



COMMUNITY AREA

72

# Beverly



## HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	21,992	20,034	-8.9%
<i>Percent Immigrant (Foreign Born)</i>	2.6%	3.3%	28.1%
Total Households	8,030	7,546	-6.0%
<i>Total Family Households</i>	5,801	5,322	-8.3%
<i>Total Non-Family Households</i>	2,229	2,224	-0.2%
Percent of Residents In Poverty	4.0%	4.2%	5.0%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	14,221	12,385	-12.9%
Black or African American	7,036	6,908	-1.8%
Asian	121	114	-5.8%
Multi-Racial	413	406	-1.7%
Other	201	221	10.0%
Latino (of Any Race)	643	915	42.3%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$86,023	\$85,678	-0.4%
Households Earning < \$25,000	1,031	966	-6.3%
<i>As a Percent of All Households</i>	12.8%	12.0%	-6.1%
Unemployment Rate	4.1%	7.8%	92.1%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	814	966	18.6%
\$25,000-\$49,999	1,584	1,211	-23.5%
\$50,000-\$74,999	1,802	1,336	-25.9%
\$75,000 or More	3,838	4,510	17.5%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	8,197	7,915	-3.4%
Total Occupied Housing Units	8,030	7,546	-6.0%
<i>Owner-Occupied</i>	6,617	6,129	-7.4%
<i>Renter-Occupied</i>	1,413	1,417	0.3%

HOUSING UNIT PRODUCTION	
New Units Built Between 2000 and 2010	76
<i>As a Percentage of all Housing Units</i>	0.9%

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$837	\$798	-4.7%
Paying Over 30% of Income in Rent	25.7%	45.5%	77.3%
<i>Renters Paying Less Than \$750/mo</i>	783	522	-33.4%
<i>Renters Paying \$750 to \$999/mo</i>	428	398	-7.1%
<i>Renters Paying \$1000 to \$1,499/mo</i>	113	432	280.8%
<i>Renters Paying \$1,500 or More/mo</i>	16	61	282.9%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$1,818	\$2,095	15.2%
Paying Over 30% of Income for Mortgage	22.8%	30.4%	33.2%
<i>Owners Paying Less Than \$ 1,000/mo</i>	679	288	-57.6%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	1,527	778	-49.0%
<i>Owners Paying \$1,500 to \$1999/mo</i>	1,215	1,279	5.3%
<i>Owners Paying \$2,000 or More/mo</i>	1,041	2,520	1,42.1%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
Income Level				
Less than \$25,000	95.0%	46.6%	56.0%	71.5%
\$25,000-\$49,999	24.9%	50.7%	38.9%	46.0%
\$50,000-\$74,999	0.0%	33.8%	19.3%	39.8%
\$75,000 or More	5.9%	0.0%	9.7%	12.8%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	6,626	6,739	1.7%
2-4 Units	511	556	8.8%
5-9 Units	430	480	11.6%
10-19 Units	299	233	-22.1%
20 or More Units	331	470	42.0%

MEDIAN HOME SALES*	UNITS		MEDIAN COST	
	2003	2005	2008	2010
	388	619	619	519
	\$255,943	\$311,431	\$282,505	\$240,803

FORECLOSURE FILINGS			
2009	122	2011	131
2010	135	2012	134

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	9,558	10,476
under 5 years	597	599
5 to 9 years	737	702
10 to 14 years	776	746
15 to 19 years	746	661
20 to 24 years	456	465
25 to 34 years	976	1,019
35 to 44 years	1,230	1,436
45 to 54 years	1,592	1,785
55 to 64 years	1,396	1,684
65 or more years	1,052	1,379

## POPULATION BY AGE AND SEX IN BEVERLY, 2010



## TOP 3 SUB-POPULATIONS IN BEVERLY

The top 3 sub-populations in Beverly in 2010 were White, Black or African American, Latino. There were also 112 Asians and 384 people of other races, including multiracial, Native American, Hawaiian or Pacific Islander individuals.

## WHITE POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	5,823	5,962
under 5 years	378	357
5 to 9 years	416	374
10 to 14 years	419	406
15 to 19 years	409	343
20 to 24 years	267	262
25 to 34 years	582	552
35 to 44 years	739	760
45 to 54 years	983	1,031
55 to 64 years	699	983
65 or more years	931	894

## BLACK OR AFRICAN AMERICAN POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	3,091	3,747
under 5 years	156	174
5 to 9 years	238	226
10 to 14 years	281	252
15 to 19 years	267	253
20 to 24 years	155	164
25 to 34 years	319	383
35 to 44 years	412	571
45 to 54 years	528	646
55 to 64 years	422	645
65 or more years	313	433

## LATINO POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	425	490
under 5 years	40	49
5 to 9 years	50	69
10 to 14 years	46	52
15 to 19 years	47	44
20 to 24 years	24	27
25 to 34 years	45	62
35 to 44 years	57	68
45 to 54 years	59	61
55 to 64 years	30	34
65 or more years	27	24

## 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	122	551
2010	150	738
2011	99	504
2012	84	333
2013	82	199
2014	94	402

BUILDING PERMITS	NEW CONSTRUCTION OR REHAB PERMITS	DEMOLITION PERMITS
2006	100	17
2007	92	7
2008	73	0
2009	43	3
2010	67	1
2011	48	2
2012	61	5
2013	45	1
2014	66	2
<i>Percent New Construction 2006-2014</i>	8.1%	n/a
<i>Percent Rehabilitation 2006-2014</i>	91.9%	n/a

USPS RESIDENTIAL VACANCY	2008	2011	2013
Percent Residential Vacancy	2.0%	2.1%	3.1%
Vacant less than 12 months	92	57	125
Vacant 12 - 24 months	32	57	33
Vacant 24 - 36 months	8	4	28
Vacant More than 36 months	27	45	60

USPS COMMERCIAL VACANCY	2008	2011	2013
Percent Commercial Vacancy	11.3%	11.2%	13.5%
Vacant less than 12 months	42	23	35
Vacant 12 - 24 months	14	11	24
Vacant 24 - 36 months	7	12	3
Vacant More than 36 months	14	31	34

CITY OF CHICAGO-OWNED VACANT LAND	NO. PARCELS	SQUARE FEET
Residential	2	12,330
Business	3	26,120
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	31
Zombies per 1,000 Mortgageable Properties	4.5

"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.