

COMMUNITY AREA

38

# Grand Boulevard



Chicago Rehab Network

## HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	28,006	21,929	-21.7%
<i>Percent Immigrant (Foreign Born)</i>	0.7%	2.4%	268.8%
Total Households	9,983	9,888	-1.0%
<i>Total Family Households</i>	5,817	4,864	-16.4%
<i>Total Non-Family Households</i>	4,166	5,024	20.6%
Percent of Residents In Poverty	46.9%	31.0%	-33.9%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	182	475	161.0%
Black or African American	27,502	20,799	-24.4%
Asian	22	59	168.2%
Multi-Racial	173	459	165.3%
Other	127	137	7.9%
Latino (of Any Race)	236	395	67.4%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$20,303	\$31,703	56.1%
Households Earning < \$25,000	6,464	4,482	-30.7%
<i>As a Percent of All Households</i>	64.6%	46.9%	-27.4%
Unemployment Rate	11.6%	20.6%	77.3%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	5,105	4,482	-12.2%
\$25,000-\$49,999	2,849	1,827	-35.9%
\$50,000-\$74,999	1,010	1,258	24.5%
\$75,000 or More	1,042	1,985	90.4%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	13,744	12,005	-12.7%
Total Occupied Housing Units	9,983	9,888	-1.0%
<i>Owner-Occupied</i>	1,343	2,572	91.5%
<i>Renter-Occupied</i>	8,640	7,316	-15.3%

HOUSING UNIT PRODUCTION	
New Units Built Between 2000 and 2010	1,738
<i>As a Percentage of all Housing Units</i>	14.5%

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$478	\$729	52.6%
Paying Over 30% of Income in Rent	42.0%	62.6%	49.1%
<i>Renters Paying Less Than \$750/mo</i>	5,902	3,273	-44.5%
<i>Renters Paying \$750 to \$999/mo</i>	2,139	1,622	-24.2%
<i>Renters Paying \$1000 to \$1,499/mo</i>	324	1,293	298.8%
<i>Renters Paying \$1,500 or More/mo</i>	110	487	343.1%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$1,730	\$2,215	28.0%
Paying Over 30% of Income for Mortgage	47.4%	48.1%	1.3%
<i>Owners Paying Less Than \$ 1,000/mo</i>	69	67	-3.6%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	224	359	60.1%
<i>Owners Paying \$1,500 to \$1999/mo</i>	152	527	245.8%
<i>Owners Paying \$2,000 or More/mo</i>	140	1,326	848.0%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
INCOME LEVEL				
Less than \$25,000	60.6%	86.7%	65.7%	95.2%
\$25,000-\$49,999	16.6%	52.3%	61.5%	72.2%
\$50,000-\$74,999	0.0%	24.0%	34.7%	63.7%
\$75,000 or More	3.8%	0.0%	19.9%	40.6%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	1,364	2,207	61.8%
2-4 Units	2,553	4,533	77.6%
5-9 Units	2,581	1,871	-27.5%
10-19 Units	1,379	619	-55.1%
20 or More Units	5,831	2,747	-52.9%

MEDIAN HOME SALES*	UNITS		MEDIAN COST	
	2003	2005	2008	2010
	432	1,045	1,045	529
	\$231,849	\$281,737	\$255,570	\$181,586

FORECLOSURE FILINGS			
2009	347	2011	252
2010	315	2012	259

PROJECT-BASED SECTION 8	
Buildings	17
Units	1,209

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](mailto:Elizabeth@chicagorehab.org) or 312.663.3936.

