75

PROJECT-BASED SECTION 8	
Buildings	0
Units	0

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](mailto:Elizabeth@chicagorehab.org) or 312.663.3936.

## HOUSING FACT SHEET

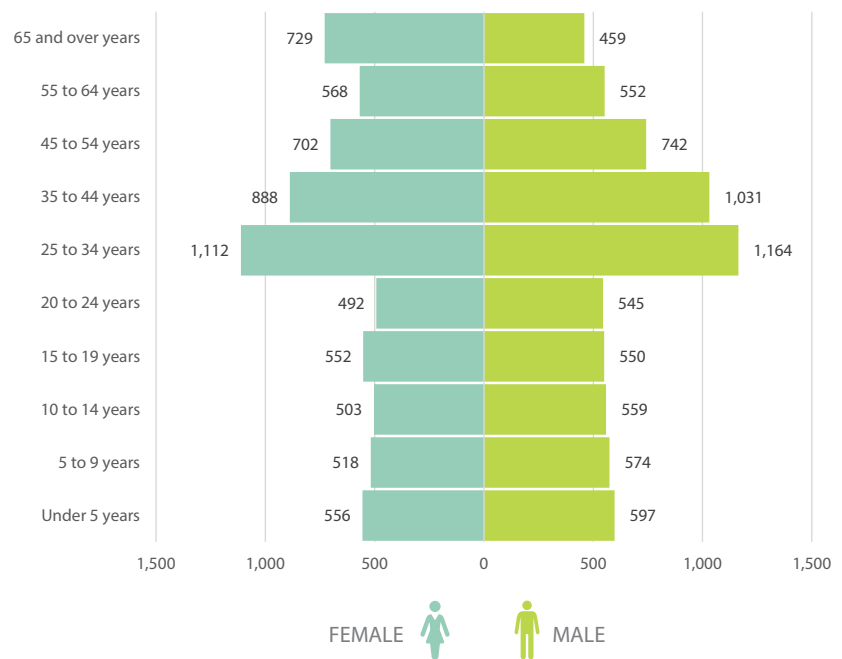
## DEEPER DIVE: AGE, SEX AND RACE COHORTS

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	6,773	6,620
under 5 years	597	556
5 to 9 years	574	518
10 to 14 years	559	503
15 to 19 years	550	552
20 to 24 years	545	492
25 to 34 years	1,164	1,112
35 to 44 years	1,031	888
45 to 54 years	742	702
55 to 64 years	552	568
65 or more years	459	729

## POPULATION BY AGE AND SEX IN ARCHER HEIGHTS, 2010



## TOP 3 SUB-POPULATIONS IN ARCHER HEIGHTS

The top 3 sub-populations in Archer Heights in 2010 were Latino, White, and Asian. There were also 130 Black or African American people and 69 people of other races, including multiracial, Native American, Hawaiian or Pacific Islander individuals.

## LATINO POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	5,185	4,997
under 5 years	542	519
5 to 9 years	522	482
10 to 14 years	489	450
15 to 19 years	471	467
20 to 24 years	445	399
25 to 34 years	968	937
35 to 44 years	840	751
45 to 54 years	470	479
55 to 64 years	281	291
65 or more years	157	222

## WHITE POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	1,423	1,451
under 5 years	41	26
5 to 9 years	37	28
10 to 14 years	62	41
15 to 19 years	60	61
20 to 24 years	85	82
25 to 34 years	163	147
35 to 44 years	168	109
45 to 54 years	250	200
55 to 64 years	300	256
65 or more years	257	501

## ASIAN POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	65	73
under 5 years	3	4
5 to 9 years	1	3
10 to 14 years	2	4
15 to 19 years	4	7
20 to 24 years	5	5
25 to 34 years	11	11
35 to 44 years	14	13
45 to 54 years	12	12
55 to 64 years	11	12
65 or more years	2	2

## HOUSING FACT SHEET

DEEPER DIVE: VACANCY, FORECLOSURE AND CITY-OWNED LAND

BASIC DEMOGRAPHICS	2000	2010	10 YEAR CHANGE
Population	12,644	13,393	5.9%
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BUILDING VIOLATIONS	BUILDINGS RECEIVING VIOLATIONS	TOTAL VIOLATIONS
2009	121	478
2010	105	449
2011	100	455
2012	78	407
2013	112	449
2014	96	386

BUILDING PERMITS	NEW CONSTRUCTION OR REHAB PERMITS	DEMOLITION PERMITS
2006	26	3
2007	29	5
2008	35	1
2009	34	3
2010	34	0
2011	26	1
2012	20	2
2013	12	2
2014	24	1
<i>Percent New Construction 2006-2014</i>	12.1%	n/a
<i>Percent Rehabilitation 2006-2014</i>	87.9%	n/a

USPS RESIDENTIAL VACANCY	2008	2011	2013
Percent Residential Vacancy	2.1%	2.6%	2.1%
Vacant less than 12 months	47	15	9
Vacant 12 - 24 months	9	35	4
Vacant 24 - 36 months	3	14	10
Vacant More than 36 months	10	20	47

USPS COMMERCIAL VACANCY	2008	2011	2013
Percent Commercial Vacancy	8.6%	11.1%	9.4%
Vacant less than 12 months	20	11	3
Vacant 12 - 24 months	8	12	7
Vacant 24 - 36 months	1	14	7
Vacant More than 36 months	11	16	27

CITY OF CHICAGO-OWNED VACANT LAND	NO. PARCELS	SQUARE FEET
Residential	1	1,341
Business	0	0
Commercial	0	0
Manufacturing	5	42,392
Planned Development	1	19,647
Planned Manufacturing District	0	0
Parks and Open Space	0	0
Downtown	0	0
Transportation	0	0

"ZOMBIE PROPERTIES"	2014
Zombies	29
Zombies per 1,000 Mortgageable Properties	9.4

"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).



Allstate

CHICAGO'S OWN GOOD HANDS

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.