

COMMUNITY AREA

71

Auburn Gresham



Chicago Rehab Network

HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	55,928	48,743	-12.8%
<i>Percent Immigrant (Foreign Born)</i>	1.2%	1.7%	38.5%
Total Households	18,270	17,603	-3.7%
<i>Total Family Households</i>	13,568	11,795	-13.1%
<i>Total Non-Family Households</i>	4,702	5,808	23.5%
Percent of Residents In Poverty	20.6%	27.6%	33.8%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	266	194	-27.1%
Black or African American	55,050	47,869	-13.0%
Asian	48	33	-31.3%
Multi-Racial	399	424	6.3%
Other	165	223	35.2%
Latino (of Any Race)	347	459	32.3%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$43,531	\$35,090	-19.4%
Households Earning < \$25,000	6,891	6,902	0.2%
<i>As a Percent of All Households</i>	37.8%	39.0%	3.1%
Unemployment Rate	9.2%	24.2%	164.2%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	5,442	6,902	26.8%
\$25,000-\$49,999	5,806	4,688	-19.3%
\$50,000-\$74,999	3,664	2,868	-21.7%
\$75,000 or More	3,302	3,241	-1.8%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	19,955	20,351	2.0%
Total Occupied Housing Units	18,270	17,603	-3.7%
<i>Owner-Occupied</i>	9,602	8,303	-13.5%
<i>Renter-Occupied</i>	8,668	9,300	7.3%

HOUSING UNIT PRODUCTION	2000	2010	10 YEAR CHANGE
New Units Built Between 2000 and 2010		638	
<i>As a Percentage of all Housing Units</i>		3.1%	

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$708	\$847	19.6%
Paying Over 30% of Income in Rent	45.2%	66.3%	46.7%
<i>Renters Paying Less Than \$750/mo</i>	5,499	3,011	-45.2%
<i>Renters Paying \$750 to \$999/mo</i>	2,436	3,085	26.6%
<i>Renters Paying \$1000 to \$1,499/mo</i>	447	2,017	351.6%
<i>Renters Paying \$1,500 or More/mo</i>	61	478	679.6%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$1,300	\$1,498	15.2%
Paying Over 30% of Income for Mortgage	40.3%	52.8%	31.2%
<i>Owners Paying Less Than \$ 1,000/mo</i>	1,897	884	-53.4%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	2,047	2,243	9.6%
<i>Owners Paying \$1,500 to \$1999/mo</i>	817	1,718	110.2%
<i>Owners Paying \$2,000 or More/mo</i>	350	1,306	272.8%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
Income Level				
Less than \$25,000	85.2%	96.4%	65.8%	89.5%
\$25,000-\$49,999	25.0%	67.4%	42.5%	58.6%
\$50,000-\$74,999	2.0%	4.8%	13.8%	41.8%
\$75,000 or More	5.4%	1.3%	8.3%	9.1%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	8,506	9,597	12.8%
2-4 Units	6,421	7,359	14.6%
5-9 Units	2,335	2,149	-8.0%
10-19 Units	1,566	706	-54.9%
20 or More Units	1,099	844	-23.2%

MEDIAN HOME SALES*	UNITS		MEDIAN COST	
	2003	2005	2008	2010
2003	600		\$150,689	
2005	939		\$175,819	
2008	939		\$159,489	
2010	532		\$144,735	
2012	424		\$129,244	
2013	162		\$131,426	

