



# Shelby County

## HOUSING FACT SHEET

POPULATION	2010	2018	8 YEAR CHANGE
Total Population	22,363	21,832	-2.37%
Total Households	9,035	9,203	1.86%
Total Family Households	6,040	6,282	4.01%
Total Non-Family Households	2,995	2,921	-2.47%
Percent of Residents In Poverty	7.80%	11.21%	43.70%
Percent Immigrant (Foreign Born)	0.97%	0.30%	-69.46%

RACE+ETHNICITY	2010	2018	8 YEAR CHANGE
White	22,045	21,461	-2.65%
Black or African American	50	196	292.98%
Asian	56	22	-61.01%
Multi-Racial	126	109	-13.37%
Latino (of Any Race)	180	218	21.29%
Other	86	44	-49.23%

INCOME*	2010	2018	8 YEAR CHANGE
Median Household Income	\$44,627	\$44,323	-0.68%
Households Earning >\$25,000	2,496	2,043	-18.15%
As a Percent of All Households	27.63%	22.20%	-19.64%
Unemployment Rate	3.50%	4.60%	31.43%

HOUSEHOLDS BY INCOME LEVEL*	2010	2018	8 YEAR CHANGE
Less Than \$25,000	2,496	2,043	-18.15%
\$25,000-\$49,999	2,662	2,402	-9.77%
\$50,000-\$74,999	1,924	2,061	7.15%
\$75,000 or More	1,953	2,687	37.60%

HOUSING UNITS	2010	2018	8 YEAR CHANGE
Total Housing Units	10,396	10,584	1.81%
Total Occupied Housing Units	9,216	9,203	-0.14%
Owner-Occupied	7,455	7,384	-0.95%
Renter-Occupied	1,761	1,819	3.29%

### COST BURDENED HOUSEHOLDS BY INCOME LEVEL

INCOME LEVEL	RENTERS			OWNERS		
	2010	2018	8 YEAR CHANGE	2010	2018	8 YEAR CHANGE
Less than \$19,999	80.38%	63.92%	-20.47%	60.44%	53.01%	-12.31%
\$20,000-\$49,999	17.72%	32.72%	84.60%	25.65%	20.71%	-19.26%
\$50,000-\$74,999	0.00%	4.20%	-	5.74%	7.57%	32.05%
\$75,000 or More	9.49%	21.58%	127.41%	1.12%	0.78%	-30.43%

RENTAL HOUSING COSTS*	2010	2018	8 YEAR CHANGE
Median Monthly Gross Rent	\$573	\$523	-8.67%
Renters Paying Less Than \$750/mo	1,214	1,049	-13.59%
Renters Paying \$750 to \$999/mo	283	316	11.66%
Renters Paying \$1000 to \$1,499/mo	36	85	136.11%
Renters Paying \$1,500 or More/mo	44	56	27.27%
Paying Over 30% of Income in Rent	38.64%	35.29%	-8.65%

HOUSING COSTS FOR OWNERS WITH A MORTGAGE*	2010	2018	8 YEAR CHANGE
Median Monthly Owner Cost	\$938	\$832	-11.33%
Owners Paying Less Than \$1,000/mo	2,036	1,952	-4.13%
Owners Paying \$1,000 to \$1,499/mo	1,078	909	-15.68%
Owners Paying \$1,500 to \$1,999/mo	228	432	89.47%
Owners Paying \$2,000 or More/mo	113	280	147.79%
Paying Over 30% of Income for Mortgage	27.23%	21.75%	-20.12%

UNITS BY BUILDING SIZE	2010	2018	8 YEAR CHANGE
Single Family / 1 Unit	8,514	8,813	3.51%
2 to 4 Units	459	400	-12.85%
5 to 9 Units	82	52	-36.59%
10 to 19 Units	3	29	866.67%
20 or More Units	114	160	40.35%

HOUSING CHOICE VOUCHERS	2010	2018	8 YEAR CHANGE
Housing Choice Vouchers	30	19	-36.11%
Housing Assistance Payment	52,729	4,376	-91.70%

HOUSING UNIT PRODUCTION	8 YEAR CHANGE
Net Change in Housing Units from 2000 to 2009	372
As a Percentage of all Housing Units	3.58%
Net Change in Housing Units from 2010 to 2018	190
As a Percentage of all Housing Units	1.80%



**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.