

COMMUNITY AREA

9

Edison Park



HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	11,259	11,240	-0.2%
<i>Percent Immigrant (Foreign Born)</i>	11.5%	8.7%	-24.1%
Total Households	4,780	4,753	-0.6%
<i>Total Family Households</i>	3,043	2,926	-3.9%
<i>Total Non-Family Households</i>	1,737	1,827	5.2%
Percent of Residents In Poverty	2.4%	4.4%	82.6%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	10,842	10,562	-2.6%
Black or African American	21	34	61.2%
Asian	200	277	38.6%
Multi-Racial	116	174	49.9%
Other	81	193	140.1%
Latino (of Any Race)	460	868	88.6%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$71,805	\$79,528	10.8%
Households Earning < \$25,000	750	678	-9.6%
<i>As a Percent of All Households</i>	15.8%	14.5%	-7.9%
Unemployment Rate	2.2%	7.6%	254.5%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	592	678	10.8%
\$25,000-\$49,999	1,147	705	-9.6%
\$50,000-\$74,999	1,189	821	-7.9%
\$75,000 or More	1,832	2,469	254.5%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	4,879	4,994	2.3%
Total Occupied Housing Units	4,780	4,753	-0.6%
<i>Owner-Occupied</i>	3,829	3,679	-3.9%
<i>Renter-Occupied</i>	951	1,074	13.0%

HOUSING UNIT PRODUCTION	2000	2010
New Units Built Between 2000 and 2010		69
<i>As a Percentage of all Housing Units</i>		1.4%

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$920	\$990	7.6%
Paying Over 30% of Income in Rent	24.8%	48.5%	95.9%
<i>Renters Paying Less Than \$750/mo</i>	404	87	-78.5%
<i>Renters Paying \$750 to \$999/mo</i>	372	375	0.8%
<i>Renters Paying \$1000 to \$1,499/mo</i>	122	277	127.2%
<i>Renters Paying \$1,500 or More/mo</i>	28	91	223.6%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$1,904	\$2,018	6.0%
Paying Over 30% of Income for Mortgage	29.9%	38.0%	27.1%
<i>Owners Paying Less Than \$1,000/mo</i>	191	78	-58.9%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	604	423	-30.0%
<i>Owners Paying \$1,500 to \$1,999/mo</i>	751	626	-16.6%
<i>Owners Paying \$2,000 or More/mo</i>	383	1,301	239.6%

INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
Less than \$25,000	95.0%	66.8%	65.3%	92.6%
\$25,000-\$49,999	31.7%	62.0%	32.9%	35.3%
\$50,000-\$74,999	3.5%	5.0%	26.5%	44.9%
\$75,000 or More	6.2%	0.0%	9.1%	13.8%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	3,304	3,468	5.0%
2-4 Units	343	258	-24.8%
5-9 Units	667	645	-3.4%
10-19 Units	319	278	-12.7%
20 or More Units	233	274	17.8%

	MEDIAN HOME SALES*	
	UNITS	MEDIAN COST
2003	174	\$384,776
2005	212	\$352,854
2008	212	\$320,081
2010	247	\$264,909
2012	266	\$242,275
2013	99	\$253,038

