

COMMUNITY AREA

2

West Ridge



HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	73,199	71,942	-1.7%
<i>Percent Immigrant (Foreign Born)</i>	45.6%	43.9%	-3.9%
Total Households	25,491	24,755	-2.9%
<i>Total Family Households</i>	17,233	16,565	-3.9%
<i>Total Non-Family Households</i>	8,258	8,190	-0.8%
Percent of Residents In Poverty	14.3%	17.5%	22.1%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	41,947	36,971	-11.9%
Black or African American	5,119	8,292	62.0%
Asian	16,437	16,280	-1.0%
Multi-Racial	4,286	2,877	-32.9%
Other	5,410	7,522	39.0%
Latino (of Any Race)	11,353	14,701	29.5%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$53,257	\$49,421	-7.2%
Households Earning < \$25,000	7,298	6,256	-14.3%
<i>As a Percent of All Households</i>	28.6%	25.8%	-9.8%
Unemployment Rate	3.4%	7.9%	130.5%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	5,763	6,256	8.5%
\$25,000-\$49,999	7,816	6,396	-18.2%
\$50,000-\$74,999	5,744	4,492	-21.8%
\$75,000 or More	6,212	7,115	14.5%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	26,533	27,466	3.5%
Total Occupied Housing Units	25,491	24,755	-2.9%
<i>Owner-Occupied</i>	12,097	12,196	0.8%
<i>Renter-Occupied</i>	13,394	12,559	-6.2%

HOUSING UNIT PRODUCTION	
New Units Built Between 2000 and 2010	891
<i>As a Percentage of all Housing Units</i>	3.3%

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$880	\$935	6.2%
Paying Over 30% of Income in Rent	41.1%	58.9%	43.3%
<i>Renters Paying Less Than \$750/mo</i>	6,448	2,183	-66.1%
<i>Renters Paying \$750 to \$999/mo</i>	4,760	4,503	-5.4%
<i>Renters Paying \$1000 to \$1,499/mo</i>	1,488	3,573	140.2%
<i>Renters Paying \$1,500 or More/mo</i>	373	685	83.4%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$1,868	\$2,005	7.3%
Paying Over 30% of Income for Mortgage	35.6%	59.1%	65.7%
<i>Owners Paying Less Than \$ 1,000/mo</i>	460	606	31.9%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	1,180	1,758	49.0%
<i>Owners Paying \$1,500 to \$1999/mo</i>	1,228	2,252	83.3%
<i>Owners Paying \$2,000 or More/mo</i>	832	4,313	418.1%

INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
Less than \$25,000	86.3%	95.7%	82.9%	91.9%
\$25,000-\$49,999	34.1%	71.7%	41.8%	64.4%
\$50,000-\$74,999	2.0%	10.7%	35.2%	56.2%
\$75,000 or More	5.8%	0.0%	11.2%	23.3%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	6,078	6,830	12.4%
2-4 Units	8,500	9,321	9.7%
5-9 Units	3,956	4,187	5.8%
10-19 Units	2,928	2,422	-17.3%
20 or More Units	5,063	4,391	-13.3%

	MEDIAN HOME SALES*	
	UNITS	MEDIAN COST
2003	1,034	\$298,871
2005	1,800	\$267,007
2008	1,800	\$242,208
2010	1,484	\$176,649
2012	1,239	\$144,760
2013	546	\$126,094

