

COMMUNITY AREA

36

Oakland



HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	6,110	5,918	-3.1%
<i>Percent Immigrant (Foreign Born)</i>	2.7%	3.2%	17.9%
Total Households	2,260	2,589	14.6%
<i>Total Family Households</i>	1,384	1,418	2.5%
<i>Total Non-Family Households</i>	876	1,171	33.7%
Percent of Residents In Poverty	52.5%	34.1%	-34.9%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	52	139	167.3%
Black or African American	5,989	5,603	-6.4%
Asian	8	35	337.5%
Multi-Racial	45	88	95.6%
Other	16	53	231.3%
Latino (of Any Race)	58	87	50.0%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$13,002	\$21,870	68.2%
Households Earning < \$25,000	1,603	1,364	-14.9%
<i>As a Percent of All Households</i>	70.6%	55.8%	-21.0%
Unemployment Rate	12.8%	26.6%	107.7%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	1,266	1,364	7.8%
\$25,000-\$49,999	667	425	-36.3%
\$50,000-\$74,999	189	241	27.5%
\$75,000 or More	148	415	180.6%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	2,849	2,975	4.4%
Total Occupied Housing Units	2,260	2,589	14.6%
<i>Owner-Occupied</i>	202	506	150.5%
<i>Renter-Occupied</i>	2,058	2,083	1.2%

HOUSING UNIT PRODUCTION	2000	2010	10 YEAR CHANGE
New Units Built Between 2000 and 2010		1,197	
<i>As a Percentage of all Housing Units</i>		44.0%	

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$320	\$670	109.3%
Paying Over 30% of Income in Rent	43.0%	58.4%	36.0%
<i>Renters Paying Less Than \$750/mo</i>	1,509	1,077	-28.6%
<i>Renters Paying \$750 to \$999/mo</i>	451	417	-7.5%
<i>Renters Paying \$1000 to \$1,499/mo</i>	14	247	1,712.0%
<i>Renters Paying \$1,500 or More/mo</i>	23	127	447.2%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$1,910	\$2,694	41.0%
Paying Over 30% of Income for Mortgage	31.6%	46.3%	46.2%
<i>Owners Paying Less Than \$1,000/mo</i>	5	0	-100.0%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	41	79	93.5%
<i>Owners Paying \$1,500 to \$1,999/mo</i>	24	58	142.8%
<i>Owners Paying \$2,000 or More/mo</i>	29	371	1199.6%

INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
Less than \$25,000	60.7%	70.5%	95.0%	100.0%
\$25,000-\$49,999	12.5%	57.5%	51.3%	100.0%
\$50,000-\$74,999	0.0%	0.0%	14.2%	36.5%
\$75,000 or More	N/A	0.0%	17.0%	13.0%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	614	455	-25.9%
2-4 Units	506	310	-38.7%
5-9 Units	164	497	203.0%
10-19 Units	359	187	-47.9%
20 or More Units	1,201	1,273	6.0%

	MEDIAN HOME SALES*	
	UNITS	MEDIAN COST
2003	25	\$394,994
2005	105	\$337,748
2008	105	\$306,378
2010	41	\$168,487
2012	67	\$208,699
2013	27	\$116,441

