

COMMUNITY AREA

74

Mount Greenwood



Chicago Rehab Network

HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	18,820	19,093	1.5%
<i>Percent Immigrant (Foreign Born)</i>	3.8%	2.1%	-43.9%
Total Households	6,910	6,990	1.2%
<i>Total Family Households</i>	4,845	4,722	-2.5%
<i>Total Non-Family Households</i>	2,065	2,268	9.8%
Percent of Residents In Poverty	3.9%	2.5%	-35.7%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	17,612	17,340	-1.5%
Black or African American	676	1,012	49.7%
Asian	61	133	118.0%
Multi-Racial	284	268	-5.6%
Other	187	340	81.8%
Latino (of Any Race)	723	1,382	91.1%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$72,086	\$81,749	13.4%
Households Earning < \$25,000	1,129	641	-43.2%
<i>As a Percent of All Households</i>	16.4%	9.5%	-41.6%
Unemployment Rate	2.9%	6.9%	138.9%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	892	641	-28.1%
\$25,000-\$49,999	1,574	1,085	-31.1%
\$50,000-\$74,999	1,819	1,188	-34.7%
\$75,000 or More	2,619	3,800	45.1%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	7,108	7,374	3.7%
Total Occupied Housing Units	6,910	6,990	1.2%
<i>Owner-Occupied</i>	6,038	5,995	-0.7%
<i>Renter-Occupied</i>	872	995	14.1%

HOUSING UNIT PRODUCTION	
New Units Built Between 2000 and 2010	306
<i>As a Percentage of all Housing Units</i>	4.3%

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$807	\$843	4.5%
Paying Over 30% of Income in Rent	36.5%	22.7%	-37.8%
<i>Renters Paying Less Than \$750/mo</i>	420	251	-40.3%
<i>Renters Paying \$750 to \$999/mo</i>	281	312	11.1%
<i>Renters Paying \$1000 to \$1,499/mo</i>	84	159	88.4%
<i>Renters Paying \$1,500 or More/mo</i>	12	50	326.4%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$1,518	\$1,754	15.5%
Paying Over 30% of Income for Mortgage	22.2%	27.1%	22.4%
<i>Owners Paying Less Than \$ 1,000/mo</i>	846	261	-69.1%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	1,709	1,142	-33.2%
<i>Owners Paying \$1,500 to \$1999/mo</i>	917	1,533	67.2%
<i>Owners Paying \$2,000 or More/mo</i>	255	1,394	447.6%

INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
Less than \$25,000	90.6%	100.0%	52.6%	88.7%
\$25,000-\$49,999	35.1%	21.4%	28.4%	44.7%
\$50,000-\$74,999	0.0%	0.0%	14.7%	35.0%
\$75,000 or More	6.0%	0.0%	5.8%	9.5%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	6,138	6,110	-0.5%
2-4 Units	324	163	-49.7%
5-9 Units	89	266	198.9%
10-19 Units	145	124	-14.5%
20 or More Units	376	389	3.5%

	MEDIAN HOME SALES*	
	UNITS	MEDIAN COST
2003	n/a	n/a
2005	n/a	n/a
2008	n/a	n/a
2010	n/a	n/a
2012	n/a	n/a
2013	n/a	n/a

