



COMMUNITY AREA

51

# South Deering



Chicago Rehab Network

## HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	16,990	15,109	-11.1%
<i>Percent Immigrant (Foreign Born)</i>	12.9%	14.5%	12.7%
Total Households	5,543	5,187	-6.4%
<i>Total Family Households</i>	4,195	3,736	-10.9%
<i>Total Non-Family Households</i>	1,348	1,451	7.6%
Percent of Residents In Poverty	19.6%	27.0%	37.7%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	3,522	2,864	-18.7%
Black or African American	10,397	9,482	-8.8%
Asian	20	20	0.0%
Multi-Racial	350	294	-16.0%
Other	2,701	2,449	-9.3%
Latino (of Any Race)	5,176	4,809	-7.1%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$45,186	\$38,679	-14.4%
Households Earning < \$25,000	1,993	1,989	-0.2%
<i>As a Percent of All Households</i>	35.5%	37.3%	4.9%
Unemployment Rate	6.1%	11.8%	92.5%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	1,574	1,989	26.4%
\$25,000-\$49,999	1,785	1,244	-30.3%
\$50,000-\$74,999	1,172	1,260	7.5%
\$75,000 or More	1,076	842	-21.8%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	5,907	5,705	-3.4%
Total Occupied Housing Units	5,543	5,187	-6.4%
<i>Owner-Occupied</i>	3,839	3,206	-16.5%
<i>Renter-Occupied</i>	1,704	1,981	16.3%

HOUSING UNIT PRODUCTION		
New Units Built Between 2000 and 2010		56
<i>As a Percentage of all Housing Units</i>		0.9%

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$608	\$888	46.0%
Paying Over 30% of Income in Rent	38.7%	56.5%	45.9%
<i>Renters Paying Less Than \$750/mo</i>	1,072	737	-31.2%
<i>Renters Paying \$750 to \$999/mo</i>	465	429	-7.8%
<i>Renters Paying \$1000 to \$1,499/mo</i>	109	365	236.1%
<i>Renters Paying \$1,500 or More/mo</i>	26	112	324.2%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$1,086	\$1,177	8.4%
Paying Over 30% of Income for Mortgage	34.1%	45.8%	34.4%
<i>Owners Paying Less Than \$ 1,000/mo</i>	1,284	692	-46.1%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	911	1,106	21.4%
<i>Owners Paying \$1,500 to \$1999/mo</i>	191	257	34.4%
<i>Owners Paying \$2,000 or More/mo</i>	44	79	80.1%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
Income Level				
Less than \$25,000	68.9%	92.9%	61.9%	86.0%
\$25,000-\$49,999	19.9%	41.1%	33.3%	44.0%
\$50,000-\$74,999	0.0%	3.6%	5.5%	15.0%
\$75,000 or More	4.3%	0.0%	4.6%	6.9%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	4,370	4,490	2.7%
2-4 Units	1,106	1,187	7.3%
5-9 Units	166	127	-23.5%
10-19 Units	73	37	-49.3%
20 or More Units	171	164	-4.1%

MEDIAN HOME SALES*	UNITS		MEDIAN COST	
	2003	2005	2008	2010
	163	265	265	129
	\$116,312	\$128,147	\$116,245	\$126,127

FORECLOSURE FILINGS			
2009	153	2011	148
2010	143	2012	126

PROJECT-BASED SECTION 8	
Buildings	2
Units	176

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.