

# South Shore HOUSING FACT S

**RENTAL HOUSING COST BURDEN\*** 

Paying Over 30% of Income in Rent

Median Monthly Gross Rent



**10 YEAR CHANGE** 

8.5%

48.4%

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	61,556	50,831	-17.4%
Percent Immigrant (Foreign Born)	2.6%	3.0%	15.7%
Total Households	25,669	22,869	-10.9%
Total Family Households	14,383	11,507	-20.0%
Total Non-Family Households	11,286	11,362	0.7%
Percent of Residents In Poverty	27.1%	31.5%	16.3%
RACE + ETHNICITY	2000	2010	IO YEAR CHANGE
White	778	809	4.0%
Black or African American	59,732	48,669	-18.5%
Asian	88	116	31.8%
Multi-Racial	639	858	34.3%
Other	319	379	18.8%
Latino (of Any Race)	636	873	37.3%
INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$35,766	\$28,449	-20.5%
Households Earning < \$25,000	11,553	10,649	-7.8%
As a Percent of All Households	44.9%	46.4%	3.4%
Unemployment Rate	8.9%	17.6%	98.2%
HOUSEHOLDS BY INCOME LEVEL*	2000	2010	IO YEAR CHANGE
Less Than \$25,000	9,123	10,649	16.7%
\$25,000-\$49,999	8,910	6,151	-31.0%
\$50,000-\$74,999	4,330	3,196	-26.2%
\$75,000 or More	3,348	2,932	-12.4%
HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	28,946	28,169	-2.7%
Total Occupied Housing Units	25,669	22,869	-10.9%
Owner-Occupied	5,943	5,582	-6.1%
Renter-Occupied	19,726	17,286	-12.4%
HOUSING UNIT PRODUCTION			
New Units Built Between 2000 and 201	0	869	
As a Percentage of all Hou	ising Units	2.9%	

Renters	Paying Less	Than \$750/mo	12,645	7,451	-41.1%
Renter	s Paying \$75	0 to \$999/mo	5,577	6,385	14.5%
Renters P	aying \$1000°	to \$1,499/mo	1,034	2,830	173.7%
Renters	Paying \$1,50	00 or More/mo	227	620	173.7%
OWNER HOUS	SING COST	BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthl	y Owner Co	st	\$1,507	\$1,642	9.0%
Paying Over 30	% of Income	for Mortgage	37.0%	51.9%	40.4%
Owners Pay	ring Less Tha	n \$ 1,000/mo	516	356	-30.9%
Owners Pa	ying \$1,000	to \$1,499/mo	799	1,213	51.9%
Owners Pa	aying \$1,500	to \$1999/mo	408	1,259	208.5%
Owners .	Paying \$2,00	0 or More/mo	256	1,096	328.8%
COCT DUDDE	ווחוונד	HOLDE DA INC	OME LEVEL		
COSI BUKDEI	NED HOOSE	HOLDS BY INC	RS LEVEL	(	OWNERS
INCO	OME LEVEL	2000	2010	2000	2010
Less than		80.5%	93.0%	69.6%	87.5%
\$25,000-		21.9%	59.6%	45.3%	74.5%
\$50,000-		1.7%	19.4%	6.7%	49.4%
\$75,000		5.1%	0.0%	9.4%	4.4%
UNITS BY BU	ILDING SIZI		2000	2010	10 YEAR CHANGE
	Single Fa	mily / I Unit	4,000	4,459	11.5%
		2-4 Units	5,965	8,184	37.2%
		5-9 Units	5,931	6,910	16.5%
		10-19 Units	3,403	2,240	-34.2%
	20	or More Units	9,636	8,074	-16.2%
MEDIAN HOM	E SALES*		FORECLO	SURE FILIN	GS
	UNITS	MEDIAN COST	2009	479	2011 453
2003	548	\$188,862	2010		2012 <i>475</i>
2005	891	\$217,710			
2008	891	\$197,489	PROJECT	-BASED SEC	TION 8
2010	437	\$134,729	Building	s 15	
2012	369	\$133,222	Units	1,333	

2000

\$720

42.8%

2010

\$781

63.5%

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.

