

COMMUNITY AREA

61

# New City



## HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	51,721	44,377	-14.2%
<i>Percent Immigrant (Foreign Born)</i>	29.5%	29.0%	-1.7%
Total Households	13,990	12,680	-9.4%
<i>Total Family Households</i>	10,805	9,443	-12.6%
<i>Total Non-Family Households</i>	3,185	3,237	1.6%
Percent of Residents In Poverty	34.5%	33.9%	-1.7%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	17,877	14,663	-18.0%
Black or African American	18,489	13,483	-27.1%
Asian	175	769	339.4%
Multi-Racial	1,365	1,148	-15.9%
Other	13,815	14,314	3.6%
Latino (of Any Race)	25,948	25,431	-2.0%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$32,958	\$35,253	7.0%
Households Earning < \$25,000	6,838	4,744	-30.6%
<i>As a Percent of All Households</i>	48.9%	38.9%	-20.4%
Unemployment Rate	8.0%	17.4%	116.9%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	5,400	4,744	-12.1%
\$25,000-\$49,999	4,494	3,766	-16.2%
\$50,000-\$74,999	2,337	1,820	-22.1%
\$75,000 or More	1,746	1,856	6.3%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	15,931	15,944	0.1%
Total Occupied Housing Units	13,990	12,680	-9.4%
<i>Owner-Occupied</i>	4,966	4,637	-6.6%
<i>Renter-Occupied</i>	9,024	8,043	-10.9%

HOUSING UNIT PRODUCTION	2000	2010
New Units Built Between 2000 and 2010		830
<i>As a Percentage of all Housing Units</i>		5.2%

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$616	\$799	29.8%
Paying Over 30% of Income in Rent	43.9%	58.9%	34.4%
<i>Renters Paying Less Than \$750/mo</i>	6,209	3,020	-51.4%
<i>Renters Paying \$750 to \$999/mo</i>	2,244	2,170	-3.3%
<i>Renters Paying \$1000 to \$1,499/mo</i>	297	1,273	328.3%
<i>Renters Paying \$1,500 or More/mo</i>	67	308	359.3%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$1,173	\$1,605	36.8%
Paying Over 30% of Income for Mortgage	37.7%	66.0%	75.3%
<i>Owners Paying Less Than \$1,000/mo</i>	728	527	-27.6%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	554	1,208	118.1%
<i>Owners Paying \$1,500 to \$1999/mo</i>	188	878	368.2%
<i>Owners Paying \$2,000 or More/mo</i>	83	1,029	1,133.5%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
Less than \$25,000	83.4%	97.7%	65.4%	83.9%
\$25,000-\$49,999	16.0%	51.6%	42.4%	67.6%
\$50,000-\$74,999	0.0%	4.7%	7.0%	43.7%
\$75,000 or More	4.9%	0.0%	6.0%	17.1%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	3,466	3,875	11.8%
2-4 Units	11,004	10,398	-5.5%
5-9 Units	1,095	1,039	-5.1%
10-19 Units	164	39	-76.2%
20 or More Units	196	438	497.5%

MEDIAN HOME SALES*	UNITS		MEDIAN COST	
	2000	2010	2000	2010
2003	679		\$157,790	
2005	655		\$242,421	
2008	655		\$219,905	
2010	327		\$162,912	
2012	248		\$145,933	
2013	83		\$130,875	

FORECLOSURE FILINGS			
2009	461	2011	305
2010	414	2012	313

PROJECT-BASED SECTION 8	
Buildings	2
Units	107

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

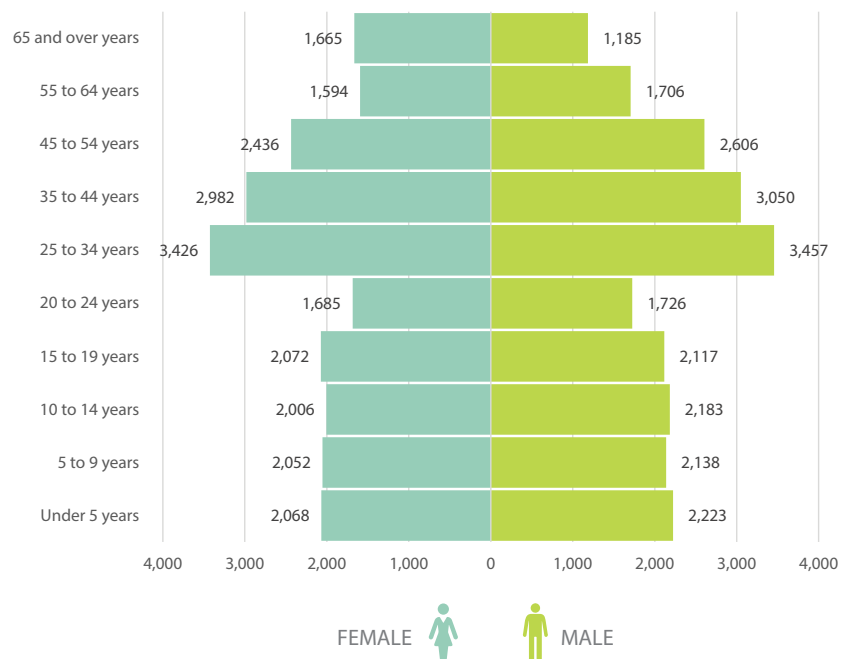
## DEEPER DIVE: AGE, SEX AND RACE COHORTS

