

COMMUNITY AREA

19

# Belmont Cragin



## HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	78,144	78,743	0.8%
<i>Percent Immigrant (Foreign Born)</i>	42.2%	40.5%	-4.0%
Total Households	21,851	21,591	-1.2%
<i>Total Family Households</i>	17,159	16,822	-2.0%
<i>Total Non-Family Households</i>	4,692	4,769	1.6%
Percent of Residents In Poverty	11.2%	20.5%	82.5%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	45,509	38,200	-16.1%
Black or African American	2,369	3,451	45.7%
Asian	2,025	1,645	-18.8%
Multi-Racial	3,720	3,124	-16.0%
Other	24,521	32,323	31.8%
Latino (of Any Race)	50,881	62,101	22.1%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$54,394	\$43,573	-19.9%
Households Earning < \$25,000	5,247	6,048	15.3%
<i>As a Percent of All Households</i>	23.9%	27.5%	15.0%
Unemployment Rate	4.4%	11.5%	159.9%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	4,144	6,048	46.0%
\$25,000-\$49,999	7,038	6,554	-6.9%
\$50,000-\$74,999	5,578	4,487	-19.6%
\$75,000 or More	5,157	4,887	-5.2%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	22,631	23,634	4.4%
Total Occupied Housing Units	21,851	21,591	-1.2%
<i>Owner-Occupied</i>	12,074	10,445	-13.5%
<i>Renter-Occupied</i>	9,777	11,146	14.0%

HOUSING UNIT PRODUCTION		
New Units Built Between 2000 and 2010		343
<i>As a Percentage of all Housing Units</i>		1.4%

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$791	\$886	12.0%
Paying Over 30% of Income in Rent	34.0%	58.8%	72.8%
<i>Renters Paying Less Than \$750/mo</i>	5,800	3,139	-45.9%
<i>Renters Paying \$750 to \$999/mo</i>	3,055	4,164	36.3%
<i>Renters Paying \$1000 to \$1,499/mo</i>	607	2,921	381.2%
<i>Renters Paying \$1,500 or More/mo</i>	104	403	289.1%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$1,724	\$2,052	19.1%
Paying Over 30% of Income for Mortgage	42.5%	68.2%	60.4%
<i>Owners Paying Less Than \$ 1,000/mo</i>	521	464	-11.0%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	2,369	1,221	-48.5%
<i>Owners Paying \$1,500 to \$1999/mo</i>	1,715	2,715	58.3%
<i>Owners Paying \$2,000 or More/mo</i>	609	4,423	626.0%

INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
Less than \$25,000	89.7%	99.3%	53.7%	91.3%
\$25,000-\$49,999	23.6%	60.5%	55.0%	73.2%
\$50,000-\$74,999	1.3%	16.6%	28.5%	71.4%
\$75,000 or More	5.6%	0.0%	10.0%	25.6%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	8,669	9,123	5.2%
2-4 Units	11,036	12,098	9.6%
5-9 Units	2,029	1,588	-21.7%
10-19 Units	650	669	2.9%
20 or More Units	225	430	91.1%

	MEDIAN HOME SALES*	
	UNITS	MEDIAN COST
2003	1,133	\$303,922
2005	848	\$248,937
2008	848	\$225,816
2010	1,585	\$147,029
2012	1,572	\$127,675
2013	636	\$131,927

FORECLOSURE FILINGS			
2009	934	2011	680
2010	916	2012	557

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

## HOUSING FACT SHEET

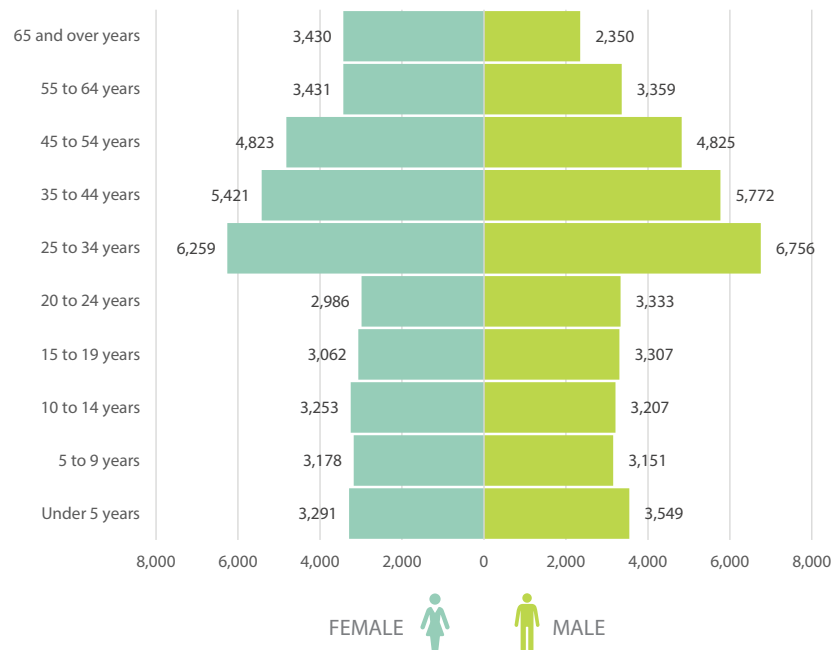
## DEEPER DIVE: AGE, SEX AND RACE COHORTS

