

COMMUNITY AREA

75

Morgan Park



HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	25,226	23,087	-8.5%
<i>Percent Immigrant (Foreign Born)</i>	2.4%	3.2%	32.6%
Total Households	8,508	8,415	-1.1%
<i>Total Family Households</i>	6,208	5,736	-7.6%
<i>Total Non-Family Households</i>	2,300	2,679	16.5%
Percent of Residents In Poverty	11.5%	13.9%	21.2%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	7,794	7,148	-8.3%
Black or African American	16,904	15,255	-9.8%
Asian	84	109	29.2%
Multi-Racial	285	358	25.6%
Other	159	217	36.8%
Latino (of Any Race)	533	725	36.1%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$67,291	\$53,612	-20.3%
Households Earning < \$25,000	2,017	2,028	0.6%
<i>As a Percent of All Households</i>	23.7%	24.7%	4.2%
Unemployment Rate	5.3%	14.7%	176.9%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	1,593	2,028	27.3%
\$25,000-\$49,999	1,952	1,718	-12.0%
\$50,000-\$74,999	1,913	1,340	-29.9%
\$75,000 or More	3,067	3,140	2.4%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	8,980	9,198	2.4%
Total Occupied Housing Units	8,508	8,415	-1.1%
<i>Owner-Occupied</i>	6,593	6,078	-7.8%
<i>Renter-Occupied</i>	1,915	2,337	22.0%

HOUSING UNIT PRODUCTION		
New Units Built Between 2000 and 2010		283
<i>As a Percentage of all Housing Units</i>		3.0%

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$793	\$920	16.1%
Paying Over 30% of Income in Rent	34.4%	53.1%	54.2%
<i>Renters Paying Less Than \$750/mo</i>	1,050	501	-52.3%
<i>Renters Paying \$750 to \$999/mo</i>	580	712	22.7%
<i>Renters Paying \$1000 to \$1,499/mo</i>	135	545	305.3%
<i>Renters Paying \$1,500 or More/mo</i>	16	214	1,241.1%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$1,511	\$1,533	1.4%
Paying Over 30% of Income for Mortgage	31.9%	35.8%	12.4%
<i>Owners Paying Less Than \$ 1,000/mo</i>	1,040	737	-29.1%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	1,860	1,454	-21.8%
<i>Owners Paying \$1,500 to \$1999/mo</i>	1,102	1,281	16.3%
<i>Owners Paying \$2,000 or More/mo</i>	440	960	118.4%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
INCOME LEVEL				
Less than \$25,000	86.8%	96.6%	63.8%	84.6%
\$25,000-\$49,999	22.8%	55.1%	42.9%	57.9%
\$50,000-\$74,999	0.0%	3.2%	19.7%	35.9%
\$75,000 or More	5.4%	0.0%	7.1%	5.4%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	7,190	7,402	2.9%
2-4 Units	739	824	11.5%
5-9 Units	387	402	3.8%
10-19 Units	228	354	55.2%
20 or More Units	428	392	-8.5%

MEDIAN HOME SALES*	UNITS		MEDIAN COST	
	2003	2005	2008	2010
	364	518	518	381
	\$177,028	\$190,748	\$173,031	\$168,019
				2012
				238
				\$148,691
				2013
				111
				\$149,605