FORECLOSURE FILINGS			
2009	77	2011	102
2010	100	2012	112

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

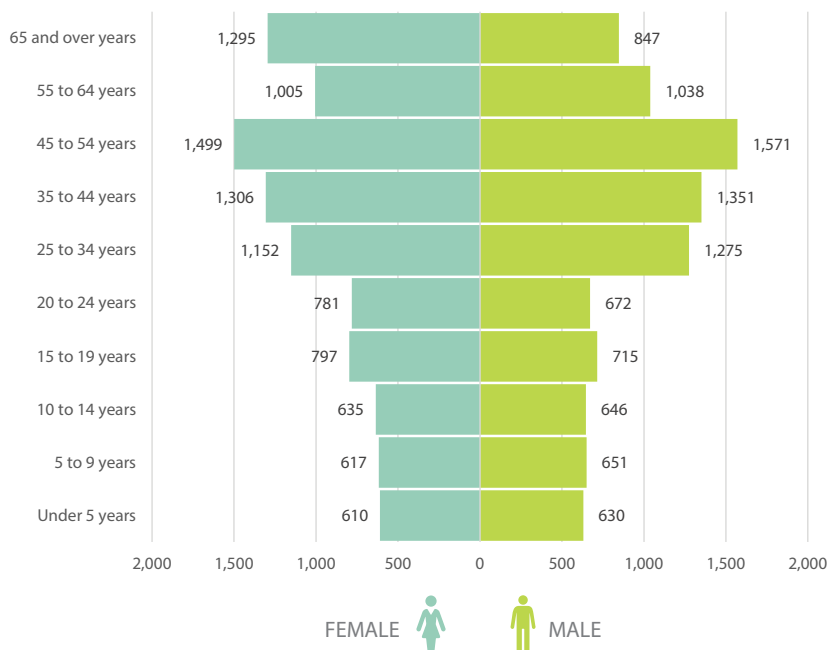
DEEPER DIVE: AGE, SEX AND RACE COHORTS

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	9,396	9,697
under 5 years	630	610
5 to 9 years	651	617
10 to 14 years	646	635
15 to 19 years	715	797
20 to 24 years	672	781
25 to 34 years	1,275	1,152
35 to 44 years	1,351	1,306
45 to 54 years	1,571	1,499
55 to 64 years	1,038	1,005
65 or more years	847	1,295

POPULATION BY AGE AND SEX IN MOUNT GREENWOOD, 2010



TOP 3 SUB-POPULATIONS IN MOUNT GREENWOOD

The top 3 sub-populations in Mount Greenwood in 2010 were White, Latino, and Black or African American. There were also 126 Asians and 185 people of other races, including multiracial, Native American, Hawaiian or Pacific Islander individuals.

WHITE POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	8,148	8,265
under 5 years	499	488
5 to 9 years	547	512
10 to 14 years	520	543
15 to 19 years	577	605
20 to 24 years	549	584
25 to 34 years	1,089	952
35 to 44 years	1,196	1,105
45 to 54 years	1,418	1,336
55 to 64 years	795	903
65 or more years	958	1,237

LATINO POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	702	680
under 5 years	93	76
5 to 9 years	79	71
10 to 14 years	80	62
15 to 19 years	72	97
20 to 24 years	54	69
25 to 34 years	95	80
35 to 44 years	99	96
45 to 54 years	69	64
55 to 64 years	49	44
65 or more years	12	21

BLACK OR AFRICAN AMERICAN POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	419	568
under 5 years	22	30
5 to 9 years	18	18
10 to 14 years	34	18
15 to 19 years	51	67
20 to 24 years	55	103
25 to 34 years	77	108
35 to 44 years	41	74
45 to 54 years	65	81
55 to 64 years	21	47
65 or more years	35	22

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	77	333
2010	92	363
2011	79	401
2012	76	309
2013	69	260
2014	81	269

BUILDING PERMITS	NEW CONSTRUCTION OR REHAB PERMITS	DEMOLITION PERMITS
2006	91	21
2007	94	18
2008	69	5
2009	40	10
2010	44	4
2011	48	5
2012	41	5
2013	44	4
2014	50	6
<i>Percent New Construction 2006-2014</i>	16.7%	n/a
<i>Percent Rehabilitation 2006-2014</i>	83.3%	n/a

USPS RESIDENTIAL VACANCY	2008	2011	2013
Percent Residential Vacancy	1.4%	2.0%	2.1%
Vacant less than 12 months	64	61	35
Vacant 12 - 24 months	21	49	40
Vacant 24 - 36 months	7	18	30
Vacant More than 36 months	10	21	49

USPS COMMERCIAL VACANCY	2008	2011	2013
Percent Commercial Vacancy	7.2%	10.8%	10.2%
Vacant less than 12 months	9	9	6
Vacant 12 - 24 months	4	14	4
Vacant 24 - 36 months	4	2	6
Vacant More than 36 months	5	9	17

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	21
Zombies per 1,000 Mortgageable Properties	3.4

"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).



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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.