



City of Chicago

HOUSING FACTSHEET

Population	2000	2005	Income	2000	2005
Total population	2,896,016	2,701,926	Median household income	\$45,278*	\$41,015
% change since 1990	4.0%	-2.9%	HUD's Chicago region median income	\$67,900	\$68,550
% Immigrant	21.7%	21.9%	Households earning below \$25,000	349,634	330,372
Total Occupied Housing Units	1,061,921	1,020,605	As a percent of all households	32.9%	32.4%
Average household size	2.5	2.7	Unemployment rate	10.1%	11.0%
% of residents in poverty	19.6%	21.3%	*Adjusted for inflation		

Race & Ethnicity	2000	2005	Mobility and Migration (number of households)	2000	2005
White	1,215,315	1,042,025	Moved 2000 or later	-----	544,405
African American	1,065,009	943,752	1995 to 1999	562,506**	151,953
Asian or Pacific Islander	127,762	128,650	1990 to 1994	156,388	89,199
Native American/Hawaiian	10,290	4,583	1980 to 1989	140,813	99,227
Some Other Race	393,203	537,199	1970 to 1979	98,956	67,455
Hispanic or Latino +	753,644	778,234	1969 or earlier	103,258	68,366

+ See Census Brief, *Overview of Race and Hispanic Origin, March 2001*
<http://www.census.gov>

**This census figure includes tallies from 1995 to March 2000.

Key Trends in Housing and Demographics

• **Housing cost burden** for renters and especially owners has increased substantially. The number of **cost-burdened owners with mortgages jumped in the last five years from 26% to 40%**. Cost-burdened renters increased from 30% to 46%.

• The citywide **Median Income shows a 9.4% decrease from 2000 Census**.

• While incomes remained stagnant, **median home prices increased 65% in the last five years**. Median rent levels increased by 27%.

• **Housing units** increased by approximately 17,000 units. Yet **the city lost over 71,000 rental units in five years**. The city also stands to **lose an additional 8,000 federally subsidized units in just three years** when their contracts expire.

• **Poverty level** in the city was 21.6% in 1990. In 2005, **the poverty rate has increased back to 1990 levels**.

• The number of **new housing units** built in the last five years is **almost double the number of units built in the decade between 1990-2000**. Yet the **vacancy rate has increased** from 7.9% to 12.8% and rental vacancy nearly doubled from 5.7% in 2000 to 9.4%

• **Population mobility** in both the 2000 and 2005 showed more than half of all occupied households in Chicago moved to their current residence in the last 5 years. In 2000, one-third of households moved to their current residence prior to 1990. In 2005, this number dropped to less than a quarter.

• **Population** decreased overall since 2000. The White and African American population in the city has decreased by 14% and 10% respectively. The Asian and Hispanic populations have increased.

Housing Units	2000	2005	change
Total Housing Units	1,152,868	1,170,187	+1.5%
Owner-Occupied	464,865	494,985	+6.5%
Renter-Occupied	597,063	525,620	-12.0%
Housing units built since 1990	52,042*	91,285	+75.4%
Units built since 2000	-----	44,326	
Vacancy rate (All Units)	7.9%	12.8%	+4.9%
Homeowner vacancy	4.7%	3.0%	-1.7%
Rental vacancy	5.7%	9.4%	+3.7%

*This census figure includes only up to March 2000.

Housing Market	2000*	2005	change
Median home value	\$150,160	\$245,000	+63.2%
Median home sales price (from Chicago Tribune Price Pulse)	\$169,407	\$255,000	+50.5%

*2000 figures adjusted for inflation

Housing Cost Burden	2000	2005	change
<u>Renters</u>			
% paying over 35% of income	30.8%	45.9%	+15.1%
Median monthly gross rent	\$616	\$783	+27.1%
HUD Fair Market Rent (2BR)	\$762	\$906	+18.9%

<u>Owners with Mortgages</u>			
% paying over 35% of income	26.2%	40.6%	+14.3%
Median monthly owner cost	\$1,216	\$1,678	+38.0%

Federally-assisted units

Project-based Section 8 data as of 10/1/2006	Total inventory	Expiring by 2010
Number of Properties	257	84
Total Assisted Units	26,271	8,867
Total Units	30,693	10,573

Source: 2000 U.S. Census and 2005 American Community Survey. More detailed information about sources used in this Fact Sheet can be found at www.chicagorehab.org or by contacting Chicago Rehab Network at 312-663-3936.