



# Madison County



## HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	258,941	269,282	4.0%
<i>Percent Immigrant (Foreign Born)</i>	1.3%	2.2%	70.9%
Total Households	101,953	106,867	4.8%
<i>Total Family Households</i>	70,070	71,492	2.0%
<i>Total Non-Family Households</i>	31,883	35,375	11.0%
Percent of Families In Poverty	7.2%	9.1%	26.4%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	233,645	237,641	1.7%
Black or African American	18,935	21,235	12.1%
Asian	1,542	2,254	46.2%
Multi-Racial	2,796	4,959	77.4%
Other	2,023	3,193	57.8%
Latino (of Any Race)	3,925	7,313	86.3%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$52,603	\$51,941	-1.3%
Households Earning < \$25,000	22,701	25,159	10.8%
<i>As a Percent of All Households</i>	22.3%	23.5%	5.7%
Unemployment Rate	3.4%	4.6%	35.3%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	22,701	25,159	10.8%
\$25,000-\$49,999	30,852	26,222	-15.0%
\$50,000-\$74,999	24,100	21,886	-9.2%
\$75,000 or More	24,305	33,600	38.2%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	108,942	117,106	7.5%
Total Occupied Housing Units	101,953	108,094	6.0%
<i>Owner-Occupied</i>	75,243	78,459	4.3%
<i>Renter-Occupied</i>	26,710	29,635	11.0%

RENTAL HOUSING COSTS*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$620	\$712	14.7%
<i>Renters Paying Less Than \$750/mo</i>	17,669	13,944	-21.1%
<i>Renters Paying \$750 to \$999/mo</i>	6,086	7,722	26.9%
<i>Renters Paying \$1000 to \$1,499/mo</i>	848	2,987	252.2%
<i>Renters Paying \$1,500 or More/mo</i>	282	741	163.0%
Paying Over 30% of Income in Rent	37.0%	52.0%	40.7%

OWNER HOUSING COSTS*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$1,085	\$1,243	14.54%
<i>Owners Paying Less Than \$ 1,000/mo</i>	22,007	16,000	-27.3%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	14,248	17,622	23.7%
<i>Owners Paying \$1,500 to \$1999/mo</i>	4,511	10,035	122.4%
<i>Owners Paying \$2,000 or More/mo</i>	1,929	7,542	291.0%
Paying Over 30% of Income for Mortgage	19.1%	26.5%	38.7%

### COST BURDENED HOUSEHOLDS BY INCOME LEVEL

INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
Less than \$19,999	-	89.1%	54.4%	68.9%
\$20,000-\$49,999	-	43.2%	19.5%	32.9%
\$50,000-\$74,999	-	4.3%	4.4%	13.8%
\$75,000 or More	-	0.9%	1.6%	4.6%

UNITS BY BUILDING TYPE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	85,497	93,120	8.9%
Units in Buildings with 2-4 Units	10,740	10,793	0.5%
Units in Buildings with 5-9 Units	3,651	3,916	7.3%
Units in Buildings with 10-19 Units	2,062	2,225	7.9%
Units in Buildings with 20 or More Units	2,546	2,707	6.3%
Units in Mobile Homes, RVs, Boats, etc.	4,446	3,892	-12.5%

HOUSING CHOICE VOUCHERS*	2010	2013
Authorized Housing Choice Vouchers	972	1,087
Total Voucher Payments to Owners	\$5,149,776	\$4,762,866

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. Housing Choice Voucher data come from the Center on Budget and Policy Priorities. If no HCVs are listed, the county has no specific allocation, but may access a limited number of vouchers available statewide through DCEO. \* 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.