



COMMUNITY AREA

38

Grand Boulevard



HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	28,006	21,929	-21.7%
<i>Percent Immigrant (Foreign Born)</i>	0.7%	2.4%	268.8%
Total Households	9,983	9,888	-1.0%
<i>Total Family Households</i>	5,817	4,864	-16.4%
<i>Total Non-Family Households</i>	4,166	5,024	20.6%
Percent of Residents In Poverty	46.9%	31.0%	-33.9%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	182	475	161.0%
Black or African American	27,502	20,799	-24.4%
Asian	22	59	168.2%
Multi-Racial	173	459	165.3%
Other	127	137	7.9%
Latino (of Any Race)	236	395	67.4%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$20,303	\$31,703	56.1%
Households Earning < \$25,000	6,464	4,482	-30.7%
<i>As a Percent of All Households</i>	64.6%	46.9%	-27.4%
Unemployment Rate	11.6%	20.6%	77.3%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	5,105	4,482	-12.2%
\$25,000-\$49,999	2,849	1,827	-35.9%
\$50,000-\$74,999	1,010	1,258	24.5%
\$75,000 or More	1,042	1,985	90.4%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	13,744	12,005	-12.7%
Total Occupied Housing Units	9,983	9,888	-1.0%
<i>Owner-Occupied</i>	1,343	2,572	91.5%
<i>Renter-Occupied</i>	8,640	7,316	-15.3%

HOUSING UNIT PRODUCTION	2000	2010
New Units Built Between 2000 and 2010		1,738
<i>As a Percentage of all Housing Units</i>		14.5%

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$478	\$729	52.6%
Paying Over 30% of Income in Rent	42.0%	62.6%	49.1%
<i>Renters Paying Less Than \$750/mo</i>	5,902	3,273	-44.5%
<i>Renters Paying \$750 to \$999/mo</i>	2,139	1,622	-24.2%
<i>Renters Paying \$1000 to \$1,499/mo</i>	324	1,293	298.8%
<i>Renters Paying \$1,500 or More/mo</i>	110	487	343.1%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$1,730	\$2,215	28.0%
Paying Over 30% of Income for Mortgage	47.4%	48.1%	1.3%
<i>Owners Paying Less Than \$1,000/mo</i>	69	67	-3.6%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	224	359	60.1%
<i>Owners Paying \$1,500 to \$1999/mo</i>	152	527	245.8%
<i>Owners Paying \$2,000 or More/mo</i>	140	1,326	848.0%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
Less than \$25,000	60.6%	86.7%	65.7%	95.2%
\$25,000-\$49,999	16.6%	52.3%	61.5%	72.2%
\$50,000-\$74,999	0.0%	24.0%	34.7%	63.7%
\$75,000 or More	3.8%	0.0%	19.9%	40.6%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	1,364	2,207	61.8%
2-4 Units	2,553	4,533	77.6%
5-9 Units	2,581	1,871	-27.5%
10-19 Units	1,379	619	-55.1%
20 or More Units	5,831	2,747	-52.9%

MEDIAN HOME SALES*	UNITS		MEDIAN COST	
	2003	2005	2008	2010
	432	1,045	1,045	529
	\$231,849	\$281,737	\$255,570	\$181,586

FORECLOSURE FILINGS			
2009	347	2011	252
2010	315	2012	259

PROJECT-BASED SECTION 8	
Buildings	17
Units	1,209

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.