

## State of Illinois

## 2009HOUSINGFACTSHEET

Total population 12,419,293 12,901,564 3.9% Total Households 4,591,779 4,766,252 3.8% Average household size 2.63 2.63 0.0% Total Family Households 3,105,513 3,138,757 1.1% Average family size 3.23 3.29 1.9% Percent of families in poverty 7.8% 9.0% 15.4% Percent of individuals in poverty 10.7% 12.2% 14.0% Percent of individuals in poverty 10.7% 12.2% 14.0% White 9,125,471 9,380,332 2.8% African American 1,876,875 1,880,617 0.2% Hispanic or Latino 1,530,262 1,967,568 28.6% Asian or Pacific Islander 428,213 554,726 -29.5% Native American/Hawaiian 31,006 24,025 -22.5% Income 2000 2008 since 2000 Median household income* \$60,210 \$56,235 -6.6% Households earning < \$25,000 1,153,596 1,033,235 -10.4% As a percent of all households 25.1% 21.7% -13.5% Unemployment rate 6.0% 6.9% 6.9% Households by Income level less than \$25,000 1,153,596 1,033,235 -10.4% \$25,000 -\$49,999 1,316,259 1,159,395 -11.9% \$50,000 -\$74,999 952,940 905,889 -4.9% \$75,000 or more 1,195,062 1,734,497 45.1% Owner-Occupied 2,470,338 3,301,796 33.7% Renter-Occupied 1,487,504 1,464,456 -1.5% Vacancy rate (All Units) 6.0% 9.7% 60.7% Median home value* \$169,037 \$214,900 27.1% Median home value*	Population	2000	2008	% change since 2000
Total Households	•	12 419 293	12 901 564	3 9%
Average household size 2.63 2.63 0.0% Total Family Households 3,105,513 3,138,757 1.1% Average family size 3.23 3.29 1.9% Percent of families in poverty 7.8% 9.0% 15.4% Percent of individuals in poverty 10.7% 12.2% 14.0%  Race & Ethnicity 2000 2008 \$\frac{\text{schange}}{\text{since 2000}}\$  White 9,125,471 9,380,332 2.8% African American 1,876,875 1,880,617 0.2% Hispanic or Latino 1,530,262 1,967,568 28.6% Asian or Pacific Islander 428,213 554,726 2-9.5% Native American/Hawaiian 31,006 24,025 -22.5%  Income 2000 2008 \$\frac{\text{schange}}{\text{since 2000}}\$  Median household income* \$60,210 \$56,235 -6.6% Households earning < \$25,000 1,153,596 1,033,235 -10.4% As a percent of all households 25.1% 21.7% -13.5% Unemployment rate 6.0% 6.9% 6.9%  Households by Income level less than \$25,000 1,153,596 1,033,235 -10.4% \$25,000 - \$49,999 1,316,259 1,159,395 -11.9% \$50,000 - \$74,999 952,940 905,889 -4.9% \$75,000 or more 1,195,062 1,734,497 45.1%  Housing Units 2000 2008 \$\frac{\text{schange since 2000}}{\text{schange since 2000}}\$  Housing Units 4,885,615 5,276,082 7.9% Total Housing Units 4,885,615 5,276,082 7.9% Total Occupied Housing Units 4,591,779 4,766,252 3.8% Owner-Occupied 2,470,338 3,301,796 33.7% Renter-Occupied 1,487,504 1,464,456 -1.5% Vacancy rate (All Units) 6.0% 9.7% 60.7%				
Average family size 3.23 3.29 1.9% Percent of families in poverty 7.8% 9.0% 15.4% Percent of individuals in poverty 10.7% 12.2% 14.0% 12.2% 14.0% 12.2% 14.0% 12.2% 14.0% 12.2% 14.0% 12.2% 14.0% 12.2% 14.0% 12.2% 14.0% 12.2% 14.0% 12.2% 14.0% 12.2% 14.0% 12.2% 14.0% 12.2% 14.0% 12.2% 12.2% 14.0% 12.2	Average household size			0.0%
Percent of families in poverty Percent of individuals in poverty 10.7%         7.8% 12.2%         15.4% 14.0%           Race & Ethnicity         2000         2008 since 2000           White         9,125,471         9,380,332         2.8% African American           African American         1,876,875         1,880,617         0.2% Asian or Pacific Islander           Hispanic or Latino         1,530,262         1,967,568         28.6% Asian or Pacific Islander         428,213         554,726         -29.5% Asian or Pacific Islander         428,213         1,033,235         -10.4% Asian or Pacific Islander         4,153,596	Total Family Households	3,105,513	3,138,757	1.1%
Race & Ethnicity         2000         2008 since 2000           White         9,125,471         9,380,332         2.8%           African American         1,876,875         1,880,617         0.2%           Hispanic or Latino         1,530,262         1,967,568         28.6%           Asian or Pacific Islander         428,213         554,726         -29.5%           Native American/Hawaiian         31,006         24,025         -22.5%           Income         2000         2008         % change since 2000           Median household income*         \$60,210         \$56,235         -6.6%           Households earning < \$25,000	Average family size	3.23	3.29	1.9%
Race & Ethnicity         2000         2008 since 2000           White         9,125,471         9,380,332         2.8%           African American         1,876,875         1,880,617         0.2%           Hispanic or Latino         1,530,262         1,967,568         28.6%           Asian or Pacific Islander         428,213         554,726         -29.5%           Native American/Hawaiian         31,006         24,025         -22.5%           Income         2000         2008         % change since 2000           Median household income*         \$60,210         \$56,235         -6.6%           Households earning < \$25,000	Percent of families in poverty	7.8%	9.0%	15.4%
