



COMMUNITY AREA

46

South Chicago



HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	38,596	31,198	-19.2%
<i>Percent Immigrant (Foreign Born)</i>	13.2%	12.9%	-2.5%
Total Households	12,569	11,064	-12.0%
<i>Total Family Households</i>	9,088	7,266	-20.0%
<i>Total Non-Family Households</i>	3,481	3,798	9.1%
Percent of Residents In Poverty	29.7%	31.0%	4.4%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	5,008	3,421	-31.7%
Black or African American	26,647	23,584	-11.5%
Asian	55	78	41.8%
Multi-Racial	923	612	-33.7%
Other	5,963	3,503	-41.3%
Latino (of Any Race)	10,565	6,774	-35.9%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$36,450	\$32,683	-10.3%
Households Earning < \$25,000	5,642	4,765	-15.5%
<i>As a Percent of All Households</i>	44.8%	41.1%	-8.3%
Unemployment Rate	10.2%	17.7%	72.9%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	4,456	4,765	6.9%
\$25,000-\$49,999	4,066	3,295	-19.0%
\$50,000-\$74,999	2,323	1,778	-23.5%
\$75,000 or More	1,741	1,759	1.0%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	14,340	13,997	-2.4%
Total Occupied Housing Units	12,569	11,064	-12.0%
<i>Owner-Occupied</i>	5,395	4,482	-16.9%
<i>Renter-Occupied</i>	7,174	6,582	-8.3%

HOUSING UNIT PRODUCTION	2000	2010
New Units Built Between 2000 and 2010		135
<i>As a Percentage of all Housing Units</i>		0.9%

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$637	\$742	16.4%
Paying Over 30% of Income in Rent	43.1%	66.1%	53.2%
<i>Renters Paying Less Than \$750/mo</i>	4,657	3,242	-30.4%
<i>Renters Paying \$750 to \$999/mo</i>	1,840	2,117	15.0%
<i>Renters Paying \$1000 to \$1,499/mo</i>	313	1,040	232.1%
<i>Renters Paying \$1,500 or More/mo</i>	78	288	270.9%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$1,264	\$1,344	6.3%
Paying Over 30% of Income for Mortgage	36.2%	42.3%	16.9%
<i>Owners Paying Less Than \$ 1,000/mo</i>	911	709	-22.1%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	910	1,469	61.4%
<i>Owners Paying \$1,500 to \$1999/mo</i>	334	881	163.4%
<i>Owners Paying \$2,000 or More/mo</i>	104	337	224.8%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
INCOME LEVEL				
Less than \$25,000	78.5%	92.4%	65.2%	87.7%
\$25,000-\$49,999	18.4%	46.9%	36.8%	48.5%
\$50,000-\$74,999	1.6%	23.5%	15.0%	18.5%
\$75,000 or More	4.8%	0.0%	5.2%	9.8%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	4,195	4,503	7.3%
2-4 Units	6,933	7,092	2.3%
5-9 Units	1,764	1,700	-3.6%
10-19 Units	692	605	-12.6%
20 or More Units	732	850	16.1%

MEDIAN HOME SALES*	UNITS		MEDIAN COST	
	2000	2010	2000	2010
2003	330		\$155,108	
2005	396		\$193,240	
2008	396		\$175,292	
2010	201		\$145,451	
2012	101		\$124,171	
2013	60		\$136,868	

FORECLOSURE FILINGS			
2009	365	2011	269
2010	323	2012	277

PROJECT-BASED SECTION 8	
Buildings	4
Units	615

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.