

HOUSING FACT SHEET

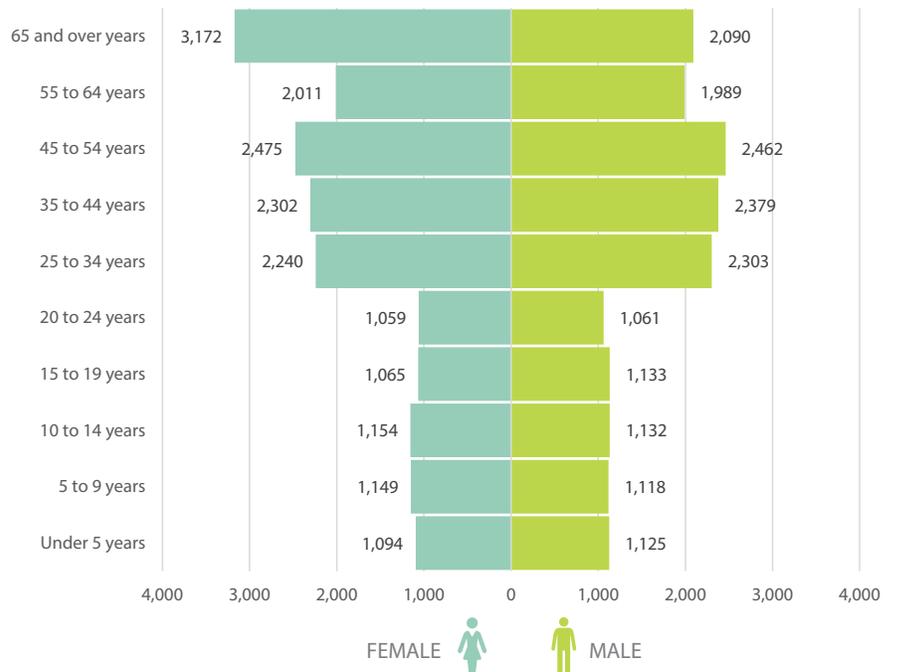
DEEPER DIVE: AGE, SEX AND RACE COHORTS

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	16,792	17,721
under 5 years	1,125	1,094
5 to 9 years	1,118	1,149
10 to 14 years	1,132	1,154
15 to 19 years	1,133	1,065
20 to 24 years	1,061	1,059
25 to 34 years	2,303	2,240
35 to 44 years	2,379	2,302
45 to 54 years	2,462	2,475
55 to 64 years	1,989	2,011
65 or more years	2,090	3,172

POPULATION BY AGE AND SEX IN GARFIELD RIDGE, 2010



TOP 3 SUB-POPULATIONS IN GARFIELD RIDGE

The top 3 sub-populations in Garfield Ridge in 2010 were White, Latino, and Black or African American. There were also 346 Asians and 240 people of other races, including multiracial, Native American, Hawaiian or Pacific Islander individuals.

WHITE POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	8,901	9,471
under 5 years	338	366
5 to 9 years	392	391
10 to 14 years	446	421
15 to 19 years	499	440
20 to 24 years	495	473
25 to 34 years	1,048	891
35 to 44 years	1,123	1,076
45 to 54 years	1,633	1,566
55 to 64 years	1,522	1,412
65 or more years	1,405	2,435

LATINO POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	6,685	6,830
under 5 years	714	649
5 to 9 years	651	685
10 to 14 years	611	631
15 to 19 years	535	540
20 to 24 years	461	500
25 to 34 years	1,135	1,218
35 to 44 years	1,113	1,047
45 to 54 years	675	721
55 to 64 years	459	443
65 or more years	331	396

BLACK OR AFRICAN AMERICAN POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	931	1,109
under 5 years	48	56
5 to 9 years	50	52
10 to 14 years	61	78
15 to 19 years	74	71
20 to 24 years	87	69
25 to 34 years	88	91
35 to 44 years	108	123
45 to 54 years	114	155
55 to 64 years	96	121
65 or more years	205	293

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DEEPER DIVE: VACANCY, FORECLOSURE AND CITY-OWNED LAND

BASIC DEMOGRAPHICS	2000	2010	10 YEAR CHANGE
Population	36,101	34,513	-4.4%
Households	12,901	11,927	-7.5%
<i>Family Households</i>	9,322	8,545	-8.3%
<i>Non-Family Households</i>	3,579	3,382	-5.5%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	13,232	13,106	-1.0%
Total Occupied Housing Units	12,901	11,927	-7.5%
<i>Owner-Occupied</i>	10,453	9,793	-6.3%
<i>Renter-Occupied</i>	2,448	2,134	-12.8%

BUILDING VIOLATIONS	BUILDINGS RECEIVING VIOLATIONS	TOTAL VIOLATIONS
2009	179	753
2010	168	681
2011	161	669
2012	155	613
2013	145	485
2014	142	501

BUILDING PERMITS	NEW CONSTRUCTION OR REHAB PERMITS	DEMOLITION PERMITS
2006	160	18
2007	117	16
2008	89	7
2009	71	9
2010	66	1
2011	61	109
2012	48	7
2013	47	9
2014	53	6
<i>Percent New Construction 2006-2014</i>	15.7%	n/a
<i>Percent Rehabilitation 2006-2014</i>	84.3%	n/a

USPS RESIDENTIAL VACANCY	2008	2011	2013
Percent Residential Vacancy	4.5%	2.1%	2.0%
Vacant less than 12 months	211	104	81
Vacant 12 - 24 months	116	88	69
Vacant 24 - 36 months	22	30	24
Vacant More than 36 months	224	50	92

USPS COMMERCIAL VACANCY	2008	2011	2013
Percent Commercial Vacancy	11.0%	8.9%	11.8%
Vacant less than 12 months	43	19	20
Vacant 12 - 24 months	23	23	28
Vacant 24 - 36 months	8	13	9
Vacant More than 36 months	20	41	66

CITY OF CHICAGO-OWNED VACANT LAND	NO. PARCELS	SQUARE FEET
Residential	5	17,232
Business	8	48,794
Commercial	0	0
Manufacturing	1	10,167
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	67
Zombies per 1,000 Mortgageable Properties	6.1

"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

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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.