

COMMUNITY AREA

49

Roseland



HOUSING FACT SHEET

POPULATION

	2000	2010	10 YEAR CHANGE
Total Population	52,723	44,619	-15.4%
<i>Percent Immigrant (Foreign Born)</i>	0.8%	0.9%	6.8%
Total Households	16,750	15,492	-7.5%
<i>Total Family Households</i>	12,569	10,626	-15.5%
<i>Total Non-Family Households</i>	4,181	4,866	16.4%
Percent of Residents In Poverty	17.6%	23.4%	33.2%

RACE + ETHNICITY

	2000	2010	10 YEAR CHANGE
White	330	254	-23.0%
Black or African American	51,741	43,658	-15.6%
Asian	32	27	-15.6%
Multi-Racial	444	479	7.9%
Other	176	201	14.2%
Latino (of Any Race)	363	458	26.2%

INCOME*

	2000	2010	10 YEAR CHANGE
Median Household Income	\$49,280	\$40,629	-17.6%
Households Earning < \$25,000	5,285	5,435	2.8%
<i>As a Percent of All Households</i>	31.6%	33.6%	6.4%
Unemployment Rate	10.0%	17.8%	78.7%

HOUSEHOLDS BY INCOME LEVEL*

	2000	2010	10 YEAR CHANGE
Less Than \$25,000	4,174	5,435	30.2%
\$25,000-\$49,999	5,429	4,230	-22.1%
\$50,000-\$74,999	3,586	3,307	-7.8%
\$75,000 or More	3,550	3,209	-9.6%

HOUSING UNITS

	2000	2010	10 YEAR CHANGE
Total Housing Units	17,968	17,875	-0.5%
Total Occupied Housing Units	16,750	15,492	-7.5%
<i>Owner-Occupied</i>	10,728	8,888	-17.2%
<i>Renter-Occupied</i>	6,022	6,604	9.7%

HOUSING UNIT PRODUCTION

New Units Built Between 2000 and 2010	771
<i>As a Percentage of all Housing Units</i>	4.1%

RENTAL HOUSING COST BURDEN*

	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$759	\$918	21.0%
Paying Over 30% of Income in Rent	40.7%	64.9%	59.3%
<i>Renters Paying Less Than \$750/mo</i>	3,780	1,871	-50.5%
<i>Renters Paying \$750 to \$999/mo</i>	1,596	2,145	34.4%
<i>Renters Paying \$1000 to \$1,499/mo</i>	391	1,595	308.1%
<i>Renters Paying \$1,500 or More/mo</i>	91	731	702.5%

OWNER HOUSING COST BURDEN*

	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$759	\$918	21.0%
Paying Over 30% of Income for Mortgage	40.7%	64.9%	59.3%
<i>Owners Paying Less Than \$1,000/mo</i>	2,589	919	-64.5%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	2,438	2,822	15.7%
<i>Owners Paying \$1,500 to \$1,999/mo</i>	960	1,826	90.3%
<i>Owners Paying \$2,000 or More/mo</i>	250	925	269.3%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL

	RENTERS		OWNERS	
INCOME LEVEL	2000	2010	2000	2010
Less than \$25,000	86.7%	93.7%	63.2%	86.4%
\$25,000-\$49,999	22.4%	77.6%	37.8%	62.6%
\$50,000-\$74,999	0.9%	14.9%	12.8%	37.7%
\$75,000 or More	5.4%	0.0%	6.4%	9.8%

UNITS BY BUILDING SIZE

	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	11,945	12,239	2.5%
2-4 Units	4,293	4,419	2.9%
5-9 Units	1,005	1,092	8.7%
10-19 Units	369	292	-20.9%
20 or More Units	286	512	79.0%

MEDIAN HOME SALES*

	UNITS	MEDIAN COST
2003	682	\$137,305
2005	968	\$170,218
2008	968	\$154,408
2010	444	\$130,376
2012	255	\$119,816
2013	102	\$122,239

