



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		
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.