## HOUSING FACT SHEET

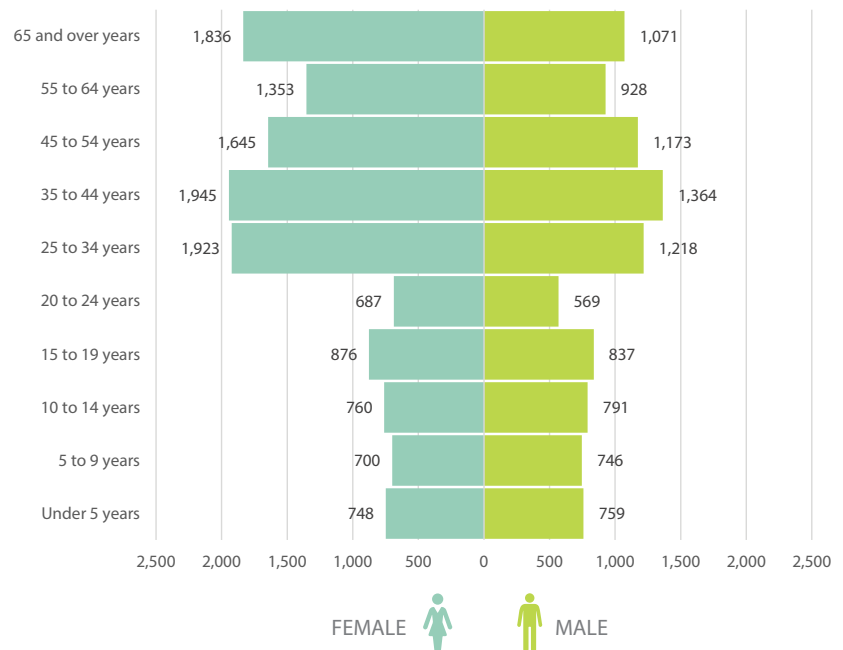
## DEEPER DIVE: AGE, SEX AND RACE COHORTS

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	9,456	12,473
under 5 years	759	748
5 to 9 years	746	700
10 to 14 years	791	760
15 to 19 years	837	876
20 to 24 years	569	687
25 to 34 years	1,218	1,923
35 to 44 years	1,364	1,945
45 to 54 years	1,173	1,645
55 to 64 years	928	1,353
65 or more years	1,071	1,836

## POPULATION BY AGE AND SEX IN GRAND BOULEVARD, 2010



## TOP 3 SUB-POPULATIONS IN GRAND BOULEVARD

The top 3 sub-populations in Grand Boulevard in 2010 were Black or African American, of other races (including multiracial, Native American, Hawaiian or Pacific Islander individuals), and White. There were also 395 Latinos and 57 Asians.

## BLACK OR AFRICAN AMERICAN POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	8,885	11,760
under 5 years	699	679
5 to 9 years	699	666
10 to 14 years	751	721
15 to 19 years	799	837
20 to 24 years	532	662
25 to 34 years	1,116	1,744
35 to 44 years	1,251	1,801
45 to 54 years	1,113	1,558
55 to 64 years	895	1,303
65 or more years	1,030	1,789

## OTHER RACE POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	192	249
under 5 years	29	23
5 to 9 years	22	12
10 to 14 years	24	21
15 to 19 years	17	14
20 to 24 years	19	12
25 to 34 years	16	47
35 to 44 years	14	31
45 to 54 years	17	37
55 to 64 years	12	25
65 or more years	22	27

## WHITE POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	188	203
under 5 years	13	23
5 to 9 years	7	2
10 to 14 years	4	3
15 to 19 years	2	1
20 to 24 years	8	5
25 to 34 years	52	62
35 to 44 years	62	55
45 to 54 years	26	27
55 to 64 years	4	12
65 or more years	10	13

## 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	392	2,828
2010	273	1,357
2011	281	1,456
2012	300	1,635
2013	219	1,104
2014	244	1,273

BUILDING PERMITS	NEW CONSTRUCTION OR REHAB PERMITS	DEMOLITION PERMITS
2006	171	7
2007	163	11
2008	111	13
2009	111	8
2010	124	12
2011	96	8
2012	81	10
2013	81	9
2014	126	8
<i>Percent New Construction 2006-2014</i>	23.9%	n/a
<i>Percent Rehabilitation 2006-2014</i>	76.1%	n/a

USPS RESIDENTIAL VACANCY	2008	2011	2013
Percent Residential Vacancy	11.4%	10.8%	7.4%
Vacant less than 12 months	566	89	94
Vacant 12 - 24 months	403	409	256
Vacant 24 - 36 months	75	203	131
Vacant More than 36 months	290	612	448

USPS COMMERCIAL VACANCY	2008	2011	2013
Percent Commercial Vacancy	23.6%	24.3%	21.0%
Vacant less than 12 months	32	3	5
Vacant 12 - 24 months	25	16	26
Vacant 24 - 36 months	4	23	17
Vacant More than 36 months	98	118	90

CITY OF CHICAGO-OWNED VACANT LAND	NO. PARCELS	SQUARE FEET
Residential	533	2,406,421
Business	61	488,509
Commercial	15	85,509
Manufacturing	8	59,065
Planned Development	7	183,117
Planned Manufacturing District	0	0
Parks and Open Space	5	28,212
Downtown	0	0
Transportation	0	0

## "ZOMBIE PROPERTIES" 2014

Zombies	86
Zombies per 1,000 Mortgageable Properties	22.0

"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).



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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.