



COMMUNITY AREA

42

# Woodlawn



## HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	27,086	24,919	-8.0%
<i>Percent Immigrant (Foreign Born)</i>	2.0%	3.7%	86.5%
Total Households	10,163	10,162	0.0%
<i>Total Family Households</i>	5,791	5,321	-8.1%
<i>Total Non-Family Households</i>	4,372	4,841	10.7%
Percent of Residents In Poverty	39.4%	29.5%	-25.3%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	821	1,861	126.7%
Black or African American	25,627	21,829	-14.8%
Asian	209	561	168.4%
Multi-Racial	305	487	59.6%
Other	124	181	46.1%
Latino (of Any Race)	288	524	82.0%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$23,734	\$28,232	19.0%
Households Earning < \$25,000	5,948	4,528	-23.9%
<i>As a Percent of All Households</i>	58.6%	46.7%	-20.4%
Unemployment Rate	9.6%	17.6%	82.7%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	4,697	4,528	-3.6%
\$25,000-\$49,999	3,220	2,355	-26.9%
\$50,000-\$74,999	1,346	1,210	-10.1%
\$75,000 or More	882	1,610	82.6%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	11,941	12,955	8.5%
Total Occupied Housing Units	10,163	10,162	0.0%
<i>Owner-Occupied</i>	1,847	2,469	33.7%
<i>Renter-Occupied</i>	8,316	7,694	-7.5%

HOUSING UNIT PRODUCTION	2000	2010
New Units Built Between 2000 and 2010		789
<i>As a Percentage of all Housing Units</i>		5.9%

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$596	\$790	32.6%
Paying Over 30% of Income in Rent	42.5%	62.2%	46.3%
<i>Renters Paying Less Than \$750/mo</i>	5,600	3,178	-43.2%
<i>Renters Paying \$750 to \$999/mo</i>	2,137	1,879	-12.1%
<i>Renters Paying \$1000 to \$1,499/mo</i>	332	1,464	340.7%
<i>Renters Paying \$1,500 or More/mo</i>	59	362	518.2%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$1,331	\$1,859	39.6%
Paying Over 30% of Income for Mortgage	46.0%	49.3%	7.1%
<i>Owners Paying Less Than \$ 1,000/mo</i>	208	186	-10.6%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	183	458	150.6%
<i>Owners Paying \$1,500 to \$1999/mo</i>	64	674	959.2%
<i>Owners Paying \$2,000 or More/mo</i>	39	906	2,227.7%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
Income Level				
Less than \$25,000	66.5%	83.0%	77.3%	98.8%
\$25,000-\$49,999	20.6%	66.0%	48.1%	71.5%
\$50,000-\$74,999	0.0%	13.4%	15.8%	67.1%
\$75,000 or More	4.2%	0.0%	6.3%	6.3%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	1,124	1,462	30.0%
2-4 Units	4,407	5,893	33.7%
5-9 Units	2,380	2,343	-1.5%
10-19 Units	1,013	550	-45.7%
20 or More Units	2,975	3,187	7.1%

MEDIAN HOME SALES*	MEDIAN COST	
	UNITS	MEDIAN COST
2003	427	\$216,854
2005	708	\$249,277
2008	708	\$226,125
2010	335	\$162,392
2012	204	\$116,103
2013	111	\$128,902

FORECLOSURE FILINGS			
2009	294	2011	201
2010	277	2012	195

PROJECT-BASED SECTION 8	
Buildings	16
Units	1,535

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](mailto:Elizabeth@chicagorehab.org) or 312.663.3936.