

COMMUNITY AREA

45

# Avalon Park



## HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	11,147	10,185	-8.6%
<i>Percent Immigrant (Foreign Born)</i>	2.8%	1.5%	-47.0%
Total Households	4,069	3,924	-3.6%
<i>Total Family Households</i>	2,866	2,617	-8.7%
<i>Total Non-Family Households</i>	1,203	1,307	8.6%
Percent of Residents In Poverty	8.4%	19.4%	129.5%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	109	100	-8.3%
Black or African American	10,851	9,811	-9.6%
Asian	20	19	-5.0%
Multi-Racial	117	177	51.3%
Other	50	78	56.0%
Latino (of Any Race)	85	153	80.0%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$55,245	\$44,460	-19.5%
Households Earning < \$25,000	1,060	1,127	6.3%
<i>As a Percent of All Households</i>	26.2%	27.5%	5.2%
Unemployment Rate	5.0%	16.6%	233.2%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	837	1,127	34.6%
\$25,000-\$49,999	1,152	1,038	-9.9%
\$50,000-\$74,999	942	741	-21.4%
\$75,000 or More	1,118	1,186	6.1%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	4,246	4,295	1.2%
Total Occupied Housing Units	4,069	3,924	-3.6%
<i>Owner-Occupied</i>	3,011	2,779	-7.7%
<i>Renter-Occupied</i>	1,058	1,145	8.2%

HOUSING UNIT PRODUCTION	2000	2010
New Units Built Between 2000 and 2010		10
<i>As a Percentage of all Housing Units</i>		0.2%

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$716	\$976	36.4%
Paying Over 30% of Income in Rent	32.4%	58.7%	81.2%
<i>Renters Paying Less Than \$750/mo</i>	600	440	-26.7%
<i>Renters Paying \$750 to \$999/mo</i>	258	193	-25.2%
<i>Renters Paying \$1000 to \$1,499/mo</i>	105	387	269.8%
<i>Renters Paying \$1,500 or More/mo</i>	22	159	621.8%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$1,346	\$1,496	11.2%
Paying Over 30% of Income for Mortgage	35.1%	50.4%	43.7%
<i>Owners Paying Less Than \$1,000/mo</i>	708	363	-48.8%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	855	740	-13.4%
<i>Owners Paying \$1,500 to \$1,999/mo</i>	348	557	59.9%
<i>Owners Paying \$2,000 or More/mo</i>	113	528	365.2%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
Income Level				
Less than \$25,000	91.5%	97.3%	76.2%	84.8%
\$25,000-\$49,999	18.0%	64.4%	41.3%	70.1%
\$50,000-\$74,999	0.0%	13.6%	16.8%	48.0%
\$75,000 or More	5.4%	0.0%	6.7%	6.0%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	3,251	3,177	-2.3%
2-4 Units	457	887	94.1%
5-9 Units	261	344	31.8%
10-19 Units	122	14	-88.5%
20 or More Units	128	39	-22.3%

MEDIAN HOME SALES*	UNITS		MEDIAN COST	
	2003	2005	2008	2010
2003	271		\$165,027	
2005	488		\$174,906	
2008	488		\$158,661	
2010	301		\$144,549	
2012	214		\$130,058	
2013	79		\$117,632	

FORECLOSURE FILINGS			
2009	130	2011	136
2010	126	2012	142

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

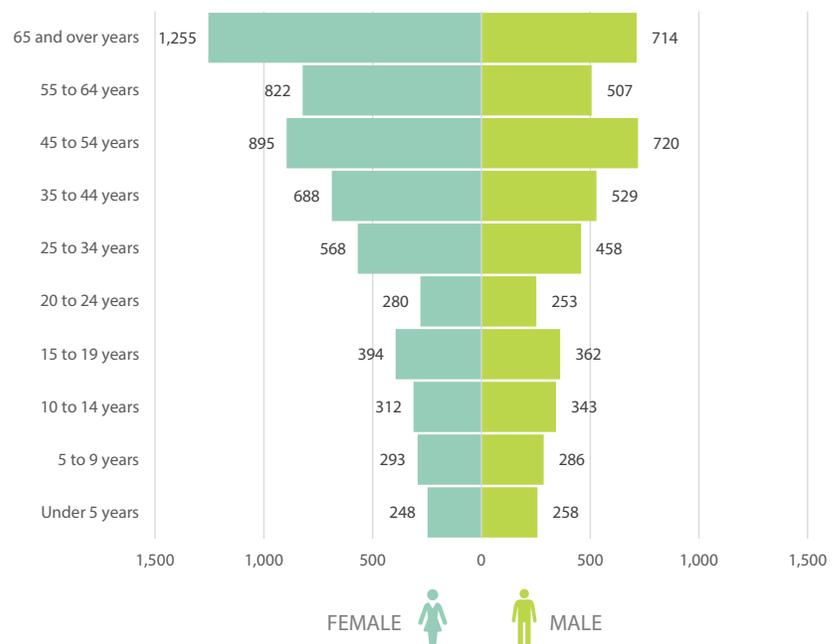
## DEEPER DIVE: AGE, SEX AND RACE COHORTS

