

COMMUNITY AREA

40

Washington Park



HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	14,146	11,717	-17.2%
<i>Percent Immigrant (Foreign Born)</i>	1.1%	1.2%	8.2%
Total Households	4,742	4,334	-8.6%
<i>Total Family Households</i>	3,019	2,676	-11.4%
<i>Total Non-Family Households</i>	1,723	1,658	-3.8%
Percent of Residents In Poverty	51.6%	41.6%	-19.5%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	95	96	1.1%
Black or African American	13,875	11,439	-17.6%
Asian	5	12	140.0%
Multi-Racial	118	136	15.3%
Other	53	34	-35.8%
Latino (of Any Race)	134	104	-22.4%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$20,642	\$23,845	15.5%
Households Earning < \$25,000	3,160	2,152	-31.9%
<i>As a Percent of All Households</i>	66.8%	54.8%	-17.9%
Unemployment Rate	12.4%	23.2%	87.3%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	2,495	2,152	-13.8%
\$25,000-\$49,999	1,344	944	-29.7%
\$50,000-\$74,999	502	428	-14.8%
\$75,000 or More	392	403	2.9%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	6,153	5,455	-11.3%
Total Occupied Housing Units	4,742	4,334	-8.6%
<i>Owner-Occupied</i>	478	725	51.7%
<i>Renter-Occupied</i>	4,264	3,609	-15.4%

HOUSING UNIT PRODUCTION	2000	2010
New Units Built Between 2000 and 2010		313
<i>As a Percentage of all Housing Units</i>		5.5%

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$570	\$809	42.0%
Paying Over 30% of Income in Rent	48.2%	67.7%	40.4%
<i>Renters Paying Less Than \$750/mo</i>	2,978	1,378	-53.7%
<i>Renters Paying \$750 to \$999/mo</i>	1,026	893	-13.0%
<i>Renters Paying \$1000 to \$1,499/mo</i>	132	600	354.7%
<i>Renters Paying \$1,500 or More/mo</i>	33	171	419.3%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$1,233	\$1,683	36.5%
Paying Over 30% of Income for Mortgage	23.8%	63.0%	165.4%
<i>Owners Paying Less Than \$ 1,000/mo</i>	38	79	108.4%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	25	277	1,002.3%
<i>Owners Paying \$1,500 to \$1999/mo</i>	14	135	847.2%
<i>Owners Paying \$2,000 or More/mo</i>	4	204	5,393.8%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
Income Level				
Less than \$25,000	70.3%	89.4%	25.9%	97.8%
\$25,000-\$49,999	22.0%	62.4%	13.5%	63.9%
\$50,000-\$74,999	3.6%	15.4%	20.0%	64.4%
\$75,000 or More	4.6%	0.0%	2.5%	31.8%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	266	545	104.9%
2-4 Units	1,358	1,791	31.9%
5-9 Units	1,812	1,537	-15.2%
10-19 Units	730	423	-42.1%
20 or More Units	1,982	1,346	-32.1%