Race & Ethnicity         2000         2008         since 2000           White         9,125,471         9,380,332         2.8%           African American         1,876,875         1,880,617         0.2%           Hispanic or Latino         1,530,262         1,967,568         28.6%           Asian or Pacific Islander         428,213         554,726         -29.5%           Native American/Hawaiian         31,006         24,025         -22.5%           Income         2000         2008         % change since 2000           Median household income*         \$60,210         \$56,235         -6.6%           Households earning < \$25,000	Percent of individuals in povert	y 10.7%	12.2%	14.0%
Race & Ethnicity         2000         2008         since 2000           White         9,125,471         9,380,332         2.8%           African American         1,876,875         1,880,617         0.2%           Hispanic or Latino         1,530,262         1,967,568         28.6%           Asian or Pacific Islander         428,213         554,726         -29.5%           Native American/Hawaiian         31,006         24,025         -22.5%           Income         2000         2008         % change since 2000           Median household income*         \$60,210         \$56,235         -6.6%           Households earning < \$25,000				% change
African American 1,876,875 1,880,617 0.2% Hispanic or Latino 1,530,262 1,967,568 28.6% Asian or Pacific Islander 428,213 554,726 -29.5% Native American/Hawaiian 31,006 24,025 -22.5% Native American/Hawaiian 31,006 24,025 -6.6% Native American/Hawaiian 31,006 2008 Native American/Hawaiian 31,006 24,025 -6.6% Native American/Hawaiian 31,006 24,025 -6.6% Native American/Hawaiian 31,006 2008 Native American/Hawaiiian 31,006 2008 Native American/Hawaiiian 31,0	Race & Ethnicity	2000	2008	_
Hispanic or Latino 1,530,262 1,967,568 28.6% Asian or Pacific Islander 428,213 554,726 -29.5% Native American/Hawaiian 31,006 24,025 -22.5%   Income 2000 2008 since 2000 Median household income* \$60,210 \$56,235 -6.6% Households earning < \$25,000 1,153,596 1,033,235 -10.4% As a percent of all households 25.1% 21.7% -13.5% Unemployment rate 6.0% 6.9% 6.9% 6.9% Households by Income level less than \$25,000 1,153,596 1,033,235 -10.4% \$25,000 \$49,999 1,316,259 1,159,395 -11.9% \$50,000 \$74,999 952,940 905,889 -4.9% \$75,000 or more 1,195,062 1,734,497 45.1%   Housing Units 2000 2008 % change since 2000 Total Housing Units 4,885,615 5,276,082 7.9% Total Occupied Housing Units 4,591,779 4,766,252 3.8% Owner-Occupied 2,470,338 3,301,796 33.7% Renter-Occupied 1,487,504 1,464,456 -1.5% Vacancy rate (All Units) 6.0% 9.7% 60.7%	White	9,125,471	9,380,332	2.8%
Asian or Pacific Islander Native American/Hawaiian Asian or Pacific Islander Native American/Hawaiian Asian or Pacific Islander Native American/Hawaiian Asian, one 24,025  Locome  2000 2008 Since 2000 Median household income* \$60,210 \$56,235 -6.6% Households earning < \$25,000 1,153,596 1,033,235 -10.4% As a percent of all households 25.1% Unemployment rate 6.0% 6.9% 6.9%  Households by Income level less than \$25,000 1,153,596 1,033,235 -10.4% \$25,000 \$49,999 1,316,259 1,159,395 -11.9% \$50,000 \$74,999 952,940 905,889 -4.9% \$75,000 or more 1,195,062 1,734,497 45.1%  Housing Units 2000 2008 Schange since 2000 Total Housing Units 4,885,615 5,276,082 7.9% Total Occupied Housing Units 4,591,779 4,766,252 3.8% Owner-Occupied 2,470,338 3,301,796 33.7% Renter-Occupied 1,487,504 1,464,456 -1.5% Vacancy rate (All Units) 6.0% 9.7% 60.7%	African American	1,876,875	1,880,617	0.2%
Income         2000         2008         % change since 2000           Median household income*         \$60,210         \$56,235         -6.6%           Households earning < \$25,000	Hispanic or Latino	1,530,262	1,967,568	28.6%
Income         2000         2008         % change since 2000           Median household income*         \$60,210         \$56,235         -6.6%           Households earning < \$25,000	Asian or Pacific Islander	428,213	554,726	-29.5%
Income         2000         2008         since 2000           Median household income*         \$60,210         \$56,235         -6.6%           Households earning < \$25,000	Native American/Hawaiian	31,006	24,025	-22.5%
Income         2000         2008         since 2000           Median household income*         \$60,210         \$56,235         -6.6%           Households earning < \$25,000				a
Households earning < \$25,000	Income	2000	2008	_
As a percent of all households Unemployment rate 6.0% 6.9% 6.9% 6.9%  Households by Income level less than \$25,000 1,153,596 \$25,000 - \$49,999 1,316,259 \$50,000 - \$74,999 \$75,000 or more 1,195,062 1,734,497 45.1%  Housing Units 2000 2008  **change since 2000  Total Housing Units 4,885,615 5,276,082 7.9% Total Occupied Housing Units 4,591,779 4,766,252 3.8% Owner-Occupied 2,470,338 3,301,796 33.7% Renter-Occupied 1,487,504 1,464,456 -1.5% Vacancy rate (All Units) 6.0% 9.7%  **change since 2000	Median household income*	\$60,210	\$56,235	-6.6%