2013

156

\$133,047

## South Shore



### HOUSING FACT SHEET

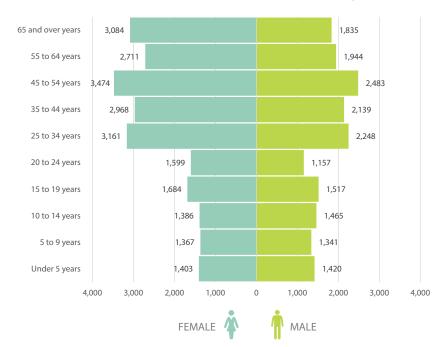
DEEPER DIVE: AGE, SEX AND RACE COHORTS

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	17,549	22,837
under 5 years	1,420	1,403
5 to 9 years	1,341	1,367
10 to 14 years	1,465	1,386
15 to 19 years	1,517	1,684
20 to 24 years	1,157	1,599
25 to 34 years	2,248	3,161
35 to 44 years	2,139	2,968
45 to 54 years	2,483	3,474
55 to 64 years	1,944	2,711
65 or more years	1,835	3,084

#### POPULATION BY AGE AND SEX IN SOUTH SHORE, 2010



### TOP 3 SUB-POPULATIONS IN SOUTH SHORE

The top 3 sub-populations in South Shore in 2010 were Black and African American, Latino, and of other races (including multiracial, Native American, Hawaiian or Pacific Islander individuals). There were also 454 Whites and 61 Asians.

#### BLACK OR AFRICAN AMERICAN POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	16,720	21,753
under 5 years	1,319	1,324
5 to 9 years	1,258	1,289
10 to 14 years	1,406	1,315
15 to 19 years	1,452	1,605
20 to 24 years	1,103	1,523
25 to 34 years	2,145	2,978
35 to 44 years	2,015	2,823
45 to 54 years	2,407	3,359
55 to 64 years	1,862	2,588
65 or more years	1,753	2,949

#### LATINO POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	297	410
under 5 years	54	40
5 to 9 years	45	43
10 to 14 years	25	33
15 to 19 years	23	42
20 to 24 years	24	28
25 to 34 years	46	89
35 to 44 years	32	43
45 to 54 years	23	39
55 to 64 years	15	21
65 or more years	10	32

#### OTHER RACE POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	288	403
under 5 years	35	34
5 to 9 years	32	28
10 to 14 years	27	29
15 to 19 years	31	32
20 to 24 years	16	35
25 to 34 years	30	53
35 to 44 years	36	51
45 to 54 years	24	49
55 to 64 years	28	47
65 or more years	29	45



## South Shore



### HOUSING FACT SHEET

DEEPER DIVE: VACANCY, FORECLOSURE AND CITY-OWNED LAND

Vacant 24 - 36 months

Vacant More than 36 months

BASIC DEMOGRAPHICS	2000	2010	10 YEAR CHANGE
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	2000	2010	
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BUILDING VIOLATIONS  BUILDINGS RECEIVING VIOLATIONS  TOTAL VIO	LATIONS
2009 833 8,70	59
2010 605 4,44	14
2011 804 5,94	14
2012 550 3,8	9
2013 537 3,07	28
2014 647 3,75	56

BUILDING PERMITS	NEW CONSTRUCTION OR REHAB PERMITS	DEMOLITION PERMITS
2006	124	6
2007	181	17
2008	178	9
2009	148	4
2010	171	15
2011	146	9
2012	110	20
2013	120	16
2014	134	13
Percent New Construction 2006-2014	7.2%	n/a
Percent Rehabilitation 2006-2014	92.8%	n/a

USPS RESIDENTIAL VACANCY	2008	2011	2013
Percent Residential Vacancy	11.9%	11.9%	9.2%
Vacant less than 12 months	1,176	104	510
Vacant 12 - 24 months	671	671	309
Vacant 24 - 36 months	180	222	434
Vacant More than 36 months	326	1,354	812
USPS COMMERCIAL VACANCY	2008	2011	2013
Percent Commercial Vacancy	22.1%	22.4%	23.3%
Vacant less than 12 months	61	9	51
Vacant 12 - 24 months	50	12	41

14

86

8

185

38

142

CITY OF CHICAGO-OWNED VACANT LAND	NO. PARCELS	SQUARE FEET
Residential	92	511,579
Business	47	302,807
Commercial	14	68,361
Manufacturing	16	55,889
Planned Development	2	113,284
Planned Manufacturing District	0	0
Parks and Open Space	6	2,376,465
Downtown	0	0
Transportation	0	0

"ZOMBIE	PROPERTIES"	2014
	Zombies	122
Zombies per 1,000	Mortgageable Properties	15.6

"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).



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.