



COMMUNITY AREA

62

West Elsdon



HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	15,921	18,109	13.7%
<i>Percent Immigrant (Foreign Born)</i>	37.5%	37.8%	0.8%
Total Households	5,123	4,957	-3.2%
<i>Total Family Households</i>	3,748	3,892	3.8%
<i>Total Non-Family Households</i>	1,375	1,065	-22.5%
Percent of Residents In Poverty	6.9%	11.8%	71.1%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	10,597	10,431	-1.6%
Black or African American	94	311	230.9%
Asian	138	247	79.0%
Multi-Racial	686	494	-28.0%
Other	4,406	6,626	50.4%
Latino (of Any Race)	7,875	14,314	81.8%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$58,662	\$50,144	-14.5%
Households Earning < \$25,000	1,341	766	-42.9%
<i>As a Percent of All Households</i>	26.3%	15.6%	-40.7%
Unemployment Rate	4.1%	13.5%	234.0%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	1,059	766	-27.7%
\$25,000-\$49,999	1,392	1,623	16.6%
\$50,000-\$74,999	1,331	1,113	-16.4%
\$75,000 or More	1,313	1,408	7.3%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	5,333	5,272	-1.1%
Total Occupied Housing Units	5,123	4,957	-3.2%
<i>Owner-Occupied</i>	4,046	3,639	-10.1%
<i>Renter-Occupied</i>	1,077	1,318	22.4%

HOUSING UNIT PRODUCTION	2000	2010
New Units Built Between 2000 and 2010		193
<i>As a Percentage of all Housing Units</i>		3.6%

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$779	\$934	19.9%
Paying Over 30% of Income in Rent	37.1%	44.3%	19.4%
<i>Renters Paying Less Than \$750/mo</i>	615	284	-53.8%
<i>Renters Paying \$750 to \$999/mo</i>	302	365	20.9%
<i>Renters Paying \$1000 to \$1,499/mo</i>	74	333	350.3%
<i>Renters Paying \$1,500 or More/mo</i>	25	52	107.2%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$1,454	\$1,719	18.2%
Paying Over 30% of Income for Mortgage	35.5%	59.3%	67.1%
<i>Owners Paying Less Than \$1,000/mo</i>	571	219	-61.6%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	946	676	-28.6%
<i>Owners Paying \$1,500 to \$1999/mo</i>	403	1,049	160.0%
<i>Owners Paying \$2,000 or More/mo</i>	123	804	552.9%

INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
Less than \$25,000	95.0%	100.0%	52.8%	70.3%
\$25,000-\$49,999	34.2%	36.0%	36.9%	65.7%
\$50,000-\$74,999	0.0%	2.2%	17.1%	54.8%
\$75,000 or More	6.2%	0.0%	4.6%	15.4%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	3,897	3,841	-1.4%
2-4 Units	1,042	1,019	-2.2%
5-9 Units	254	237	-6.7%
10-19 Units	55	69	25.5%
20 or More Units	79	147	86.1%

	MEDIAN HOME SALES*	
	UNITS	MEDIAN COST
2003	354	\$221,979
2005	297	\$231,081
2008	297	\$209,619
2010	387	\$149,104
2012	425	\$111,765
2013	192	\$104,517

FORECLOSURE FILINGS			
2009	196	2011	171
2010	200	2012	

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.