



# Cass County

## HOUSING FACT SHEET

POPULATION	2010	2018	8 YEAR CHANGE
Total Population	13,642	12,665	-7.16%
Total Households	5,057	5,024	-0.65%
Total Family Households	3,494	3,386	-3.09%
Total Non-Family Households	1,563	1,638	4.80%
Percent of Residents In Poverty	10.10%	13.52%	33.85%
Percent Immigrant (Foreign Born)	8.71%	10.90%	25.12%

RACE+ETHNICITY	2010	2018	8 YEAR CHANGE
White	11,769	11,386	-3.26%
Black or African American	419	595	42.07%
Asian	44	51	15.14%
Multi-Racial	186	152	-18.29%
Latino (of Any Race)	2,291	2,368	3.38%
Other	1,224	481	-60.68%

INCOME*	2010	2018	8 YEAR CHANGE
Median Household Income	\$41,544	\$45,051	8.44%
Households Earning >\$25,000	1,253	1,065	-15.00%
As a Percent of All Households	24.78%	21.20%	-14.44%
Unemployment Rate	5.10%	6.30%	23.53%

HOUSEHOLDS BY INCOME LEVEL*	2010	2018	8 YEAR CHANGE
Less Than \$25,000	1,253	1,065	-15.00%
\$25,000-\$49,999	1,655	1,326	-19.86%
\$50,000-\$74,999	955	1,085	13.63%
\$75,000 or More	1,194	1,552	30.02%

HOUSING UNITS	2010	2018	8 YEAR CHANGE
Total Housing Units	5,836	5,832	-0.07%
Total Occupied Housing Units	5,270	5,024	-4.67%
Owner-Occupied	3,826	3,751	-1.96%
Renter-Occupied	1,444	1,273	-11.84%

### COST BURDENED HOUSEHOLDS BY INCOME LEVEL

INCOME LEVEL	RENTERS			OWNERS		
	2010	2018	8 YEAR CHANGE	2010	2018	8 YEAR CHANGE
Less than \$19,999	76.25%	71.17%	-6.65%	61.47%	53.19%	-13.47%
\$20,000-\$49,999	22.07%	28.50%	29.16%	23.61%	20.64%	-12.57%
\$50,000-\$74,999	0.00%	0.00%	-	5.02%	3.70%	-26.20%
\$75,000 or More	0.00%	0.00%	-	5.14%	0.00%	-100.00%

RENTAL HOUSING COSTS*	2010	2018	8 YEAR CHANGE
Median Monthly Gross Rent	\$603	\$521	-13.65%
Renters Paying Less Than \$750/mo	1,123	804	-28.41%
Renters Paying \$750 to \$999/mo	159	264	66.04%
Renters Paying \$1000 to \$1,499/mo	46	35	-23.91%
Renters Paying \$1,500 or More/mo	15	-	-100.00%
Paying Over 30% of Income in Rent	35.18%	34.01%	-3.31%

HOUSING COSTS FOR OWNERS WITH A MORTGAGE*	2010	2018	8 YEAR CHANGE
Median Monthly Owner Cost	\$981	\$803	-18.13%
Owners Paying Less Than \$1,000/mo	1,006	1,123	11.63%
Owners Paying \$1,000 to \$1,499/mo	679	562	-17.23%
Owners Paying \$1,500 to \$1,999/mo	96	153	59.38%
Owners Paying \$2,000 or More/mo	147	44	-70.07%
Paying Over 30% of Income for Mortgage	25.73%	17.74%	-31.04%

UNITS BY BUILDING SIZE	2010	2018	8 YEAR CHANGE
Single Family / 1 Unit	4,556	4,512	-0.97%
2 to 4 Units	419	348	-16.95%
5 to 9 Units	149	101	-32.21%
10 to 19 Units	36	105	191.67%
20 or More Units	79	105	32.91%

HOUSING CHOICE VOUCHERS	2010	2018	8 YEAR CHANGE
Housing Choice Vouchers	-	-	-
Housing Assistance Payment	-	-	-

HOUSING UNIT PRODUCTION	8 YEAR CHANGE
Net Change in Housing Units from 2000 to 2009	312
As a Percentage of all Housing Units	5.35%
Net Change in Housing Units from 2010 to 2018	103
As a Percentage of all Housing Units	1.77%



ILLINOIS HOUSING DEVELOPMENT AUTHORITY



Data comes primarily from the American Community Survey and in partnership with the UIC Voorhees Center. CRN©2020. The Chicago Rehab Network has partnered with the Voorhees Center since 1985. \* Indicates that values have been adjusted for inflation to 2010 constant dollars. For more information, or to request a methodology, contact CRN at Rachel@chicagorehab.org or 312.663.3936.