



Ward 8

2012 - 2022 LEGISLATIVE BOUNDARIES

HOUSING FACT SHEET

POPULATION	2010	2018	8 YEAR CHANGE
Total Population	50,379	45,094	-10.49%
Total Households	20,428	19,184	-6.09%
Total Family Households	12,561	9,877	-21.37%
Total Non-Family Households	7,867	9,307	18.31%
Percent of Residents In Poverty	22.50%	21.22%	-5.49%
Percent Immigrant (Foreign Born)	2.90%	1.54%	-45.96%

RACE+ETHNICITY	2010	2018	8 YEAR CHANGE
White	394	822	108.68%
Black or African American	48,896	43,550	-10.93%
Asian	65	155	137.82%
Multi-Racial	685	426	-37.79%
Latino (of Any Race)	686	535	-22.07%
Other	336	141	-58.01%

INCOME*	2010	2018	8 YEAR CHANGE
Median Household Income	\$44,988	\$39,141	-13.00%
Households Earning > \$25,000	6,369	6,611	3.79%
As a Percent of All Households	35.90%	34.46%	-4.03%
Unemployment Rate	11.20%	14.65%	31.20%

HOUSEHOLDS BY INCOME LEVEL*	2010	2018	8 YEAR CHANGE
Less Than \$25,000	6,369	6,611	3.79%
\$25,000-\$49,999	5,781	4,967	-14.08%
\$50,000-\$74,999	4,331	2,925	-32.46%
\$75,000 or More	5,100	4,679	-8.25%

RENTAL HOUSING COSTS*	2010	2018	8 YEAR CHANGE
Median Monthly Gross Rent	\$968	\$875	-9.65%
Renters Paying Less Than \$750/mo	3,600	2,800	-22.23%
Renters Paying \$750 to \$999/mo	3,766	4,028	6.97%
Renters Paying \$1000 to \$1,499/mo	2,200	2,389	8.61%
Renters Paying \$1,500 or More/mo	998	626	-37.26%
Paying Over 30% of Income in Rent	69.70%	55.47%	-20.37%

HOUSING COSTS FOR OWNERS WITH A MORTGAGE*	2010	2018	8 YEAR CHANGE
Median Monthly Owner Cost	\$1,775	\$1,505	-15.19%
Owners Paying Less Than \$1,000/mo	1,085	839	-22.64%
Owners Paying \$1,000 to \$1,499/mo	2,314	2,195	-5.16%
Owners Paying \$1,500 to \$1,999/mo	2,260	1,844	-18.39%
Owners Paying \$2,000 or More/mo	1,843	1,035	-43.85%
Paying Over 30% of Income for Mortgage	59.20%	41.25%	-30.36%

UNITS BY BUILDING SIZE	2010	2018	8 YEAR CHANGE
Single Family / 1 Unit	14,871	11,394	-23.38%
2 to 4 Units	8,060	5,617	-30.31%
5 to 9 Units	3,506	3,497	-0.27%
10 to 19 Units	1,058	1,021	-3.54%
20 or More Units	1,590	1,624	2.15%

HOUSING UNITS	2010	2018	8 YEAR CHANGE
Total Housing Units	29,137	23,174	-20.46%
Total Occupied Housing Units	21,579	19,184	-11.10%
Owner-Occupied	10,742	9,036	-15.88%
Renter-Occupied	10,837	10,148	-6.36%

HOUSING UNIT PRODUCTION	8 YEAR CHANGE
Net Change in Housing Units from 2000 to 2009	4,048
As a Percentage of all Housing Units	17.47%
Net Change in Housing Units from 2010 to 2018	255
As a Percentage of all Housing Units	1.10%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL

INCOME LEVEL	RENTERS			OWNERS		
	2010	2018	8 YEAR CHANGE	2010	2018	8 YEAR CHANGE
Less than \$19,999	93.00%	92.32%	-0.73%	84.50%	83.07%	-1.73%
\$20,000-\$49,999	56.70%	60.70%	7.13%	63.50%	42.49%	-33.11%
\$50,000-\$74,999	9.40%	5.41%	-42.48%	38.40%	31.70%	-17.45%
\$75,000 or More	0.00%	1.51%	-	6.40%	8.07%	25.59%

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.