Unemployment rate         6.0%         6.9%         6.9%           Households by Income level         1,033,235         -10.4%           less than \$25,000         1,153,596         1,033,235         -10.4%           \$25,000 - \$49,999         1,316,259         1,159,395         -11.9%           \$50,000 - \$74,999         952,940         905,889         -4.9%           \$75,000 or more         1,195,062         1,734,497         45.1%           Housing Units         4,885,615         5,276,082         7.9%           Total Housing Units         4,591,779         4,766,252         3.8%           Owner-Occupied         2,470,338         3,301,796         33.7%           Renter-Occupied         1,487,504         1,464,456         -1.5%           Vacancy rate (All Units)         6.0%         9.7%         60.7%           Housing Market         2000         2008         *change since 2000	Households earning < \$25,000	1,153,596	1,033,235	-10.4%
Households by Income level   less than \$25,000	As a percent of all households	25.1%	21.7%	-13.5%
less than \$25,000         1,153,596         1,033,235         -10.4%           \$25,000 - \$49,999         1,316,259         1,159,395         -11.9%           \$50,000 - \$74,999         952,940         905,889         -4.9%           \$75,000 or more         1,195,062         1,734,497         45.1%           Housing Units         4,885,615         5,276,082         7.9%           Total Housing Units         4,591,779         4,766,252         3.8%           Owner-Occupied         2,470,338         3,301,796         33.7%           Renter-Occupied         1,487,504         1,464,456         -1.5%           Vacancy rate (All Units)         6.0%         9.7%         60.7%           Housing Market         2000         2008         % change since 2000	Unemployment rate	6.0%	6.9%	6.9%
\$25,000 - \$49,999	Households by Income level			
\$50,000 - \$74,999	less than \$25,000	1,153,596	1,033,235	-10.4%
\$75,000 or more 1,195,062 1,734,497 45.1%  Housing Units 2000 2008 % change since 2000  Total Housing Units 4,885,615 5,276,082 7.9%  Total Occupied Housing Units 4,591,779 4,766,252 3.8%  Owner-Occupied 2,470,338 3,301,796 33.7%  Renter-Occupied 1,487,504 1,464,456 -1.5%  Vacancy rate (All Units) 6.0% 9.7% 60.7%  Housing Market 2000 2008 % change since 2000	\$25,000 - \$49,999	1,316,259	1,159,395	-11.9%
Housing Units         2000         2008         % change since 2000           Total Housing Units         4,885,615         5,276,082         7.9%           Total Occupied Housing Units         4,591,779         4,766,252         3.8%           Owner-Occupied         2,470,338         3,301,796         33.7%           Renter-Occupied         1,487,504         1,464,456         -1.5%           Vacancy rate (All Units)         6.0%         9.7%         60.7%           Housing Market         2000         2008         % change since 2000	\$50,000 - \$74,999	952,940	905,889	-4.9%
Housing Units         2000         2008         since 2000           Total Housing Units         4,885,615         5,276,082         7.9%           Total Occupied Housing Units         4,591,779         4,766,252         3.8%           Owner-Occupied         2,470,338         3,301,796         33.7%           Renter-Occupied         1,487,504         1,464,456         -1.5%           Vacancy rate (All Units)         6.0%         9.7%         60.7%           Housing Market         2000         2008         % change since 2000	\$75,000 or more	1,195,062	1,734,497	45.1%
Housing Units         2000         2008         since 2000           Total Housing Units         4,885,615         5,276,082         7.9%           Total Occupied Housing Units         4,591,779         4,766,252         3.8%           Owner-Occupied         2,470,338         3,301,796         33.7%           Renter-Occupied         1,487,504         1,464,456         -1.5%           Vacancy rate (All Units)         6.0%         9.7%         60.7%           Housing Market         2000         2008         % change since 2000				
Total Occupied Housing Units         4,591,779         4,766,252         3.8%           Owner-Occupied         2,470,338         3,301,796         33.7%           Renter-Occupied         1,487,504         1,464,456         -1.5%           Vacancy rate (All Units)         6.0%         9.7%         60.7%           Housing Market         2000         2008         since 2000	<b>Housing Units</b>	2000	2008	_
Total Occupied Housing Units         4,591,779         4,766,252         3.8%           Owner-Occupied         2,470,338         3,301,796         33.7%           Renter-Occupied         1,487,504         1,464,456         -1.5%           Vacancy rate (All Units)         6.0%         9.7%         60.7%           Housing Market         2000         2008         since 2000	Total Housing Units	4 885 615	5 276 082	7 9%
Owner-Occupied         2,470,338         3,301,796         33.7%           Renter-Occupied         1,487,504         1,464,456         -1.5%           Vacancy rate (All Units)         6.0%         9.7%         60.7%           Housing Market         2000         2008         % change since 2000	ŭ			
Renter-Occupied         1,487,504         1,464,456         -1.5%           Vacancy rate (All Units)         6.0%         9.7%         60.7%           Housing Market         2000         2008         % change since 2000	,			
Housing Market 2000 2008 % change since 2000				-1.5%
Housing Market 2000 2008 since 2000	Vacancy rate (All Units)	6.0%	9.7%	60.7%
Housing Market 2000 2008 since 2000				
	Housing Market	2000	2008	_
	Median home value*	\$169,037	\$214,900	27.1%