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	39,609	39,134
under 5 years	3,549	3,291
5 to 9 years	3,151	3,178
10 to 14 years	3,207	3,253
15 to 19 years	3,307	3,062
20 to 24 years	3,333	2,986
25 to 34 years	6,756	6,259
35 to 44 years	5,772	5,421
45 to 54 years	4,825	4,823
55 to 64 years	3,359	3,431
65 or more years	2,350	3,430

## POPULATION BY AGE AND SEX IN BELMONT CRAGIN, 2010



## TOP 3 SUB-POPULATIONS IN BELMONT CRAGIN

The top 3 sub-populations in Belmont Cragin in 2010 were Latino, White, and Black or African American. There were also 1,537 Asians and 653 people of other races, including multiracial, Native American, Hawaiian or Pacific Islander individuals.

## LATINO POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	31,618	30,483
under 5 years	3,155	2,927
5 to 9 years	2,869	2,858
10 to 14 years	2,888	2,914
15 to 19 years	2,917	2,686
20 to 24 years	2,828	2,493
25 to 34 years	5,602	5,102
35 to 44 years	4,780	4,479
45 to 54 years	3,508	3,439
55 to 64 years	1,944	2,027
65 or more years	1,127	1,558

## WHITE POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	5,822	6,137
under 5 years	227	209
5 to 9 years	150	153
10 to 14 years	151	156
15 to 19 years	213	204
20 to 24 years	327	317
25 to 34 years	839	793
35 to 44 years	681	607
45 to 54 years	1,015	1,011
55 to 64 years	1,052	1,119
65 or more years	1,167	1,568

## BLACK OR AFRICAN AMERICAN POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	1,151	1,342
under 5 years	90	85
5 to 9 years	80	91
10 to 14 years	97	105
15 to 19 years	108	98
20 to 24 years	98	91
25 to 34 years	160	207
35 to 44 years	153	183
45 to 54 years	186	228
55 to 64 years	108	120
65 or more years	71	134

## 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	666	3,299
2010	511	2,663
2011	634	3,488
2012	474	3,085
2013	397	2,253
2014	435	2,410

BUILDING PERMITS	NEW CONSTRUCTION OR REHAB PERMITS	DEMOLITION PERMITS
2006	144	8
2007	171	15
2008	139	5
2009	105	7
2010	101	8
2011	131	5
2012	118	5
2013	107	4
2014	122	12
<i>Percent New Construction 2006-2014</i>	6.2%	n/a
<i>Percent Rehabilitation 2006-2014</i>	93.8%	n/a

USPS RESIDENTIAL VACANCY	2008	2011	2013
Percent Residential Vacancy	3.8%	4.7%	3.7%
Vacant less than 12 months	421	294	193
Vacant 12 - 24 months	194	327	170
Vacant 24 - 36 months	44	128	94
Vacant More than 36 months	45	167	287

USPS COMMERCIAL VACANCY	2008	2011	2013
Percent Commercial Vacancy	10.4%	10.6%	15.1%
Vacant less than 12 months	87	24	63
Vacant 12 - 24 months	50	67	78
Vacant 24 - 36 months	23	36	33
Vacant More than 36 months	37	89	133

CITY OF CHICAGO-OWNED VACANT LAND	NO. PARCELS	SQUARE FEET
Residential	3	7,534
Business	1	2,696
Commercial	0	0
Manufacturing	0	0
Planned Development	0	0
Planned Manufacturing District	1	884
Parks and Open Space	0	0
Downtown	0	0
Transportation	0	0

"ZOMBIE PROPERTIES"	2014
Zombies	223
Zombies per 1,000 Mortgageable Properties	14.0

"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).



Allstate

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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.