

HOUSING FACT SHEET

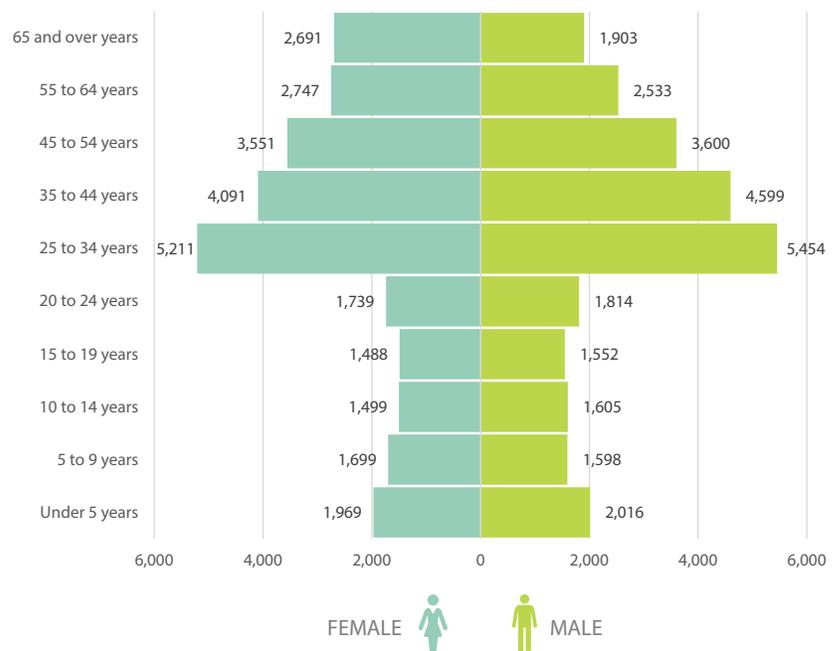
DEEPER DIVE: AGE, SEX AND RACE COHORTS

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	26,674	26,685
under 5 years	2,016	1,969
5 to 9 years	1,598	1,699
10 to 14 years	1,605	1,499
15 to 19 years	1,552	1,488
20 to 24 years	1,814	1,739
25 to 34 years	5,454	5,211
35 to 44 years	4,599	4,091
45 to 54 years	3,600	3,551
55 to 64 years	2,533	2,747
65 or more years	1,903	2,691

POPULATION BY AGE AND SEX IN IRVING PARK, 2010



TOP 3 SUB-POPULATIONS IN IRVING PARK

The top 3 sub-populations in Irving Park in 2010 were Latino, White, and Asian. There were also 1,736 Black or African American people and 1,321 people of other races, including multiracial, Native American, Hawaiian or Pacific Islander individuals.

LATINO POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	12,330	12,002
under 5 years	1,092	1,124
5 to 9 years	1,028	1,084
10 to 14 years	1,070	966
15 to 19 years	1,016	970
20 to 24 years	1,046	932
25 to 34 years	2,379	2,196
35 to 44 years	1,933	1,728
45 to 54 years	1,412	1,384
55 to 64 years	822	904
65 or more years	532	714

WHITE POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	10,976	11,258
under 5 years	676	635
5 to 9 years	401	448
10 to 14 years	356	375
15 to 19 years	331	327
20 to 24 years	533	575
25 to 34 years	2,324	2,310
35 to 44 years	2,123	1,830
45 to 54 years	1,784	1,679
55 to 64 years	1,090	1,452
65 or more years	1,358	1,627

ASIAN POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	1,734	2,002
under 5 years	91	73
5 to 9 years	63	75
10 to 14 years	68	56
15 to 19 years	89	81
20 to 24 years	115	132
25 to 34 years	361	416
35 to 44 years	284	299
45 to 54 years	211	292
55 to 64 years	235	297
65 or more years	217	281

HOUSING FACT SHEET

DEEPER DIVE: VACANCY, FORECLOSURE AND CITY-OWNED LAND

BASIC DEMOGRAPHICS

	2000	2010	10 YEAR CHANGE
Population	58,643	53,359	-9.0%
Households	20,876	20,376	-2.4%
Family Households	13,395	12,190	-9.0%
Non-Family Households	7,481	8,186	9.4%

HOUSING UNITS

	2000	2010	10 YEAR CHANGE
Total Housing Units	21,878	22,420	2.5%
Total Occupied Housing Units	20,876	20,376	-2.4%
Owner-Occupied	8,590	9,351	8.9%
Renter-Occupied	12,286	11,025	-10.3%

BUILDING VIOLATIONS

	BUILDINGS RECEIVING VIOLATIONS	TOTAL VIOLATIONS
2009	371	1,650
2010	395	1,834
2011	317	1,450
2012	290	1,916
2013	286	1,481
2014	375	2,311

BUILDING PERMITS

	NEW CONSTRUCTION OR REHAB PERMITS	DEMOLITION PERMITS
2006	233	39
2007	205	42
2008	179	16
2009	142	6
2010	181	7
2011	145	14
2012	139	17
2013	196	17
2014	218	27
Percent New Construction 2006-2014	16.7%	n/a
Percent Rehabilitation 2006-2014	83.3%	n/a

USPS RESIDENTIAL VACANCY

	2008	2011	2013
Percent Residential Vacancy	4.4%	3.9%	3.2%
Vacant less than 12 months	316	243	250
Vacant 12 - 24 months	383	254	104
Vacant 24 - 36 months	82	26	69
Vacant More than 36 months	93	266	240

USPS COMMERCIAL VACANCY

	2008	2011	2013
Percent Commercial Vacancy	11.4%	8.8%	10.8%
Vacant less than 12 months	71	44	77
Vacant 12 - 24 months	75	33	31
Vacant 24 - 36 months	12	6	10
Vacant More than 36 months	24	66	68

CITY OF CHICAGO-OWNED VACANT LAND

	NO. PARCELS	SQUARE FEET
Residential	2	7,851
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	105
Zombies per 1,000 Mortgageable Properties	7.9

"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.