

# Ward 21

2012 - 2022 LEGISLATIVE BOUNDARIES



## HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	63,159	51,454	-18.5%
<i>Percent Immigrant (Foreign Born)</i>	1.6%	1.7%	7.4%
Total Households	21,032	18,545	-11.8%
<i>Total Family Households</i>	15,630	12,714	-18.7%
<i>Total Non-Family Households</i>	5,402	5,831	7.9%
Percent of Residents In Poverty	16.4%	23.8%	45.4%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	331	230	-30.5%
Black or African American	62,111	50,481	-18.7%
Asian	41	26	-36.6%
Multi-Racial	502	537	7.0%
Other	174	180	3.4%
Latino (of Any Race)	398	483	21.2%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$58,816	\$36,851	-37.3%
Households Earning < \$25,000	4,992	6,505	30.3%
<i>As a Percent of All Households</i>	23.7%	35.1%	47.8%
Unemployment Rate	8.6%	11.9%	37.9%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	5,300	6,505	22.7%
\$25,000-\$49,999	6,652	5,648	-15.1%
\$50,000-\$74,999	4,561	3,316	-27.3%
\$75,000 or More	4,390	3,499	-20.3%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	22,579	23,374	3.5%
Total Occupied Housing Units	21,032	18,969	-9.8%
<i>Owner-Occupied</i>	12,796	10,981	-14.2%
<i>Renter-Occupied</i>	8,236	7,988	-3.0%

RENTAL HOUSING COSTS*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$739	\$927	25.5%
<i>Renters Paying Less Than \$750/mo</i>	5,579	2,442	-56.2%
<i>Renters Paying \$750 to \$999/mo</i>	606	2,812	364.2%
<i>Renters Paying \$1,000 to \$1,499/mo</i>	163	2,025	1,138.9%
<i>Renters Paying \$1,500 or More/mo</i>	12	475	3,861.6%
Paying Over 30% of Income in Rent	36.4%	74.5%	104.6%

HOUSING COSTS FOR OWNERS WITH A MORTGAGE*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$1,193	\$1,425	19.4%
<i>Owners Paying Less Than \$1,000/mo</i>	4,821	1,225	-74.6%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	5,373	2,806	-47.8%
<i>Owners Paying \$1,500 to \$1,999/mo</i>	2,587	2,079	-19.6%
<i>Owners Paying \$2,000 or More/mo</i>	1,308	1,086	-17.0%
Paying Over 30% of Income for Mortgage	37.2%	63.0%	69.6%

### COST BURDENED HOUSEHOLDS BY INCOME LEVEL

INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
Less than \$19,999	99.6%	97.2%	74.0%	81.4%
\$20,000-\$49,999	26.4%	61.9%	40.3%	57.5%
\$50,000-\$74,999	1.4%	1.5%	12.2%	34.8%
\$75,000 or More	0.0%	1.3%	3.5%	7.8%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	13,354	13,905	4.1%
2-4 Units	5,353	6,417	19.9%
5-9 Units	1,979	1,733	-12.4%
10-19 Units	1,203	715	-40.6%
20 or More Units	659	579	-12.1%

### HOUSING UNIT PRODUCTION

Net Change in Housing Units from 2000 to 2010	795
<i>As a Percentage of all Housing Units</i>	3.4%

The Chicago Rehab Network is grateful to the Chicago Community Trust for its support of this research. Data come primarily from Nathalie P. Voorhees Center (UIC) analysis of 2000 and 2010 Censuses. \* Indicates that values have been adjusted for inflation to 2010 constant dollars. For more information, contact CRN at [Elizabeth@chicagorehab.org](mailto:Elizabeth@chicagorehab.org) or 312.663.3936.