

COMMUNITY AREA
25

Austin



HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	117,527	98,514	-16.2%
<i>Percent Immigrant (Foreign Born)</i>	3.0%	4.0%	33.5%
Total Households	35,251	32,792	-7.0%
<i>Total Family Households</i>	26,676	22,951	-14.0%
<i>Total Non-Family Households</i>	8,575	9,841	14.8%
Percent of Residents In Poverty	24.1%	27.7%	15.1%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	7,234	7,528	4.1%
Black or African American	106,029	84,595	-20.2%
Asian	665	612	-8.0%
Multi-Racial	1,221	1,320	8.1%
Other	2,378	4,459	87.5%
Latino (of Any Race)	4,841	8,722	80.2%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$43,692	\$34,303	-21.5%
Households Earning < \$25,000	13,563	13,475	-0.6%
<i>As a Percent of All Households</i>	38.5%	40.4%	4.9%
Unemployment Rate	9.9%	21.0%	113.7%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	10,711	13,475	25.8%
\$25,000-\$49,999	10,823	8,911	-17.7%
\$50,000-\$74,999	7,021	5,117	-27.1%
\$75,000 or More	6,640	5,842	-12.0%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	38,253	38,214	-0.1%
Total Occupied Housing Units	35,251	32,792	-7.0%
<i>Owner-Occupied</i>	15,128	13,254	-12.4%
<i>Renter-Occupied</i>	20,123	19,538	-2.9%

HOUSING UNIT PRODUCTION		
New Units Built Between 2000 and 2010		752
<i>As a Percentage of all Housing Units</i>		1.9%

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$742	\$854	15.0%
Paying Over 30% of Income in Rent	43.2%	64.9%	50.1%
<i>Renters Paying Less Than \$750/mo</i>	12,457	7,051	-43.4%
<i>Renters Paying \$750 to \$999/mo</i>	5,837	6,029	3.3%
<i>Renters Paying \$1000 to \$1,499/mo</i>	1,205	5,341	343.3%
<i>Renters Paying \$1,500 or More/mo</i>	208	827	298.5%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$1,518	\$1,780	17.3%
Paying Over 30% of Income for Mortgage	39.8%	60.9%	53.0%
<i>Owners Paying Less Than \$ 1,000/mo</i>	1,738	1,075	-38.2%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	2,808	2,500	-11.0%
<i>Owners Paying \$1,500 to \$1999/mo</i>	1,638	2,886	76.2%
<i>Owners Paying \$2,000 or More/mo</i>	673	3,997	494.1%

INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
Less than \$25,000	84.9%	95.5%	75.2%	94.0%
\$25,000-\$49,999	24.0%	62.1%	58.0%	76.8%
\$50,000-\$74,999	1.1%	10.5%	18.0%	59.9%
\$75,000 or More	5.3%	0.0%	9.6%	11.2%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	10,649	10,345	-2.9%
2-4 Units	18,017	19,885	10.4%
5-9 Units	3,325	4,187	25.9%
10-19 Units	2,731	1,567	-42.6%
20 or More Units	3,445	3,410	-1.0%

	MEDIAN HOME SALES*	
	UNITS	MEDIAN COST
2003	1,274	\$193,437
2005	1,286	\$215,417
2008	1,286	\$195,409
2010	1,133	\$146,441
2012	722	\$126,322
2013	395	\$134,447

