



Ward 40

2012 - 2022 LEGISLATIVE BOUNDARIES

HOUSING FACT SHEET

POPULATION	2010	2018	8 YEAR CHANGE
Total Population	57,064	52,640	-7.75%
Total Households	23,478	21,515	-8.36%
Total Family Households	12,675	11,075	-12.62%
Total Non-Family Households	10,803	10,440	-3.36%
Percent of Residents In Poverty	15.20%	17.33%	14.22%
Percent Immigrant (Foreign Born)	37.30%	33.40%	-10.40%

RACE+ETHNICITY	2010	2018	8 YEAR CHANGE
White	34,688	34,549	-0.40%
Black or African American	4,235	4,575	8.02%
Asian	9,564	8,199	-14.28%
Multi-Racial	2,184	2,619	19.93%
Latino (of Any Race)	13,506	11,660	-13.67%
Other	6,392	2,698	-57.80%

INCOME*	2010	2018	8 YEAR CHANGE
Median Household Income	\$62,801	\$57,775	-8.00%
Households Earning > \$25,000	4,609	4,922	6.79%
As a Percent of All Households	22.60%	22.88%	1.20%
Unemployment Rate	5.70%	5.83%	2.93%

HOUSEHOLDS BY INCOME LEVEL*	2010	2018	8 YEAR CHANGE
Less Than \$25,000	4,609	4,922	6.79%
\$25,000-\$49,999	5,490	5,009	-8.76%
\$50,000-\$74,999	4,590	3,290	-28.33%
\$75,000 or More	8,194	8,294	1.22%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL

INCOME LEVEL	RENTERS			OWNERS		
	2010	2018	8 YEAR CHANGE	2010	2018	8 YEAR CHANGE
Less than \$19,999	93.60%	86.10%	-8.01%	83.30%	91.03%	9.26%
\$20,000-\$49,999	65.20%	67.98%	4.24%	65.90%	66.68%	1.22%
\$50,000-\$74,999	8.20%	30.15%	268.16%	53.70%	41.67%	-22.41%
\$75,000 or More	1.80%	1.92%	5.37%	24.00%	12.55%	-47.73%

RENTAL HOUSING COSTS*	2010	2018	8 YEAR CHANGE
Median Monthly Gross Rent	\$1,084	\$1,110	2.43%
Renters Paying Less Than \$750/mo	2,470	1,944	-21.31%
Renters Paying \$750 to \$999/mo	4,576	3,017	-34.07%
Renters Paying \$1000 to \$1,499/mo	3,843	5,081	32.23%
Renters Paying \$1,500 or More/mo	1,378	2,714	96.96%
Paying Over 30% of Income in Rent	58.40%	48.30%	-17.29%

HOUSING COSTS FOR OWNERS WITH A MORTGAGE*	2010	2018	8 YEAR CHANGE
Median Monthly Owner Cost	\$2,448	\$2,111	-13.78%
Owners Paying Less Than \$1,000/mo	454	331	-27.12%
Owners Paying \$1,000 to \$1,499/mo	1,213	1,070	-11.79%
Owners Paying \$1,500 to \$1,999/mo	1,754	1,368	-22.01%
Owners Paying \$2,000 or More/mo	4,534	3,057	-32.57%
Paying Over 30% of Income for Mortgage	62.40%	35.05%	-43.86%

UNITS BY BUILDING SIZE	2010	2018	8 YEAR CHANGE
Single Family / 1 Unit	4,134	3,878	-6.20%
2 to 4 Units	8,865	8,438	-4.82%
5 to 9 Units	4,206	4,473	6.35%
10 to 19 Units	2,638	2,499	-5.27%
20 or More Units	4,140	4,538	9.61%

HOUSING UNITS	2010	2018	8 YEAR CHANGE
Total Housing Units	23,983	23,850	-0.56%
Total Occupied Housing Units	22,884	21,515	-5.98%
Owner-Occupied	10,421	8,482	-18.61%
Renter-Occupied	12,463	13,034	4.58%

HOUSING UNIT PRODUCTION

Net Change in Housing Units from 2000 to 2009	-3,940
As a Percentage of all Housing Units	-16.52%
Net Change in Housing Units from 2010 to 2018	264
As a Percentage of all Housing Units	1.11%

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.