



COMMUNITY AREA

2

West Ridge



HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	73,199	71,942	-1.7%
<i>Percent Immigrant (Foreign Born)</i>	45.6%	43.9%	-3.9%
Total Households	25,491	24,755	-2.9%
<i>Total Family Households</i>	17,233	16,565	-3.9%
<i>Total Non-Family Households</i>	8,258	8,190	-0.8%
Percent of Residents In Poverty	14.3%	17.5%	22.1%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	41,947	36,971	-11.9%
Black or African American	5,119	8,292	62.0%
Asian	16,437	16,280	-1.0%
Multi-Racial	4,286	2,877	-32.9%
Other	5,410	7,522	39.0%
Latino (of Any Race)	11,353	14,701	29.5%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$53,257	\$49,421	-7.2%
Households Earning < \$25,000	7,298	6,256	-14.3%
<i>As a Percent of All Households</i>	28.6%	25.8%	-9.8%
Unemployment Rate	3.4%	7.9%	130.5%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	5,763	6,256	8.5%
\$25,000-\$49,999	7,816	6,396	-18.2%
\$50,000-\$74,999	5,744	4,492	-21.8%
\$75,000 or More	6,212	7,115	14.5%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	26,533	27,466	3.5%
Total Occupied Housing Units	25,491	24,755	-2.9%
<i>Owner-Occupied</i>	12,097	12,196	0.8%
<i>Renter-Occupied</i>	13,394	12,559	-6.2%

HOUSING UNIT PRODUCTION		
New Units Built Between 2000 and 2010		891
<i>As a Percentage of all Housing Units</i>		3.3%

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$880	\$935	6.2%
Paying Over 30% of Income in Rent	41.1%	58.9%	43.3%
<i>Renters Paying Less Than \$750/mo</i>	6,448	2,183	-66.1%
<i>Renters Paying \$750 to \$999/mo</i>	4,760	4,503	-5.4%
<i>Renters Paying \$1000 to \$1,499/mo</i>	1,488	3,573	140.2%
<i>Renters Paying \$1,500 or More/mo</i>	373	685	83.4%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$1,868	\$2,005	7.3%
Paying Over 30% of Income for Mortgage	35.6%	59.1%	65.7%
<i>Owners Paying Less Than \$ 1,000/mo</i>	460	606	31.9%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	1,180	1,758	49.0%
<i>Owners Paying \$1,500 to \$1999/mo</i>	1,228	2,252	83.3%
<i>Owners Paying \$2,000 or More/mo</i>	832	4,313	418.1%

INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
Less than \$25,000	86.3%	95.7%	82.9%	91.9%
\$25,000-\$49,999	34.1%	71.7%	41.8%	64.4%
\$50,000-\$74,999	2.0%	10.7%	35.2%	56.2%
\$75,000 or More	5.8%	0.0%	11.2%	23.3%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	6,078	6,830	12.4%
2-4 Units	8,500	9,321	9.7%
5-9 Units	3,956	4,187	5.8%
10-19 Units	2,928	2,422	-17.3%
20 or More Units	5,063	4,391	-13.3%

	MEDIAN HOME SALES*	
	UNITS	MEDIAN COST
2003	1,034	\$298,871
2005	1,800	\$267,007
2008	1,800	\$242,208
2010	1,484	\$176,649
2012	1,239	\$144,760
2013	546	\$126,094

FORECLOSURE FILINGS	
2009	2011
2010	2012

PROJECT-BASED SECTION 8	
Buildings	1
Units	99

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.