FORECLOSURE FILINGS

2009	535	2011	467
2010	531	2012	541

PROJECT-BASED SECTION 8

Buildings	2
Units	119

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

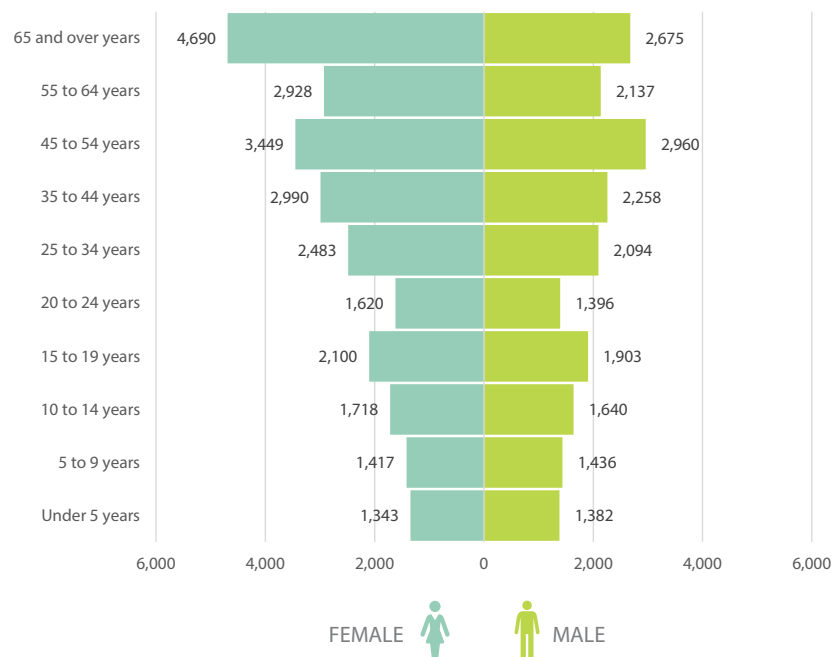
DEEPER DIVE: AGE, SEX AND RACE COHORTS

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	19,881	24,738
under 5 years	1,382	1,343
5 to 9 years	1,436	1,417
10 to 14 years	1,640	1,718
15 to 19 years	1,903	2,100
20 to 24 years	1,396	1,620
25 to 34 years	2,094	2,483
35 to 44 years	2,258	2,990
45 to 54 years	2,960	3,449
55 to 64 years	2,137	2,928
65 or more years	2,675	4,690

POPULATION BY AGE AND SEX IN ROSELAND, 2010



TOP 3 SUB-POPULATIONS IN ROSELAND

The top 3 sub-populations in Roseland in 2010 were Black and African American, of other races (including multiracial, Native American, Hawaiian or Pacific Islander individuals), and Latino. There were also 188 Whites and 27 Asians.

BLACK OR AFRICAN AMERICAN POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	19,353	24,094
under 5 years	1,320	1,299
5 to 9 years	1,376	1,365
10 to 14 years	1,589	1,673
15 to 19 years	1,843	2,040
20 to 24 years	1,360	1,558
25 to 34 years	2,035	2,391
35 to 44 years	2,213	2,910
45 to 54 years	2,895	3,373
55 to 64 years	2,088	2,881
65 or more years	2,634	4,604

OTHER RACE POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	221	278
under 5 years	26	17
5 to 9 years	31	25
10 to 14 years	17	23
15 to 19 years	30	24
20 to 24 years	14	27
25 to 34 years	25	40
35 to 44 years	22	28
45 to 54 years	26	37
55 to 64 years	16	20
65 or more years	14	37

LATINO POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	216	242
under 5 years	33	24
5 to 9 years	27	23
10 to 14 years	32	22
15 to 19 years	21	27
20 to 24 years	10	23
25 to 34 years	30	33
35 to 44 years	15	37
45 to 54 years	23	23
55 to 64 years	16	14
65 or more years	9	16

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	631	4,806
2010	594	3,866
2011	671	3,876
2012	509	3,193
2013	558	2,882
2014	693	3,538

BUILDING PERMITS

	NEW CONSTRUCTION OR REHAB PERMITS	DEMOLITION PERMITS
2006	74	9
2007	96	12
2008	89	20
2009	61	26
2010	74	50
2011	73	39
2012	54	51
2013	68	39
2014	53	29
Percent New Construction 2006-2014	12.8%	n/a
Percent Rehabilitation 2006-2014	87.2%	n/a

USPS RESIDENTIAL VACANCY

	2008	2011	2013
Percent Residential Vacancy	7.3%	7.4%	9.4%
Vacant less than 12 months	477	226	383
Vacant 12 - 24 months	492	397	288
Vacant 24 - 36 months	54	194	415
Vacant More than 36 months	215	561	657

USPS COMMERCIAL VACANCY

	2008	2011	2013
Percent Commercial Vacancy	13.9%	10.1%	15.9%
Vacant less than 12 months	37	12	40
Vacant 12 - 24 months	37	7	5
Vacant 24 - 36 months	4	3	43
Vacant More than 36 months	54	84	75

CITY OF CHICAGO-OWNED VACANT LAND

	NO. PARCELS	SQUARE FEET
Residential	298	1,206,739
Business	87	425,525
Commercial	18	70,974
Manufacturing	11	292,469
Planned Development	1	12,638
Planned Manufacturing District	0	0
Parks and Open Space	0	0
Downtown	0	0
Transportation	0	0

"ZOMBIE PROPERTIES"

	2014
Zombies	152
Zombies per 1,000 Mortgageable Properties	11.3

"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.