



COMMUNITY AREA

33

Near South Side



Chicago Rehab Network

HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	9,509	21,390	124.9%
<i>Percent Immigrant (Foreign Born)</i>	5.8%	16.1%	176.7%
Total Households	4,647	12,050	159.3%
<i>Total Family Households</i>	2,091	4,588	119.4%
<i>Total Non-Family Households</i>	2,556	7,462	191.9%
Percent of Residents In Poverty	32.3%	11.8%	-63.6%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	2,502	10,975	338.6%
Black or African American	6,103	6,093	-0.2%
Asian	517	3,330	544.1%
Multi-Racial	158	604	282.3%
Other	229	388	69.4%
Latino (of Any Race)	377	1,202	218.8%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$57,035	\$76,316	33.8%
Households Earning < \$25,000	2,051	2,036	-0.7%
<i>As a Percent of All Households</i>	43.8%	20.0%	-54.3%
Unemployment Rate	5.7%	5.7%	-0.1%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	1,620	2,036	25.7%
\$25,000-\$49,999	1,053	1,395	32.5%
\$50,000-\$74,999	691	1,597	131.0%
\$75,000 or More	1,320	5,156	290.6%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	5,567	14,349	157.8%
Total Occupied Housing Units	4,647	12,050	159.3%
<i>Owner-Occupied</i>	1,724	6,061	251.6%
<i>Renter-Occupied</i>	2,923	5,989	104.9%

HOUSING UNIT PRODUCTION	2000	2010	10 YEAR CHANGE
New Units Built Between 2000 and 2010		6,458	
<i>As a Percentage of all Housing Units</i>		54.8%	

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$511	\$1,146	124.2%
Paying Over 30% of Income in Rent	41.8%	52.6%	25.9%
<i>Renters Paying Less Than \$750/mo</i>	1,731	1,549	-10.5%
<i>Renters Paying \$750 to \$999/mo</i>	591	637	7.8%
<i>Renters Paying \$1000 to \$1,499/mo</i>	328	789	140.7%
<i>Renters Paying \$1,500 or More/mo</i>	150	1,567	943.1%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$2,627	\$2,725	3.7%
Paying Over 30% of Income for Mortgage	31.0%	47.2%	52.3%
<i>Owners Paying Less Than \$ 1,000/mo</i>	6	27	388.4%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	108	200	84.7%
<i>Owners Paying \$1,500 to \$1999/mo</i>	236	638	170.0%
<i>Owners Paying \$2,000 or More/mo</i>	534	4,131	673.8%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
Income Level				
Less than \$25,000	63.1%	63.7%	43.8%	100.0%
\$25,000-\$49,999	27.5%	66.9%	87.6%	96.0%
\$50,000-\$74,999	8.2%	55.8%	47.4%	74.7%
\$75,000 or More	18.8%	4.5%	24.4%	23.7%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	1,028	1,807	75.8%
2-4 Units	139	172	23.7%
5-9 Units	104	83	-20.2%
10-19 Units	263	246	-6.5%
20 or More Units	4,044	9,463	134.0%

MEDIAN HOME SALES*	UNITS		MEDIAN COST	
	2003	2005	2011	2012
2003	878		\$363,170	
2005	4,319		\$436,288	
2008	4,319		\$395,766	
2010	2,167		\$305,505	
2012	1,772		\$248,792	
2013	685		\$281,847	

FORECLOSURE FILINGS			
2009	2010	2011	2012
205	297	242	222

PROJECT-BASED SECTION 8	
Buildings	3
Units	782

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	10,159	11,231
under 5 years	692	713
5 to 9 years	303	332
10 to 14 years	242	236
15 to 19 years	206	216
20 to 24 years	578	666
25 to 34 years	3,204	3,513
35 to 44 years	1,973	1,926
45 to 54 years	1,240	1,255
55 to 64 years	961	1,165
65 or more years	760	1,209

POPULATION BY AGE AND SEX IN THE NEAR SOUTH SIDE, 2010



TOP 3 SUB-POPULATIONS IN THE NEAR SOUTH SIDE

The top 3 sub-populations in the Near South Side in 2010 were White, Black or African American, and Asian. There were also 1,202 Latinos and 585 people of other races, including multiracial, Native American, Hawaiian or Pacific Islander individuals.