FORECLOSURE FILINGS	
2009	2011
2010	2012

PROJECT-BASED SECTION 8	
Buildings	1
Units	99

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

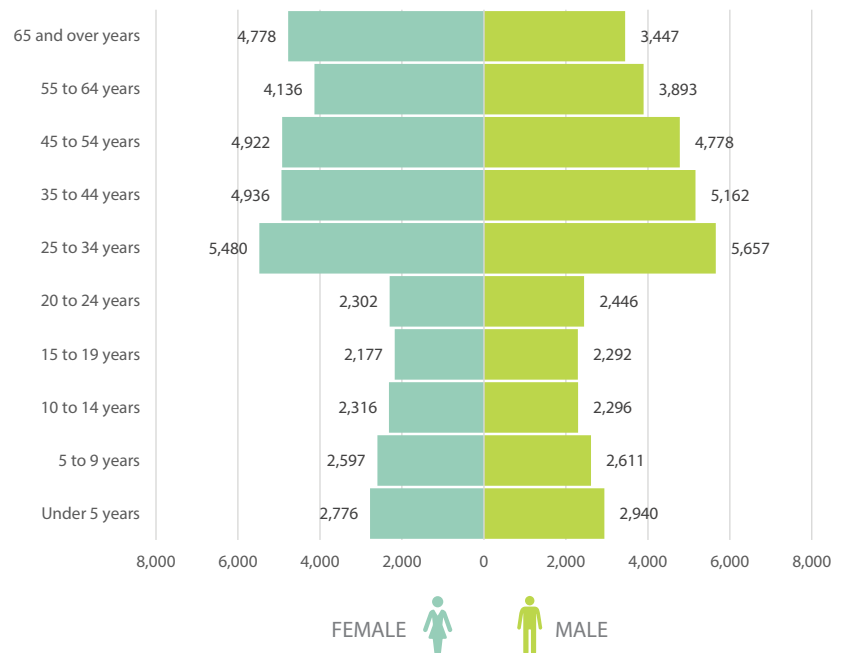
DEEPER DIVE: AGE, SEX AND RACE COHORTS

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	35,522	36,420
under 5 years	2,940	2,776
5 to 9 years	2,611	2,597
10 to 14 years	2,296	2,316
15 to 19 years	2,292	2,177
20 to 24 years	2,446	2,302
25 to 34 years	5,657	5,480
35 to 44 years	5,162	4,936
45 to 54 years	4,778	4,922
55 to 64 years	3,893	4,136
65 or more years	3,447	4,778

POPULATION BY AGE AND SEX IN WEST RIDGE, 2010



TOP 3 SUB-POPULATIONS IN WEST RIDGE

The top 3 sub-populations in West Ridge in 2010 were White, Asian, and Latino. There were also 8,015 Black or African American people and 2,336 people of other races, including multiracial, Native American, Hawaiian or Pacific Islander individuals.

WHITE POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	14,745	15,961
under 5 years	1,061	971
5 to 9 years	850	893
10 to 14 years	730	767
15 to 19 years	685	721
20 to 24 years	769	812
25 to 34 years	2,147	2,158
35 to 44 years	1,991	1,883
45 to 54 years	2,195	2,308
55 to 64 years	2,243	2,222
65 or more years	2,074	3,226

ASIAN POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	8,234	7,950
under 5 years	602	550
5 to 9 years	584	586
10 to 14 years	521	499
15 to 19 years	500	465
20 to 24 years	612	555
25 to 34 years	1,292	1,215
35 to 44 years	1,315	1,227
45 to 54 years	1,141	1,082
55 to 64 years	935	950
65 or more years	732	821

LATINO POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	7,508	7,193
under 5 years	778	781
5 to 9 years	714	655
10 to 14 years	627	621
15 to 19 years	669	579
20 to 24 years	677	585
25 to 34 years	1,473	1,294
35 to 44 years	1,111	1,032
45 to 54 years	747	749
55 to 64 years	440	496
65 or more years	272	401

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	547	3,033
2010	418	2,439
2011	401	2,573
2012	371	2,367
2013	323	2,277
2014	359	2,130

BUILDING PERMITS	NEW CONSTRUCTION OR REHAB PERMITS	DEMOLITION PERMITS
2006	234	26
2007	184	29
2008	151	5
2009	162	7
2010	147	5
2011	151	7
2012	116	3
2013	135	6
2014	131	5
<i>Percent New Construction 2006-2014</i>	10.6%	n/a
<i>Percent Rehabilitation 2006-2014</i>	89.4%	n/a

USPS RESIDENTIAL VACANCY	2008	2011	2013
Percent Residential Vacancy	6.7%	5.4%	4.8%
Vacant less than 12 months	830	642	572
Vacant 12 - 24 months	589	324	392
Vacant 24 - 36 months	92	58	96
Vacant More than 36 months	295	456	274

USPS COMMERCIAL VACANCY	2008	2011	2013
Percent Commercial Vacancy	11.4%	14.7%	16.1%
Vacant less than 12 months	81	81	81
Vacant 12 - 24 months	95	97	115
Vacant 24 - 36 months	16	33	35
Vacant More than 36 months	42	95	118

CITY OF CHICAGO-OWNED VACANT LAND	NO. PARCELS	SQUARE FEET
Residential	4	2,033
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	187
Zombies per 1,000 Mortgageable Properties	12.6

"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.