

COMMUNITY AREA

58

Brighton Park



HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	44,912	45,368	1.0%
Percent Immigrant (Foreign Born)	46.3%	45.1%	-2.6%
Total Households	12,465	12,187	-2.2%
Total Family Households	9,725	9,761	0.4%
Total Non-Family Households	2,740	2,426	-11.5%
Percent of Residents In Poverty	17.3%	23.8%	37.5%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	22,861	21,068	-7.8%
Black or African American	330	818	147.9%
Asian	1,326	2,295	73.1%
Multi-Racial	1,897	1,498	-21.0%
Other	18,498	19,689	6.4%
Latino (of Any Race)	34,409	38,693	12.5%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$46,050	\$39,681	-13.8%
Households Earning < \$25,000	4,232	3,638	-14.0%
As a Percent of All Households	34.0%	31.2%	-8.3%
Unemployment Rate	6.5%	11.2%	71.7%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	3,342	3,638	8.9%
\$25,000-\$49,999	4,208	3,560	-15.4%
\$50,000-\$74,999	2,806	2,454	-12.6%
\$75,000 or More	2,105	2,024	-3.9%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	13,386	14,060	5.0%
Total Occupied Housing Units	12,465	12,187	-2.2%
Owner-Occupied	6,370	5,415	-15.0%
Renter-Occupied	6,095	6,772	11.1%

HOUSING UNIT PRODUCTION

New Units Built Between 2000 and 2010	336
As a Percentage of all Housing Units	2.5%

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$693	\$781	12.7%
Paying Over 30% of Income in Rent	36.8%	51.7%	40.6%
Renters Paying Less Than \$750/mo	4,229	2,565	-39.3%
Renters Paying \$750 to \$999/mo	1,506	2,412	60.2%
Renters Paying \$1000 to \$1,499/mo	149	871	484.7%
Renters Paying \$1,500 or More/mo	43	136	214.5%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$1,349	\$1,687	25.0%
Paying Over 30% of Income for Mortgage	39.7%	60.7%	52.9%
Owners Paying Less Than \$1,000/mo	575	305	-46.9%
Owners Paying \$1,000 to \$1,499/mo	718	1,053	46.6%
Owners Paying \$1,500 to \$1,999/mo	307	1,541	401.5%
Owners Paying \$2,000 or More/mo	86	1,012	1,080.3%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL

	RENTERS		OWNERS	
INCOME LEVEL	2000	2010	2000	2010
Less than \$25,000	90.5%	97.4%	53.3%	84.8%
\$25,000-\$49,999	14.0%	52.9%	41.6%	75.4%
\$50,000-\$74,999	0.0%	3.4%	13.4%	44.7%
\$75,000 or More	5.2%	2.7%	5.6%	8.5%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	3,190	3,775	18.3%
2-4 Units	9,646	9,072	-6.0%
5-9 Units	348	380	9.2%
10-19 Units	111	67	-39.6%
20 or More Units	91	106	16.5%

MEDIAN HOME SALES*

	UNITS	MEDIAN COST
2003	578	\$218,267
2005	508	\$237,134
2008	508	\$215,109
2010	595	\$118,288
2012	420	\$111,788
2013	214	\$106,125

