



COMMUNITY AREA

13

North Park



HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	18,514	17,931	-3.1%
<i>Percent Immigrant (Foreign Born)</i>	38.4%	41.8%	8.7%
Total Households	6,515	6,546	0.5%
<i>Total Family Households</i>	4,295	4,208	-2.0%
<i>Total Non-Family Households</i>	2,220	2,338	5.3%
Percent of Residents In Poverty	10.5%	11.4%	8.5%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	11,828	10,450	-11.7%
Black or African American	469	612	30.5%
Asian	4,447	4,640	4.3%
Multi-Racial	805	805	0.0%
Other	965	1,424	47.6%
Latino (of Any Race)	2,652	3,224	21.6%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$62,327	\$53,675	-13.9%
Households Earning < \$25,000	1,739	1,836	5.6%
<i>As a Percent of All Households</i>	26.7%	28.3%	5.8%
Unemployment Rate	4.9%	7.5%	53.2%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	1,373	1,836	33.7%
\$25,000-\$49,999	1,603	1,202	-25.0%
\$50,000-\$74,999	1,426	1,088	-23.7%
\$75,000 or More	2,112	2,373	12.4%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	6,775	7,052	4.1%
Total Occupied Housing Units	6,515	6,546	0.5%
<i>Owner-Occupied</i>	3,526	3,404	-3.5%
<i>Renter-Occupied</i>	2,989	3,142	5.1%

HOUSING UNIT PRODUCTION	2000	2010
New Units Built Between 2000 and 2010		347
<i>As a Percentage of all Housing Units</i>		5.4%

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$784	\$771	-1.6%
Paying Over 30% of Income in Rent	34.5%	48.4%	40.2%
<i>Renters Paying Less Than \$750/mo</i>	1,693	999	-41.0%
<i>Renters Paying \$750 to \$999/mo</i>	1,023	926	-9.4%
<i>Renters Paying \$1000 to \$1,499/mo</i>	258	684	165.6%
<i>Renters Paying \$1,500 or More/mo</i>	35	146	319.4%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$1,927	\$2,220	15.2%
Paying Over 30% of Income for Mortgage	36.0%	57.2%	59.1%
<i>Owners Paying Less Than \$ 1,000/mo</i>	94	85	-9.6%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	455	411	-9.6%
<i>Owners Paying \$1,500 to \$1999/mo</i>	495	552	11.6%
<i>Owners Paying \$2,000 or More/mo</i>	336	1,449	331.8%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
INCOME LEVEL				
Less than \$25,000	72.7%	84.1%	67.0%	96.6%
\$25,000-\$49,999	33.0%	43.3%	38.7%	65.3%
\$50,000-\$74,999	0.0%	5.6%	40.3%	64.6%
\$75,000 or More	5.0%	4.4%	11.4%	24.0%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	2,403	2,621	9.1%
2-4 Units	1,959	1,919	-2.0%
5-9 Units	585	497	-15.0%
10-19 Units	597	456	-23.6%
20 or More Units	1,211	1,421	17.3%

MEDIAN HOME SALES*	UNITS		MEDIAN COST	
	2000	2010	2000	2010
2003	201		\$364,265	
2005	340		\$282,371	
2008	340		\$256,145	
2010	303		\$265,025	
2012	346		\$206,160	
2013	137		\$229,640	

FORECLOSURE FILINGS			
2009	122	2011	90
2010	128	2012	80

PROJECT-BASED SECTION 8	
Buildings	2
Units	315

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	8,649	9,282
under 5 years	537	514
5 to 9 years	533	519
10 to 14 years	558	515
15 to 19 years	697	556
20 to 24 years	652	689
25 to 34 years	1,154	1,161
35 to 44 years	1,140	1,148
45 to 54 years	1,066	1,152
55 to 64 years	995	1,082
65 or more years	1,317	1,946

POPULATION BY AGE AND SEX IN NORTH PARK, 2010



TOP 3 SUB-POPULATIONS IN NORTH PARK

The top 3 sub-populations in North Park in 2010 were White, Asian, and Latino. There were also 573 Black or African American people and 687 people of other races, including multiracial, Native American, Hawaiian or Pacific Islander individuals.

WHITE POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	4,222	4,625
under 5 years	209	203
5 to 9 years	223	213
10 to 14 years	225	211
15 to 19 years	360	240
20 to 24 years	307	338
25 to 34 years	502	492
35 to 44 years	495	470
45 to 54 years	552	586
55 to 64 years	788	605
65 or more years	561	1,267

ASIAN POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	2,220	2,380
under 5 years	119	112
5 to 9 years	123	139
10 to 14 years	141	113
15 to 19 years	163	147
20 to 24 years	151	161
25 to 34 years	299	306
35 to 44 years	326	344
45 to 54 years	264	296
55 to 64 years	265	313
65 or more years	369	449

LATINO POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	1,590	1,634
under 5 years	147	142
5 to 9 years	135	113
10 to 14 years	136	131
15 to 19 years	130	125
20 to 24 years	140	144
25 to 34 years	275	265
35 to 44 years	235	235
45 to 54 years	166	199
55 to 64 years	126	122
65 or more years	100	158

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	114	440
2010	117	515
2011	72	313
2012	80	579
2013	58	302
2014	66	343

BUILDING PERMITS

	NEW CONSTRUCTION OR REHAB PERMITS	DEMOLITION PERMITS
2006	86	7
2007	56	4
2008	63	2
2009	44	0
2010	59	2
2011	43	1
2012	45	4
2013	23	3
2014	42	5
Percent New Construction 2006-2014	8.5%	n/a
Percent Rehabilitation 2006-2014	91.5%	n/a

USPS RESIDENTIAL VACANCY

	2008	2011	2013
Percent Residential Vacancy	4.2%	3.6%	3.0%
Vacant less than 12 months	133	97	88
Vacant 12 - 24 months	71	85	52
Vacant 24 - 36 months	24	35	19
Vacant More than 36 months	47	63	80

USPS COMMERCIAL VACANCY

	2008	2011	2013
Percent Commercial Vacancy	12.8%	9.6%	12.4%
Vacant less than 12 months	41	22	19
Vacant 12 - 24 months	40	46	50
Vacant 24 - 36 months	6	17	20
Vacant More than 36 months	19	41	68

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	29
Zombies per 1,000 Mortgageable Properties	7.1

"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.