

COMMUNITY AREA

39

Kenwood



HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	18,363	17,841	-2.8%
<i>Percent Immigrant (Foreign Born)</i>	8.7%	10.9%	25.9%
Total Households	8,935	9,179	2.7%
<i>Total Family Households</i>	4,054	3,869	-4.6%
<i>Total Non-Family Households</i>	4,881	5,310	8.8%
Percent of Residents In Poverty	24.0%	24.7%	3.1%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	3,012	3,151	4.6%
Black or African American	13,968	12,963	-7.2%
Asian	790	975	23.4%
Multi-Racial	412	545	32.3%
Other	181	207	14.4%
Latino (of Any Race)	301	542	80.1%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$47,931	\$40,593	-15.3%
Households Earning < \$25,000	3,409	3,517	3.2%
<i>As a Percent of All Households</i>	38.1%	37.7%	-1.1%
Unemployment Rate	8.4%	11.0%	30.8%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	2,692	3,517	30.6%
\$25,000-\$49,999	2,449	1,770	-27.7%
\$50,000-\$74,999	1,709	1,474	-13.7%
\$75,000 or More	2,086	2,561	22.8%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	9,974	10,311	3.4%
Total Occupied Housing Units	8,935	9,179	2.7%
<i>Owner-Occupied</i>	2,617	2,891	10.5%
<i>Renter-Occupied</i>	6,318	6,288	-0.5%

HOUSING UNIT PRODUCTION	2000	2010
New Units Built Between 2000 and 2010		695
<i>As a Percentage of all Housing Units</i>		6.5%

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$822	\$873	6.3%
Paying Over 30% of Income in Rent	42.2%	55.8%	32.1%
<i>Renters Paying Less Than \$750/mo</i>	3,105	2,273	-26.8%
<i>Renters Paying \$750 to \$999/mo</i>	1,858	1,432	-22.9%
<i>Renters Paying \$1000 to \$1,499/mo</i>	952	1,485	56.0%
<i>Renters Paying \$1,500 or More/mo</i>	294	585	99.2%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$3,044	\$2,270	-25.4%
Paying Over 30% of Income for Mortgage	38.4%	44.8%	16.6%
<i>Owners Paying Less Than \$ 1,000/mo</i>	53	173	227.0%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	74	432	482.0%
<i>Owners Paying \$1,500 to \$1999/mo</i>	114	513	350.1%
<i>Owners Paying \$2,000 or More/mo</i>	381	1,535	303.0%

INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
Less than \$25,000	74.8%	86.0%	57.0%	89.4%
\$25,000-\$49,999	33.3%	47.3%	50.5%	83.1%
\$50,000-\$74,999	1.9%	14.2%	45.1%	51.0%
\$75,000 or More	5.2%	0.8%	28.0%	24.8%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	1,196	1,813	51.6%
2-4 Units	715	1,100	53.8%
5-9 Units	738	1,234	67.2%
10-19 Units	892	505	-43.4%
20 or More Units	6,424	6,101	-5.0%

	MEDIAN HOME SALES*	
	UNITS	MEDIAN COST
2003	218	\$265,954
2005	341	\$336,353
2008	341	\$305,112
2010	283	\$236,281
2012	218	\$226,842
2013	122	\$131,310

