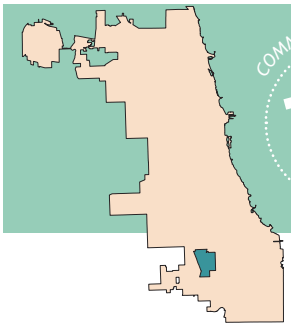

COMMUNITY AREA 73

Washington Heights

Chicago Rehab Network

HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	29,843	26,493	-11.2%
Percent Immigrant (Foreign Born)	1.3%	1.4%	6.6%
Total Households	9,849	9,482	-3.7%
Total Family Households	7,537	6,653	-11.7%
Total Non-Family Households	2,312	2,829	22.4%
Percent of Residents In Poverty	12.4%	19.3%	55.9%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	233	153	-34.3%
Black or African American	29,210	25,936	-11.2%
Asian	10	12	20.0%
Multi-Racial	274	279	1.8%
Other	116	113	-2.6%
Latino (of Any Race)	231	258	11.7%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	$55,178	$43,162	-21.8%
Households Earning < $25,000	2,554	2,838	11.1%
As a Percent of All Households	26.0%	28.9%	11.2%
Unemployment Rate	7.3%	18.3%	151.7%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than $25,000	2,017	2,838	40.7%
$25,000-$49,999	2,910	3,007	3.3%
$50,000-$74,999	2,458	1,816	-26.1%
$75,000 or More	2,438	2,155	-11.6%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	10,339	10,365	0.3%
Total Occupied Housing Units	9,849	9,482	-3.7%
Owner-Occupied	7,554	6,547	-13.3%
Renter-Occupied	2,295	2,935	27.9%

HOUSING UNIT PRODUCTION	
New Units Built Between 2000 and 2010	136
As a Percentage of all Housing Units	*1.2%*

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	$767	$900	17.2%
Paying Over 30% of Income in Rent	35.8%	55.9%	56.1%
Renters Paying Less Than $750/mo	1,418	1,096	-22.7%
Renters Paying $750 to $999/mo	658	762	15.7%
Renters Paying $1000 to $1,499/mo	148	788	434.0%
Renters Paying $1,500 or More/mo	26	194	652.9%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	$1,250	$1,337	7.0%
Paying Over 30% of Income for Mortgage	35.2%	48.7%	38.6%
Owners Paying Less Than $ 1,000/mo	1,928	1,061	-45.0%
Owners Paying $1,000 to $1,499/mo	1,789	1,677	-6.3%
Owners Paying $1,500 to $1999/mo	684	1,194	74.6%
Owners Paying $2,000 or More/mo	202	485	140.5%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL

	RENTERS		OWNERS	
INCOME LEVEL	2000	2010	2000	2010
Less than $25,000	88.3%	94.2%	68.8%	82.5%
$25,000-$49,999	17.5%	70.0%	38.8%	52.7%
$50,000-$74,999	2.0%	0.0%	5.2%	25.9%
$75,000 or More	5.3%	3.8%	6.4%	4.8%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	8,064	8,044	-0.2%
2-4 Units	1,323	1,770	33.8%
5-9 Units	456	482	5.7%
10-19 Units	228	277	21.5%
20 or More Units	253	283	14.2%

MEDIAN HOME SALES*

	UNITS	MEDIAN COST
2003	358	$136,736
2005	522	$156,155
2008	522	$141,652
2010	333	$139,530
2012	219	$138,654
2013	135	$119,252

FORECLOSURE FILINGS

2009	*150*	2011	*123*
2010	*121*	2012	*110*

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.*

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