



COMMUNITY AREA

21

Avondale



HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	43,083	39,262	-8.9%
<i>Percent Immigrant (Foreign Born)</i>	44.0%	37.6%	-14.5%
Total Households	13,693	13,573	-0.9%
<i>Total Family Households</i>	9,529	8,530	-10.5%
<i>Total Non-Family Households</i>	4,164	5,043	21.1%
Percent of Residents In Poverty	17.4%	15.7%	-9.6%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	22,437	23,506	4.8%
Black or African American	930	1,311	41.0%
Asian	987	1,266	28.3%
Multi-Racial	3,368	1,717	-49.0%
Other	15,361	11,462	-25.4%
Latino (of Any Race)	26,700	25,295	-5.3%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$46,067	\$47,167	2.4%
Households Earning < \$25,000	4,358	3,452	-20.8%
<i>As a Percent of All Households</i>	31.7%	25.3%	-20.2%
Unemployment Rate	5.6%	9.3%	65.4%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	3,442	3,452	0.3%
\$25,000-\$49,999	4,687	3,844	-18.0%
\$50,000-\$74,999	3,092	2,831	-8.4%
\$75,000 or More	2,518	3,514	39.6%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	14,552	15,339	5.4%
Total Occupied Housing Units	13,693	13,573	-0.9%
<i>Owner-Occupied</i>	5,115	5,075	-0.8%
<i>Renter-Occupied</i>	8,578	8,498	-0.9%

HOUSING UNIT PRODUCTION	2000	2010
New Units Built Between 2000 and 2010		831
<i>As a Percentage of all Housing Units</i>		5.5%

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$767	\$885	15.3%
Paying Over 30% of Income in Rent	35.4%	47.8%	35.1%
<i>Renters Paying Less Than \$750/mo</i>	5,321	2,020	-62.0%
<i>Renters Paying \$750 to \$999/mo</i>	2,557	2,876	12.5%
<i>Renters Paying \$1000 to \$1,499/mo</i>	445	1,979	345.0%
<i>Renters Paying \$1,500 or More/mo</i>	53	242	355.6%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$1,751	\$2,248	28.4%
Paying Over 30% of Income for Mortgage	39.1%	66.3%	69.7%
<i>Owners Paying Less Than \$ 1,000/mo</i>	180	152	-15.6%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	468	489	4.5%
<i>Owners Paying \$1,500 to \$1999/mo</i>	408	1,161	184.3%
<i>Owners Paying \$2,000 or More/mo</i>	205	3,128	1422.3%

INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
Less than \$25,000	84.6%	95.9%	64.2%	92.8%
\$25,000-\$49,999	22.8%	54.1%	60.1%	78.6%
\$50,000-\$74,999	0.5%	1.5%	22.1%	74.7%
\$75,000 or More	5.3%	0.0%	7.5%	32.8%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	2,436	3,159	29.7%
2-4 Units	9,421	9,294	-1.3%
5-9 Units	1,393	1,364	-2.1%
10-19 Units	873	918	5.2%
20 or More Units	389	439	12.9%

	MEDIAN HOME SALES*	
	UNITS	MEDIAN COST
2003	536	\$362,875
2005	950	\$344,820
2008	950	\$312,793
2010	888	\$224,371
2012	928	\$171,350
2013	371	\$207,375

FORECLOSURE FILINGS			
2009	331	2011	262
2010	372	2012	231

PROJECT-BASED SECTION 8	
Buildings	1
Units	196

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	20,119	19,143
under 5 years	1,621	1,576
5 to 9 years	1,306	1,295
10 to 14 years	1,243	1,189
15 to 19 years	1,270	1,210
20 to 24 years	1,779	1,555
25 to 34 years	4,553	3,900
35 to 44 years	3,244	2,719
45 to 54 years	2,338	2,175
55 to 64 years	1,610	1,729
65 or more years	1,155	1,795

POPULATION BY AGE AND SEX IN AVONDALE, 2010



TOP 3 SUB-POPULATIONS IN AVONDALE

The top 3 sub-populations in Avondale in 2010 were Latinos, Whites, and Asians. There were also 991 Black or African American people and 616 people of other races, including multiracial, Native American, Hawaiian or Pacific Islander individuals.

LATINO POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	13,086	12,209
under 5 years	1,296	1,199
5 to 9 years	1,102	1,109
10 to 14 years	1,058	1,026
15 to 19 years	1,070	998
20 to 24 years	1,205	1,009
25 to 34 years	2,556	2,211
35 to 44 years	2,079	1,772
45 to 54 years	1,397	1,343
55 to 64 years	802	834
65 or more years	521	708

WHITE POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	5,629	5,537
under 5 years	238	263
5 to 9 years	126	109
10 to 14 years	101	94
15 to 19 years	128	135
20 to 24 years	458	443
25 to 34 years	1,589	1,348
35 to 44 years	946	731
45 to 54 years	766	678
55 to 64 years	569	768
65 or more years	708	968

ASIAN POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	580	614
under 5 years	21	26
5 to 9 years	14	21
10 to 14 years	15	15
15 to 19 years	20	33
20 to 24 years	40	31
25 to 34 years	190	157
35 to 44 years	98	103
45 to 54 years	67	66
55 to 64 years	68	81
65 or more years	47	81

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	287	1,712
2010	307	1,530
2011	364	1,940
2012	335	2,144
2013	243	1,393
2014	294	1,496

BUILDING PERMITS	NEW CONSTRUCTION OR REHAB PERMITS	DEMOLITION PERMITS
2006	161	24
2007	118	24
2008	110	10
2009	87	14
2010	104	16
2011	113	7
2012	118	14
2013	125	18
2014	170	15
<i>Percent New Construction 2006-2014</i>	16.4%	n/a
<i>Percent Rehabilitation 2006-2014</i>	83.6%	n/a

USPS RESIDENTIAL VACANCY	2008	2011	2013
Percent Residential Vacancy	5.0%	4.8%	3.8%
Vacant less than 12 months	134	283	246
Vacant 12 - 24 months	358	116	55
Vacant 24 - 36 months	62	10	27
Vacant More than 36 months	54	188	159

USPS COMMERCIAL VACANCY	2008	2011	2013
Percent Commercial Vacancy	12.3%	12.3%	16.0%
Vacant less than 12 months	35	42	92
Vacant 12 - 24 months	64	33	25
Vacant 24 - 36 months	17	7	16
Vacant More than 36 months	21	58	63

CITY OF CHICAGO-OWNED VACANT LAND	NO. PARCELS	SQUARE FEET
Residential	6	7,961
Business	2	6,886
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	82
Zombies per 1,000 Mortgageable Properties	9.0

"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.