

Ward 45

2012 - 2022 LEGISLATIVE BOUNDARIES



HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	46,136	54,807	18.8%
<i>Percent Immigrant (Foreign Born)</i>	28.0%	27.6%	-1.4%
Total Households	18,367	21,658	17.9%
<i>Total Family Households</i>	11,616	13,558	16.7%
<i>Total Non-Family Households</i>	6,751	8,100	20.0%
Percent of Residents In Poverty	7.6%	9.8%	29.0%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	38,544	42,290	9.7%
Black or African American	380	992	161.1%
Asian	2,165	3,954	82.6%
Multi-Racial	1,532	1,905	24.3%
Other	3,515	5,666	61.2%
Latino (of Any Race)	7,875	14,094	79.0%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$58,102	\$59,757	2.8%
Households Earning < \$25,000	4,159	4,356	4.7%
<i>As a Percent of All Households</i>	22.6%	20.1%	-11.2%
Unemployment Rate	2.6%	6.5%	151.8%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	3,493	4,356	24.7%
\$25,000-\$49,999	5,202	4,732	-9.0%
\$50,000-\$74,999	4,301	4,547	5.7%
\$75,000 or More	5,362	8,004	49.3%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	19,052	20,059	5.3%
Total Occupied Housing Units	18,367	21,639	17.8%
<i>Owner-Occupied</i>	10,770	13,656	26.8%
<i>Renter-Occupied</i>	7,597	7,983	5.1%

RENTAL HOUSING COSTS*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$830	\$919	10.7%
<i>Renters Paying Less Than \$750/mo</i>	4,365	1,913	-56.2%
<i>Renters Paying \$750 to \$999/mo</i>	1,179	2,960	151.0%
<i>Renters Paying \$1,000 to \$1,499/mo</i>	283	2,401	749.3%
<i>Renters Paying \$1,500 or More/mo</i>	51	400	683.7%
Paying Over 30% of Income in Rent	29.0%	55.9%	92.6%

HOUSING COSTS FOR OWNERS WITH A MORTGAGE*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$1,842	\$2,241	21.6%
<i>Owners Paying Less Than \$1,000/mo</i>	2,043	459	-77.5%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	6,024	1,372	-77.2%
<i>Owners Paying \$1,500 to \$1,999/mo</i>	5,277	2,105	-60.1%
<i>Owners Paying \$2,000 or More/mo</i>	2,742	5,353	95.2%
Paying Over 30% of Income for Mortgage	31.3%	64.5%	105.8%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL

INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
Less than \$19,999	100.9%	99.1%	65.2%	86.2%
\$20,000-\$49,999	29.3%	56.4%	37.6%	58.9%
\$50,000-\$74,999	1.1%	4.8%	24.7%	54.6%
\$75,000 or More	0.0%	0.0%	3.4%	21.3%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	7,584	8,627	13.8%
2-4 Units	7,497	7,283	-2.9%
5-9 Units	1,407	1,718	22.1%
10-19 Units	1,120	924	-17.5%
20 or More Units	1,420	1,452	2.3%

HOUSING UNIT PRODUCTION

Net Change in Housing Units from 2000 to 2010	1,007
<i>As a Percentage of all Housing Units</i>	5.0%

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 or 312.663.3936.