



COMMUNITY AREA
27

East Garfield Park



HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	20,881	20,567	-1.5%
<i>Percent Immigrant (Foreign Born)</i>	0.7%	2.8%	308.3%
Total Households	6,553	7,020	7.1%
<i>Total Family Households</i>	4,592	4,525	-1.5%
<i>Total Non-Family Households</i>	1,961	2,495	27.2%
Percent of Residents In Poverty	35.2%	41.6%	18.1%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	270	1,007	273.0%
Black or African American	20,378	18,868	-7.4%
Asian	25	90	260.0%
Multi-Racial	120	260	116.7%
Other	88	342	288.6%
Latino (of Any Race)	207	850	310.6%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$31,053	\$24,836	-20.0%
Households Earning < \$25,000	3,320	3,398	2.3%
<i>As a Percent of All Households</i>	50.8%	50.6%	-0.3%
Unemployment Rate	11.0%	16.4%	49.6%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	2,622	3,398	29.6%
\$25,000-\$49,999	2,227	1,555	-30.2%
\$50,000-\$74,999	1,006	824	-18.1%
\$75,000 or More	680	933	37.3%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	7,673	8,764	14.2%
Total Occupied Housing Units	6,553	7,020	7.1%
<i>Owner-Occupied</i>	1,836	1,759	-4.2%
<i>Renter-Occupied</i>	4,717	5,261	11.5%

HOUSING UNIT PRODUCTION		
New Units Built Between 2000 and 2010		869
<i>As a Percentage of all Housing Units</i>		9.6%

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$608	\$841	38.3%
Paying Over 30% of Income in Rent	44.9%	68.9%	53.6%
<i>Renters Paying Less Than \$750/mo</i>	3,044	1,693	-44.4%
<i>Renters Paying \$750 to \$999/mo</i>	1,276	1,292	1.2%
<i>Renters Paying \$1000 to \$1,499/mo</i>	233	1,332	471.8%
<i>Renters Paying \$1,500 or More/mo</i>	31	290	846.1%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$1,466	\$1,899	29.6%
Paying Over 30% of Income for Mortgage	43.3%	70.5%	62.8%
<i>Owners Paying Less Than \$ 1,000/mo</i>	143	88	-38.4%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	208	361	73.4%
<i>Owners Paying \$1,500 to \$1999/mo</i>	107	287	169.2%
<i>Owners Paying \$2,000 or More/mo</i>	57	593	935.3%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
Income Level				
Less than \$25,000	71.6%	91.9%	76.5%	75.3%
\$25,000-\$49,999	24.5%	70.0%	44.4%	58.4%
\$50,000-\$74,999	3.4%	10.8%	18.2%	65.6%
\$75,000 or More	4.7%	0.0%	6.2%	25.8%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	1,055	1,561	48.0%
2-4 Units	4,392	5,024	14.4%
5-9 Units	908	883	-2.8%
10-19 Units	483	508	5.2%
20 or More Units	826	1,071	29.7%

MEDIAN HOME SALES*	MEDIAN COST	
	UNITS	MEDIAN COST
2003	306	\$227,636
2005	514	\$227,684
2008	514	\$206,537
2010	179	\$147,716
2012	118	\$126,162
2013	52	\$126,363

FORECLOSURE FILINGS			
2009	283	2011	155
2010	243	2012	155

PROJECT-BASED SECTION 8	
Buildings	4
Units	309

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.