WHITE POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	5,235	5,046
under 5 years	308	312
5 to 9 years	98	124
10 to 14 years	43	47
15 to 19 years	52	48
20 to 24 years	311	342
25 to 34 years	1,970	1,980
35 to 44 years	1,082	897
45 to 54 years	644	596
55 to 64 years	225	512
65 or more years	502	188

BLACK OR AFRICAN AMERICAN POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	2,539	3,476
under 5 years	150	159
5 to 9 years	123	114
10 to 14 years	148	140
15 to 19 years	118	122
20 to 24 years	125	155
25 to 34 years	389	539
35 to 44 years	381	526
45 to 54 years	418	471
55 to 64 years	330	478
65 or more years	357	772

ASIAN POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	1,529	1,778
under 5 years	112	125
5 to 9 years	37	39
10 to 14 years	22	29
15 to 19 years	12	28
20 to 24 years	93	110
25 to 34 years	574	658
35 to 44 years	325	330
45 to 54 years	107	127
55 to 64 years	94	128
65 or more years	153	204

HOUSING FACT SHEET

DEEPER DIVE: VACANCY, FORECLOSURE AND CITY-OWNED LAND

BASIC DEMOGRAPHICS	2000	2010	10 YEAR CHANGE
Population	9,509	21,390	124.9%
Households	4,647	12,050	159.3%
<i>Family Households</i>	2,091	4,588	119.4%
<i>Non-Family Households</i>	2,556	7,462	191.9%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	5,567	14,349	157.8%
Total Occupied Housing Units	4,647	12,050	159.3%
<i>Owner-Occupied</i>	1,724	6,061	251.6%
<i>Renter-Occupied</i>	2,923	5,989	104.9%

BUILDING VIOLATIONS	BUILDINGS RECEIVING VIOLATIONS	TOTAL VIOLATIONS
2009	155	660
2010	106	511
2011	70	253
2012	147	837
2013	193	843
2014	160	655

BUILDING PERMITS	NEW CONSTRUCTION OR REHAB PERMITS	DEMOLITION PERMITS
2006	130	11
2007	130	9
2008	117	4
2009	85	8
2010	82	7
2011	56	1
2012	88	0
2013	78	0
2014	120	7
<i>Percent New Construction 2006-2014</i>	34.1%	n/a
<i>Percent Rehabilitation 2006-2014</i>	65.9%	n/a

USPS RESIDENTIAL VACANCY	2008	2011	2013
Percent Residential Vacancy	3.5%	4.5%	2.4%
Vacant less than 12 months	425	83	89
Vacant 12 - 24 months	52	420	41
Vacant 24 - 36 months	3	94	83
Vacant More than 36 months	6	112	159

USPS COMMERCIAL VACANCY	2008	2011	2013
Percent Commercial Vacancy	15.3%	10.7%	10.3%
Vacant less than 12 months	24	12	21
Vacant 12 - 24 months	63	26	15
Vacant 24 - 36 months	8	33	11
Vacant More than 36 months	17	31	52

CITY OF CHICAGO-OWNED VACANT LAND	NO. PARCELS	SQUARE FEET
Residential	0	0
Business	0	0
Commercial	0	0
Manufacturing	4	97,677
Planned Development	6	109,342
Planned Manufacturing District	0	0
Parks and Open Space	0	0
Downtown	9	62,572
Transportation	0	0

"ZOMBIE PROPERTIES"	2014
Zombies	53
Zombies per 1,000 Mortgageable Properties	9.1

"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.