



COMMUNITY AREA

14

Albany Park



HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	57,655	51,542	-10.6%
<i>Percent Immigrant (Foreign Born)</i>	52.2%	47.4%	-9.2%
Total Households	17,082	16,322	-4.4%
<i>Total Family Households</i>	12,403		-11.7%
<i>Total Non-Family Households</i>	4,679	5,366	14.7%
Percent of Residents In Poverty	17.7%	19.6%	10.9%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	28,568	26,528	-7.1%
Black or African American	2,207	2,370	7.4%
Asian	10,233	7,543	-26.3%
Multi-Racial	3,860	2,802	-27.4%
Other	12,787	12,299	-3.8%
Latino (of Any Race)	26,741	25,487	-4.7%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$51,861	\$47,114	-9.2%
Households Earning < \$25,000	5,056	4,806	-4.9%
<i>As a Percent of All Households</i>	29.6%	28.8%	-2.5%
Unemployment Rate	4.7%	9.0%	93.6%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	3,993	4,806	20.4%
\$25,000-\$49,999	5,295	4,222	-20.3%
\$50,000-\$74,999	3,911	3,022	-22.7%
\$75,000 or More	3,891	4,611	18.5%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	17,842	17,982	0.8%
Total Occupied Housing Units	17,082	16,322	-4.4%
<i>Owner-Occupied</i>	5,787	6,345	9.6%
<i>Renter-Occupied</i>	11,295	9,977	-11.7%

HOUSING UNIT PRODUCTION		
New Units Built Between 2000 and 2010		1,195
<i>As a Percentage of all Housing Units</i>		6.6%

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$766	\$863	12.7%
Paying Over 30% of Income in Rent	32.5%	51.8%	59.4%
<i>Renters Paying Less Than \$750/mo</i>	6,994	3,217	-54.0%
<i>Renters Paying \$750 to \$999/mo</i>	3,284	4,103	24.9%
<i>Renters Paying \$1000 to \$1,499/mo</i>	634	2,486	292.4%
<i>Renters Paying \$1,500 or More/mo</i>	126	332	163.9%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$1,769	\$2,245	26.9%
Paying Over 30% of Income for Mortgage	32.5%	54.4%	67.4%
<i>Owners Paying Less Than \$ 1,000/mo</i>	228	209	-8.4%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	816	574	-29.7%
<i>Owners Paying \$1,500 to \$1999/mo</i>	679	1,404	106.8%
<i>Owners Paying \$2,000 or More/mo</i>	348	3,031	769.8%

INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
Less than \$25,000	85.8%	95.4%	65.6%	92.0%
\$25,000-\$49,999	17.9%	57.5%	43.2%	77.9%
\$50,000-\$74,999	1.0%	3.9%	30.2%	61.5%
\$75,000 or More	5.2%	0.0%	10.6%	19.1%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	3,358	3,556	5.9%
2-4 Units	7,205	7,248	0.6%
5-9 Units	2,878	3,422	18.9%
10-19 Units	1,940	1,571	-19.0%
20 or More Units	2,419	2,413	-0.2%

	MEDIAN HOME SALES*	
	UNITS	MEDIAN COST
2003	692	\$316,391
2005	1,081	\$286,182
2008	1,081	\$259,602
2010	852	\$221,667
2012	852	\$160,669
2013	400	\$187,844

FORECLOSURE FILINGS			
2009	343	2011	279
2010	368	2012	226

PROJECT-BASED SECTION 8	
Buildings	2
Units	133

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.