56

Garfield Ridge



10 YEAR CHANGE

2010

HOUSING FACT SHEET

RENTAL HOUSING COST BURDEN*

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	36,101	34,513	-4.4%
Percent Immigrant (Foreign Born)	19.4%	21.6%	11.3%
Total Households	12,901	11,927	-7.5%
Total Family Households	9,322	8,545	-8.3%
Total Non-Family Households	3,579	3,382	-5.5%
Percent of Residents In Poverty	10.1%	9.1%	-9.4%
RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	27,897	26,011	-6.8%
Black or African American	4,437	2,138	-51.8%
Asian	347	385	11.0%
Multi-Racial	774	720	-7.0%
Other	2,646	5,259	98.8%
Latino (of Any Race)	5,948	13,515	127.2%
INCOME*	2000	2010	IO YEAR CHANGE
Median Household Income	\$56,955	\$62,280	9.3%
Households Earning < \$25,000	3,654	2,295	-37.2%
As a Percent of All Households	28.3%	18.9%	-33.1%
Unemployment Rate	3.7%	8.1%	116.0%
HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	2,886	2,295	-20.5%
\$25,000-\$49,999	3,420	2,651	-22.5%
\$50,000-\$74,999	2,733	2,395	-12.4%
\$75,000 or More	3,877	4,787	23.5%
HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	13,232	13,106	-1.0%
Total Occupied Housing Units	12,901	11,927	-7.5%
Owner-Occupied	10,453	9,793	-6.3%
Renter-Occupied	2,448	2,134	-12.8%
HOUSING UNIT PRODUCTION			
New Units Built Between 2000 and 2010	244		
As a Percentage of all Hou	1.9%		

Median Monthly Gross R	ent	\$695	\$916	31.8%					
Paying Over 30% of Income in Rent Renters Paying Less Than \$750/mo Renters Paying \$750 to \$999/mo Renters Paying \$1000 to \$1,499/mo		41.6% 1,409 613 157	61.8% 771 585 439	48.5% -45.3% -4.6% 179.8%					
					Renters Paying \$1,	500 or More/mo	56	186	230.8%
					OWNER HOUSING COS	T BURDEN*	2000	2010	10 YEAR CHANGE
					Median Monthly Owner Cost		\$1,476	\$1,792	21.4%
Paying Over 30% of Income for Mortgage		29.1%	42.8%	46.9%					
Owners Paying Less Than \$ 1,000/mo		1,327	727	-45.2%					
Owners Paying \$1,000 to \$1,499/mo		2,365	1,318	-44.3%					
Owners Paying \$1,500 to \$1999/mo		1,168	2,288	96.0%					
Owners Paying \$2,000 or More/mo		307	2,154	601.6%					
COST BURDENED HOU	SEHOLDS BY INC	OME LEVEL							
	RENTE								
INCOME LEVEL	2000	2010	2000	2010					
Less than \$25,000	72.3%	91.4%	45.9%	82.1%					
\$25,000-\$49,999	31.3%	79.4%	29.5%	47.2%					
\$50,000-\$74,999	0.0%	45.0%	11.5%	40.4%					
\$75,000 or More	4.9%	12.9%	4.8%	17.4%					
UNITS BY BUILDING SI	ZE	2000	2010	10 YEAR CHANGE					
Single	Family / I Unit	10,797	10,824	0.3%					
	2-4 Units	1,439	1,372	-4.7%					
	5-9 Units	484	638	31.8%					
	10-19 Units	158	142	-10.1%					
20	or More Units	275	153	-44.4%					

2000

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.

MEDIAN HOME SALES*

688

1,027

1,027

931

1,054

483

2003

2005

2008

2010

2012

2013

MEDIAN COST

\$237,347

\$252,155

\$228,735

\$174.847

\$128,175

\$135,670

260

248

2011

2012

FORECLOSURE FILINGS

259

309

PROJECT-BASED SECTION 8

2

32

2009

2010

Buildings

Units