



COMMUNITY AREA

40

Washington Park



HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	14,146	11,717	-17.2%
<i>Percent Immigrant (Foreign Born)</i>	1.1%	1.2%	8.2%
Total Households	4,742	4,334	-8.6%
<i>Total Family Households</i>	3,019	2,676	-11.4%
<i>Total Non-Family Households</i>	1,723	1,658	-3.8%
Percent of Residents In Poverty	51.6%	41.6%	-19.5%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	95	96	1.1%
Black or African American	13,875	11,439	-17.6%
Asian	5	12	140.0%
Multi-Racial	118	136	15.3%
Other	53	34	-35.8%
Latino (of Any Race)	134	104	-22.4%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$20,642	\$23,845	15.5%
Households Earning < \$25,000	3,160	2,152	-31.9%
<i>As a Percent of All Households</i>	66.8%	54.8%	-17.9%
Unemployment Rate	12.4%	23.2%	87.3%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	2,495	2,152	-13.8%
\$25,000-\$49,999	1,344	944	-29.7%
\$50,000-\$74,999	502	428	-14.8%
\$75,000 or More	392	403	2.9%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	6,153	5,455	-11.3%
Total Occupied Housing Units	4,742	4,334	-8.6%
<i>Owner-Occupied</i>	478	725	51.7%
<i>Renter-Occupied</i>	4,264	3,609	-15.4%

HOUSING UNIT PRODUCTION	
New Units Built Between 2000 and 2010	313
<i>As a Percentage of all Housing Units</i>	5.5%

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$570	\$809	42.0%
Paying Over 30% of Income in Rent	48.2%	67.7%	40.4%
<i>Renters Paying Less Than \$750/mo</i>	2,978	1,378	-53.7%
<i>Renters Paying \$750 to \$999/mo</i>	1,026	893	-13.0%
<i>Renters Paying \$1000 to \$1,499/mo</i>	132	600	354.7%
<i>Renters Paying \$1,500 or More/mo</i>	33	171	419.3%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$1,233	\$1,683	36.5%
Paying Over 30% of Income for Mortgage	23.8%	63.0%	165.4%
<i>Owners Paying Less Than \$ 1,000/mo</i>	38	79	108.4%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	25	277	1,002.3%
<i>Owners Paying \$1,500 to \$1999/mo</i>	14	135	847.2%
<i>Owners Paying \$2,000 or More/mo</i>	4	204	5,393.8%

INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
Less than \$25,000	70.3%	89.4%	25.9%	97.8%
\$25,000-\$49,999	22.0%	62.4%	13.5%	63.9%
\$50,000-\$74,999	3.6%	15.4%	20.0%	64.4%
\$75,000 or More	4.6%	0.0%	2.5%	31.8%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	266	545	104.9%
2-4 Units	1,358	1,791	31.9%
5-9 Units	1,812	1,537	-15.2%
10-19 Units	730	423	-42.1%
20 or More Units	1,982	1,346	-32.1%

	MEDIAN HOME SALES*	
	UNITS	MEDIAN COST
2003	140	\$235,259
2005	436	\$248,635
2008	436	\$225,542
2010	114	\$148,662
2012	90	\$156,646
2013	37	\$142,299

FORECLOSURE FILINGS			
2009	291	2011	292
2010	338	2012	332

PROJECT-BASED SECTION 8	
Buildings	8
Units	583

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.