MEDIAN HOME SALES*	UNITS		MEDIAN COST	
	2003	2005	2008	2010
	140	436	436	114
	\$235,259	\$248,635	\$225,542	\$148,662

FORECLOSURE FILINGS			
2009	291	2011	292
2010	338	2012	332

PROJECT-BASED SECTION 8	
Buildings	8
Units	583

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

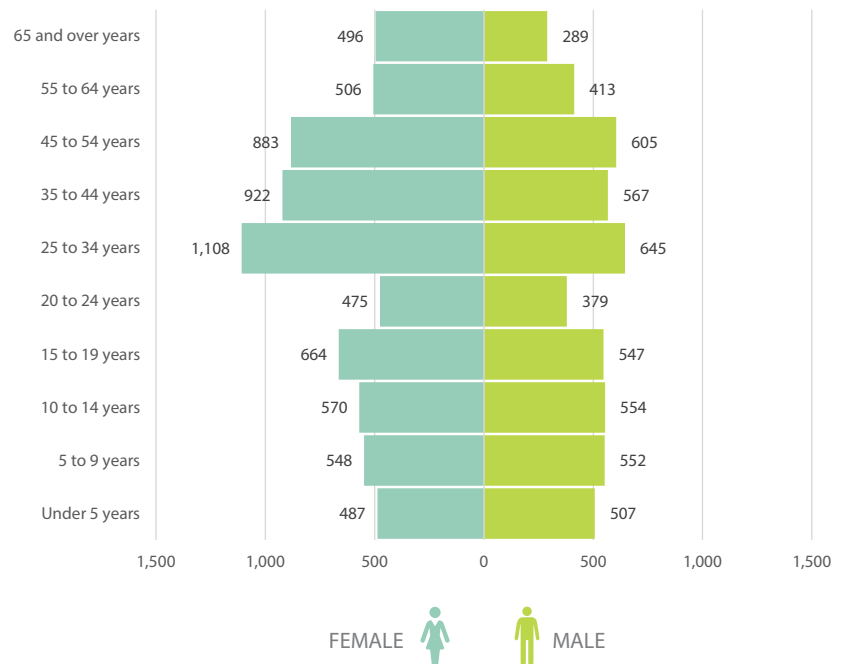
DEEPER DIVE: AGE, SEX AND RACE COHORTS

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	5,058	6,659
under 5 years	507	487
5 to 9 years	552	548
10 to 14 years	554	570
15 to 19 years	547	664
20 to 24 years	379	475
25 to 34 years	645	1,108
35 to 44 years	567	922
45 to 54 years	605	883
55 to 64 years	413	506
65 or more years	289	496

POPULATION BY AGE AND SEX IN WASHINGTON PARK, 2010



TOP 3 SUB-POPULATIONS IN WASHINGTON PARK

The top 3 sub-populations in Washington Park in 2010 were Black or African American, of other races (including multiracial, Native American, Hawaiian or Pacific Islander individuals), and Latino. There were also 87 Whites and 12 Asians.

BLACK OR AFRICAN AMERICAN POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	4,898	6,472
under 5 years	492	467
5 to 9 years	535	536
10 to 14 years	539	557
15 to 19 years	530	650
20 to 24 years	352	463
25 to 34 years	629	1,064
35 to 44 years	542	892
45 to 54 years	590	862
55 to 64 years	405	492
65 or more years	284	489

OTHER RACE POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	54	90
under 5 years	4	9
5 to 9 years	8	6
10 to 14 years	7	7
15 to 19 years	7	12
20 to 24 years	4	6
25 to 34 years	4	19
35 to 44 years	10	12
45 to 54 years	7	7
55 to 64 years	1	9
65 or more years	2	3

LATINO POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	48	56
under 5 years	9	9
5 to 9 years	7	5
10 to 14 years	5	5
15 to 19 years	6	2
20 to 24 years	1	3
25 to 34 years	5	15
35 to 44 years	6	9
45 to 54 years	5	6
55 to 64 years	2	1
65 or more years	2	1

HOUSING FACT SHEET

DEEPER DIVE: VACANCY, FORECLOSURE AND CITY-OWNED LAND

BASIC DEMOGRAPHICS	2000	2010	10 YEAR CHANGE
Population	14,146	11,717	-17.2%
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BUILDING VIOLATIONS	BUILDINGS RECEIVING VIOLATIONS	TOTAL VIOLATIONS
2009	238	2,110
2010	155	1,234
2011	216	1,339
2012	206	1,336
2013	145	899
2014	141	800

BUILDING PERMITS	NEW CONSTRUCTION OR REHAB PERMITS	DEMOLITION PERMITS
2006	49	3
2007	92	6
2008	62	9
2009	62	11
2010	45	18
2011	55	6
2012	47	16
2013	33	20
2014	30	8
<i>Percent New Construction 2006-2014</i>	13.1%	n/a
<i>Percent Rehabilitation 2006-2014</i>	86.9%	n/a

USPS RESIDENTIAL VACANCY	2008	2011	2013
Percent Residential Vacancy	14.0%	15.2%	11.7%
Vacant less than 12 months	334	170	207
Vacant 12 - 24 months	245	314	168
Vacant 24 - 36 months	75	92	49
Vacant More than 36 months	136	313	260

USPS COMMERCIAL VACANCY	2008	2011	2013
Percent Commercial Vacancy	23.4%	25.8%	25.1%
Vacant less than 12 months	20	10	11
Vacant 12 - 24 months	10	14	18
Vacant 24 - 36 months	8	7	3
Vacant More than 36 months	43	57	48

CITY OF CHICAGO-OWNED VACANT LAND	NO. PARCELS	SQUARE FEET
Residential	432	2,598,809
Business	37	255,347
Commercial	29	175,575
Manufacturing	27	330,183
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	87
Zombies per 1,000 Mortgageable Properties	10.7

"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.