

# Ward 8

2012 - 2022 LEGISLATIVE BOUNDARIES



## HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	62,273	50,379	-19.1%
<i>Percent Immigrant (Foreign Born)</i>	1.7%	2.9%	64.8%
Total Households	23,291	20,428	-12.3%
<i>Total Family Households</i>	15,602	12,561	-19.5%
<i>Total Non-Family Households</i>	7,689	7,867	2.3%
Percent of Residents In Poverty	19.0%	22.5%	18.0%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	533	394	-26.1%
Black or African American	60,860	48,896	-19.7%
Asian	84	65	-22.6%
Multi-Racial	607	685	12.9%
Other	189	336	77.8%
Latino (of Any Race)	491	686	39.7%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$44,044	\$39,066	-11.3%
Households Earning < \$25,000	6,033	7,335	21.6%
<i>As a Percent of All Households</i>	25.9%	35.9%	38.6%
Unemployment Rate	7.9%	11.2%	42.2%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	6,603	7,335	11.1%
\$25,000-\$49,999	7,707	5,545	-28.0%
\$50,000-\$74,999	4,769	4,147	-13.0%
\$75,000 or More	4,261	4,554	6.9%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	25,089	29,137	16.1%
Total Occupied Housing Units	23,291	21,579	-7.3%
<i>Owner-Occupied</i>	11,591	10,742	-7.3%
<i>Renter-Occupied</i>	11,700	10,837	-7.4%

RENTAL HOUSING COSTS*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$726	\$841	15.9%
<i>Renters Paying Less Than \$750/mo</i>	7,933	4,146	-47.7%
<i>Renters Paying \$750 to \$999/mo</i>	737	3,693	401.3%
<i>Renters Paying \$1,000 to \$1,499/mo</i>	342	1,988	481.3%
<i>Renters Paying \$1,500 or More/mo</i>	16	736	4,501.9%
Paying Over 30% of Income in Rent	36.9%	69.7%	88.8%

HOUSING COSTS FOR OWNERS WITH A MORTGAGE*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$1,238	\$1,541	24.5%
<i>Owners Paying Less Than \$1,000/mo</i>	5,547	1,249	-77.5%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	5,957	2,471	-58.5%
<i>Owners Paying \$1,500 to \$1,999/mo</i>	2,427	2,237	-7.8%
<i>Owners Paying \$2,000 or More/mo</i>	809	1,545	91.1%
Paying Over 30% of Income for Mortgage	37.4%	59.2%	58.4%

### COST BURDENED HOUSEHOLDS BY INCOME LEVEL

INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
Less than \$19,999	96.2%	93.0%	70.1%	84.5%
\$20,000-\$49,999	22.2%	56.7%	39.6%	63.5%
\$50,000-\$74,999	1.4%	9.4%	13.7%	38.4%
\$75,000 or More	0.0%	0.0%	1.7%	6.4%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	11,846	14,871	25.5%
2-4 Units	6,134	8,060	31.4%
5-9 Units	3,505	3,506	0.0%
10-19 Units	2,135	1,058	-50.4%
20 or More Units	1,450	1,590	9.7%

### HOUSING UNIT PRODUCTION

Net Change in Housing Units from 2000 to 2010	4,048
<i>As a Percentage of all Housing Units</i>	13.9%

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.