

Ward 28

2012 - 2022 LEGISLATIVE BOUNDARIES



HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	60,401	59,757	-1.1%
<i>Percent Immigrant (Foreign Born)</i>	4.8%	7.6%	60.5%
Total Households	19,505	21,210	8.7%
<i>Total Family Households</i>	12,786	12,877	0.7%
<i>Total Non-Family Households</i>	6,719	8,333	24.0%
Percent of Residents In Poverty	35.7%	39.1%	9.7%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	4,799	8,544	78.0%
Black or African American	51,368	44,894	-12.6%
Asian	1,646	2,212	34.4%
Multi-Racial	590	981	66.3%
Other	1,998	3,124	56.4%
Latino (of Any Race)	3,404	6,342	86.3%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$31,671	\$30,561	-3.5%
Households Earning < \$25,000	6,930	9,954	43.6%
<i>As a Percent of All Households</i>	35.5%	46.9%	32.1%
Unemployment Rate	10.2%	10.4%	2.5%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	7,955	9,954	25.1%
\$25,000-\$49,999	6,312	4,635	-26.6%
\$50,000-\$74,999	2,883	2,613	-9.3%
\$75,000 or More	2,252	3,522	56.4%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	22,609	27,274	20.6%
Total Occupied Housing Units	19,505	20,724	6.3%
<i>Owner-Occupied</i>	5,027	5,800	15.4%
<i>Renter-Occupied</i>	14,478	14,924	3.1%

RENTAL HOUSING COSTS*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$628	\$890	41.7%
<i>Renters Paying Less Than \$750/mo</i>	8,898	4,961	-44.2%
<i>Renters Paying \$750 to \$999/mo</i>	1,530	3,416	123.2%
<i>Renters Paying \$1,000 to \$1,499/mo</i>	700	4,808	587.2%
<i>Renters Paying \$1,500 or More/mo</i>	113	1,390	1,130.2%
Paying Over 30% of Income in Rent	37.9%	75.2%	98.6%

HOUSING COSTS FOR OWNERS WITH A MORTGAGE*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$1,124	\$1,727	53.7%
<i>Owners Paying Less Than \$1,000/mo</i>	1,245	410	-67.1%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	1,450	593	-59.1%
<i>Owners Paying \$1,500 to \$1,999/mo</i>	677	1,211	78.8%
<i>Owners Paying \$2,000 or More/mo</i>	586	1,869	219.1%
Paying Over 30% of Income for Mortgage	41.5%	72.1%	73.7%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL

INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
Less than \$19,999	84.9%	88.6%	75.7%	93.5%
\$20,000-\$49,999	21.6%	63.1%	50.1%	66.6%
\$50,000-\$74,999	1.5%	12.3%	18.3%	61.5%
\$75,000 or More	0.6%	1.4%	5.1%	17.4%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	2,990	4,484	50.0%
2-4 Units	11,040	13,581	23.0%
5-9 Units	2,859	3,661	28.1%
10-19 Units	1,791	1,746	-2.5%
20 or More Units	3,917	3,784	-3.4%

HOUSING UNIT PRODUCTION

Net Change in Housing Units from 2000 to 2010	4,665
<i>As a Percentage of all Housing Units</i>	17.1%

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.