

COMMUNITY AREA

22

# Logan Square



## HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	82,715	73,487	-11.2%
<i>Percent Immigrant (Foreign Born)</i>	28.2%	21.9%	-22.4%
Total Households	28,891	29,726	2.9%
<i>Total Family Households</i>	17,148	14,600	-14.9%
<i>Total Non-Family Households</i>	11,743	15,127	28.8%
Percent of Residents In Poverty	19.8%	21.3%	7.5%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	40,073	46,039	14.9%
Black or African American	4,999	4,833	-3.3%
Asian	1,155	1,997	72.9%
Multi-Racial	4,459	2,999	-32.7%
Other	32,029	17,619	-45.0%
Latino (of Any Race)	53,833	37,330	-30.7%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$46,959	\$53,426	13.8%
Households Earning < \$25,000	9,777	7,260	-25.7%
<i>As a Percent of All Households</i>	33.9%	24.2%	-28.7%
Unemployment Rate	5.2%	7.5%	43.8%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	7,721	7,260	-6.0%
\$25,000-\$49,999	9,285	7,877	-15.2%
\$50,000-\$74,999	5,799	5,343	-7.9%
\$75,000 or More	6,050	9,581	58.4%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	31,488	32,888	4.4%
Total Occupied Housing Units	28,891	29,726	2.9%
<i>Owner-Occupied</i>	8,896	10,487	17.9%
<i>Renter-Occupied</i>	19,995	19,239	-3.8%

HOUSING UNIT PRODUCTION		
New Units Built Between 2000 and 2010		2,566
<i>As a Percentage of all Housing Units</i>		7.7%

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$823	\$949	15.4%
Paying Over 30% of Income in Rent	37.8%	46.5%	22.9%
<i>Renters Paying Less Than \$750/mo</i>	10,706	5,051	-52.8%
<i>Renters Paying \$750 to \$999/mo</i>	6,056	5,535	-8.6%
<i>Renters Paying \$1000 to \$1,499/mo</i>	2,226	5,945	167.0%
<i>Renters Paying \$1,500 or More/mo</i>	757	1,810	139.2%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$2,026	\$2,452	21.0%
Paying Over 30% of Income for Mortgage	35.8%	49.3%	37.6%
<i>Owners Paying Less Than \$ 1,000/mo</i>	419	270	-35.5%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	742	710	-4.2%
<i>Owners Paying \$1,500 to \$1999/mo</i>	503	2,003	297.9%
<i>Owners Paying \$2,000 or More/mo</i>	689	6,068	780.7%

INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
Less than \$25,000	80.8%	91.3%	79.4%	91.1%
\$25,000-\$49,999	27.8%	61.4%	43.8%	77.6%
\$50,000-\$74,999	2.3%	13.0%	31.4%	59.6%
\$75,000 or More	6.3%	2.1%	15.3%	20.8%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	4,367	5,591	28.0%
2-4 Units	17,820	17,490	-1.9%
5-9 Units	4,288	4,484	4.6%
10-19 Units	1,791	1,891	5.6%
20 or More Units	3,255	3,953	21.4%

	MEDIAN HOME SALES*	
	UNITS	MEDIAN COST
2003	1,348	\$355,561
2005	2,362	\$368,775
2008	2,362	\$334,524
2010	1,854	\$265,766
2012	1,870	\$273,772
2013	877	\$309,880

FORECLOSURE FILINGS			
2009	509	2011	374
2010	501	2012	346

PROJECT-BASED SECTION 8	
Buildings	9
Units	821

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

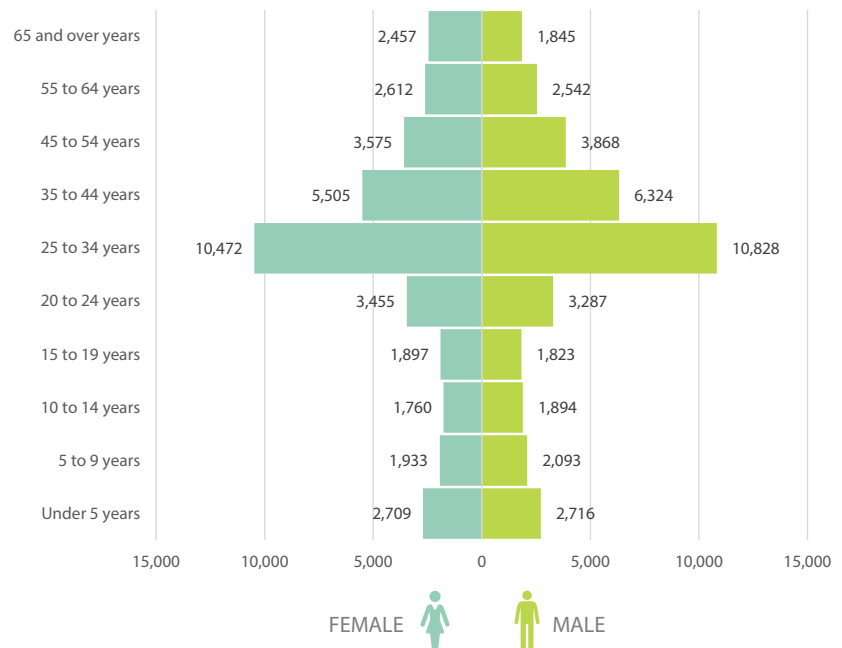
## DEEPER DIVE: AGE, SEX AND RACE COHORTS

