



COMMUNITY AREA

74

Mount Greenwood



Chicago Rehab Network

HOUSING FACT SHEET

| POPULATION | 2000 | 2010 | 10 YEAR CHANGE |
|---|--------|--------|----------------|
| Total Population | 18,820 | 19,093 | 1.5% |
| <i>Percent Immigrant (Foreign Born)</i> | 3.8% | 2.1% | -43.9% |
| Total Households | 6,910 | 6,990 | 1.2% |
| <i>Total Family Households</i> | 4,845 | 4,722 | -2.5% |
| <i>Total Non-Family Households</i> | 2,065 | 2,268 | 9.8% |
| Percent of Residents In Poverty | 3.9% | 2.5% | -35.7% |

| RACE + ETHNICITY | 2000 | 2010 | 10 YEAR CHANGE |
|---------------------------|--------|--------|----------------|
| White | 17,612 | 17,340 | -1.5% |
| Black or African American | 676 | 1,012 | 49.7% |
| Asian | 61 | 133 | 118.0% |
| Multi-Racial | 284 | 268 | -5.6% |
| Other | 187 | 340 | 81.8% |
| Latino (of Any Race) | 723 | 1,382 | 91.1% |

| INCOME* | 2000 | 2010 | 10 YEAR CHANGE |
|---------------------------------------|----------|----------|----------------|
| Median Household Income | \$72,086 | \$81,749 | 13.4% |
| Households Earning < \$25,000 | 1,129 | 641 | -43.2% |
| <i>As a Percent of All Households</i> | 16.4% | 9.5% | -41.6% |
| Unemployment Rate | 2.9% | 6.9% | 138.9% |

| HOUSEHOLDS BY INCOME LEVEL* | 2000 | 2010 | 10 YEAR CHANGE |
|-----------------------------|-------|-------|----------------|
| Less Than \$25,000 | 892 | 641 | -28.1% |
| \$25,000-\$49,999 | 1,574 | 1,085 | -31.1% |
| \$50,000-\$74,999 | 1,819 | 1,188 | -34.7% |
| \$75,000 or More | 2,619 | 3,800 | 45.1% |

| HOUSING UNITS | 2000 | 2010 | 10 YEAR CHANGE |
|------------------------------|-------|-------|----------------|
| Total Housing Units | 7,108 | 7,374 | 3.7% |
| Total Occupied Housing Units | 6,910 | 6,990 | 1.2% |
| <i>Owner-Occupied</i> | 6,038 | 5,995 | -0.7% |
| <i>Renter-Occupied</i> | 872 | 995 | 14.1% |

| HOUSING UNIT PRODUCTION | |
|---|------|
| New Units Built Between 2000 and 2010 | 306 |
| <i>As a Percentage of all Housing Units</i> | 4.3% |

| RENTAL HOUSING COST BURDEN* | 2000 | 2010 | 10 YEAR CHANGE |
|--|-------|-------|----------------|
| Median Monthly Gross Rent | \$807 | \$843 | 4.5% |
| Paying Over 30% of Income in Rent | 36.5% | 22.7% | -37.8% |
| <i>Renters Paying Less Than \$750/mo</i> | 420 | 251 | -40.3% |
| <i>Renters Paying \$750 to \$999/mo</i> | 281 | 312 | 11.1% |
| <i>Renters Paying \$1000 to \$1,499/mo</i> | 84 | 159 | 88.4% |
| <i>Renters Paying \$1,500 or More/mo</i> | 12 | 50 | 326.4% |

| OWNER HOUSING COST BURDEN* | 2000 | 2010 | 10 YEAR CHANGE |
|--|---------|---------|----------------|
| Median Monthly Owner Cost | \$1,518 | \$1,754 | 15.5% |
| Paying Over 30% of Income for Mortgage | 22.2% | 27.1% | 22.4% |
| <i>Owners Paying Less Than \$ 1,000/mo</i> | 846 | 261 | -69.1% |
| <i>Owners Paying \$1,000 to \$1,499/mo</i> | 1,709 | 1,142 | -33.2% |
| <i>Owners Paying \$1,500 to \$1999/mo</i> | 917 | 1,533 | 67.2% |
| <i>Owners Paying \$2,000 or More/mo</i> | 255 | 1,394 | 447.6% |

| COST BURDENED HOUSEHOLDS BY INCOME LEVEL | RENTERS | | OWNERS | |
|--|---------|--------|--------|-------|
| | 2000 | 2010 | 2000 | 2010 |
| Income Level | | | | |
| Less than \$25,000 | 90.6% | 100.0% | 52.6% | 88.7% |
| \$25,000-\$49,999 | 35.1% | 21.4% | 28.4% | 44.7% |
| \$50,000-\$74,999 | 0.0% | 0.0% | 14.7% | 35.0% |
| \$75,000 or More | 6.0% | 0.0% | 5.8% | 9.5% |

| UNITS BY BUILDING SIZE | 2000 | 2010 | 10 YEAR CHANGE |
|------------------------|-------|-------|----------------|
| Single Family / 1 Unit | 6,138 | 6,110 | -0.5% |
| 2-4 Units | 324 | 163 | -49.7% |
| 5-9 Units | 89 | 266 | 198.9% |
| 10-19 Units | 145 | 124 | -14.5% |
| 20 or More Units | 376 | 389 | 3.5% |

| MEDIAN HOME SALES* | UNITS | | MEDIAN COST | |
|--------------------|-------|------|-------------|------|
| | 2003 | 2005 | 2008 | 2010 |
| 2003 | n/a | n/a | n/a | n/a |
| 2005 | n/a | n/a | n/a | n/a |
| 2008 | n/a | n/a | n/a | n/a |
| 2010 | n/a | n/a | n/a | n/a |
| 2012 | n/a | n/a | n/a | n/a |
| 2013 | n/a | n/a | n/a | n/a |

| FORECLOSURE FILINGS | | | |
|---------------------|-----|------|-----|
| 2009 | 77 | 2011 | 102 |
| 2010 | 100 | 2012 | 112 |

| PROJECT-BASED SECTION 8 | |
|-------------------------|---|
| Buildings | 0 |
| Units | 0 |

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.