

COMMUNITY AREA

47

Burnside



HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	3,294	2,916	-11.5%
<i>Percent Immigrant (Foreign Born)</i>	2.7%	3.9%	47.2%
Total Households	960	1,077	12.2%
<i>Total Family Households</i>	873	655	-16.3%
<i>Total Non-Family Households</i>	177	422	138.4%
Percent of Residents In Poverty	29.1%	31.5%	8.1%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	47	20	-57.4%
Black or African American	3,198	2,860	-10.6%
Asian	7	0	-100.0%
Multi-Racial	37	32	-13.5%
Other	5	4	-20.0%
Latino (of Any Race)	34	20	-41.2%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$44,134	\$31,391	-28.9%
Households Earning < \$25,000	331	505	52.6%
<i>As a Percent of All Households</i>	34.6%	44.0%	27.3%
Unemployment Rate	10.9%	23.4%	116.0%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	261	505	93.2%
\$25,000-\$49,999	285	280	-1.8%
\$50,000-\$74,999	227	258	13.6%
\$75,000 or More	184	105	-43.0%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	1,066	1,247	17.0%
Total Occupied Housing Units	960	1,077	12.2%
<i>Owner-Occupied</i>	639	553	-13.5%
<i>Renter-Occupied</i>	321	524	63.2%

HOUSING UNIT PRODUCTION	2000	2010
New Units Built Between 2000 and 2010		242
<i>As a Percentage of all Housing Units</i>		19.4%

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$737	\$592	-19.7%
Paying Over 30% of Income in Rent	56.3%	61.1%	8.6%
<i>Renters Paying Less Than \$750/mo</i>	182	288	58.6%
<i>Renters Paying \$750 to \$999/mo</i>	113	105	-7.4%
<i>Renters Paying \$1000 to \$1,499/mo</i>	23	22	-5.6%
<i>Renters Paying \$1,500 or More/mo</i>	3	91	3,292.5%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$1,199	\$1,360	13.4%
Paying Over 30% of Income for Mortgage	46.2%	55.6%	20.2%
<i>Owners Paying Less Than \$1,000/mo</i>	213	90	-57.8%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	152	201	32.5%
<i>Owners Paying \$1,500 to \$1999/mo</i>	85	81	-4.9%
<i>Owners Paying \$2,000 or More/mo</i>	39	45	15.8%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
Income Level				
Less than \$25,000	95.0%	73.6%	71.0%	100.0%
\$25,000-\$49,999	26.3%	64.7%	51.9%	65.5%
\$50,000-\$74,999	0.0%	0.0%	26.8%	7.7%
\$75,000 or More	N/A	0.0%	6.5%	19.5%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	723	711	-1.7%
2-4 Units	306	373	21.9%
5-9 Units	32	0	-100.0%
10-19 Units	5	14	180.0%
20 or More Units	0	143	1,4200.0%

MEDIAN HOME SALES*	UNITS		MEDIAN COST	
	2003	2005	2008	2010
2003	52		\$162,866	
2005	102		\$176,745	
2008	102		\$160,329	
2010	76		\$142,604	
2012	35		\$109,625	
2013	10		\$126,214	