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	37,220	36,375
under 5 years	2,716	2,709
5 to 9 years	2,093	1,933
10 to 14 years	1,894	1,760
15 to 19 years	1,823	1,897
20 to 24 years	3,287	3,455
25 to 34 years	10,828	10,472
35 to 44 years	6,324	5,505
45 to 54 years	3,868	3,575
55 to 64 years	2,542	2,612
65 or more years	1,845	2,457

## POPULATION BY AGE AND SEX IN LOGAN SQUARE, 2010



## TOP 3 SUB-POPULATIONS IN LOGAN SQUARE

The top 3 sub-populations in Logan Square in 2010 were Latino, White, and Black or African American. There were also 1,904 Asians and 1,263 people of other races, including multiracial, Native American, Hawaiian or Pacific Islander individuals.

## LATINO POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	18,887	18,453
under 5 years	1,606	1,530
5 to 9 years	1,578	1,445
10 to 14 years	1,492	1,408
15 to 19 years	1,504	1,511
20 to 24 years	1,652	1,562
25 to 34 years	3,461	3,089
35 to 44 years	2,759	2,624
45 to 54 years	2,193	2,132
55 to 64 years	1,496	1,580
65 or more years	1,146	1,572

## WHITE POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	14,929	14,246
under 5 years	860	885
5 to 9 years	307	297
10 to 14 years	199	166
15 to 19 years	162	197
20 to 24 years	1,336	1,535
25 to 34 years	6,396	6,242
35 to 44 years	2,938	2,326
45 to 54 years	1,325	1,082
55 to 64 years	575	800
65 or more years	831	716

## BLACK OR AFRICAN AMERICAN POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	1,925	1,988
under 5 years	121	155
5 to 9 years	141	131
10 to 14 years	168	150
15 to 19 years	130	145
20 to 24 years	168	169
25 to 34 years	396	440
35 to 44 years	335	300
45 to 54 years	260	262
55 to 64 years	151	155
65 or more years	55	81

## HOUSING FACT SHEET

DEEPER DIVE: VACANCY, FORECLOSURE AND CITY-OWNED LAND

## BASIC DEMOGRAPHICS

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## BUILDING VIOLATIONS

	BUILDINGS RECEIVING VIOLATIONS	TOTAL VIOLATIONS
2009	688	3,815
2010	744	3,484
2011	580	3,222
2012	453	2,840
2013	413	2,688
2014	473	2,728

## BUILDING PERMITS

	NEW CONSTRUCTION OR REHAB PERMITS	DEMOLITION PERMITS
2006	404	78
2007	373	75
2008	347	35
2009	256	27
2010	294	25
2011	293	20
2012	313	38
2013	302	45
2014	396	69
<i>Percent New Construction 2006-2014</i>	18.7%	n/a
<i>Percent Rehabilitation 2006-2014</i>	81.3%	n/a

## USPS RESIDENTIAL VACANCY

	2008	2011	2013
Percent Residential Vacancy	5.9%	4.7%	3.3%
Vacant less than 12 months	1,065	286	93
Vacant 12 - 24 months	336	316	100
Vacant 24 - 36 months	86	194	173
Vacant More than 36 months	183	583	691

## USPS COMMERCIAL VACANCY

	2008	2011	2013
Percent Commercial Vacancy	14.0%	12.5%	9.9%
Vacant less than 12 months	140	50	38
Vacant 12 - 24 months	87	46	26
Vacant 24 - 36 months	27	31	33
Vacant More than 36 months	76	176	158

## CITY OF CHICAGO-OWNED VACANT LAND

	NO. PARCELS	SQUARE FEET
Residential	11	44,455
Business	4	20,361
Commercial	0	0
Manufacturing	3	35,277
Planned Development	0	0
Planned Manufacturing District	0	0
Parks and Open Space	2	23,416
Downtown	0	0
Transportation	1	11,451

## "ZOMBIE PROPERTIES"

	2014
Zombies	122
Zombies per 1,000 Mortgageable Properties	7.3

"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).



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.