FORECLOSURE FILINGS			
2009	48	2011	45
2010	53	2012	50

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

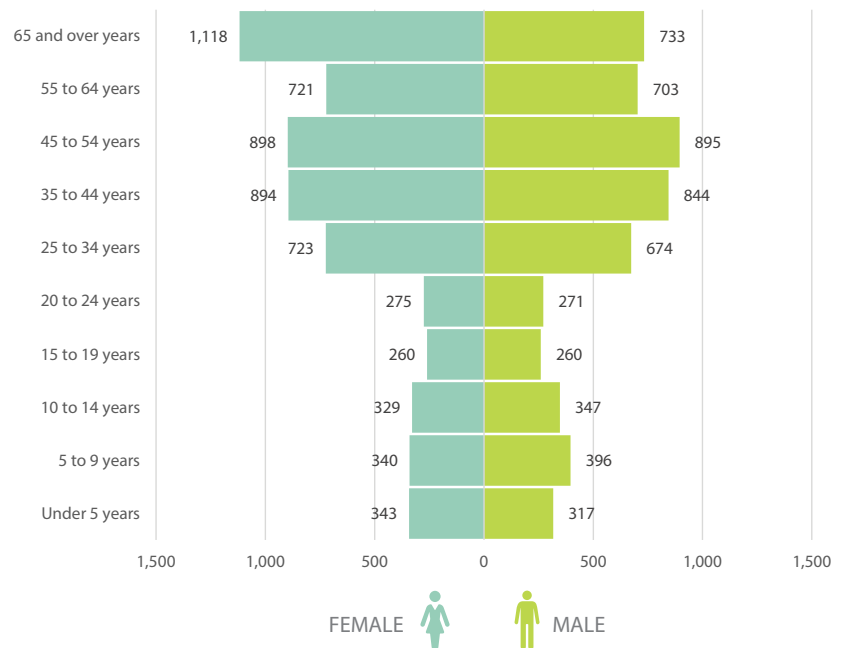
DEEPER DIVE: AGE, SEX AND RACE COHORTS

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	5,440	5,901
under 5 years	317	343
5 to 9 years	396	340
10 to 14 years	347	329
15 to 19 years	260	260
20 to 24 years	271	275
25 to 34 years	674	723
35 to 44 years	844	894
45 to 54 years	895	898
55 to 64 years	703	721
65 or more years	733	1,118

POPULATION BY AGE AND SEX IN EDISON PARK, 2010



TOP 3 SUB-POPULATIONS IN EDISON PARK

The top 3 sub-populations in Edison Park in 2010 were White, Latino, and Asian. There were also 29 Black or African American people and 133 people of other races, including multiracial, Native American, Hawaiian or Pacific Islander individuals.

WHITE POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	4,820	5,212
under 5 years	271	281
5 to 9 years	317	286
10 to 14 years	281	265
15 to 19 years	214	225
20 to 24 years	233	224
25 to 34 years	599	634
35 to 44 years	741	772
45 to 54 years	814	802
55 to 64 years	698	669
65 or more years	652	1,054

LATINO POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	410	466
under 5 years	25	40
5 to 9 years	56	35
10 to 14 years	45	48
15 to 19 years	37	26
20 to 24 years	28	40
25 to 34 years	47	55
35 to 44 years	65	85
45 to 54 years	58	66
55 to 64 years	33	29
65 or more years	16	42

ASIAN POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	126	145
under 5 years	6	8
5 to 9 years	7	6
10 to 14 years	10	8
15 to 19 years	7	6
20 to 24 years	5	6
25 to 34 years	16	20
35 to 44 years	30	28
45 to 54 years	13	22
55 to 64 years	14	20
65 or more years	18	21

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	59	181
2010	41	123
2011	25	95
2012	38	140
2013	18	53
2014	42	153

BUILDING PERMITS	NEW CONSTRUCTION OR REHAB PERMITS	DEMOLITION PERMITS
2006	62	4
2007	47	12
2008	36	3
2009	30	0
2010	27	3
2011	26	1
2012	18	4
2013	26	1
2014	42	7
<i>Percent New Construction 2006-2014</i>	11.8%	n/a
<i>Percent Rehabilitation 2006-2014</i>	88.2%	n/a

USPS RESIDENTIAL VACANCY	2008	2011	2013
Percent Residential Vacancy	1.9%	2.2%	2.0%
Vacant less than 12 months	44	41	16
Vacant 12 - 24 months	34	39	16
Vacant 24 - 36 months	10	2	21
Vacant More than 36 months	7	26	47

USPS COMMERCIAL VACANCY	2008	2011	2013
Percent Commercial Vacancy	15.5%	8.4%	26.9%
Vacant less than 12 months	23	6	94
Vacant 12 - 24 months	15	12	1
Vacant 24 - 36 months	41	8	7
Vacant More than 36 months	3	20	44

CITY OF CHICAGO-OWNED VACANT LAND	NO. PARCELS	SQUARE FEET
Residential	0	0
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	11
Zombies per 1,000 Mortgageable Properties	2.8

"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.