



Ward 28

2012 - 2022 LEGISLATIVE BOUNDARIES

HOUSING FACT SHEET

POPULATION	2010	2018	8 YEAR CHANGE
Total Population	59,757	52,059	-12.88%
Total Households	21,210	16,625	-21.62%
Total Family Households	12,877	10,576	-17.87%
Total Non-Family Households	8,333	6,048	-27.42%
Percent of Residents In Poverty	39.10%	40.06%	2.38%
Percent Immigrant (Foreign Born)	7.60%	6.95%	-9.09%

RACE+ETHNICITY	2010	2018	8 YEAR CHANGE
White	8,544	6,053	-29.16%
Black or African American	44,894	40,239	-10.37%
Asian	2,212	352	-84.09%
Multi-Racial	981	1,013	3.23%
Latino (of Any Race)	6,342	9,034	42.44%
Other	3,124	4,402	40.92%

INCOME*	2010	2018	8 YEAR CHANGE
Median Household Income	\$35,194	\$27,910	-20.70%
Households Earning > \$25,000	8,644	7,963	-7.87%
As a Percent of All Households	46.90%	47.90%	2.07%
Unemployment Rate	10.40%	16.94%	62.21%

HOUSEHOLDS BY INCOME LEVEL*	2010	2018	8 YEAR CHANGE
Less Than \$25,000	8,644	7,963	-7.87%
\$25,000-\$49,999	5,335	4,227	-20.77%
\$50,000-\$74,999	2,879	2,086	-27.54%
\$75,000 or More	3,866	2,344	-39.37%

RENTAL HOUSING COSTS*	2010	2018	8 YEAR CHANGE
Median Monthly Gross Rent	\$1,025	\$922	-10.04%
Renters Paying Less Than \$750/mo	4,308	3,869	-10.19%
Renters Paying \$750 to \$999/mo	3,631	3,179	-12.46%
Renters Paying \$1000 to \$1,499/mo	4,613	4,093	-11.27%
Renters Paying \$1,500 or More/mo	2,023	1,055	-47.85%
Paying Over 30% of Income in Rent	75.20%	59.48%	-20.93%

HOUSING COSTS FOR OWNERS WITH A MORTGAGE*	2010	2018	8 YEAR CHANGE
Median Monthly Owner Cost	\$1,989	\$1,549	-22.11%
Owners Paying Less Than \$1,000/mo	356	315	-11.52%
Owners Paying \$1,000 to \$1,499/mo	570	855	50.02%
Owners Paying \$1,500 to \$1,999/mo	1,127	717	-36.35%
Owners Paying \$2,000 or More/mo	2,031	590	-70.94%
Paying Over 30% of Income for Mortgage	72.10%	55.39%	-23.14%

UNITS BY BUILDING SIZE	2010	2018	8 YEAR CHANGE
Single Family / 1 Unit	4,484	3,137	-30.04%
2 to 4 Units	13,581	11,727	-13.65%
5 to 9 Units	3,661	2,858	-21.94%
10 to 19 Units	1,746	731	-58.13%
20 or More Units	3,784	2,205	-41.74%

HOUSING UNITS	2010	2018	8 YEAR CHANGE
Total Housing Units	27,274	20,747	-23.93%
Total Occupied Housing Units	20,724	16,625	-19.78%
Owner-Occupied	5,800	4,109	-29.15%
Renter-Occupied	14,924	12,515	-16.14%

HOUSING UNIT PRODUCTION	8 YEAR CHANGE
Net Change in Housing Units from 2000 to 2009	4,665
As a Percentage of all Housing Units	22.49%
Net Change in Housing Units from 2010 to 2018	253
As a Percentage of all Housing Units	1.22%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL

INCOME LEVEL	RENTERS			OWNERS		
	2010	2018	8 YEAR CHANGE	2010	2018	8 YEAR CHANGE
Less than \$19,999	88.60%	88.89%	0.37%	93.50%	83.60%	-10.59%
\$20,000-\$49,999	63.10%	63.45%	0.54%	66.60%	62.56%	-6.13%
\$50,000-\$74,999	12.30%	15.82%	28.79%	61.50%	34.58%	-43.77%
\$75,000 or More	1.40%	0.00%	-100.00%	17.40%	8.25%	-52.65%

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 2018 constant dollars. For more information, or to request a methodology, contact CRN at Rachel@chicagorehab.org or 312.663.3936.