



COMMUNITY AREA

33

Near South Side



Chicago Rehab Network

HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	9,509	21,390	124.9%
<i>Percent Immigrant (Foreign Born)</i>	5.8%	16.1%	176.7%
Total Households	4,647	12,050	159.3%
<i>Total Family Households</i>	2,091	4,588	119.4%
<i>Total Non-Family Households</i>	2,556	7,462	191.9%
Percent of Residents In Poverty	32.3%	11.8%	-63.6%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	2,502	10,975	338.6%
Black or African American	6,103	6,093	-0.2%
Asian	517	3,330	544.1%
Multi-Racial	158	604	282.3%
Other	229	388	69.4%
Latino (of Any Race)	377	1,202	218.8%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$57,035	\$76,316	33.8%
Households Earning < \$25,000	2,051	2,036	-0.7%
<i>As a Percent of All Households</i>	43.8%	20.0%	-54.3%
Unemployment Rate	5.7%	5.7%	-0.1%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	1,620	2,036	25.7%
\$25,000-\$49,999	1,053	1,395	32.5%
\$50,000-\$74,999	691	1,597	131.0%
\$75,000 or More	1,320	5,156	290.6%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	5,567	14,349	157.8%
Total Occupied Housing Units	4,647	12,050	159.3%
<i>Owner-Occupied</i>	1,724	6,061	251.6%
<i>Renter-Occupied</i>	2,923	5,989	104.9%

HOUSING UNIT PRODUCTION	
New Units Built Between 2000 and 2010	6,458
<i>As a Percentage of all Housing Units</i>	54.8%

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$511	\$1,146	124.2%
Paying Over 30% of Income in Rent	41.8%	52.6%	25.9%
<i>Renters Paying Less Than \$750/mo</i>	1,731	1,549	-10.5%
<i>Renters Paying \$750 to \$999/mo</i>	591	637	7.8%
<i>Renters Paying \$1000 to \$1,499/mo</i>	328	789	140.7%
<i>Renters Paying \$1,500 or More/mo</i>	150	1,567	943.1%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$2,627	\$2,725	3.7%
Paying Over 30% of Income for Mortgage	31.0%	47.2%	52.3%
<i>Owners Paying Less Than \$ 1,000/mo</i>	6	27	388.4%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	108	200	84.7%
<i>Owners Paying \$1,500 to \$1999/mo</i>	236	638	170.0%
<i>Owners Paying \$2,000 or More/mo</i>	534	4,131	673.8%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
Income Level				
Less than \$25,000	63.1%	63.7%	43.8%	100.0%
\$25,000-\$49,999	27.5%	66.9%	87.6%	96.0%
\$50,000-\$74,999	8.2%	55.8%	47.4%	74.7%
\$75,000 or More	18.8%	4.5%	24.4%	23.7%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	1,028	1,807	75.8%
2-4 Units	139	172	23.7%
5-9 Units	104	83	-20.2%
10-19 Units	263	246	-6.5%
20 or More Units	4,044	9,463	134.0%

MEDIAN HOME SALES*	UNITS		MEDIAN COST	
	2003	2005	2011	2012
2003	878		\$363,170	
2005	4,319		\$436,288	
2008	4,319		\$395,766	
2010	2,167		\$305,505	
2012	1,772		\$248,792	
2013	685		\$281,847	

FORECLOSURE FILINGS			
2009	2010	2011	2012
205	297	242	222

PROJECT-BASED SECTION 8	
Buildings	3
Units	782

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.