



COMMUNITY AREA

19

Belmont Cragin



Chicago Rehab Network

HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	78,144	78,743	0.8%
<i>Percent Immigrant (Foreign Born)</i>	42.2%	40.5%	-4.0%
Total Households	21,851	21,591	-1.2%
<i>Total Family Households</i>	17,159	16,822	-2.0%
<i>Total Non-Family Households</i>	4,692	4,769	1.6%
Percent of Residents In Poverty	11.2%	20.5%	82.5%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	45,509	38,200	-16.1%
Black or African American	2,369	3,451	45.7%
Asian	2,025	1,645	-18.8%
Multi-Racial	3,720	3,124	-16.0%
Other	24,521	32,323	31.8%
Latino (of Any Race)	50,881	62,101	22.1%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$54,394	\$43,573	-19.9%
Households Earning < \$25,000	5,247	6,048	15.3%
<i>As a Percent of All Households</i>	23.9%	27.5%	15.0%
Unemployment Rate	4.4%	11.5%	159.9%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	4,144	6,048	46.0%
\$25,000-\$49,999	7,038	6,554	-6.9%
\$50,000-\$74,999	5,578	4,487	-19.6%
\$75,000 or More	5,157	4,887	-5.2%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	22,631	23,634	4.4%
Total Occupied Housing Units	21,851	21,591	-1.2%
<i>Owner-Occupied</i>	12,074	10,445	-13.5%
<i>Renter-Occupied</i>	9,777	11,146	14.0%

HOUSING UNIT PRODUCTION	
New Units Built Between 2000 and 2010	343
<i>As a Percentage of all Housing Units</i>	1.4%

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$791	\$886	12.0%
Paying Over 30% of Income in Rent	34.0%	58.8%	72.8%
<i>Renters Paying Less Than \$750/mo</i>	5,800	3,139	-45.9%
<i>Renters Paying \$750 to \$999/mo</i>	3,055	4,164	36.3%
<i>Renters Paying \$1000 to \$1,499/mo</i>	607	2,921	381.2%
<i>Renters Paying \$1,500 or More/mo</i>	104	403	289.1%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$1,724	\$2,052	19.1%
Paying Over 30% of Income for Mortgage	42.5%	68.2%	60.4%
<i>Owners Paying Less Than \$ 1,000/mo</i>	521	464	-11.0%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	2,369	1,221	-48.5%
<i>Owners Paying \$1,500 to \$1999/mo</i>	1,715	2,715	58.3%
<i>Owners Paying \$2,000 or More/mo</i>	609	4,423	626.0%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
INCOME LEVEL				
Less than \$25,000	89.7%	99.3%	53.7%	91.3%
\$25,000-\$49,999	23.6%	60.5%	55.0%	73.2%
\$50,000-\$74,999	1.3%	16.6%	28.5%	71.4%
\$75,000 or More	5.6%	0.0%	10.0%	25.6%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	8,669	9,123	5.2%
2-4 Units	11,036	12,098	9.6%
5-9 Units	2,029	1,588	-21.7%
10-19 Units	650	669	2.9%
20 or More Units	225	430	91.1%

MEDIAN HOME SALES*	UNITS		MEDIAN COST	
	2009	2010	2011	2012
2003	1,133		\$303,922	
2005	848		\$248,937	
2008	848		\$225,816	
2010	1,585		\$147,029	
2012	1,572		\$127,675	
2013	636		\$131,927	

FORECLOSURE FILINGS			
Year	Filings	Year	Filings
2009	934	2011	680
2010	916	2012	557

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.