



COMMUNITY AREA

34

Armour Square



HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	12,032	13,391	11.3%
<i>Percent Immigrant (Foreign Born)</i>	52.0%	52.0%	0.1%
Total Households	4,730	5,247	10.9%
<i>Total Family Households</i>	2,932	3,182	8.5%
<i>Total Non-Family Households</i>	1,798	2,065	14.8%
Percent of Residents In Poverty	31.1%	30.1%	-3.2%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	2,287	1,883	-17.7%
Black or African American	2,053	1,422	-30.7%
Asian	7,324	9,742	33.0%
Multi-Racial	193	167	-13.5%
Other	175	177	1.1%
Latino (of Any Race)	448	464	3.6%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$30,343	\$28,970	-4.5%
Households Earning < \$25,000	2,527	2,433	-3.7%
<i>As a Percent of All Households</i>	53.4%	47.6%	-10.8%
Unemployment Rate	3.3%	11.6%	248.8%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	1,996	2,433	21.9%
\$25,000-\$49,999	1,376	1,107	-19.6%
\$50,000-\$74,999	647	686	5.9%
\$75,000 or More	717	884	23.4%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	5,182	5,756	11.1%
Total Occupied Housing Units	4,730	5,247	10.9%
<i>Owner-Occupied</i>	1,393	1,777	27.6%
<i>Renter-Occupied</i>	3,337	3,470	4.0%

HOUSING UNIT PRODUCTION	2000	2010
New Units Built Between 2000 and 2010		906
<i>As a Percentage of all Housing Units</i>		16.0%

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$524	\$548	4.5%
Paying Over 30% of Income in Rent	37.5%	48.7%	29.6%
<i>Renters Paying Less Than \$750/mo</i>	2,259	1,833	-18.9%
<i>Renters Paying \$750 to \$999/mo</i>	809	558	-31.1%
<i>Renters Paying \$1000 to \$1,499/mo</i>	128	533	314.8%
<i>Renters Paying \$1,500 or More/mo</i>	27	153	471.6%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$1,706	\$1,748	2.5%
Paying Over 30% of Income for Mortgage	33.3%	58.2%	74.7%
<i>Owners Paying Less Than \$ 1,000/mo</i>	61	104	71.0%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	113	187	65.9%
<i>Owners Paying \$1,500 to \$1999/mo</i>	77	337	338.2%
<i>Owners Paying \$2,000 or More/mo</i>	71	298	322.3%

INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
Less than \$25,000	62.2%	57.5%	68.0%	94.7%
\$25,000-\$49,999	16.9%	63.5%	14.7%	37.7%
\$50,000-\$74,999	0.0%	6.4%	23.6%	34.6%
\$75,000 or More	3.9%	4.1%	4.9%	8.8%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	1,092	997	-8.7%
2-4 Units	1,780	1,942	9.1%
5-9 Units	900	563	-37.4%
10-19 Units	204	455	123.0%
20 or More Units	1,206	1,644	36.3%

	MEDIAN HOME SALES*	
	UNITS	MEDIAN COST
2003	57	\$279,161
2005	387	\$276,837
2008	387	\$251,124
2010	141	\$226,941
2012	107	\$230,179
2013	28	\$257,331

FORECLOSURE FILINGS			
2009	8	2011	18
2010	25	2012	28

PROJECT-BASED SECTION 8	
Buildings	4
Units	490

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.