



Kendall County

HOUSING FACT SHEET

POPULATION	2010	2018	8 YEAR CHANGE
Total Population	114,736	124,626	8.62%
Total Households	35,687	40,407	13.23%
Total Family Households	28,274	31,947	12.99%
Total Non-Family Households	7,413	8,460	14.12%
Percent of Residents In Poverty	2.90%	5.32%	83.47%
Percent Immigrant (Foreign Born)	7.74%	9.30%	20.22%

RACE+ETHNICITY	2010	2018	8 YEAR CHANGE
White	95,891	102,567	6.96%
Black or African American	6,585	8,724	32.48%
Asian	3,467	4,113	18.62%
Multi-Racial	2,676	3,490	30.40%
Latino (of Any Race)	17,898	22,557	26.03%
Other	6,117	5,733	-6.28%

INCOME*	2010	2018	8 YEAR CHANGE
Median Household Income	\$79,897	\$79,506	-0.49%
Households Earning >\$25,000	2,714	2,909	7.20%
As a Percent of All Households	7.61%	7.20%	-5.33%
Unemployment Rate	5.00%	4.90%	-2.00%

HOUSEHOLDS BY INCOME LEVEL*	2010	2018	8 YEAR CHANGE
Less Than \$25,000	2,714	2,909	7.20%
\$25,000-\$49,999	5,889	5,940	0.86%
\$50,000-\$74,999	7,552	6,667	-11.72%
\$75,000 or More	19,532	24,850	27.23%

HOUSING UNITS	2010	2018	8 YEAR CHANGE
Total Housing Units	40,321	41,683	3.38%
Total Occupied Housing Units	38,022	40,407	6.27%
Owner-Occupied	32,554	33,555	3.07%
Renter-Occupied	5,468	6,852	25.31%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL

INCOME LEVEL	RENTERS			OWNERS		
	2010	2018	8 YEAR CHANGE	2010	2018	8 YEAR CHANGE
Less than \$19,999	94.68%	92.33%	-2.48%	94.50%	86.78%	-8.17%
\$20,000-\$49,999	70.65%	68.18%	-3.49%	67.94%	60.83%	-10.46%
\$50,000-\$74,999	23.01%	37.85%	64.49%	60.83%	48.11%	-20.91%
\$75,000 or More	0.00%	7.60%	-	19.85%	9.35%	-52.87%

RENTAL HOUSING COSTS*	2010	2018	8 YEAR CHANGE
Median Monthly Gross Rent	\$1,099	\$1,153	4.93%
Renters Paying Less Than \$750/mo	911	956	4.94%
Renters Paying \$750 to \$999/mo	1,096	1,190	8.58%
Renters Paying \$1000 to \$1,499/mo	1,951	1,832	-6.10%
Renters Paying \$1,500 or More/mo	897	2,733	204.68%
Paying Over 30% of Income in Rent	49.22%	45.43%	-7.69%

HOUSING COSTS FOR OWNERS WITH A MORTGAGE*	2010	2018	8 YEAR CHANGE
Median Monthly Owner Cost	\$2,059	\$1,747	-15.17%
Owners Paying Less Than \$1,000/mo	1,130	925	-18.14%
Owners Paying \$1,000 to \$1,499/mo	3,837	4,105	6.98%
Owners Paying \$1,500 to \$1,999/mo	7,245	7,686	6.09%
Owners Paying \$2,000 or More/mo	13,809	13,177	-4.58%
Paying Over 30% of Income for Mortgage	41.92%	28.09%	-32.98%

UNITS BY BUILDING SIZE	2010	2018	8 YEAR CHANGE
Single Family / 1 Unit	34,414	37,647	9.39%
2 to 4 Units	1,050	1,108	5.52%
5 to 9 Units	545	849	55.78%
10 to 19 Units	1,083	1,090	0.65%
20 or More Units	636	940	47.80%

HOUSING CHOICE VOUCHERS	2010	2018	8 YEAR CHANGE
Housing Choice Vouchers	160	157	-1.98%
Housing Assistance Payment	1,531,722	127,217	-91.69%

HOUSING UNIT PRODUCTION	8 YEAR CHANGE
Net Change in Housing Units from 2000 to 2009	19,787
As a Percentage of all Housing Units	49.07%
Net Change in Housing Units from 2010 to 2018	1,976
As a Percentage of all Housing Units	4.74%



ILLINOIS HOUSING DEVELOPMENT AUTHORITY



Chicago Rehab Network

Data comes primarily from the American Community Survey and in partnership with the UIC Voorhees Center. CRN©2020. The Chicago Rehab Network has partnered with the Voorhees Center since 1985. * Indicates that values have been adjusted for inflation to 2010 constant dollars. For more information, or to request a methodology, contact CRN at Rachel@chicagorehab.org or 312.663.3936.