FORECLOSURE FILINGS			
Year	Filings	Year	Filings
2009	45	2011	25
2010	47	2012	48

PROJECT-BASED SECTION 8	
Buildings	2
Units	152

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

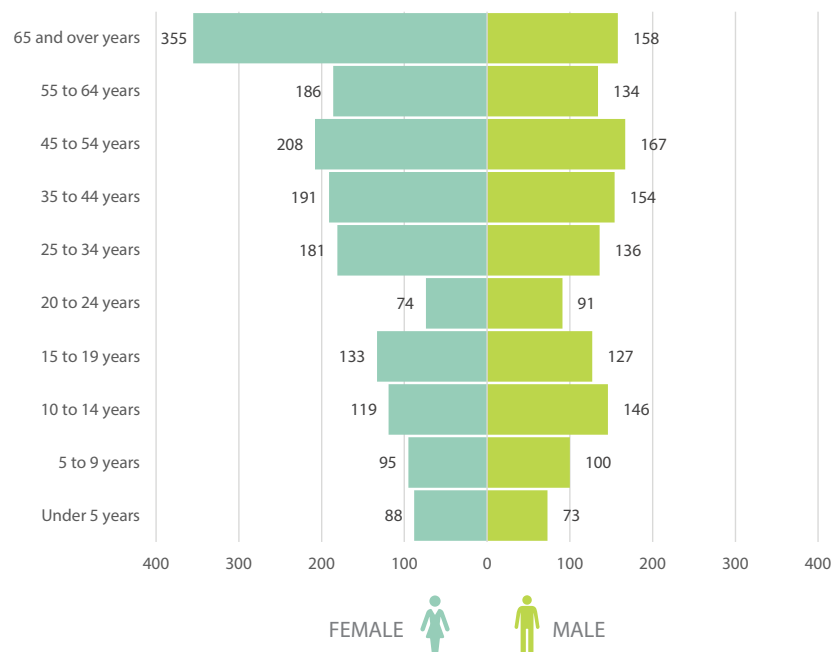
DEEPER DIVE: AGE, SEX AND RACE COHORTS

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	1,286	1,630
under 5 years	73	88
5 to 9 years	100	95
10 to 14 years	146	119
15 to 19 years	127	133
20 to 24 years	91	74
25 to 34 years	136	181
35 to 44 years	154	191
45 to 54 years	167	208
55 to 64 years	134	186
65 or more years	158	355

POPULATION BY AGE AND SEX IN BURNSIDE, 2010



TOP 3 SUB-POPULATIONS IN BURNSIDE

The top 3 sub-populations in Burnside in 2010 were Black or African American, of other races (including multiracial, Native American, Hawaiian or Pacific Islander individuals), and Latino. There were also 19 Whites and 0 Asians.

BLACK OR AFRICAN AMERICAN POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	1,260	1,589
under 5 years	69	86
5 to 9 years	98	91
10 to 14 years	146	118
15 to 19 years	125	130
20 to 24 years	88	73
25 to 34 years	133	177
35 to 44 years	148	187
45 to 54 years	165	203
55 to 64 years	131	180
65 or more years	157	344

OTHER RACE POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	12	16
under 5 years	1	1
5 to 9 years	1	1
10 to 14 years	0	0
15 to 19 years	1	2
20 to 24 years	2	0
25 to 34 years	2	1
35 to 44 years	4	1
45 to 54 years	0	4
55 to 64 years	1	3
65 or more years	0	3

LATINO POPULATION

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

HOUSING FACT SHEET

DEEPER DIVE: VACANCY, FORECLOSURE AND CITY-OWNED LAND

BASIC DEMOGRAPHICS	2000	2010	10 YEAR CHANGE
Population	3,294	2,916	-11.5%
Households	960	1,077	12.2%
<i>Family Households</i>	783	655	-16.3%
<i>Non-Family Households</i>	177	422	138.4%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	1,066	1,247	17.0%
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<i>Owner-Occupied</i>	639	553	-13.5%
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BUILDING VIOLATIONS	BUILDINGS RECEIVING VIOLATIONS	TOTAL VIOLATIONS
2009	55	395
2010	50	225
2011	38	179
2012	25	135
2013	55	304
2014	54	225

BUILDING PERMITS	NEW CONSTRUCTION OR REHAB PERMITS	DEMOLITION PERMITS
2006	20	0
2007	11	0
2008	13	2
2009	13	0
2010	10	1
2011	4	7
2012	5	3
2013	3	3
2014	7	4
<i>Percent New Construction 2006-2014</i>	34.9%	n/a
<i>Percent Rehabilitation 2006-2014</i>	65.1%	n/a

USPS RESIDENTIAL VACANCY	2008	2011	2013
Percent Residential Vacancy	8.8%	9.3%	12.3%
Vacant less than 12 months	44	20	49
Vacant 12 - 24 months	38	40	34
Vacant 24 - 36 months	2	1	15
Vacant More than 36 months	15	44	41

USPS COMMERCIAL VACANCY	2008	2011	2013
Percent Commercial Vacancy	16.2%	19.0%	26.3%
Vacant less than 12 months	4	0	2
Vacant 12 - 24 months	11	4	2
Vacant 24 - 36 months	0	0	7
Vacant More than 36 months	1	15	15

CITY OF CHICAGO-OWNED VACANT LAND	NO. PARCELS	SQUARE FEET
Residential	26	93,927
Business	4	15,926
Commercial	2	7,548
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	15
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).



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.