Douglas HOUSING FACT SHEE

RENTAL HOUSING COST RURDEN*

POPULATION	2000	2010	IO YEAR CHANGE
Total Population	26,470	18,238	-31.1%
Percent Immigrant (Foreign Born)	5.5%	13.3%	140.6%
Total Households	10,811	8,557	-20.8%
Total Family Households	5,267	3,172	-39.8%
Total Non-Family Households	5,544	5,385	-2.9%
Percent of Residents In Poverty	41.2%	27.5%	-33.2%
RACE + ETHNICITY	2000	2010	IO YEAR CHANGE
White	1,841	1,981	7.6%
Black or African American	22,719	13,354	-41.2%
Asian	1,393	2,316	66.3%
Multi-Racial	330	390	18.2%
Other	187	197	5.3%
Latino (of Any Race)	295	465	57.6%
INCOME*	2000	2010	IO YEAR CHANGE
Median Household Income	\$30,281	\$35,378	16.8%
Households Earning < \$25,000	5,434	3,711	-31.7%
As a Percent of All Households	50.2%	40.8%	-18.7%
Unemployment Rate	18.3%	16.7%	-8.3%
HOUSEHOLDS BY INCOME LEVEL*	2000	2010	IO YEAR CHANGE
Less Than \$25,000	4,291	3,711	-13.5%
\$25,000-\$49,999	3,336	2,062	-38.2%
\$50,000-\$74,999	1,764	1,639	-7.1%
\$75,000 or More	1,444	1,685	16.7%
HOUSING UNITS	2000	2010	IO YEAR CHANGE
Total Housing Units	13,604	10,205	-25.0%
Total Occupied Housing Units	10,811	8,557	-20.8%
Owner-Occupied	1,350	1,811	34.1%
Renter-Occupied	9,461	6,746	-28.7%
HOUSING UNIT PRODUCTION			
New Units Built Between 2000 and 2010)	916	
As a Percentage of all Hou		8.1%	
ns a reicentage of all nou	sing onits	0.1/0	

KLWIAL HOUSING COST DUNDEN	2000	2010	TO TEAM CHANGE
Median Monthly Gross Rent	\$599	\$745	24.4%
Paying Over 30% of Income in Rent	33.9%	46.8%	38.1%
Renters Paying Less Than \$750/mo	5,392	2,821	-47.7%
Renters Paying \$750 to \$999/mo	2,889	2,096	-27.5%
Renters Paying \$1000 to \$1,499/mo	887	1,844	108.0%
Renters Paying \$1,500 or More/mo	177	341	92.6%
OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$2,262	\$1,836	-18.9%
		• •	
Paying Over 30% of Income for Mortgage	32.1%	47.9%	49.0%
Paying Over 30% of Income for Mortgage Owners Paying Less Than \$ 1,000/mo	32.1% 24	. ,	49.0% 467.8%
		47.9%	

2000

209

688

229.8%

2010 IO YEAR CHANGE

COST BURDENED HOUSEHOLDS BY INCOME LEVEL

Owners Paying \$2,000 or More/mo

			·		1.	
			RENTE	RS	0	WNERS
	INCO	ME LEVEL	2000	2010	2000	2010
	Less than	\$25,000	55.7%	65.5%	55.8%	93.9%
	\$25,000-	\$49,999	26.5%	68.3%	51.6%	67.2%
	\$50,000-	\$74,999	0.0%	9.3%	44.8%	52.8%
NGE	\$75,000	or More	3.8%	0.0%	9.5%	24.7%
	UNITS BY BUI	LDING SIZ	E	2000	2010	IO YEAR CHANGE
		Single Fa	amily / I Unit	1,230	I,423	15.7%
			2-4 Units	742	677	-8.8%
			5-9 Units	912	303	-66.8%
			10-19 Units	678	422	-37.8%
NGE		20	or More Units	10,036	8,395	-16.4%
	MEDIAN HOM	E SALES*		FORECLO	SURE FILIN	32
1		UNITS	MEDIAN COST	2009	106 2	2011 ///
1	2003	219	\$227,481	2010		2012 //2
1	2005	422	\$237,014			
	2008	422	\$215,000	PROJECT	BASED SECT	[ION 8
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	2010	217	\$213,775	Building	s 9	
	2012	199	\$112,818	Units	1,378	
	2013	130	\$127,709	Units	1,570	

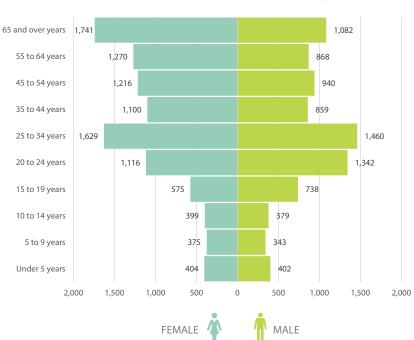
The Chicago Rehab Network is grateful to the Chicago Community Trust for its support of this research. Data come primarily from Nathalie P. Voorhees Center (UIC) analysis of 2000 and 2010 Censuses. * Indicates that values have been adjusted for inflation to 2010 constant dollars. For more information, or to request a methodology, contact CRN at Elizabeth@chicagorehab.org or 312.663.3936.

