



COMMUNITY AREA

23

Humboldt Park



HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	65,836	56,323	-14.4%
<i>Percent Immigrant (Foreign Born)</i>	18.8%	18.3%	-3.1%
Total Households	17,830	17,093	-4.1%
<i>Total Family Households</i>	14,204	12,374	-12.9%
<i>Total Non-Family Households</i>	3,626	4,719	30.1%
Percent of Residents In Poverty	31.1%	32.7%	5.0%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	12,781	14,282	11.7%
Black or African American	31,960	24,080	-24.7%
Asian	294	290	-1.4%
Multi-Racial	1,610	1,968	22.2%
Other	19,191	15,703	-18.2%
Latino (of Any Race)	31,607	30,046	-4.9%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$35,900	\$30,080	-16.2%
Households Earning < \$25,000	7,928	7,459	-5.9%
<i>As a Percent of All Households</i>	44.4%	43.8%	-1.3%
Unemployment Rate	9.2%	12.3%	33.6%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	6,261	7,459	19.1%
\$25,000-\$49,999	6,177	4,815	-22.0%
\$50,000-\$74,999	3,233	2,453	-24.1%
\$75,000 or More	2,185	2,285	4.6%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	19,834	20,310	2.4%
Total Occupied Housing Units	17,830	17,093	-4.1%
<i>Owner-Occupied</i>	6,705	5,820	-13.2%
<i>Renter-Occupied</i>	11,125	11,273	1.3%

HOUSING UNIT PRODUCTION		
New Units Built Between 2000 and 2010	622	
<i>As a Percentage of all Housing Units</i>	3.0%	

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$729	\$905	24.1%
Paying Over 30% of Income in Rent	46.4%	64.7%	39.5%
<i>Renters Paying Less Than \$750/mo</i>	6,919	2,925	-57.7%
<i>Renters Paying \$750 to \$999/mo</i>	3,113	3,955	27.0%
<i>Renters Paying \$1000 to \$1,499/mo</i>	637	3,500	449.6%
<i>Renters Paying \$1,500 or More/mo</i>	124	507	308.3%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$1,292	\$1,918	48.4%
Paying Over 30% of Income for Mortgage	48.9%	70.0%	43.1%
<i>Owners Paying Less Than \$ 1,000/mo</i>	794	380	-52.1%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	825	916	11.0%
<i>Owners Paying \$1,500 to \$1999/mo</i>	328	1,115	239.8%
<i>Owners Paying \$2,000 or More/mo</i>	141	1,980	1,305.9%

INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
Less than \$25,000	85.4%	94.0%	74.6%	97.6%
\$25,000-\$49,999	23.8%	73.3%	46.7%	77.2%
\$50,000-\$74,999	0.0%	4.2%	12.2%	60.6%
\$75,000 or More	5.3%	0.0%	9.0%	20.2%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	3,954	4,342	9.8%
2-4 Units	12,790	12,596	-1.5%
5-9 Units	1,522	1,759	15.6%
10-19 Units	557	869	56.0%
20 or More Units	942	1,051	11.6%

	MEDIAN HOME SALES*	
	UNITS	MEDIAN COST
2003	769	\$223,126
2005	910	\$229,039
2008	910	\$207,766
2010	615	\$128,211
2012	521	\$105,423
2013	313	\$106,255

FORECLOSURE FILINGS			
2009	645	2011	460
2010	557	2012	387

PROJECT-BASED SECTION 8	
Buildings	3
Units	148

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.