FORECLOSURE FILINGS			
2009	90	2011	103
2010	125	2012	118

PROJECT-BASED SECTION 8	
Buildings	8
Units	849

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

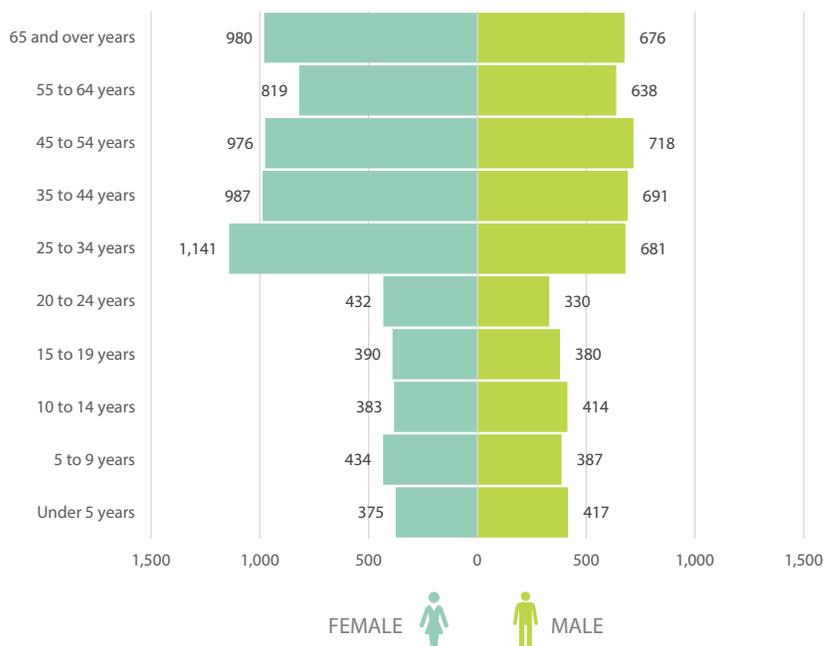
DEEPER DIVE: AGE, SEX AND RACE COHORTS

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	5,332	6,917
under 5 years	417	375
5 to 9 years	387	434
10 to 14 years	414	383
15 to 19 years	380	390
20 to 24 years	330	432
25 to 34 years	681	1,141
35 to 44 years	691	987
45 to 54 years	718	976
55 to 64 years	638	819
65 or more years	676	980

POPULATION BY AGE AND SEX IN KENWOOD, 2010



TOP 3 SUB-POPULATIONS IN KENWOOD

The top 3 sub-populations in Kenwood in 2010 were Black or African American, White, and of other races (including multiracial, Native American, Hawaiian or Pacific Islander individuals). There were also 301 Latinos and 278 Asians.

BLACK OR AFRICAN AMERICAN POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	4,162	5,567
under 5 years	300	283
5 to 9 years	301	344
10 to 14 years	350	317
15 to 19 years	318	327
20 to 24 years	242	305
25 to 34 years	477	901
35 to 44 years	535	777
45 to 54 years	569	793
55 to 64 years	509	686
65 or more years	561	834

WHITE POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	743	840
under 5 years	52	49
5 to 9 years	42	45
10 to 14 years	36	35
15 to 19 years	31	32
20 to 24 years	54	74
25 to 34 years	120	147
35 to 44 years	100	129
45 to 54 years	103	118
55 to 64 years	103	102
65 or more years	102	109

OTHER RACE POPULATION

AGE/SEX COHORTS	MALE	FEMALE
Total Population	149	209
under 5 years	35	19
5 to 9 years	20	22
10 to 14 years	14	18
15 to 19 years	14	19
20 to 24 years	11	15
25 to 34 years	19	33
35 to 44 years	15	28
45 to 54 years	12	26
55 to 64 years	9	13
65 or more years	0	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	122	902
2010	108	652
2011	118	587
2012	117	595
2013	83	416
2014	111	841

BUILDING PERMITS	NEW CONSTRUCTION OR REHAB PERMITS	DEMOLITION PERMITS
2006	57	1
2007	68	1
2008	49	0
2009	44	5
2010	43	2
2011	38	0
2012	35	1
2013	29	0
2014	38	0
<i>Percent New Construction 2006-2014</i>	13.5%	n/a
<i>Percent Rehabilitation 2006-2014</i>	86.5%	n/a

USPS RESIDENTIAL VACANCY	2008	2011	2013
Percent Residential Vacancy	8.6%	6.5%	4.4%
Vacant less than 12 months	221	30	27
Vacant 12 - 24 months	260	146	104
Vacant 24 - 36 months	7	28	22
Vacant More than 36 months	80	255	162

USPS COMMERCIAL VACANCY	2008	2011	2013
Percent Commercial Vacancy	16.1%	8.2%	7.5%
Vacant less than 12 months	9	0	2
Vacant 12 - 24 months	10	1	4
Vacant 24 - 36 months	1	4	2
Vacant More than 36 months	7	19	12

CITY OF CHICAGO-OWNED VACANT LAND	NO. PARCELS	SQUARE FEET
Residential	59	271,834
Business	15	116,904
Commercial	0	0
Manufacturing	0	0
Planned Development	2	14,761
Planned Manufacturing District	0	0
Parks and Open Space	2	8,047
Downtown	0	0
Transportation	0	0

"ZOMBIE PROPERTIES" 2014

Zombies	28
Zombies per 1,000 Mortgageable Properties	8.1

"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.