



COMMUNITY AREA

# Rogers Park



## HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	63,484	49,949	-21.3%
<i>Percent Immigrant (Foreign Born)</i>	33.8%	28.9%	-14.5%
Total Households	25,537	22,194	-13.1%
<i>Total Family Households</i>	12,295	9,469	-23.0%
<i>Total Non-Family Households</i>	13,242	12,725	-3.9%
Percent of Residents In Poverty	21.3%	26.5%	24.1%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	29,457	24,380	-17.2%
Black or African American	19,160	14,124	-26.3%
Asian	4,111	3,017	-26.6%
Multi-Racial	3,461	2,192	-36.7%
Other	7,295	6,236	-14.5%
Latino (of Any Race)	17,639	12,953	-26.6%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$39,696	\$40,588	2.2%
Households Earning < \$25,000	9,796	7,255	-25.9%
<i>As a Percent of All Households</i>	38.4%	33.8%	-12.0%
Unemployment Rate	5.6%	5.0%	-11.0%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	7,736	7,255	-6.2%
\$25,000-\$49,999	9,115	5,507	-39.6%
\$50,000-\$74,999	4,819	3,807	-21.0%
\$75,000 or More	3,833	4,887	27.5%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	27,358	25,253	-7.7%
Total Occupied Housing Units	25,537	22,194	-13.1%
<i>Owner-Occupied</i>	4,688	6,588	40.5%
<i>Renter-Occupied</i>	20,849	15,606	-25.1%

HOUSING UNIT PRODUCTION		
New Units Built Between 2000 and 2010		943
<i>As a Percentage of all Housing Units</i>		3.7%

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$766	\$804	4.9%
Paying Over 30% of Income in Rent	38.6%	53.5%	38.6%
<i>Renters Paying Less Than \$750/mo</i>	12,499	5,588	-55.3%
<i>Renters Paying \$750 to \$999/mo</i>	6,341	5,975	-5.8%
<i>Renters Paying \$1000 to \$1,499/mo</i>	1,484	2,602	75.3%
<i>Renters Paying \$1,500 or More/mo</i>	281	599	113.4%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$1,784	\$1,882	5.5%
Paying Over 30% of Income for Mortgage	24.7%	47.3%	91.8%
<i>Owners Paying Less Than \$ 1,000/mo</i>	211	385	82.6%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	308	1,223	297.4%
<i>Owners Paying \$1,500 to \$1999/mo</i>	313	1,545	393.2%
<i>Owners Paying \$2,000 or More/mo</i>	246	2,417	882.0%

INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
Less than \$20,000	79.9%	87.2%	95.0%	96.2%
\$20,000-\$49,999	24.1%	56.3%	36.5%	85.9%
\$50,000-\$74,999	0.9%	8.4%	15.2%	53.9%
\$75,000 or More	5.1%	0.0%	14.9%	17.8%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	1,781	2,060	15.7%
2-4 Units	3,445	3,777	9.6%
5-9 Units	4,488	6,417	43.0%
10-19 Units	4,165	3,515	-15.6%
20 or More Units	13,465	9,653	-28.3%

	MEDIAN HOME SALES*	
	UNITS	MEDIAN COST
2003	957	\$230,226
2005	1,813	\$246,347
2008	1,813	\$223,467
2010	1,059	\$183,932
2012	839	\$115,675
2013	427	\$124,450

FORECLOSURE FILINGS			
2009	401	2011	376
2010	504	2012	358

PROJECT-BASED SECTION 8	
Buildings	7
Units	819

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](mailto:Elizabeth@chicagorehab.org) or 312.663.3936.

## HOUSING FACT SHEET

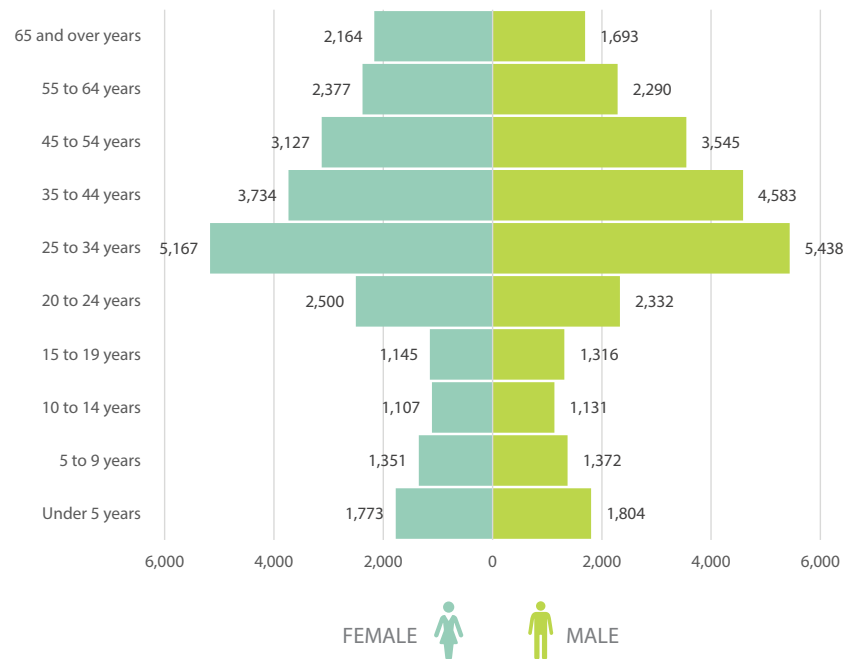
## DEEPER DIVE: AGE, SEX AND RACE COHORTS

