



Ward 4

2012 - 2022 LEGISLATIVE BOUNDARIES

HOUSING FACT SHEET

POPULATION	2010	2018	8 YEAR CHANGE
Total Population	60,829	53,880	-11.42%
Total Households	31,310	27,412	-12.45%
Total Family Households	12,414	10,255	-17.39%
Total Non-Family Households	18,896	17,158	-9.20%
Percent of Residents In Poverty	24.20%	27.73%	14.73%
Percent Immigrant (Foreign Born)	10.50%	14.52%	38.37%

RACE+ETHNICITY	2010	2018	8 YEAR CHANGE
White	16,571	10,817	-34.73%
Black or African American	36,153	35,687	-1.29%
Asian	5,648	4,696	-16.86%
Multi-Racial	1,638	1,870	14.15%
Latino (of Any Race)	2,299	2,374	3.25%
Other	824	810	-1.65%

INCOME*	2010	2018	8 YEAR CHANGE
Median Household Income	\$47,465	\$41,918	-11.69%
Households Earning > \$25,000	9,081	10,184	12.14%
As a Percent of All Households	33.40%	37.15%	11.22%
Unemployment Rate	8.50%	11.54%	36.18%

HOUSEHOLDS BY INCOME LEVEL*	2010	2018	8 YEAR CHANGE
Less Than \$25,000	9,081	10,184	12.14%
\$25,000-\$49,999	6,283	5,698	-9.31%
\$50,000-\$74,999	4,854	3,920	-19.25%
\$75,000 or More	9,277	7,620	-17.86%

RENTAL HOUSING COSTS*	2010	2018	8 YEAR CHANGE
Median Monthly Gross Rent	\$992	\$992	0.05%
Renters Paying Less Than \$750/mo	6,244	5,345	-14.40%
Renters Paying \$750 to \$999/mo	5,026	3,967	-21.07%
Renters Paying \$1000 to \$1,499/mo	4,449	7,582	70.42%
Renters Paying \$1,500 or More/mo	3,028	3,418	12.90%
Paying Over 30% of Income in Rent	67.80%	51.73%	-23.66%

HOUSING COSTS FOR OWNERS WITH A MORTGAGE*	2010	2018	8 YEAR CHANGE
Median Monthly Owner Cost	\$2,426	\$2,190	-9.74%
Owners Paying Less Than \$1,000/mo	236	251	6.27%
Owners Paying \$1,000 to \$1,499/mo	951	712	-25.14%
Owners Paying \$1,500 to \$1,999/mo	1,580	1,104	-30.11%
Owners Paying \$2,000 or More/mo	5,924	2,569	-56.63%
Paying Over 30% of Income for Mortgage	58.00%	32.34%	-44.23%

UNITS BY BUILDING SIZE	2010	2018	8 YEAR CHANGE
Single Family / 1 Unit	4,766	4,007	-15.92%
2 to 4 Units	3,281	3,272	-0.29%
5 to 9 Units	2,752	4,509	63.83%
10 to 19 Units	1,318	1,552	17.73%
20 or More Units	25,863	17,331	-32.99%

HOUSING UNITS	2010	2018	8 YEAR CHANGE
Total Housing Units	38,026	30,738	-19.17%
Total Occupied Housing Units	29,500	27,412	-7.08%
Owner-Occupied	10,261	6,723	-34.48%
Renter-Occupied	19,240	20,690	7.54%

HOUSING UNIT PRODUCTION	8 YEAR CHANGE
Net Change in Housing Units from 2000 to 2009	9,646
As a Percentage of all Housing Units	31.38%
Net Change in Housing Units from 2010 to 2018	1,044
As a Percentage of all Housing Units	3.40%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL

INCOME LEVEL	RENTERS			OWNERS		
	2010	2018	8 YEAR CHANGE	2010	2018	8 YEAR CHANGE
Less than \$19,999	79.70%	82.64%	3.66%	91.50%	91.06%	-0.45%
\$20,000-\$49,999	62.70%	67.98%	8.48%	80.90%	64.37%	-20.47%
\$50,000-\$74,999	22.90%	26.58%	15.91%	63.20%	53.34%	-15.57%
\$75,000 or More	3.50%	3.46%	-1.84%	19.80%	10.22%	-48.32%

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.