



COMMUNITY AREA

75

Morgan Park



HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	25,226	23,087	-8.5%
<i>Percent Immigrant (Foreign Born)</i>	2.4%	3.2%	32.6%
Total Households	8,508	8,415	-1.1%
<i>Total Family Households</i>	6,208	5,736	-7.6%
<i>Total Non-Family Households</i>	2,300	2,679	16.5%
Percent of Residents In Poverty	11.5%	13.9%	21.2%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	7,794	7,148	-8.3%
Black or African American	16,904	15,255	-9.8%
Asian	84	109	29.2%
Multi-Racial	285	358	25.6%
Other	159	217	36.8%
Latino (of Any Race)	533	725	36.1%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$67,291	\$53,612	-20.3%
Households Earning < \$25,000	2,017	2,028	0.6%
<i>As a Percent of All Households</i>	23.7%	24.7%	4.2%
Unemployment Rate	5.3%	14.7%	176.9%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	1,593	2,028	27.3%
\$25,000-\$49,999	1,952	1,718	-12.0%
\$50,000-\$74,999	1,913	1,340	-29.9%
\$75,000 or More	3,067	3,140	2.4%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	8,980	9,198	2.4%
Total Occupied Housing Units	8,508	8,415	-1.1%
<i>Owner-Occupied</i>	6,593	6,078	-7.8%
<i>Renter-Occupied</i>	1,915	2,337	22.0%

HOUSING UNIT PRODUCTION	2000	2010
New Units Built Between 2000 and 2010		283
<i>As a Percentage of all Housing Units</i>		3.0%

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$793	\$920	16.1%
Paying Over 30% of Income in Rent	34.4%	53.1%	54.2%
<i>Renters Paying Less Than \$750/mo</i>	1,050	501	-52.3%
<i>Renters Paying \$750 to \$999/mo</i>	580	712	22.7%
<i>Renters Paying \$1000 to \$1,499/mo</i>	135	545	305.3%
<i>Renters Paying \$1,500 or More/mo</i>	16	214	1,241.1%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$1,511	\$1,533	1.4%
Paying Over 30% of Income for Mortgage	31.9%	35.8%	12.4%
<i>Owners Paying Less Than \$ 1,000/mo</i>	1,040	737	-29.1%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	1,860	1,454	-21.8%
<i>Owners Paying \$1,500 to \$1999/mo</i>	1,102	1,281	16.3%
<i>Owners Paying \$2,000 or More/mo</i>	440	960	118.4%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
INCOME LEVEL				
Less than \$25,000	86.8%	96.6%	63.8%	84.6%
\$25,000-\$49,999	22.8%	55.1%	42.9%	57.9%
\$50,000-\$74,999	0.0%	3.2%	19.7%	35.9%
\$75,000 or More	5.4%	0.0%	7.1%	5.4%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	7,190	7,402	2.9%
2-4 Units	739	824	11.5%
5-9 Units	387	402	3.8%
10-19 Units	228	354	55.2%
20 or More Units	428	392	-8.5%

MEDIAN HOME SALES*	UNITS		MEDIAN COST	
	2003	2005	2008	2010
	364	518	518	381
	\$177,028	\$190,748	\$173,031	\$168,019
				2012
				238
				\$148,691
				2013
				111
				\$149,605

FORECLOSURE FILINGS			
2009	225	2011	200
2010	235	2012	274

PROJECT-BASED SECTION 8	
Buildings	2
Units	242

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.