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	25,504	24,445
under 5 years	1,804	1,773
5 to 9 years	1,372	1,351
10 to 14 years	1,131	1,107
15 to 19 years	1,316	1,145
20 to 24 years	2,332	2,500
25 to 34 years	5,438	5,167
35 to 44 years	4,583	3,734
45 to 54 years	3,545	3,127
55 to 64 years	2,290	2,377
65 or more years	1,693	2,164

## POPULATION BY AGE AND SEX IN ROGERS PARK, 2010



## TOP 3 SUB-POPULATIONS IN ROGERS PARK

The top 3 sub-populations in Rogers Park in 2010 were White, Black or African American, and Latino. There were also 2,972 Asians and 1,749 people of other races, including multiracial, Native American, Hawaiian or Pacific Islander individuals.

## WHITE POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	9,476	9,045
under 5 years	394	373
5 to 9 years	150	172
10 to 14 years	113	115
15 to 19 years	188	162
20 to 24 years	949	1,164
25 to 34 years	2,327	2,264
35 to 44 years	1,842	1,402
45 to 54 years	1,493	1,115
55 to 64 years	940	1,084
65 or more years	1,080	1,194

## BLACK OR AFRICAN AMERICAN POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	6,691	7,063
under 5 years	474	490
5 to 9 years	435	402
10 to 14 years	399	396
15 to 19 years	480	438
20 to 24 years	483	553
25 to 34 years	1,092	1,220
35 to 44 years	1,157	1,099
45 to 54 years	1,138	1,233
55 to 64 years	700	741
65 or more years	333	491

## LATINO POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	7,036	5,917
under 5 years	733	717
5 to 9 years	654	645
10 to 14 years	487	488
15 to 19 years	505	433
20 to 24 years	699	535
25 to 34 years	1,561	1,170
35 to 44 years	1,208	868
45 to 54 years	670	528
55 to 64 years	324	317
65 or more years	195	216

## 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	545	3,654
2010	373	2,211
2011	312	2,027
2012	544	3,506
2013	295	2,311
2014	327	1,906

BUILDING PERMITS	NEW CONSTRUCTION OR REHAB PERMITS	DEMOLITION PERMITS
2006	162	9
2007	196	12
2008	129	6
2009	148	4
2010	108	4
2011	108	6
2012	94	3
2013	93	6
2014	103	4
<i>Percent New Construction 2006-2014</i>	7.4%	n/a
<i>Percent Rehabilitation 2006-2014</i>	92.6%	n/a

USPS RESIDENTIAL VACANCY	2008	2011	2013
Percent Residential Vacancy	8.1%	6.0%	4.3%
Vacant less than 12 months	1,102	482	496
Vacant 12 - 24 months	450	572	145
Vacant 24 - 36 months	218	44	151
Vacant More than 36 months	272	477	335

USPS COMMERCIAL VACANCY	2008	2011	2013
Percent Commercial Vacancy	16.1%	12.2%	14.2%
Vacant less than 12 months	57	29	52
Vacant 12 - 24 months	41	34	14
Vacant 24 - 36 months	5	3	28
Vacant More than 36 months	81	88	82

CITY OF CHICAGO-OWNED VACANT LAND	NO. PARCELS	SQUARE FEET
Residential	4	38,736
Business	2	23,418
Commercial	1	1,389
Manufacturing	0	0
Planned Development	0	0
Planned Manufacturing District	0	0
Parks and Open Space	3	62,271
Downtown	0	0
Transportation	0	0

"ZOMBIE PROPERTIES"	2014
Zombies	97
Zombies per 1,000 Mortgageable Properties	11.3

"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

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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.