



Ward 31

2012 - 2022 LEGISLATIVE BOUNDARIES

HOUSING FACT SHEET

POPULATION	2010	2018	8 YEAR CHANGE
Total Population	53,658	59,998	11.82%
Total Households	16,058	18,079	12.59%
Total Family Households	11,617	12,787	10.07%
Total Non-Family Households	4,441	5,292	19.17%
Percent of Residents In Poverty	17.40%	19.15%	10.03%
Percent Immigrant (Foreign Born)	39.90%	35.29%	-11.56%

RACE+ETHNICITY	2010	2018	8 YEAR CHANGE
White	28,037	33,098	18.05%
Black or African American	1,887	2,219	17.62%
Asian	1,095	1,092	-0.24%
Multi-Racial	2,109	1,757	-16.67%
Latino (of Any Race)	40,891	48,293	18.10%
Other	20,532	21,831	6.33%

INCOME*	2010	2018	8 YEAR CHANGE
Median Household Income	\$48,338	\$47,837	-1.04%
Households Earning > \$25,000	3,714	4,618	24.34%
As a Percent of All Households	26.60%	25.55%	-4.10%
Unemployment Rate	7.40%	6.92%	-6.50%

HOUSEHOLDS BY INCOME LEVEL*	2010	2018	8 YEAR CHANGE
Less Than \$25,000	3,714	4,618	24.34%
\$25,000-\$49,999	5,229	4,849	-7.27%
\$50,000-\$74,999	3,449	3,342	-3.11%
\$75,000 or More	4,107	5,265	28.20%

RENTAL HOUSING COSTS*	2010	2018	8 YEAR CHANGE
Median Monthly Gross Rent	\$993	\$986	-0.67%
Renters Paying Less Than \$750/mo	2,274	1,557	-31.54%
Renters Paying \$750 to \$999/mo	3,295	3,480	5.61%
Renters Paying \$1000 to \$1,499/mo	2,418	3,970	64.19%
Renters Paying \$1,500 or More/mo	545	555	1.87%
Paying Over 30% of Income in Rent	64.10%	54.49%	-14.95%

HOUSING COSTS FOR OWNERS WITH A MORTGAGE*	2010	2018	8 YEAR CHANGE
Median Monthly Owner Cost	\$2,463	\$1,956	-20.59%
Owners Paying Less Than \$1,000/mo	221	265	19.68%
Owners Paying \$1,000 to \$1,499/mo	644	944	46.70%
Owners Paying \$1,500 to \$1,999/mo	1,563	1,887	20.69%
Owners Paying \$2,000 or More/mo	3,746	2,578	-31.17%
Paying Over 30% of Income for Mortgage	79.80%	50.88%	-36.24%

UNITS BY BUILDING SIZE	2010	2018	8 YEAR CHANGE
Single Family / 1 Unit	5,501	6,639	20.69%
2 to 4 Units	9,224	9,964	8.02%
5 to 9 Units	1,720	1,845	7.29%
10 to 19 Units	910	581	-36.13%
20 or More Units	567	811	42.95%

HOUSING UNITS	2010	2018	8 YEAR CHANGE
Total Housing Units	17,956	19,873	10.68%
Total Occupied Housing Units	16,500	18,079	9.57%
Owner-Occupied	7,823	8,262	5.61%
Renter-Occupied	8,677	9,817	13.15%

HOUSING UNIT PRODUCTION	8 YEAR CHANGE
Net Change in Housing Units from 2000 to 2009	715
As a Percentage of all Housing Units	3.60%
Net Change in Housing Units from 2010 to 2018	84
As a Percentage of all Housing Units	0.42%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL

INCOME LEVEL	RENTERS			OWNERS		
	2010	2018	8 YEAR CHANGE	2010	2018	8 YEAR CHANGE
Less than \$19,999	95.20%	95.98%	0.83%	88.90%	91.54%	2.97%
\$20,000-\$49,999	62.80%	68.55%	9.18%	71.20%	70.48%	-1.03%
\$50,000-\$74,999	2.50%	9.72%	287.63%	76.10%	54.48%	-28.45%
\$75,000 or More	2.40%	1.56%	-33.61%	32.30%	12.44%	-61.48%

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 2018 constant dollars. For more information, or to request a methodology, contact CRN at Rachel@chicagorehab.org or 312.663.3936.