West Garfield Park Chicago Re



10 YEAR CHANGE

37 9%

HOUSING FACT S

POPULATION	2000	2010	10 YEAR CHANGE	RENTAL HOUSING COST E	BURDEN*
Total Population	23,019	18,001	-21.8%	Median Monthly Gross Rent	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
Percent Immigrant (Foreign Born)	1.5%	0.2%	-90.0%	Paying Over 30% of Income in Rent	
Total Households	6,891	5,875	-14.7%	Renters Paying Less Than \$750/	
Total Family Households	4,864	4,029	-17.2%	Renters Paying \$750	0 to \$999/i
Total Non-Family Households	2,027	1,846	-8.9%	Renters Paying \$1000	
Percent of Residents In Poverty	35.9%	39.9%	11.1%	Renters Paying \$1,500	0 or More/i
RACE + ETHNICITY	2000	2010	10 YEAR CHANGE	OWNER HOUSING COST I	BURDEN*
White	160	202	26.3%	Median Monthly Owner Cos	it
Black or African American	22,651	17,448	-23.0%	Paying Over 30% of Income	for Mortgag
Asian	20	П	-45.0%	Owners Paying Less Than	\$ 1,000/n
Multi-Racial	84	196	133.3%	Owners Paying \$1,000 t	to \$1,499/n
Other	104	144	38.5%	Owners Paying \$1,500	to \$1999/n
Latino (of Any Race)	201	348	73.1%	Owners Paying \$2,000	or More/n
INCOME*	2000	2010	10 YEAR CHANGE	COST BURDENED HOUSE	HOLDS BY
Median Household Income	\$29,751	\$23,917	-19.6%	INCOME LEVEL	2000
Households Earning < \$25,000	3,607	3,205	-11.1%	INCOME LEVEL	
As a Percent of All Households	52.5%	52.8%	0.5%	Less than \$25,000	78.9% 20.4%
Unemployment Rate	11.4%	25.2%	121.0%	\$25,000-\$49,999	0.0%
HOUSEHOLDS BY INCOME LEVEL*	2000	2010	IA VEAD CHANCE	\$50,000-\$74,999 \$75,000 or More	4.9%
HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE		
Less Than \$25,000	2,848	3,205	12.5%	UNITS BY BUILDING SIZE	
\$25,000-\$49,999	2,316	1,468	-36.6%	Single Far	nily / I U
\$50,000-\$74,999 \$75,000 or More	1,051	749	-28.7%		2-4 Ur
\$75,000 or more	650	650	-0.1%		5-9 Ur
HOUGING HINITG	2000	2010	IO VEAD CHANCE		10-19 Ur
HOUSING UNITS Total Housing Units	2000	2010	10 YEAR CHANGE		or More Ur
Total Housing Units	7,909 4 901	8,104 c 07c	2.5%	MEDIAN HOME SALES*	
Total Occupied Housing Units	6,891	5,875	-14.7%	2002 251	MEDIAN CO
Owner-Occupied Renter-Occupied	2,018 4,873	1,639 4,236	-18.8% -13.1%	2003 251 2005 330	\$193,7 \$180,6
nenter-occupied	4,073	4,230	-13.170	2008 330	
HOUSING UNIT PRODUCTION				2010 120	\$163,8 \$153,1
New Units Built Between 2000 and 2019		188		2012 65	\$112,0
		2.3%		2012 03	\$112,0
As a Percentage of all Hou	ising units	2.570		2013 32	Φ124, 0

regian righting gross kent		\$000	\$704	32.770
Paying Over 30% of Income	aying Over 30% of Income in Rent		67.1%	45.4%
Renters Paying Less	Renters Paying Less Than \$750/mo		1,426	-54.6%
Renters Paying \$75	Renters Paying \$750 to \$999/mo		958	-30.3%
Renters Paying \$1000	to \$1,499/mo	223	1,575	606.4%
Renters Paying \$1,50	0 or More/mo	58	352	508.2%
OWNER HOUSING COST	BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost		\$1,225	\$1,771	44.6%
Paying Over 30% of Income for Mortgage		47.5%	68.5%	44.3%
Owners Paying Less Than \$ 1,000/mo		170	168	-1.1%
Owners Paying \$1,000 to \$1,499/mo		97	106	8.8%
Owners Paying \$1,500 to \$1999/mo		40	463	1,060.8%
Owners Paying \$2,000 or More/mo		П	371	3,307.5%
COST BURDENED HOUSE	HOLDS BY INC	OMF LEVEL		
	RENTE		0	WNERS
INCOME LEVEL	2000	2010	2000	2010
Less than \$25,000	78.9%	83.2%	50.4%	94.8%
\$25,000-\$49,999	20.4%	75.2%	51.8%	71.9%
\$50,000-\$74,999	0.0%	11.8%	0.0%	41.4%
\$75,000 or More	4.9%	0.0%	4.4%	14.4%

2000

\$680

2010

\$904

MEDIAN HOME SALES*

	UNITS	MEDIAN COST
2003	251	\$193,732
2005	330	\$180,628
2008	330	\$163,852
2010	120	\$153,156
2012	65	\$112,021
2013	32	\$124,091

Single Family / I Unit

2-4 Units

5-9 Units

10-19 Units

20 or More Units

FORECLOSURE FILINGS

2010

823

5,056

897

292

1,165

10 YEAR CHANGE

16.7%

3.3%

38.6%

-16.6%

-11.2%

2000

705

4,895

647

350

1,312

2009	210	2011	126
2010	187	2012	161
PROJECT	Γ-BASED	SECTION	8

Buildings	3
Units	70

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.