



Ward 45

2012 - 2022 LEGISLATIVE BOUNDARIES

HOUSING FACT SHEET

POPULATION	2010	2018	8 YEAR CHANGE
Total Population	54,807	62,692	14.39%
Total Households	21,658	23,239	7.30%
Total Family Households	13,558	15,234	12.36%
Total Non-Family Households	8,100	8,005	-1.17%
Percent of Residents In Poverty	9.80%	9.19%	-5.77%
Percent Immigrant (Foreign Born)	27.60%	26.80%	-2.88%

RACE+ETHNICITY	2010	2018	8 YEAR CHANGE
White	42,290	47,380	12.04%
Black or African American	992	736	-25.78%
Asian	3,954	5,628	42.34%
Multi-Racial	1,905	3,039	59.51%
Latino (of Any Race)	14,094	16,872	19.72%
Other	5,666	5,909	4.29%

INCOME*	2010	2018	8 YEAR CHANGE
Median Household Income	\$68,816	\$75,113	9.15%
Households Earning > \$25,000	3,783	3,742	-1.07%
As a Percent of All Households	20.10%	16.10%	-19.95%
Unemployment Rate	6.50%	6.13%	-6.21%

HOUSEHOLDS BY INCOME LEVEL*	2010	2018	8 YEAR CHANGE
Less Than \$25,000	3,783	3,742	-1.07%
\$25,000-\$49,999	4,683	3,973	-15.16%
\$50,000-\$74,999	4,571	3,896	-14.77%
\$75,000 or More	8,603	11,636	35.26%

RENTAL HOUSING COSTS*	2010	2018	8 YEAR CHANGE
Median Monthly Gross Rent	\$1,058	\$1,109	4.79%
Renters Paying Less Than \$750/mo	1,661	943	-43.23%
Renters Paying \$750 to \$999/mo	2,832	2,318	-18.16%
Renters Paying \$1000 to \$1,499/mo	2,464	3,648	48.04%
Renters Paying \$1,500 or More/mo	716	1,389	93.97%
Paying Over 30% of Income in Rent	55.90%	39.19%	-29.88%

HOUSING COSTS FOR OWNERS WITH A MORTGAGE*	2010	2018	8 YEAR CHANGE
Median Monthly Owner Cost	\$2,581	\$2,206	-14.52%
Owners Paying Less Than \$1,000/mo	399	486	21.93%
Owners Paying \$1,000 to \$1,499/mo	1,254	1,306	4.13%
Owners Paying \$1,500 to \$1,999/mo	2,002	1,965	-1.87%
Owners Paying \$2,000 or More/mo	5,634	6,001	6.52%
Paying Over 30% of Income for Mortgage	64.50%	35.97%	-44.21%

UNITS BY BUILDING SIZE	2010	2018	8 YEAR CHANGE
Single Family / 1 Unit	8,627	12,271	42.24%
2 to 4 Units	7,283	8,774	20.48%
5 to 9 Units	1,718	2,256	31.32%
10 to 19 Units	924	804	-12.96%
20 or More Units	1,452	1,204	-17.05%

HOUSING UNITS	2010	2018	8 YEAR CHANGE
Total Housing Units	20,059	25,325	26.25%
Total Occupied Housing Units	21,639	23,239	7.40%
Owner-Occupied	13,656	14,585	6.80%
Renter-Occupied	7,983	8,654	8.41%

HOUSING UNIT PRODUCTION	8 YEAR CHANGE
Net Change in Housing Units from 2000 to 2009	1,007
As a Percentage of all Housing Units	3.98%
Net Change in Housing Units from 2010 to 2018	103
As a Percentage of all Housing Units	0.41%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL

INCOME LEVEL	RENTERS			OWNERS		
	2010	2018	8 YEAR CHANGE	2010	2018	8 YEAR CHANGE
Less than \$19,999	99.10%	94.81%	-4.37%	86.20%	86.05%	-0.18%
\$20,000-\$49,999	56.40%	67.20%	19.24%	58.90%	57.82%	-1.86%
\$50,000-\$74,999	4.80%	20.18%	317.25%	54.60%	44.04%	-19.41%
\$75,000 or More	0.00%	0.88%	-	21.30%	12.05%	-43.40%

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.