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	22,391	21,986
under 5 years	2,223	2,068
5 to 9 years	2,138	2,052
10 to 14 years	2,183	2,006
15 to 19 years	2,117	2,072
20 to 24 years	1,726	1,685
25 to 34 years	3,457	3,426
35 to 44 years	3,050	2,982
45 to 54 years	2,606	2,436
55 to 64 years	1,706	1,594
65 or more years	1,185	1,665

## POPULATION BY AGE AND SEX IN NEW CITY, 2010



## TOP 3 SUB-POPULATIONS IN NEW CITY

The top 3 sub-populations in New City in 2010 were Latino, Black or African American, and White. There were also 727 Asians and 374 people of other races, including multiracial, Native American, Hawaiian or Pacific Islander individuals.

## LATINO POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	13,433	11,998
under 5 years	1,468	1,335
5 to 9 years	1,414	1,334
10 to 14 years	1,393	1,251
15 to 19 years	1,178	1,129
20 to 24 years	1,091	904
25 to 34 years	2,323	2,049
35 to 44 years	1,977	1,748
45 to 54 years	1,296	1,071
55 to 64 years	788	644
65 or more years	505	533

## BLACK OR AFRICAN AMERICAN POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	6,095	7,053
under 5 years	566	543
5 to 9 years	544	569
10 to 14 years	611	619
15 to 19 years	774	742
20 to 24 years	468	588
25 to 34 years	729	948
35 to 44 years	618	822
45 to 54 years	828	916
55 to 64 years	554	617
65 or more years	403	689

## WHITE POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	2,322	2,375
under 5 years	145	138
5 to 9 years	136	104
10 to 14 years	138	94
15 to 19 years	127	159
20 to 24 years	137	157
25 to 34 years	321	339
35 to 44 years	359	326
45 to 54 years	395	373
55 to 64 years	247	281
65 or more years	317	404

## HOUSING FACT SHEET

DEEPER DIVE: VACANCY, FORECLOSURE AND CITY-OWNED LAND

BASIC DEMOGRAPHICS	2000	2010	10 YEAR CHANGE
Population	51,721	44,377	-14.2%
Households	13,990	12,680	-9.4%
<i>Family Households</i>	10,805	9,443	-12.6%
<i>Non-Family Households</i>	3,185	3,237	1.6%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	15,931	15,944	0.1%
Total Occupied Housing Units	13,990	12,680	-9.4%
<i>Owner-Occupied</i>	4,966	4,637	-6.6%
<i>Renter-Occupied</i>	9,024	8,043	-10.9%

BUILDING VIOLATIONS	BUILDINGS RECEIVING VIOLATIONS	TOTAL VIOLATIONS
2009	679	4,570
2010	515	3,331
2011	650	3,714
2012	597	3,711
2013	649	3,613
2014	586	3,205

BUILDING PERMITS	NEW CONSTRUCTION OR REHAB PERMITS	DEMOLITION PERMITS
2006	156	12
2007	157	20
2008	134	22
2009	116	33
2010	118	49
2011	121	42
2012	119	59
2013	70	32
2014	94	33
<i>Percent New Construction 2006-2014</i>	17.2%	n/a
<i>Percent Rehabilitation 2006-2014</i>	82.8%	n/a

USPS RESIDENTIAL VACANCY	2008	2011	2013
Percent Residential Vacancy	11.5%	12.5%	11.5%
Vacant less than 12 months	393	465	227
Vacant 12 - 24 months	528	472	183
Vacant 24 - 36 months	58	150	155
Vacant More than 36 months	303	379	819

USPS COMMERCIAL VACANCY	2008	2011	2013
Percent Commercial Vacancy	13.8%	15.0%	16.0%
Vacant less than 12 months	29	57	32
Vacant 12 - 24 months	51	51	33
Vacant 24 - 36 months	8	15	16
Vacant More than 36 months	71	68	125

CITY OF CHICAGO-OWNED VACANT LAND	NO. PARCELS	SQUARE FEET
Residential	910	2,999,695
Business	123	439,833
Commercial	72	272,049
Manufacturing	15	287,063
Planned Development	1	137,773
Planned Manufacturing District	24	2,249,141
Parks and Open Space	0	0
Downtown	0	0
Transportation	0	0

## "ZOMBIE PROPERTIES" 2014

Zombies	122
Zombies per 1,000 Mortgageable Properties	13.8

"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.