



COMMUNITY AREA

31

Lower West Side



Chicago Rehab Network

HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	44,031	35,769	-18.8%
<i>Percent Immigrant (Foreign Born)</i>	49.1%	41.9%	-14.6%
Total Households	12,797	12,110	-5.4%
<i>Total Family Households</i>	9,289	7,396	-20.4%
<i>Total Non-Family Households</i>	3,508	4,714	34.4%
Percent of Residents In Poverty	27.0%	29.0%	7.6%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	17,273	16,820	-2.6%
Black or African American	979	1,356	38.5%
Asian	174	419	140.8%
Multi-Racial	1,406	1,352	-3.8%
Other	24,199	15,822	-34.6%
Latino (of Any Race)	39,144	29,486	-24.7%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$35,804	\$34,719	-3.0%
Households Earning < \$25,000	5,772	4,303	-25.5%
<i>As a Percent of All Households</i>	45.1%	36.3%	-19.6%
Unemployment Rate	5.5%	13.0%	137.7%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	4,558	4,303	-5.6%
\$25,000-\$49,999	4,638	3,948	-14.9%
\$50,000-\$74,999	2,092	1,833	-12.4%
\$75,000 or More	1,515	1,783	17.7%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	14,410	13,983	-3.0%
Total Occupied Housing Units	12,797	12,110	-5.4%
<i>Owner-Occupied</i>	3,313	2,938	-11.3%
<i>Renter-Occupied</i>	9,484	9,172	-3.3%

HOUSING UNIT PRODUCTION		
New Units Built Between 2000 and 2010		725
<i>As a Percentage of all Housing Units</i>		5.0%

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$614	\$744	21.2%
Paying Over 30% of Income in Rent	35.5%	50.0%	41.1%
<i>Renters Paying Less Than \$750/mo</i>	6,808	4,128	-39.4%
<i>Renters Paying \$750 to \$999/mo</i>	2,243	2,545	13.5%
<i>Renters Paying \$1000 to \$1,499/mo</i>	213	1,178	454.2%
<i>Renters Paying \$1,500 or More/mo</i>	61	218	259.1%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$1,561	\$1,961	25.7%
Paying Over 30% of Income for Mortgage	33.6%	69.1%	105.4%
<i>Owners Paying Less Than \$ 1,000/mo</i>	193	154	-20.4%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	167	496	196.9%
<i>Owners Paying \$1,500 to \$1999/mo</i>	91	529	478.8%
<i>Owners Paying \$2,000 or More/mo</i>	98	959	877.9%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
Income Level				
Less than \$25,000	78.8%	95.1%	48.5%	81.8%
\$25,000-\$49,999	11.0%	45.2%	37.9%	53.4%
\$50,000-\$74,999	0.0%	8.4%	9.7%	53.3%
\$75,000 or More	4.5%	1.3%	6.1%	26.0%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	1,414	1,833	29.6%
2-4 Units	9,136	9,160	0.3%
5-9 Units	3,103	2,638	-15.0%
10-19 Units	260	446	71.5%
20 or More Units	488	449	-8.0%

MEDIAN HOME SALES*	UNITS		MEDIAN COST	
	2003	2005	2008	2010
	262	353	353	272
	\$223,078	\$277,517	\$273,039	\$186,390

FORECLOSURE FILINGS			
2009	131	2011	124
2010	134	2012	101

PROJECT-BASED SECTION 8	
Buildings	2
Units	134

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.