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	4,430	5,755
under 5 years	258	248
5 to 9 years	286	293
10 to 14 years	343	312
15 to 19 years	362	394
20 to 24 years	253	280
25 to 34 years	458	568
35 to 44 years	529	688
45 to 54 years	720	895
55 to 64 years	507	822
65 or more years	714	1,255

## POPULATION BY AGE AND SEX IN AVALON PARK, 2010



## TOP 3 SUB-POPULATIONS IN AVALON PARK

The top 3 sub-populations in Avalon Park in 2010 were Black or African American, of other races (including multiracial, Native American, Hawaiian or Pacific Islander individuals), and Latino. There were also 81 Whites and 19 Asians.

## BLACK OR AFRICAN AMERICAN POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	4,231	5,520
under 5 years	242	234
5 to 9 years	267	273
10 to 14 years	319	298
15 to 19 years	343	376
20 to 24 years	237	271
25 to 34 years	445	537
35 to 44 years	501	659
45 to 54 years	695	865
55 to 64 years	486	801
65 or more years	696	1,206

## OTHER RACE POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	79	102
under 5 years	8	6
5 to 9 years	10	11
10 to 14 years	10	10
15 to 19 years	9	5
20 to 24 years	4	3
25 to 34 years	6	8
35 to 44 years	10	12
45 to 54 years	11	16
55 to 64 years	8	11
65 or more years	3	20

## LATINO POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	83	70
under 5 years	7	6
5 to 9 years	9	8
10 to 14 years	13	3
15 to 19 years	4	11
20 to 24 years	11	3
25 to 34 years	5	8
35 to 44 years	13	10
45 to 54 years	10	7
55 to 64 years	4	5
65 or more years	7	9

## HOUSING FACT SHEET

DEEPER DIVE: VACANCY, FORECLOSURE AND CITY-OWNED LAND

BASIC DEMOGRAPHICS	2000	2010	10 YEAR CHANGE
Population	11,147	10,185	-8.6%
Households	4,069	3,924	-3.6%
<i>Family Households</i>	2,866	2,617	-8.7%
<i>Non-Family Households</i>	1,203	1,307	8.6%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	4,246	4,295	1.2%
Total Occupied Housing Units	4,069	3,924	-3.6%
<i>Owner-Occupied</i>	3,011	2,779	-7.7%
<i>Renter-Occupied</i>	1,058	1,145	8.2%

BUILDING VIOLATIONS	BUILDINGS RECEIVING VIOLATIONS	TOTAL VIOLATIONS
2009	92	566
2010	108	513
2011	110	686
2012	85	495
2013	108	427
2014	107	406

BUILDING PERMITS	NEW CONSTRUCTION OR REHAB PERMITS	DEMOLITION PERMITS
2006	22	2
2007	20	1
2008	37	3
2009	17	3
2010	24	3
2011	21	2
2012	21	1
2013	17	2
2014	21	4
<i>Percent New Construction 2006-2014</i>	14.0%	n/a
<i>Percent Rehabilitation 2006-2014</i>	86.0%	n/a

USPS RESIDENTIAL VACANCY	2008	2011	2013
Percent Residential Vacancy	5.3%	6.1%	7.0%
Vacant less than 12 months	117	66	108
Vacant 12 - 24 months	67	123	63
Vacant 24 - 36 months	24	24	53
Vacant More than 36 months	20	56	85

USPS COMMERCIAL VACANCY	2008	2011	2013
Percent Commercial Vacancy	13.0%	19.2%	21.4%
Vacant less than 12 months	16	18	22
Vacant 12 - 24 months	12	14	12
Vacant 24 - 36 months	1	6	9
Vacant More than 36 months	14	26	26

CITY OF CHICAGO-OWNED VACANT LAND	NO. PARCELS	SQUARE FEET
Residential	9	52,129
Business	5	16,398
Commercial	2	28,915
Manufacturing	7	111,316
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	36
Zombies per 1,000 Mortgageable Properties	10.3

"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.