35 Douglas 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	8,413	9,825				
under 5 years	402	404				
5 to 9 years	343	375				
10 to 14 years	379	399				
15 to 19 years	738	575				
20 to 24 years	1,342	1,116				
25 to 34 years	1,460	1,629				
35 to 44 years	859	1,100				
45 to 54 years	940	1,216				
55 to 64 years	868	1,270				
65 or more years	1,082	1,741				



POPULATION BY AGE AND SEX IN DOUGLAS, 2010

TOP 3 SUB-POPULATIONS IN DOUGLAS

The top 3 sub-populations in Douglas in 2010 were Black or African American, Asian, and White. There were also 465 Latinos and 403 people of other races, including multiracial, Native American, Hawaiian or Pacific Islander individuals.

BLACK OR AFRICAN AMERICAN POPULATION		ASIAN PO	ASIAN POPULATION			WHITE POPULATION			
AGE/SEX COHORTS	MALE	FEMALE	AGE/SEX COHORTS	MALE	FEMALE	AGE/SEX COHORTS	MALE	FEMALE	
Total Population	5,555	7,692	Total Population	1,330	983	Total Population	1,090	720	
under 5 years	322	328	under 5 years	44	33	under 5 years	11	15	
5 to 9 years	315	343	5 to 9 years	5	7	5 to 9 years	6	9	
10 to 14 years	351	373	10 to 14 years	I	4	10 to 14 years	10	8	
15 to 19 years	370	366	15 to 19 years	81	52	15 to 19 years	223	118	
20 to 24 years	319	460	20 to 24 years	526	366	20 to 24 years	410	218	
25 to 34 years	666	1,038	25 to 34 years	520	364	25 to 34 years	185	146	
35 to 44 years	634	922	35 to 44 years	100	82	35 to 44 years	66	52	
45 to 54 years	832	1,091	45 to 54 years	20	20	45 to 54 years	52	53	
55 to 64 years	769	1,156	55 to 64 years	16	29	55 to 64 years	69	51	
65 or more years	977	1,615	65 or more years	17	26	65 or more years	58	50	

Douglas **Chicago Rehab Network** USING FAC

DEEPER DIVE: VACANCY, FORECLOSURE AND CITY-OWNED LAND

BASIC DEMOGRAPHICS	2000	2010	10 YEAR CHANGE	USPS RESIDENTIAL VACANCY	2008	2011	
Population	26,470	18,238	-31.1%	Percent Residential Vacancy	2.7%	3.0%	
Households	10,811	8,557	-20.8%	Vacant less than 12 months	80	38	
Family Household	5,267	3,172	-39.8%	Vacant 12 - 24 months	102	147	
Non-Family Household	5,544	5,385	-2.9%	Vacant 24 - 36 months	20	24	
				Vacant More than 36 months	84	119	
HOUSING UNITS	2000	2010	10 YEAR CHANGE				
Total Housing Units	13,604	10,205	-25.0%	USPS COMMERCIAL VACANCY	2008	2011	
Total Occupied Housing Units	10,811	8,557	-20.8%	Percent Commercial Vacancy	17.9%	13.5%	
Owner-Occupied	1,350	1,811	34.1%	Vacant less than 12 months	21	13	
Renter-Occupied	9,461	6,746	-28.7%	Vacant 12 - 24 months	12	26	
				Vacant 24 - 36 months	4	3	
	BUILDINGS REC	IVING		Vacant More than 36 months	46	40	
BUILDING VIOLATIONS	VIOLATION		TOTAL VIOLATIONS				
2009	102		492	CITY OF CHICAGO-OWNED VACAN	T LAND	NO. PARCELS	
2010	123		536	Re	sidential	50	
2011	102		584		Business	4	
2012	98		534	Cor	nmercial	32	
2013	197		849	Manu	facturing	0	

675

BUILDING PERMITS	NEW CONSTRUCTION OR REHAB PERMITS	DEMOLITION PERMITS
2006	56	5
2007	62	34
2008	54	39
2009	48	10
2010	55	5
2011	45	П
2012	39	4
2013	47	2
2014	54	3
Percent New Construction 2006-2014	29.3%	n/a
Percent Rehabilitation 2006-2014	70.7%	n/a

2014

123

Zombies per 1,000 Mortgageable Properties	
"Zombie properties" are those where	
foreclosure has been initiated but	
not vet completed. Average time to	

foreclosure in Illinois in 2014 was 889

days (2.5 years).

"ZOMBIE PROPERTIES"

Manufacturing

Downtown

Zombies

Transportation

Planned Development

Parks and Open Space

Planned Manufacturing District



0 0

0

0

1,560,510

34

0

0

0

0

2014 26

12.2

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.