



COMMUNITY AREA

52

# East Side



## HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	23,653	23,042	-2.6%
<i>Percent Immigrant (Foreign Born)</i>	28.5%	33.6%	17.9%
Total Households	7,404	6,948	-6.2%
<i>Total Family Households</i>	5,666	5,327	-6.0%
<i>Total Non-Family Households</i>	1,738	1,621	-6.7%
Percent of Residents In Poverty	12.4%	20.7%	67.6%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	13,239	12,448	-6.0%
Black or African American	318	911	186.5%
Asian	69	78	13.0%
Multi-Racial	794	881	11.0%
Other	9,233	8,724	-5.5%
Latino (of Any Race)	16,113	18,076	12.2%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$49,619	\$42,151	-15.1%
Households Earning < \$25,000	2,166	2,093	-3.4%
<i>As a Percent of All Households</i>	29.6%	29.3%	-1.0%
Unemployment Rate	6.5%	14.5%	125.0%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	1,710	2,093	22.4%
\$25,000-\$49,999	2,494	2,038	-18.3%
\$50,000-\$74,999	1,733	1,494	-13.8%
\$75,000 or More	1,383	1,521	10.0%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	7,822	7,649	-2.2%
Total Occupied Housing Units	7,404	6,948	-6.2%
<i>Owner-Occupied</i>	5,207	4,711	-9.5%
<i>Renter-Occupied</i>	2,197	2,237	1.8%

HOUSING UNIT PRODUCTION	
New Units Built Between 2000 and 2010	46
<i>As a Percentage of all Housing Units</i>	0.6%

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$652	\$767	17.7%
Paying Over 30% of Income in Rent	37.1%	61.7%	66.3%
<i>Renters Paying Less Than \$750/mo</i>	1,496	916	-38.8%
<i>Renters Paying \$750 to \$999/mo</i>	495	916	39.6%
<i>Renters Paying \$1000 to \$1,499/mo</i>	54	302	454.2%
<i>Renters Paying \$1,500 or More/mo</i>	25	16	-35.4%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$1,161	\$1,346	15.9%
Paying Over 30% of Income for Mortgage	25.1%	54.5%	117.6%
<i>Owners Paying Less Than \$ 1,000/mo</i>	1,222	574	-53.0%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	980	1,608	64.1%
<i>Owners Paying \$1,500 to \$1999/mo</i>	271	827	205.5%
<i>Owners Paying \$2,000 or More/mo</i>	73	445	510.6%

INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
Less than \$25,000	84.0%	97.3%	44.4%	86.3%
\$25,000-\$49,999	20.0%	62.9%	23.3%	69.0%
\$50,000-\$74,999	0.0%	0.0%	7.8%	30.7%
\$75,000 or More	5.1%	0.0%	3.4%	7.7%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	4,879	5,061	3.7%
2-4 Units	2,663	2,716	2.0%
5-9 Units	212	134	-36.8%
10-19 Units	45	17	-62.2%
20 or More Units	9	0	-100.0%

	MEDIAN HOME SALES*	
	UNITS	MEDIAN COST
2003	66	\$157,268
2005	319	\$160,583
2008	319	\$145,669
2010	271	\$120,365
2012	167	\$92,154
2013	88	\$102,835

FORECLOSURE FILINGS			
2009	150	2011	136
2010	130	2012	153

PROJECT-BASED SECTION 8	
Buildings	0
Units	0

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	11,390	11,652
under 5 years	953	950
5 to 9 years	947	957
10 to 14 years	1,035	1,099
15 to 19 years	998	921
20 to 24 years	848	757
25 to 34 years	1,636	1,592
35 to 44 years	1,588	1,436
45 to 54 years	1,410	1,479
55 to 64 years	1,024	1,093
65 or more years	951	1,368

## POPULATION BY AGE AND SEX IN EAST SIDE, 2010



## TOP 3 SUB-POPULATIONS IN EAST SIDE

The top 3 sub-populations in East Side in 2010 were Latino, White, and Black or African American. There were also 53 Asians and 167 people of other races, including multiracial, Native American, Hawaiian or Pacific Islander individuals.

## LATINO POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	9,084	8,992
under 5 years	845	848
5 to 9 years	848	875
10 to 14 years	922	985
15 to 19 years	863	819
20 to 24 years	747	640
25 to 34 years	1,402	1,329
35 to 44 years	1,345	1,201
45 to 54 years	1,005	1,073
55 to 64 years	670	669
65 or more years	437	553

## WHITE POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	1,820	2,149
under 5 years	46	46
5 to 9 years	56	43
10 to 14 years	52	62
15 to 19 years	65	60
20 to 24 years	68	68
25 to 34 years	172	169
35 to 44 years	190	175
45 to 54 years	353	337
55 to 64 years	496	388
65 or more years	322	801

## BLACK OR AFRICAN AMERICAN POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	387	390
under 5 years	51	38
5 to 9 years	32	29
10 to 14 years	51	41
15 to 19 years	59	37
20 to 24 years	26	41
25 to 34 years	54	75
35 to 44 years	37	48
45 to 54 years	40	49
55 to 64 years	24	26
65 or more years	13	6

## 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	155	736
2010	146	1,033
2011	159	1,120
2012	114	498
2013	61	281
2014	107	497

BUILDING PERMITS	NEW CONSTRUCTION OR REHAB PERMITS	DEMOLITION PERMITS
2006	33	6
2007	29	1
2008	36	5
2009	32	3
2010	26	9
2011	23	6
2012	27	7
2013	17	7
2014	13	2
Percent New Construction 2006-2014	16.1%	n/a
Percent Rehabilitation 2006-2014	83.9%	n/a

USPS RESIDENTIAL VACANCY	2008	2011	2013
Percent Residential Vacancy	5.3%	6.8%	6.3%
Vacant less than 12 months	165	120	122
Vacant 12 - 24 months	119	105	100
Vacant 24 - 36 months	14	61	15
Vacant More than 36 months	54	165	180

USPS COMMERCIAL VACANCY	2008	2011	2013
Percent Commercial Vacancy	14.8%	14.4%	16.0%
Vacant less than 12 months	18	3	10
Vacant 12 - 24 months	17	8	11
Vacant 24 - 36 months	2	8	0
Vacant More than 36 months	16	33	35

CITY OF CHICAGO-OWNED VACANT LAND	NO. PARCELS	SQUARE FEET
Residential	12	41,936
Business	5	15,817
Commercial	4	16,194
Manufacturing	20	62,417
Planned Development	0	0
Planned Manufacturing District	1	2,987
Parks and Open Space	4	23,402
Downtown	0	0
Transportation	0	0

"ZOMBIE PROPERTIES"	2014
Zombies	32
Zombies per 1,000 Mortgageable Properties	5.0

"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.