FORECLOSURE FILINGS			
2009	225	2011	200
2010	235	2012	274

PROJECT-BASED SECTION 8	
Buildings	2
Units	242

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

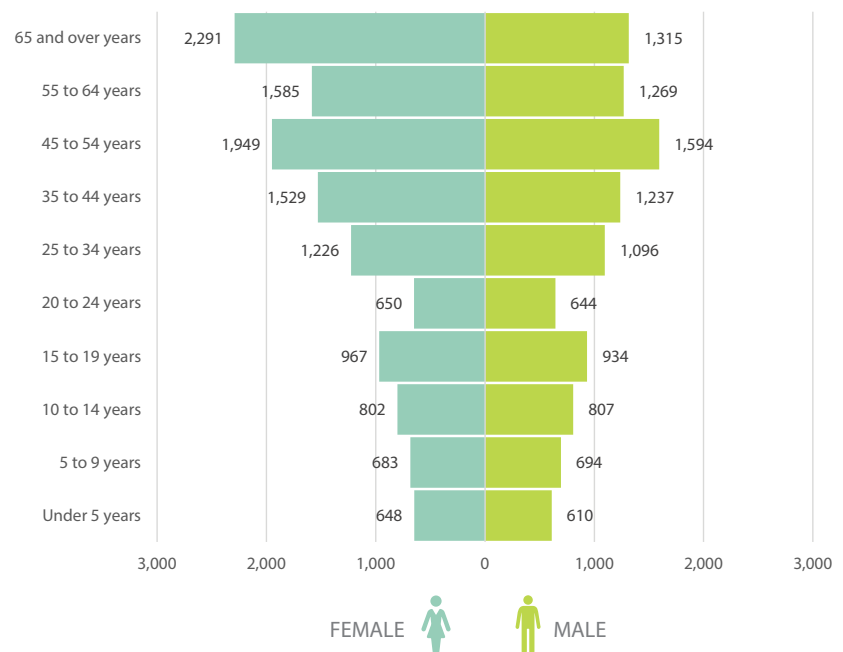
DEEPER DIVE: AGE, SEX AND RACE COHORTS

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	10,200	12,330
under 5 years	610	648
5 to 9 years	694	683
10 to 14 years	807	802
15 to 19 years	934	967
20 to 24 years	644	650
25 to 34 years	1,096	1,226
35 to 44 years	1,237	1,529
45 to 54 years	1,594	1,949
55 to 64 years	1,269	1,585
65 or more years	1,315	2,291

POPULATION BY AGE AND SEX IN MORGAN PARK, 2010



TOP 3 SUB-POPULATIONS IN MORGAN PARK

The top 3 sub-populations in Morgan Park in 2010 were Black or African American, White, and Latino. There were also 92 Asians and 321 people of other races, including multiracial, Native American, Hawaiian or Pacific Islander individuals.

BLACK OR AFRICAN AMERICAN POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	6,618	8,421
under 5 years	381	394
5 to 9 years	454	468
10 to 14 years	581	562
15 to 19 years	661	713
20 to 24 years	451	475
25 to 34 years	669	818
35 to 44 years	776	1,056
45 to 54 years	983	1,304
55 to 64 years	757	1,068
65 or more years	905	1,563

WHITE POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	3,088	3,371
under 5 years	185	199
5 to 9 years	182	174
10 to 14 years	162	190
15 to 19 years	225	201
20 to 24 years	163	148
25 to 34 years	355	341
35 to 44 years	409	403
45 to 54 years	556	570
55 to 64 years	375	467
65 or more years	476	678

LATINO POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	315	304
under 5 years	30	24
5 to 9 years	34	26
10 to 14 years	44	25
15 to 19 years	26	37
20 to 24 years	19	18
25 to 34 years	51	43
35 to 44 years	34	44
45 to 54 years	38	43
55 to 64 years	18	21
65 or more years	21	23

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	187	975
2010	206	1,063
2011	198	1,464
2012	163	731
2013	174	596
2014	190	704

BUILDING PERMITS	NEW CONSTRUCTION OR REHAB PERMITS	DEMOLITION PERMITS
2006	72	3
2007	57	6
2008	67	8
2009	47	6
2010	49	8
2011	45	5
2012	34	10
2013	34	6
2014	38	8
<i>Percent New Construction 2006-2014</i>	14.9%	n/a
<i>Percent Rehabilitation 2006-2014</i>	85.1%	n/a

USPS RESIDENTIAL VACANCY	2008	2011	2013
Percent Residential Vacancy	5.1%	4.0%	4.5%
Vacant less than 12 months	253	94	128
Vacant 12 - 24 months	103	164	75
Vacant 24 - 36 months	38	43	67
Vacant More than 36 months	60	133	202

USPS COMMERCIAL VACANCY	2008	2011	2013
Percent Commercial Vacancy	8.2%	4.8%	8.6%
Vacant less than 12 months	23	5	27
Vacant 12 - 24 months	9	15	10
Vacant 24 - 36 months	2	3	19
Vacant More than 36 months	7	21	22

CITY OF CHICAGO-OWNED VACANT LAND	NO. PARCELS	SQUARE FEET
Residential	106	459,774
Business	7	22,088
Commercial	4	20,423
Manufacturing	1	4,998
Planned Development	9	57,777
Planned Manufacturing District	0	0
Parks and Open Space	2	84,521
Downtown	0	0
Transportation	0	0

"ZOMBIE PROPERTIES" 2014

Zombies	60
Zombies per 1,000 Mortgageable Properties	8.5

"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.