FORECLOSURE FILINGS

2009	349	2011	221
2010	336	2012	220

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

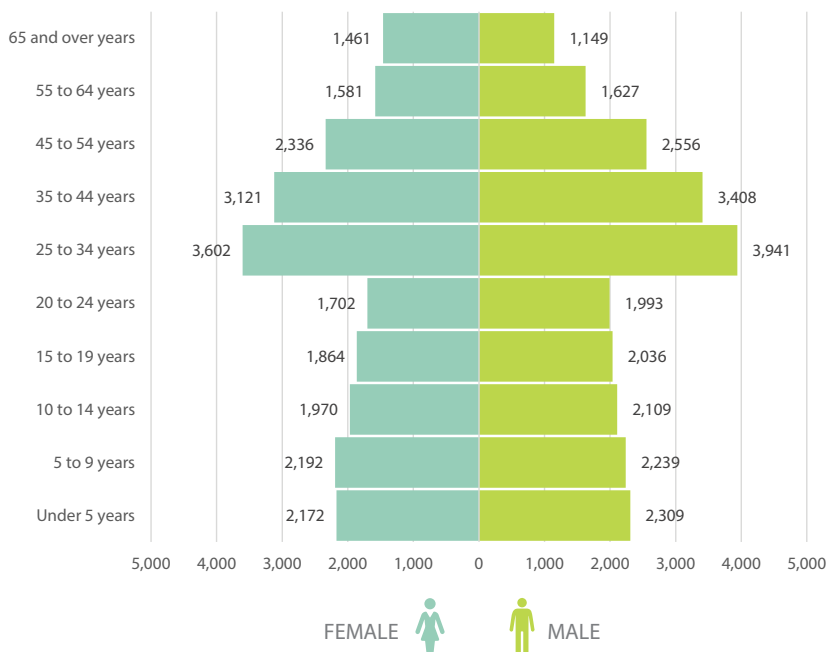
DEEPER DIVE: AGE, SEX AND RACE COHORTS

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	23,367	22,001
under 5 years	2,309	2,172
5 to 9 years	2,239	2,192
10 to 14 years	2,109	1,970
15 to 19 years	2,036	1,864
20 to 24 years	1,993	1,702
25 to 34 years	3,941	3,602
35 to 44 years	3,408	3,121
45 to 54 years	2,556	2,336
55 to 64 years	1,627	1,581
65 or more years	1,149	1,461

POPULATION BY AGE AND SEX IN BRIGHTON PARK, 2010



TOP 3 SUB-POPULATIONS IN BRIGHTON PARK

The top 3 sub-populations in Brighton Park in 2010 were Latino, White, and Asian. There were also 542 Black or African American people and 199 people of other races, including multiracial, Native American, Hawaiian or Pacific Islander individuals.

LATINO POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	20,034	18,659
under 5 years	2,146	2,022
5 to 9 years	2,068	2,038
10 to 14 years	1,937	1,823
15 to 19 years	1,808	1,687
20 to 24 years	1,775	1,529
25 to 34 years	3,572	3,186
35 to 44 years	2,976	2,741
45 to 54 years	1,996	1,799
55 to 64 years	1,111	1,085
65 or more years	645	749

WHITE POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	1,809	1,873
under 5 years	48	42
5 to 9 years	65	60
10 to 14 years	70	53
15 to 19 years	90	75
20 to 24 years	97	77
25 to 34 years	161	167
35 to 44 years	207	186
45 to 54 years	333	298
55 to 64 years	404	317
65 or more years	334	598

ASIAN POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	1,160	1,092
under 5 years	76	68
5 to 9 years	62	65
10 to 14 years	80	58
15 to 19 years	104	68
20 to 24 years	85	64
25 to 34 years	157	169
35 to 44 years	167	142
45 to 54 years	186	201
55 to 64 years	149	164
65 or more years	94	93

HOUSING FACT SHEET

DEEPER DIVE: VACANCY, FORECLOSURE AND CITY-OWNED LAND

BASIC DEMOGRAPHICS

	2000	2010	10 YEAR CHANGE
Population	44,912	45,368	1.0%
Households	12,465	12,187	-2.2%
Family Households	9,725	9,761	0.4%
Non-Family Households	2,740	2,426	-11.5%

HOUSING UNITS

	2000	2010	10 YEAR CHANGE
Total Housing Units	13,386	14,060	5.0%
Total Occupied Housing Units	12,465	12,187	-2.2%
Owner-Occupied	6,370	5,415	-15.0%
Renter-Occupied	6,095	6,772	11.1%

BUILDING VIOLATIONS

	BUILDINGS RECEIVING VIOLATIONS	TOTAL VIOLATIONS
2009	360	2,025
2010	279	1,549
2011	357	2,580
2012	308	1,771
2013	289	1,299
2014	258	1,153

BUILDING PERMITS

	NEW CONSTRUCTION OR REHAB PERMITS	DEMOLITION PERMITS
2006	79	17
2007	76	6
2008	59	13
2009	67	9
2010	57	7
2011	66	6
2012	55	5
2013	41	12
2014	57	11
Percent New Construction 2006-2014	17.1%	n/a
Percent Rehabilitation 2006-2014	82.9%	n/a

USPS RESIDENTIAL VACANCY

	2008	2011	2013
Percent Residential Vacancy	3.4%	3.9%	2.5%
Vacant less than 12 months	151	95	45
Vacant 12 - 24 months	80	92	24
Vacant 24 - 36 months	13	40	22
Vacant More than 36 months	33	96	127

USPS COMMERCIAL VACANCY

	2008	2011	2013
Percent Commercial Vacancy	10.1%	9.3%	10.9%
Vacant less than 12 months	33	15	19
Vacant 12 - 24 months	15	11	15
Vacant 24 - 36 months	5	11	9
Vacant More than 36 months	25	37	45

CITY OF CHICAGO-OWNED VACANT LAND

	NO. PARCELS	SQUARE FEET
Residential	2	6,113
Business	0	0
Commercial	0	0
Manufacturing	6	105,184
Planned Development	4	97,431
Planned Manufacturing District	0	0
Parks and Open Space	0	0
Downtown	0	0
Transportation	0	0

"ZOMBIE PROPERTIES"

	2014
Zombies	81
Zombies per 1,000 Mortgageable Properties	8.7

"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.