

COMMUNITY AREA

12

Forest Glen



HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	18,165	18,508	1.9%
<i>Percent Immigrant (Foreign Born)</i>	19.8%	18.7%	-5.7%
Total Households	6,959	6,864	-1.4%
<i>Total Family Households</i>	5,111	5,065	-0.9%
<i>Total Non-Family Households</i>	1,848	1,799	-2.7%
Percent of Residents In Poverty	2.6%	5.8%	126.6%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	15,746	15,191	-3.5%
Black or African American	80	154	92.5%
Asian	1,594	2,019	26.7%
Multi-Racial	395	561	42.0%
Other	350	583	66.6%
Latino (of Any Race)	1,389	2,126	53.1%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$88,690	\$90,975	2.6%
Households Earning < \$25,000	925	865	-6.5%
<i>As a Percent of All Households</i>	13.3%	12.7%	-4.2%
Unemployment Rate	1.8%	5.5%	214.6%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	730	865	18.4%
\$25,000-\$49,999	1,379	977	-29.2%
\$50,000-\$74,999	1,421	1,054	-25.8%
\$75,000 or More	3,435	3,903	13.6%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	7,100	7,182	1.2%
Total Occupied Housing Units	6,959	6,864	-1.4%
<i>Owner-Occupied</i>	6,186	5,937	-4.0%
<i>Renter-Occupied</i>	773	927	19.9%

HOUSING UNIT PRODUCTION	2000	2010
New Units Built Between 2000 and 2010		151
<i>As a Percentage of all Housing Units</i>		2.1%

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$942	\$961	2.1%
Paying Over 30% of Income in Rent	28.3%	55.0%	94.0%
<i>Renters Paying Less Than \$750/mo</i>	274	155	-43.4%
<i>Renters Paying \$750 to \$999/mo</i>	250	260	4.1%
<i>Renters Paying \$1000 to \$1,499/mo</i>	131	314	140.3%
<i>Renters Paying \$1,500 or More/mo</i>	68	79	17.0%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$2,278	\$2,592	13.8%
Paying Over 30% of Income for Mortgage	33.0%	44.2%	34.1%
<i>Owners Paying Less Than \$ 1,000/mo</i>	201	68	-66.1%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	708	267	-62.3%
<i>Owners Paying \$1,500 to \$1999/mo</i>	1,096	609	-44.4%
<i>Owners Paying \$2,000 or More/mo</i>	1,703	2,958	73.7%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
Less than \$25,000	95.0%	100.0%	69.5%	93.0%
\$25,000-\$49,999	39.7%	55.3%	40.4%	54.6%
\$50,000-\$74,999	0.0%	19.2%	30.4%	61.2%
\$75,000 or More	6.4%	0.0%	13.5%	21.3%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	6,109	6,049	-1.0%
2-4 Units	612	721	17.8%
5-9 Units	219	133	-39.3%
10-19 Units	61	101	65.6%
20 or More Units	99	103	4.0%

MEDIAN HOME SALES*	UNITS		MEDIAN COST	
	2000	2010	2000	2010
2003	342		\$418,523	
2005	544		\$480,872	
2008	544		\$436,209	
2010	562		\$360,422	
2012	543		\$346,074	
2013	245		\$284,377	

FORECLOSURE FILINGS			
2009	97	2011	77
2010	131	2012	85

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 or 312.663.3936.