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Foreclosures Homes (Oct 2009 - Nov 2009) 36,374\* \*Includes Pre-foreclosures, Auctions and Bank-Owned properties

Foreclosures Sold (Oct 2009 - (Nov 2009) 4,380 Foreclosures Avg. Sales \$ (Nov 2009) \$139,471

Housing Cost Burden Renters		2000	2008
% paying over 30% of income		37.7%	49.0%
Median monthly gross rent*		\$782	\$811
Number of Renter Households and their Monthly Rent Payments in 2008			% change since 2000
less than \$750	1,010,067	590,201	-41.6%
\$750 to \$999	260,136	395,066	51.9%
\$1,000 to \$1,499	123,169	296,119	140.4%
\$1,500 or more	37,732	119,632	217.1%
Owners with Mortgages % paying over 30% of income		<b>2000</b> 30.4%	<b>2008</b> 38.8%

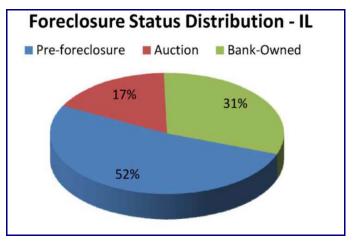
Ν	Median monthly owner cost*		\$1,548	\$1,684
	Jumber of Mortgaged Household ayments in 2008	s and their	<u>Mortgage</u>	% change since 2000
	less than \$1,000	618,906	399,541	-35.4%
	\$1,000 to \$1,499	567,599	556,639	-1.9%
	\$1,500 to \$1,999	302,243	520,543	72.2%
	\$2,000 or more	235,286	845,494	259.3%

In Illinois, the Fair Market Rent (FMR) for a two-bedroom apartment is \$893. In order to afford this level of rent and utilities, a household must earn \$2,977 monthly or \$35,723 annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into a Housing Wage of \$17.17.

In Illinois, a minimum wage worker earns an hourly wage of **\$7.75**. In order to afford a two-bedroom apartment, a minimum wage earner must work 89 hours per week, 52 weeks per vear.

In Illinois, the estimated average wage for a renter is \$15.33 an **hour.** In order to afford a two-bedroom apartment, a renter must work 45 hours per week, 52 weeks per year.

> -Out of Reach 2009 National Low-Income Housing Coalition



Source: RealtyTrac.com, State of Illinois Trends, January 2010

<sup>\*</sup> Dollar amounts adjusted for inflation

Sources: 2000 U.S. Census; 2008 American Community Survey; Foreclosure data from RealtyTrac.com