FORECLOSURE FILINGS			
2009	486	2011	412
2010	541	2012	477

PROJECT-BASED SECTION 8	
Buildings	5
Units	610

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

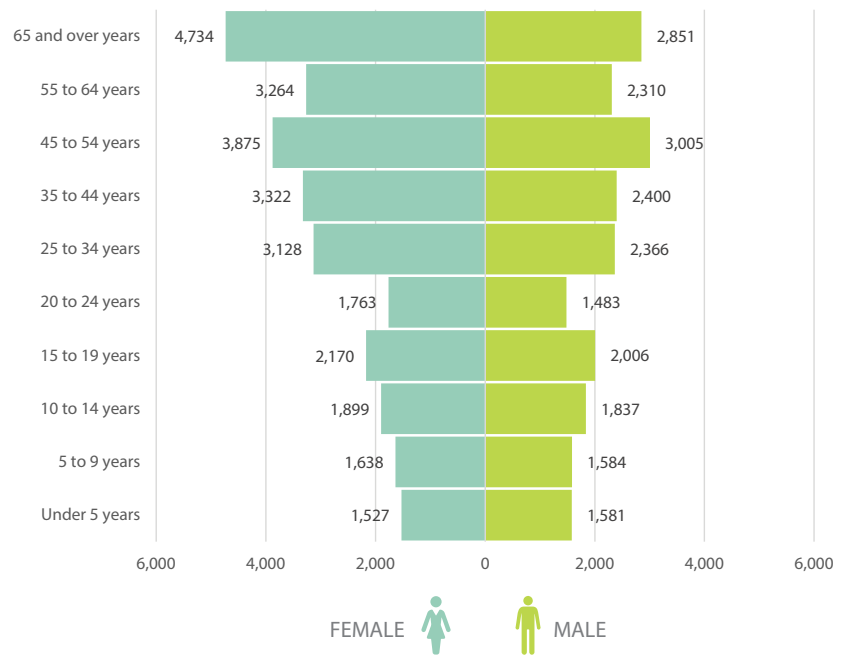
DEEPER DIVE: AGE, SEX AND RACE COHORTS

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	21,423	27,320
under 5 years	1,581	1,527
5 to 9 years	1,584	1,638
10 to 14 years	1,837	1,899
15 to 19 years	2,006	2,170
20 to 24 years	1,483	1,763
25 to 34 years	2,366	3,128
35 to 44 years	2,400	3,322
45 to 54 years	3,005	3,875
55 to 64 years	2,310	3,264
65 or more years	2,851	4,734

POPULATION BY AGE AND SEX IN AUBURN GRESHAM, 2010



TOP 3 SUB-POPULATIONS IN AUBURN GRESHAM

The top 3 sub-populations in Auburn Gresham in 2010 were Black or African American, Latino, and other races, including multiracial, Native American, Hawaiian or Pacific Islander individuals. There were also 134 Whites and 33 Asians.

BLACK OR AFRICAN AMERICAN POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	20,935	26,726
under 5 years	1,528	1,483
5 to 9 years	1,541	1,591
10 to 14 years	1,794	1,865
15 to 19 years	1,965	2,137
20 to 24 years	1,452	1,705
25 to 34 years	2,316	3,040
35 to 44 years	2,333	3,259
45 to 54 years	2,948	3,797
55 to 64 years	2,263	3,204
65 or more years	2,795	4,645

LATINO POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	219	240
under 5 years	31	23
5 to 9 years	24	28
10 to 14 years	26	16
15 to 19 years	18	18
20 to 24 years	16	28
25 to 34 years	26	45
35 to 44 years	26	30
45 to 54 years	19	23
55 to 64 years	14	12
65 or more years	19	17

OTHER RACE POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	191	265
under 5 years	20	19
5 to 9 years	15	17
10 to 14 years	15	17
15 to 19 years	17	14
20 to 24 years	14	22
25 to 34 years	14	33
35 to 44 years	29	20
45 to 54 years	27	39
55 to 64 years	16	35
65 or more years	24	49

HOUSING FACT SHEET

DEEPER DIVE: VACANCY, FORECLOSURE AND CITY-OWNED LAND

BASIC DEMOGRAPHICS	2000	2010	10 YEAR CHANGE
Population	55,928	48,743	-12.8%
Households	18,270	17,603	-3.7%
<i>Family Households</i>	13,568	11,795	-13.1%
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BUILDING VIOLATIONS	BUILDINGS RECEIVING VIOLATIONS	TOTAL VIOLATIONS
2009	692	4,984
2010	535	3,695
2011	660	4,528
2012	545	2,943
2013	465	2,352
2014	591	2,968

BUILDING PERMITS	NEW CONSTRUCTION OR REHAB PERMITS	DEMOLITION PERMITS
2006	118	6
2007	128	10
2008	141	13
2009	114	10
2010	105	12
2011	122	10
2012	81	16
2013	88	23
2014	111	15
<i>Percent New Construction 2006-2014</i>	11.4%	n/a
<i>Percent Rehabilitation 2006-2014</i>	88.6%	n/a

USPS RESIDENTIAL VACANCY	2008	2011	2013
Percent Residential Vacancy	8.1%	8.1%	8.5%
Vacant less than 12 months	909	634	637
Vacant 12 - 24 months	336	497	294
Vacant 24 - 36 months	100	184	223
Vacant More than 36 months	135	360	607

USPS COMMERCIAL VACANCY	2008	2011	2013
Percent Commercial Vacancy	14.2%	10.7%	12.9%
Vacant less than 12 months	66	30	52
Vacant 12 - 24 months	30	47	27
Vacant 24 - 36 months	9	20	21
Vacant More than 36 months	58	79	102

CITY OF CHICAGO-OWNED VACANT LAND	NO. PARCELS	SQUARE FEET
Residential	101	456,139
Business	103	470,565
Commercial	6	18,578
Manufacturing	20	237,935
Planned Development	1	17,259
Planned Manufacturing District	0	0
Parks and Open Space	8	44,947
Downtown	0	0
Transportation	0	0

"ZOMBIE PROPERTIES"	2014
Zombies	138
Zombies per 1,000 Mortgageable Properties	11.0

"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.