



Ward 21

2012 - 2022 LEGISLATIVE BOUNDARIES

HOUSING FACT SHEET

POPULATION	2010	2018	8 YEAR CHANGE
Total Population	51,454	50,475	-1.90%
Total Households	18,545	18,356	-1.02%
Total Family Households	12,714	11,531	-9.30%
Total Non-Family Households	5,831	6,825	17.04%
Percent of Residents In Poverty	23.80%	22.85%	-3.91%
Percent Immigrant (Foreign Born)	1.70%	1.49%	-14.90%

RACE+ETHNICITY	2010	2018	8 YEAR CHANGE
White	230	781	239.54%
Black or African American	50,481	48,825	-3.28%
Asian	26	232	793.50%
Multi-Racial	537	506	-5.74%
Latino (of Any Race)	483	513	6.28%
Other	180	131	-27.05%

INCOME*	2010	2018	8 YEAR CHANGE
Median Household Income	\$42,438	\$40,506	-4.55%
Households Earning > \$25,000	5,649	6,211	9.96%
As a Percent of All Households	35.10%	33.84%	-3.53%
Unemployment Rate	11.90%	18.44%	55.11%

HOUSEHOLDS BY INCOME LEVEL*	2010	2018	8 YEAR CHANGE
Less Than \$25,000	5,649	6,211	9.96%
\$25,000-\$49,999	5,761	4,425	-23.19%
\$50,000-\$74,999	3,623	3,225	-10.98%
\$75,000 or More	3,936	4,499	14.32%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL

INCOME LEVEL	RENTERS			OWNERS		
	2010	2018	8 YEAR CHANGE	2010	2018	8 YEAR CHANGE
Less than \$19,999	97.20%	91.93%	-5.40%	81.40%	81.28%	-0.15%
\$20,000-\$49,999	61.90%	67.12%	8.42%	57.50%	53.44%	-7.06%
\$50,000-\$74,999	1.50%	18.03%	1114.53%	34.80%	19.14%	-45.06%
\$75,000 or More	1.30%	0.21%	-84.37%	7.80%	3.54%	-54.71%

RENTAL HOUSING COSTS*	2010	2018	8 YEAR CHANGE
Median Monthly Gross Rent	\$1,068	\$935	-12.41%
Renters Paying Less Than \$750/mo	2,121	2,260	6.58%
Renters Paying \$750 to \$999/mo	2,773	2,595	-6.42%
Renters Paying \$1000 to \$1,499/mo	2,119	2,201	3.88%
Renters Paying \$1,500 or More/mo	742	984	32.69%
Paying Over 30% of Income in Rent	74.50%	60.11%	-19.37%

HOUSING COSTS FOR OWNERS WITH A MORTGAGE*	2010	2018	8 YEAR CHANGE
Median Monthly Owner Cost	\$1,641	\$1,462	-10.91%
Owners Paying Less Than \$1,000/mo	1,064	852	-19.91%
Owners Paying \$1,000 to \$1,499/mo	2,603	2,400	-7.79%
Owners Paying \$1,500 to \$1,999/mo	2,166	1,976	-8.78%
Owners Paying \$2,000 or More/mo	1,363	885	-35.08%
Paying Over 30% of Income for Mortgage	63.00%	41.89%	-33.54%

UNITS BY BUILDING SIZE	2010	2018	8 YEAR CHANGE
Single Family / 1 Unit	13,905	13,922	0.12%
2 to 4 Units	6,417	4,157	-35.21%
5 to 9 Units	1,733	1,928	11.26%
10 to 19 Units	715	822	14.91%
20 or More Units	579	769	32.73%

HOUSING UNITS	2010	2018	8 YEAR CHANGE
Total Housing Units	23,374	21,608	-7.56%
Total Occupied Housing Units	18,969	18,356	-3.23%
Owner-Occupied	10,981	10,046	-8.51%
Renter-Occupied	7,988	8,310	4.03%

HOUSING UNIT PRODUCTION

Net Change in Housing Units from 2000 to 2009	795
As a Percentage of all Housing Units	3.68%
Net Change in Housing Units from 2010 to 2018	176
As a Percentage of all Housing Units	0.81%

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.