FORECLOSURE FILINGS			
2009	948	2011	730
2010	887	2012	843

PROJECT-BASED SECTION 8	
Buildings	11
Units	790

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

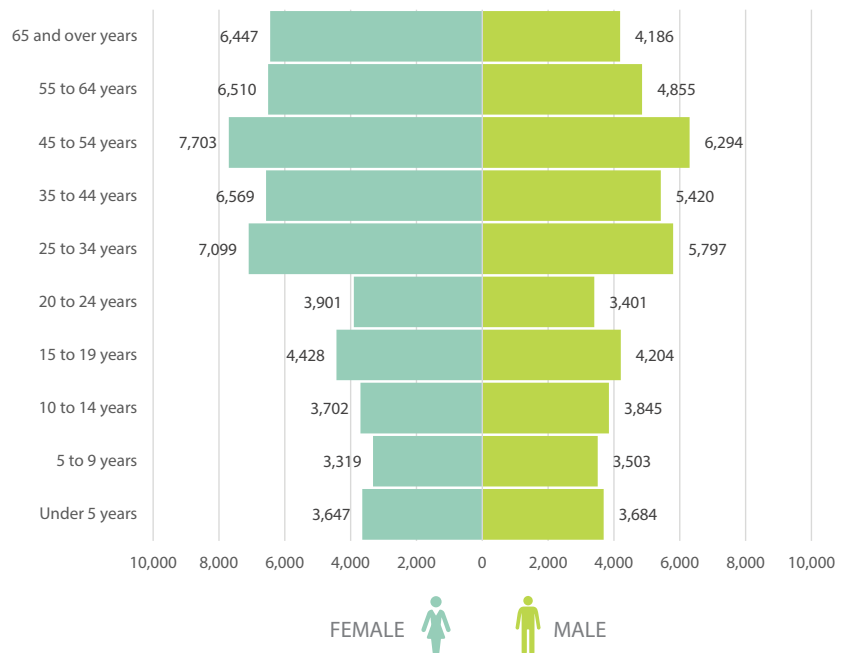
DEEPER DIVE: AGE, SEX AND RACE COHORTS

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	45,189	53,325
under 5 years	3,684	3,647
5 to 9 years	3,503	3,319
10 to 14 years	3,845	3,702
15 to 19 years	4,204	4,428
20 to 24 years	3,401	3,901
25 to 34 years	5,797	7,099
35 to 44 years	5,420	6,569
45 to 54 years	6,294	7,703
55 to 64 years	4,855	6,510
65 or more years	4,186	6,447

POPULATION BY AGE AND SEX IN AUSTIN, 2010



TOP 3 SUB-POPULATIONS IN AUSTIN

The top 3 sub-populations in Austin in 2010 were Black or African American, Latino, and White. There were also 573 Asian people and 1,018 people of other races, including multiracial, Native American, Hawaiian or Pacific Islander individuals.

BLACK OR AFRICAN AMERICAN POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	38,016	45,821
under 5 years	3,029	2,954
5 to 9 years	2,906	2,780
10 to 14 years	3,328	3,211
15 to 19 years	3,716	3,870
20 to 24 years	2,896	3,400
25 to 34 years	4,676	5,954
35 to 44 years	4,347	5,515
45 to 54 years	5,342	6,728
55 to 64 years	4,187	5,766
65 or more years	3,589	5,643

LATINO POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	4,364	4,358
under 5 years	478	508
5 to 9 years	433	398
10 to 14 years	396	374
15 to 19 years	359	422
20 to 24 years	367	353
25 to 34 years	772	744
35 to 44 years	647	637
45 to 54 years	478	466
55 to 64 years	251	260
65 or more years	183	196

WHITE POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	2,096	2,268
under 5 years	99	100
5 to 9 years	96	72
10 to 14 years	69	75
15 to 19 years	83	76
20 to 24 years	84	77
25 to 34 years	255	266
35 to 44 years	319	306
45 to 54 years	394	394
55 to 64 years	347	390
65 or more years	350	512

HOUSING FACT SHEET

DEEPER DIVE: VACANCY, FORECLOSURE AND CITY-OWNED LAND

BASIC DEMOGRAPHICS	2000	2010	10 YEAR CHANGE
Population	117,527	98,514	-16.2%
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BUILDING VIOLATIONS	BUILDINGS RECEIVING VIOLATIONS	TOTAL VIOLATIONS
2009	1,224	8,504
2010	1,157	7,429
2011	1,316	8,687
2012	1,107	7,731
2013	990	6,883
2014	1,089	8,012

BUILDING PERMITS	NEW CONSTRUCTION OR REHAB PERMITS	DEMOLITION PERMITS
2006	211	16
2007	364	22
2008	289	17
2009	260	27
2010	234	49
2011	227	50
2012	209	70
2013	194	64
2014	261	42
<i>Percent New Construction 2006-2014</i>	10.5%	n/a
<i>Percent Rehabilitation 2006-2014</i>	89.5%	n/a

USPS RESIDENTIAL VACANCY	2008	2011	2013
Percent Residential Vacancy	6.5%	7.1%	5.8%
Vacant less than 12 months	967	670	570
Vacant 12 - 24 months	517	885	316
Vacant 24 - 36 months	186	232	329
Vacant More than 36 months	358	523	681

USPS COMMERCIAL VACANCY	2008	2011	2013
Percent Commercial Vacancy	14.3%	12.3%	16.6%
Vacant less than 12 months	123	66	114
Vacant 12 - 24 months	102	64	93
Vacant 24 - 36 months	51	34	72
Vacant More than 36 months	78	167	165

CITY OF CHICAGO-OWNED VACANT LAND	NO. PARCELS	SQUARE FEET
Residential	255	1,112,323
Business	47	253,962
Commercial	32	174,463
Manufacturing	60	436,273
Planned Development	8	420,399
Planned Manufacturing District	6	44,794
Parks and Open Space	3	80,550
Downtown	0	0
Transportation	0	0

"ZOMBIE PROPERTIES"	2014
Zombies	252
Zombies per 1,000 Mortgageable Properties	11.8

"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.