

# Ward 40

2012 - 2022 LEGISLATIVE BOUNDARIES



## HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	70,882	57,064	-19.5%
<i>Percent Immigrant (Foreign Born)</i>	45.3%	37.3%	-17.6%
Total Households	26,475	23,478	-11.3%
<i>Total Family Households</i>	15,944	12,675	-20.5%
<i>Total Non-Family Households</i>	10,531	10,803	2.6%
Percent of Residents In Poverty	13.1%	15.2%	15.9%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	39,903	34,688	-13.1%
Black or African American	4,187	4,235	1.1%
Asian	13,820	9,564	-30.8%
Multi-Racial	4,253	2,184	-48.6%
Other	8,719	6,392	-26.7%
Latino (of Any Race)	18,461	13,506	-26.8%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$52,889	\$54,534	3.1%
Households Earning < \$25,000	5,480	5,308	-3.1%
<i>As a Percent of All Households</i>	20.7%	22.6%	9.2%
Unemployment Rate	4.3%	5.7%	32.0%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	5,835	5,308	-9.0%
\$25,000-\$49,999	8,556	5,517	-35.5%
\$50,000-\$74,999	5,875	4,450	-24.2%
\$75,000 or More	6,170	7,608	23.3%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	27,923	23,983	-14.1%
Total Occupied Housing Units	26,475	22,884	-13.6%
<i>Owner-Occupied</i>	9,277	10,421	12.3%
<i>Renter-Occupied</i>	17,198	12,463	-27.5%

RENTAL HOUSING COSTS*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$832	\$941	13.1%
<i>Renters Paying Less Than \$750/mo</i>	9,869	2,845	-71.2%
<i>Renters Paying \$750 to \$999/mo</i>	2,477	4,819	94.6%
<i>Renters Paying \$1,000 to \$1,499/mo</i>	899	3,714	313.2%
<i>Renters Paying \$1,500 or More/mo</i>	77	889	1,054.8%
Paying Over 30% of Income in Rent	31.5%	58.4%	85.3%

HOUSING COSTS FOR OWNERS WITH A MORTGAGE*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$1,734	\$2,126	22.6%
<i>Owners Paying Less Than \$1,000/mo</i>	704	523	-25.8%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	1,676	1,315	-21.5%
<i>Owners Paying \$1,500 to \$1,999/mo</i>	1,635	1,827	11.8%
<i>Owners Paying \$2,000 or More/mo</i>	1,392	4,290	208.2%
Paying Over 30% of Income for Mortgage	31.7%	62.4%	96.7%

### COST BURDENED HOUSEHOLDS BY INCOME LEVEL

INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
Less than \$19,999	94.5%	93.6%	82.9%	83.3%
\$20,000-\$49,999	32.9%	65.2%	43.5%	65.9%
\$50,000-\$74,999	1.1%	8.2%	36.0%	53.7%
\$75,000 or More	0.3%	1.8%	4.8%	24.0%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	4,140	4,134	-0.1%
2-4 Units	10,479	8,865	-15.4%
5-9 Units	4,797	4,206	-12.3%
10-19 Units	3,754	2,638	-29.7%
20 or More Units	4,742	4,140	-12.7%

### HOUSING UNIT PRODUCTION

Net Change in Housing Units from 2000 to 2010	-3,940
<i>As a Percentage of all Housing Units</i>	-16.4%

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.