HOUSING FACT SHEET

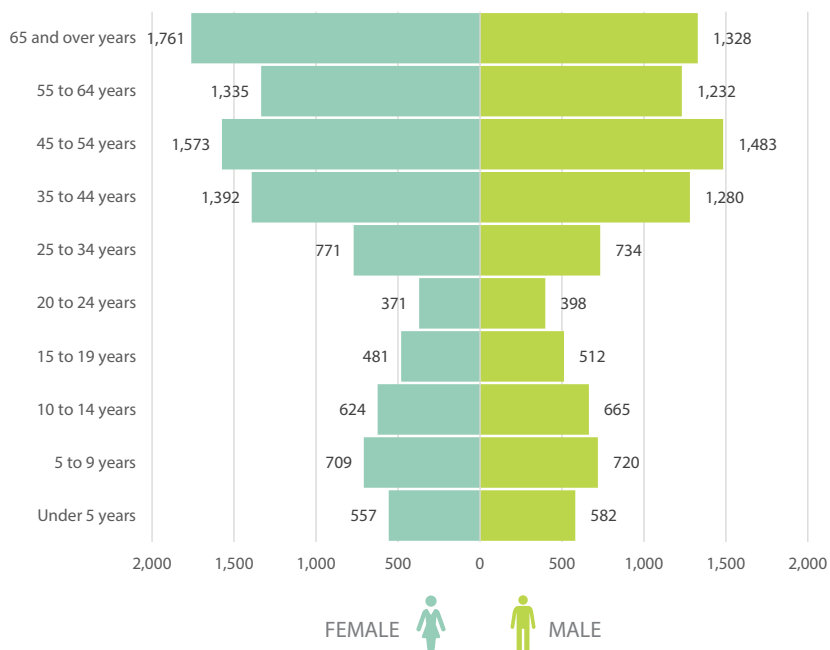
DEEPER DIVE: AGE, SEX AND RACE COHORTS

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	8,934	9,574
under 5 years	582	557
5 to 9 years	720	709
10 to 14 years	665	624
15 to 19 years	512	481
20 to 24 years	398	371
25 to 34 years	734	771
35 to 44 years	1,280	1,392
45 to 54 years	1,483	1,573
55 to 64 years	1,232	1,335
65 or more years	1,328	1,761

POPULATION BY AGE AND SEX IN FOREST GLEN, 2010



TOP 3 SUB-POPULATIONS IN FOREST GLEN

The top 3 sub-populations in Forest Glen in 2010 were White, Latino, and Asian. There were also 137 Black or African American people and 441 people of other races, including multiracial, Native American, Hawaiian or Pacific Islander individuals.

WHITE POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	6,683	7,132
under 5 years	403	368
5 to 9 years	491	495
10 to 14 years	465	429
15 to 19 years	354	326
20 to 24 years	250	242
25 to 34 years	488	518
35 to 44 years	934	986
45 to 54 years	1,171	1,219
55 to 64 years	1,114	1,050
65 or more years	1,013	1,499

LATINO POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	1,037	1,089
under 5 years	82	88
5 to 9 years	111	112
10 to 14 years	105	97
15 to 19 years	82	76
20 to 24 years	85	66
25 to 34 years	111	105
35 to 44 years	147	181
45 to 54 years	165	170
55 to 64 years	83	104
65 or more years	66	90

ASIAN POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	937	1,052
under 5 years	54	57
5 to 9 years	70	58
10 to 14 years	58	56
15 to 19 years	56	50
20 to 24 years	53	50
25 to 34 years	111	115
35 to 44 years	157	181
45 to 54 years	119	154
55 to 64 years	126	169
65 or more years	133	162

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	87	267
2010	78	223
2011	46	149
2012	58	172
2013	45	185
2014	56	268

BUILDING PERMITS

	NEW CONSTRUCTION OR REHAB PERMITS	DEMOLITION PERMITS
2006	128	8
2007	114	14
2008	86	6
2009	66	1
2010	60	3
2011	54	3
2012	40	3
2013	49	3
2014	60	2
<i>Percent New Construction 2006-2014</i>	9.6%	n/a
<i>Percent Rehabilitation 2006-2014</i>	90.4%	n/a

USPS RESIDENTIAL VACANCY

	2008	2011	2013
Percent Residential Vacancy	1.5%	0.8%	1.0%
Vacant less than 12 months	44	11	30
Vacant 12 - 24 months	40	26	7
Vacant 24 - 36 months	7	9	10
Vacant More than 36 months	14	14	23

USPS COMMERCIAL VACANCY

	2008	2011	2013
Percent Commercial Vacancy	11.0%	18.5%	17.9%
Vacant less than 12 months	36	12	34
Vacant 12 - 24 months	29	54	18
Vacant 24 - 36 months	5	40	42
Vacant More than 36 months	14	47	55

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	26
Zombies per 1,000 Mortgageable Properties	4.1

"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.