



COMMUNITY AREA

28

# Near West Side



## HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	46,419	54,881	18.2%
<i>Percent Immigrant (Foreign Born)</i>	12.6%	15.7%	25.1%
Total Households	18,175	26,298	44.7%
<i>Total Family Households</i>	8,535	10,107	18.4%
<i>Total Non-Family Households</i>	9,640	16,191	68.0%
Percent of Residents In Poverty	37.5%	27.5%	-26.8%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	13,486	25,709	90.6%
Black or African American	24,706	17,504	-29.2%
Asian	4,926	8,078	64.0%
Multi-Racial	906	1,566	72.8%
Other	2,395	2,024	-15.5%
Latino (of Any Race)	4,415	5,048	14.3%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$43,736	\$62,826	43.6%
Households Earning < \$25,000	8,287	6,948	-16.2%
<i>As a Percent of All Households</i>	45.7%	29.4%	-35.6%
Unemployment Rate	11.4%	10.7%	-6.4%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	6,544	6,948	6.2%
\$25,000-\$49,999	4,676	3,212	-31.3%
\$50,000-\$74,999	2,589	3,455	33.4%
\$75,000 or More	4,332	10,019	131.3%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	21,408	29,813	39.3%
Total Occupied Housing Units	18,175	26,298	44.7%
<i>Owner-Occupied</i>	4,742	10,595	123.4%
<i>Renter-Occupied</i>	13,433	15,703	16.9%

HOUSING UNIT PRODUCTION	2000	2010
New Units Built Between 2000 and 2010		7,335
<i>As a Percentage of all Housing Units</i>		27.2%

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$754	\$1,064	41.1%
Paying Over 30% of Income in Rent	40.3%	50.7%	25.8%
<i>Renters Paying Less Than \$750/mo</i>	6,301	3,947	-37.4%
<i>Renters Paying \$750 to \$999/mo</i>	3,540	1,760	-50.3%
<i>Renters Paying \$1000 to \$1,499/mo</i>	2,203	4,581	107.9%
<i>Renters Paying \$1,500 or More/mo</i>	1,052	3,132	197.7%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$2,013	\$2,377	18.1%
Paying Over 30% of Income for Mortgage	26.7%	36.2%	35.4%
<i>Owners Paying Less Than \$ 1,000/mo</i>	128	296	131.4%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	247	497	101.3%
<i>Owners Paying \$1,500 to \$1999/mo</i>	245	1,881	666.9%
<i>Owners Paying \$2,000 or More/mo</i>	360	5,716	1,488.3%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
Income Level				
Less than \$25,000	61.5%	82.5%	39.9%	100.0%
\$25,000-\$49,999	38.6%	63.3%	50.2%	72.2%
\$50,000-\$74,999	6.8%	22.7%	21.6%	77.8%
\$75,000 or More	10.5%	3.8%	13.3%	16.2%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	2,750	4,134	50.3%
2-4 Units	4,893	4,737	-3.2%
5-9 Units	1,944	2,293	18.0%
10-19 Units	1,265	1,154	-8.8%
20 or More Units	10,528	14,573	38.4%

MEDIAN HOME SALES*	UNITS		MEDIAN COST	
	2003	2005	2008	2010
	2,276	3,792	3,792	2,681
	\$333,543	\$366,136	\$332,129	\$280,015

FORECLOSURE FILINGS			
2009	324	2011	433
2010	503	2012	361

PROJECT-BASED SECTION 8	
Buildings	13
Units	1,998

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.