



COMMUNITY AREA

54

# Riverdale



Chicago Rehab Network

## HOUSING FACT SHEET

### POPULATION

	2000	2010	10 YEAR CHANGE
Total Population	9,809	6,482	-33.9%
<i>Percent Immigrant (Foreign Born)</i>	2.3%	1.1%	-52.2%
Total Households	2,868	2,099	-26.8%
<i>Total Family Households</i>	2,336	1,615	-30.9%
<i>Total Non-Family Households</i>	532	484	-9.0%
Percent of Residents In Poverty	56.3%	60.0%	6.5%

### RACE + ETHNICITY

	2000	2010	10 YEAR CHANGE
White	93	63	-32.3%
Black or African American	9,494	6,276	-33.9%
Asian	8	2	-75.0%
Multi-Racial	72	64	-11.1%
Other	142	77	-45.8%
Latino (of Any Race)	160	132	-17.5%

### INCOME\*

	2000	2010	10 YEAR CHANGE
Median Household Income	\$17,056	\$13,765	-19.3%
Households Earning < \$25,000	1,999	1,384	-30.8%
<i>As a Percent of All Households</i>	69.5%	67.9%	-2.3%
Unemployment Rate	17.8%	26.4%	48.3%

### HOUSEHOLDS BY INCOME LEVEL\*

	2000	2010	10 YEAR CHANGE
Less Than \$25,000	1,579	1,384	-12.3%
\$25,000-\$49,999	882	377	-57.3%
\$50,000-\$74,999	286	187	-34.7%
\$75,000 or More	129	91	-29.2%

### HOUSING UNITS

	2000	2010	10 YEAR CHANGE
Total Housing Units	3,226	2,763	-14.4%
Total Occupied Housing Units	2,868	2,099	-26.8%
<i>Owner-Occupied</i>	382	256	-33.0%
<i>Renter-Occupied</i>	2,486	1,843	-25.9%

### HOUSING UNIT PRODUCTION

New Units Built Between 2000 and 2010	120
<i>As a Percentage of all Housing Units</i>	3.5%

### RENTAL HOUSING COST BURDEN\*

	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$276	\$386	40.0%
Paying Over 30% of Income in Rent	32.0%	56.7%	77.3%
<i>Renters Paying Less Than \$750/mo</i>	1,695	1,089	-35.8%
<i>Renters Paying \$750 to \$999/mo</i>	496	299	-39.7%
<i>Renters Paying \$1000 to \$1,499/mo</i>	36	272	653.9%
<i>Renters Paying \$1,500 or More/mo</i>	8	58	671.4%

### OWNER HOUSING COST BURDEN\*

	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$999	\$1,185	18.6%
Paying Over 30% of Income for Mortgage	30.5%	35.2%	15.3%
<i>Owners Paying Less Than \$1,000/mo</i>	116	14	-87.9%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	112	96	-14.0%
<i>Owners Paying \$1,500 to \$1,999/mo</i>	22	30	35.9%
<i>Owners Paying \$2,000 or More/mo</i>	1	12	892.8%

### COST BURDENED HOUSEHOLDS BY INCOME LEVEL

INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
Less than \$25,000	53.3%	67.1%	59.4%	68.4%
\$25,000-\$49,999	16.1%	56.2%	30.7%	19.9%
\$50,000-\$74,999	0.0%	0.0%	0.0%	0.0%
\$75,000 or More	3.4%	0.0%	4.2%	0.0%

### UNITS BY BUILDING SIZE

	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	1,753	2,422	38.2%
2-4 Units	348	382	9.8%
5-9 Units	562	262	-53.4%
10-19 Units	452	234	-48.2%
20 or More Units	111	90	-18.9%

### MEDIAN HOME SALES\*

	UNITS	MEDIAN COST
2003	52	\$162,866
2005	102	\$176,745
2008	102	\$160,329
2010	76	\$142,604
2012	35	\$109,625
2013	10	\$126,214

### FORECLOSURE FILINGS

2009	27	2011	13
2010	21	2012	20

### PROJECT-BASED SECTION 8

Buildings	1
Units	297

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.