



Morgan County

HOUSING FACT SHEET

POPULATION	2010	2018	8 YEAR CHANGE
Total Population	35,547	34,426	-3.15%
Total Households	14,003	13,864	-0.99%
Total Family Households	9,192	8,556	-6.92%
Total Non-Family Households	4,811	5,308	10.33%
Percent of Residents In Poverty	11.20%	14.58%	30.16%
Percent Immigrant (Foreign Born)	1.09%	1.93%	76.97%

RACE+ETHNICITY	2010	2018	8 YEAR CHANGE
White	32,321	31,087	-3.82%
Black or African American	2,122	2,375	11.94%
Asian	168	275	63.93%
Multi-Racial	578	620	7.21%
Latino (of Any Race)	712	826	16.04%
Other	358	69	-80.77%

INCOME*	2010	2018	8 YEAR CHANGE
Median Household Income	\$44,645	\$42,028	-5.86%
Households Earning >\$25,000	3,838	3,452	-10.05%
As a Percent of All Households	27.41%	24.90%	-9.15%
Unemployment Rate	4.70%	5.90%	25.53%

HOUSEHOLDS BY INCOME LEVEL*	2010	2018	8 YEAR CHANGE
Less Than \$25,000	3,838	3,452	-10.05%
\$25,000-\$49,999	3,826	3,660	-4.34%
\$50,000-\$74,999	2,679	2,537	-5.30%
\$75,000 or More	3,660	4,229	15.53%

HOUSING UNITS	2010	2018	8 YEAR CHANGE
Total Housing Units	15,515	15,474	-0.26%
Total Occupied Housing Units	14,104	13,864	-1.70%
Owner-Occupied	9,922	9,405	-5.21%
Renter-Occupied	4,182	4,459	6.62%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL

INCOME LEVEL	RENTERS			OWNERS		
	2010	2018	8 YEAR CHANGE	2010	2018	8 YEAR CHANGE
Less than \$19,999	80.63%	80.06%	-0.70%	64.05%	60.71%	-5.20%
\$20,000-\$49,999	21.51%	29.82%	38.64%	27.76%	29.59%	6.57%
\$50,000-\$74,999	0.00%	0.00%	-	7.00%	9.10%	29.92%
\$75,000 or More	0.00%	0.00%	-	1.72%	2.48%	43.79%

RENTAL HOUSING COSTS*	2010	2018	8 YEAR CHANGE
Median Monthly Gross Rent	\$545	\$594	9.06%
Renters Paying Less Than \$750/mo	3,158	2,456	-22.23%
Renters Paying \$750 to \$999/mo	568	1,139	100.53%
Renters Paying \$1000 to \$1,499/mo	126	424	236.51%
Renters Paying \$1,500 or More/mo	-	80	-
Paying Over 30% of Income in Rent	44.69%	40.10%	-10.27%

HOUSING COSTS FOR OWNERS WITH A MORTGAGE*	2010	2018	8 YEAR CHANGE
Median Monthly Owner Cost	\$1,059	\$928	-12.38%
Owners Paying Less Than \$1,000/mo	2,617	2,348	-10.28%
Owners Paying \$1,000 to \$1,499/mo	2,123	1,887	-11.12%
Owners Paying \$1,500 to \$1,999/mo	766	638	-16.71%
Owners Paying \$2,000 or More/mo	335	544	62.39%
Paying Over 30% of Income for Mortgage	21.69%	27.67%	27.55%

UNITS BY BUILDING SIZE	2010	2018	8 YEAR CHANGE
Single Family / 1 Unit	11,697	11,544	-1.31%
2 to 4 Units	1,445	1,361	-5.81%
5 to 9 Units	457	343	-24.95%
10 to 19 Units	268	212	-20.90%
20 or More Units	623	929	49.12%

HOUSING CHOICE VOUCHERS	2010	2018	8 YEAR CHANGE
Housing Choice Vouchers	170	162	-4.71%
Housing Assistance Payment	622,068	49,423	-92.06%

HOUSING UNIT PRODUCTION	8 YEAR CHANGE
Net Change in Housing Units from 2000 to 2009	1,131
As a Percentage of all Housing Units	7.29%
Net Change in Housing Units from 2010 to 2018	326
As a Percentage of all Housing Units	2.11%



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.