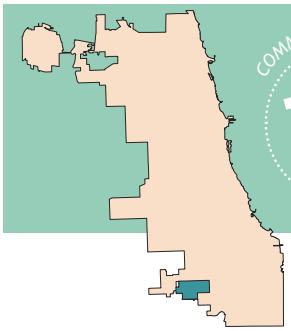

COMMUNITY AREA 75

Morgan Park

HOUSING FACT SHEET

Chicago Rehab Network

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	25,226	23,087	-8.5%
Percent Immigrant (Foreign Born)	2.4%	3.2%	32.6%
Total Households	8,508	8,415	-1.1%
Total Family Households	6,208	5,736	-7.6%
Total Non-Family Households	2,300	2,679	16.5%
Percent of Residents In Poverty	11.5%	13.9%	21.2%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	7,794	7,148	-8.3%
Black or African American	16,904	15,255	-9.8%
Asian	84	109	29.2%
Multi-Racial	285	358	25.6%
Other	159	217	36.8%
Latino (of Any Race)	533	725	36.1%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	$67,291	$53,612	-20.3%
Households Earning < $25,000	2,017	2,028	0.6%
As a Percent of All Households	23.7%	24.7%	4.2%
Unemployment Rate	5.3%	14.7%	176.9%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than $25,000	1,593	2,028	27.3%
$25,000-$49,999	1,952	1,718	-12.0%
$50,000-$74,999	1,913	1,340	-29.9%
$75,000 or More	3,067	3,140	2.4%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	8,980	9,198	2.4%
Total Occupied Housing Units	8,508	8,415	-1.1%
Owner-Occupied	6,593	6,078	-7.8%
Renter-Occupied	1,915	2,337	22.0%

HOUSING UNIT PRODUCTION	
New Units Built Between 2000 and 2010	283
As a Percentage of all Housing Units	*3.0%*

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	$793	$920	16.1%
Paying Over 30% of Income in Rent	34.4%	53.1%	54.2%
Renters Paying Less Than $750/mo	1,050	501	-52.3%
Renters Paying $750 to $999/mo	580	712	22.7%
Renters Paying $1000 to $1,499/mo	135	545	305.3%
Renters Paying $1,500 or More/mo	16	214	1,241.1%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	$1,511	$1,533	1.4%
Paying Over 30% of Income for Mortgage	31.9%	35.8%	12.4%
Owners Paying Less Than $ 1,000/mo	1,040	737	-29.1%
Owners Paying $1,000 to $1,499/mo	1,860	1,454	-21.8%
Owners Paying $1,500 to $1999/mo	1,102	1,281	16.3%
Owners Paying $2,000 or More/mo	440	960	118.4%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL

	RENTERS		OWNERS	
INCOME LEVEL	2000	2010	2000	2010
Less than $25,000	86.8%	96.6%	63.8%	84.6%
$25,000-$49,999	22.8%	55.1%	42.9%	57.9%
$50,000-$74,999	0.0%	3.2%	19.7%	35.9%
$75,000 or More	5.4%	0.0%	7.1%	5.4%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	7,190	7,402	2.9%
2-4 Units	739	824	11.5%
5-9 Units	387	402	3.8%
10-19 Units	228	354	55.2%
20 or More Units	428	392	-8.5%

MEDIAN HOME SALES*

	UNITS	MEDIAN COST
2003	364	$177,028
2005	518	$190,748
2008	518	$173,031
2010	381	$168,019
2012	238	$148,691
2013	111	$149,605

FORECLOSURE FILINGS

2009	*225*	2011	*200*
2010	*235*	2012	*274*

PROJECT-BASED SECTION 8

Buildings	2
Units	242

*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.*

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