FORECLOSURE FILINGS			
2009	39	2011	37
2010	63	2012	49

PROJECT-BASED SECTION 8	
Buildings	3
Units	254

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

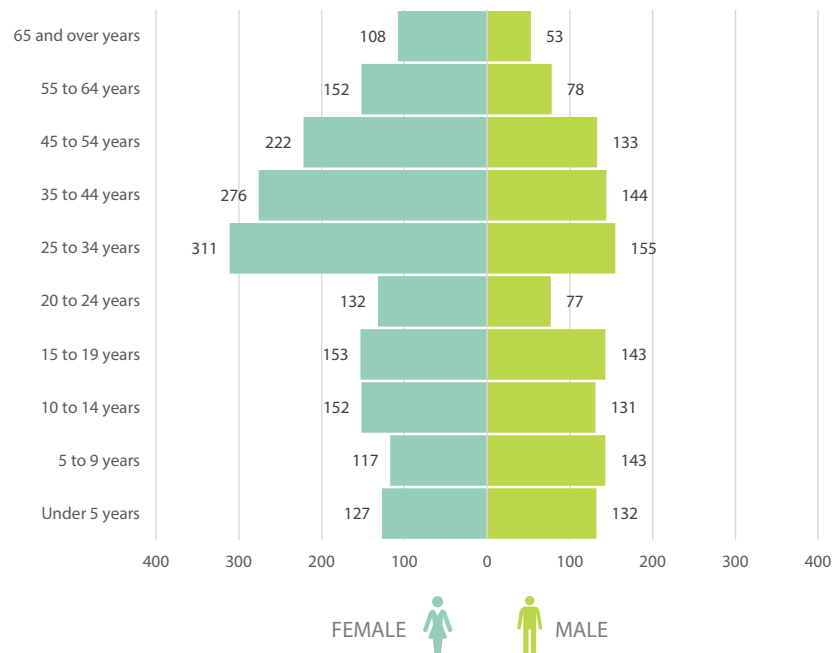
DEEPER DIVE: AGE, SEX AND RACE COHORTS

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	1,189	1,750
under 5 years	132	127
5 to 9 years	143	117
10 to 14 years	131	152
15 to 19 years	143	153
20 to 24 years	77	132
25 to 34 years	155	311
35 to 44 years	144	276
45 to 54 years	133	222
55 to 64 years	78	152
65 or more years	53	108

POPULATION BY AGE AND SEX IN OAKLAND, 2010



TOP 3 SUB-POPULATIONS IN OAKLAND

The top 3 sub-populations in Oakland in 2010 were Black and African American, of other races (including multiracial, Native American, Hawaiian or Pacific Islander individuals), and White. There were also 33 Latinos and 9 Asians.

BLACK OR AFRICAN AMERICAN POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	1,134	1,682
under 5 years	126	119
5 to 9 years	137	110
10 to 14 years	125	150
15 to 19 years	142	149
20 to 24 years	76	128
25 to 34 years	144	296
35 to 44 years	132	268
45 to 54 years	126	212
55 to 64 years	73	144
65 or more years	53	106

OTHER RACE POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	20	27
under 5 years	1	3
5 to 9 years	5	5
10 to 14 years	3	0
15 to 19 years	1	0
20 to 24 years	1	4
25 to 34 years	3	6
35 to 44 years	2	2
45 to 54 years	1	4
55 to 64 years	3	2
65 or more years	0	1

WHITE POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	19	15
under 5 years	1	1
5 to 9 years	0	1
10 to 14 years	0	0
15 to 19 years	0	1
20 to 24 years	0	0
25 to 34 years	5	7
35 to 44 years	8	0
45 to 54 years	3	1
55 to 64 years	0	4
65 or more years	2	0

HOUSING FACT SHEET

DEEPER DIVE: VACANCY, FORECLOSURE AND CITY-OWNED LAND

BASIC DEMOGRAPHICS	2000	2010	10 YEAR CHANGE
Population	6,110	5,918	-3.1%
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BUILDING VIOLATIONS	BUILDINGS RECEIVING VIOLATIONS	TOTAL VIOLATIONS
2009	70	268
2010	43	133
2011	45	149
2012	21	99
2013	32	162
2014	36	111

BUILDING PERMITS	NEW CONSTRUCTION OR REHAB PERMITS	DEMOLITION PERMITS
2006	34	2
2007	41	7
2008	12	7
2009	6	1
2010	16	2
2011	17	1
2012	34	0
2013	20	1
2014	18	0
<i>Percent New Construction 2006-2014</i>	43.9%	n/a
<i>Percent Rehabilitation 2006-2014</i>	56.1%	n/a

USPS RESIDENTIAL VACANCY	2008	2011	2013
Percent Residential Vacancy	4.7%	3.8%	3.1%
Vacant less than 12 months	39	6	
Vacant 12 - 24 months	10	17	28
Vacant 24 - 36 months		8	2
Vacant More than 36 months	7	24	18

USPS COMMERCIAL VACANCY	2008	2011	2013
Percent Commercial Vacancy	13.0%	0.0%	8.0%
Vacant less than 12 months	0	0	0
Vacant 12 - 24 months	1	0	2
Vacant 24 - 36 months	1	0	0
Vacant More than 36 months	1	0	0

CITY OF CHICAGO-OWNED VACANT LAND	NO. PARCELS	SQUARE FEET
Residential	96	433,334
Business	15	134,796
Commercial	4	22,177
Manufacturing	0	0
Planned Development	2	11,281
Planned Manufacturing District	0	0
Parks and Open Space	2	8,105
Downtown	0	0
Transportation	0	0

"ZOMBIE PROPERTIES"	2014
Zombies	11
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

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.