

**LatStat:** LATINO STATISTICS AND DATA**Latino Housing**Number 1
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Home ownership in the United States represents a significant investment for families as well as stability for neighborhoods. This "LatStat" edition addresses home ownership within Chicago's Latino community.¹

Latino Housing in Chicago

There were 141,184 Latino² "householders" in Chicago in 1990: persons in whose name a housing unit was owned or rented (Table 1).³ Of these Latino householders, 44,768, or 31.7% owned their housing unit, while 96,416, or 68.3% rented their home.⁴

Table 1

Latino/Non-Latino Home Owners and Renters					
Chicago, 1990					
	1990 Householders	1990 Householders That Own Their Home	1990 % Householders That Own Their Home	1990 # Householders That Rent Their Home	1990 % Householders That Rent Their Home
Latinos	141,184	44,768	31.7%	96,416	68.3%
Non-Latinos	883,990	380,491	43.0%	503,499	57.0%

Universe: Occupied housing units
Source: 1980 and 1990 Censuses: STF1A
LATINO INSTITUTE RESEARCH, 1994

The 31.7% percent of Latino householders that owned their home in Chicago in 1990 was a substantial increase over 1980, as seen in Table 2. In 1980, only 24.4%, one in four Latino householders, owned their home.

Table 2 reveals that the number of Latino home owners in Chicago increased by 17,227 during the 1980s. This growth among Latino home owners largely offset a decline of non-Latino home owners, whose numbers fell by 17,834.

Table 2

Latino/Non-Latino Home Ownership in Chicago							
1980 and 1990							
	1980 Householders	1980 Home Owners	1980 % Householders That Own Their Home	1990 Householders	1990 Home Owners	1990 % Householders That Own Their Home	1980-1990 Change in # of Home Owners
Latinos	112,994	27,541	24.4%	141,184	44,768	31.7%	+17,227
Non-Latinos	980,415	398,325	40.6%	883,990	380,491	43.0%	-17,834

Universe: Occupied housing units
Source: 1980 and 1990 Censuses: STF1A
LATINO INSTITUTE RESEARCH, 1994

Figure 1 illustrates the percent of Latinos and non-Latinos that owned their homes in 1980 and 1990. Here it is seen that Latino home ownership increased more quickly than non-Latino home ownership. Yet, the percent of Latinos owning their home continued to lag well behind the percent of non-Latino home owners.

Latino Home Ownership in Community Areas

Among Chicago community areas with 5,000 or more Latinos, only Gage Park and Chicago Lawn have higher home ownership rates among Latinos (66.4% and 59.2%, respectively) than non-Latinos (64.1% and 53.0%, respectively).

More than half of all Latino householders in the Chicago community areas of Chicago Lawn and Belmont Cragin own their home, as seen in Figure 2, which includes the ten Chicago community areas with the largest number of Latinos. The lowest rate of Latino home ownership among these areas is seen in West Town, where only 17.3% of Latino householders owned their home in 1990.

Figure 2

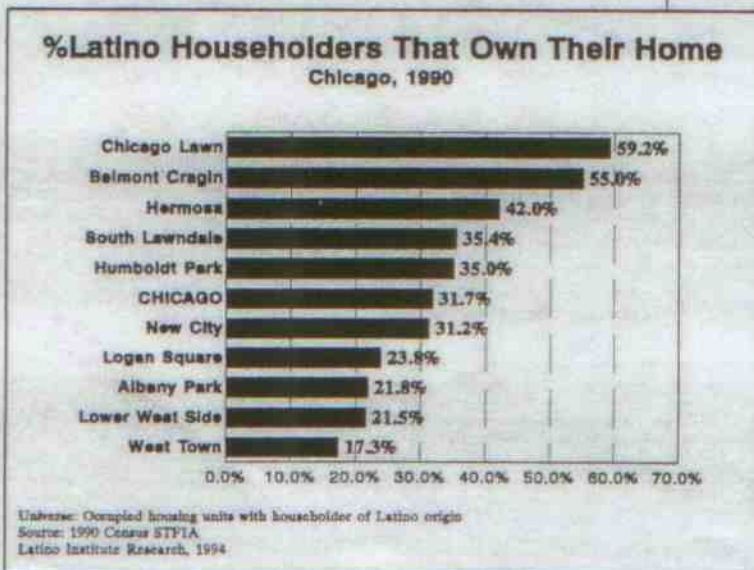


Figure 1

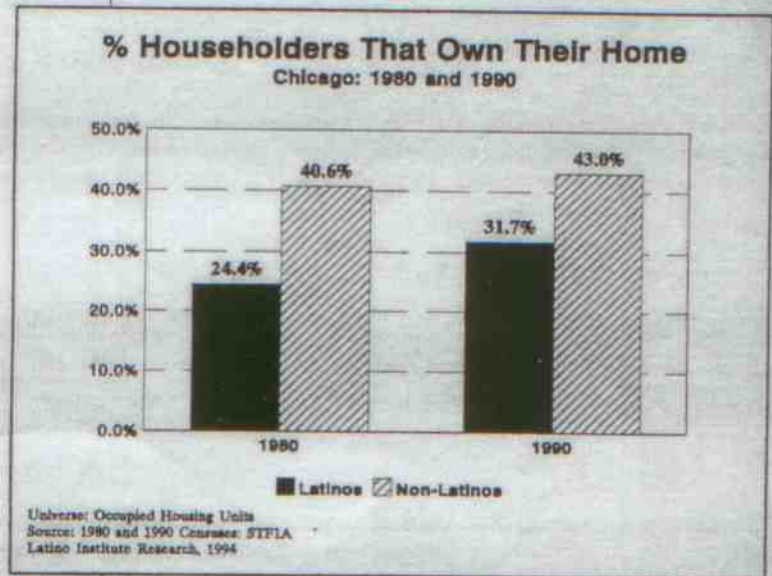


Table 3 (page 3) provides data on Latino home ownership in the 26 Chicago community areas that have 5,000 or more Latinos. In 1990, Latino home ownership among these areas was highest in Gage Park, where 66.4% of Latino householders owned their home. Less than 10% of Latino householders owned their home in Rogers Park (7.8%) and Uptown (6.6%).

The number of Latino home owners increased in number in the 1980s by more than 1,000 in six of the community areas in Table 3: Belmont Cragin, Hermosa, Logan Square, South Lawndale, Gage Park and Chicago Lawn. The increase in the number of Latino home owners was more than 2,000 in Belmont Cragin.

Two community areas experienced a decline in the number of Latino home owners between 1980 and 1990: Lake View and South Chicago. Some 214 fewer Latino home owners lived in South Chicago in 1990 compared to ten years earlier.

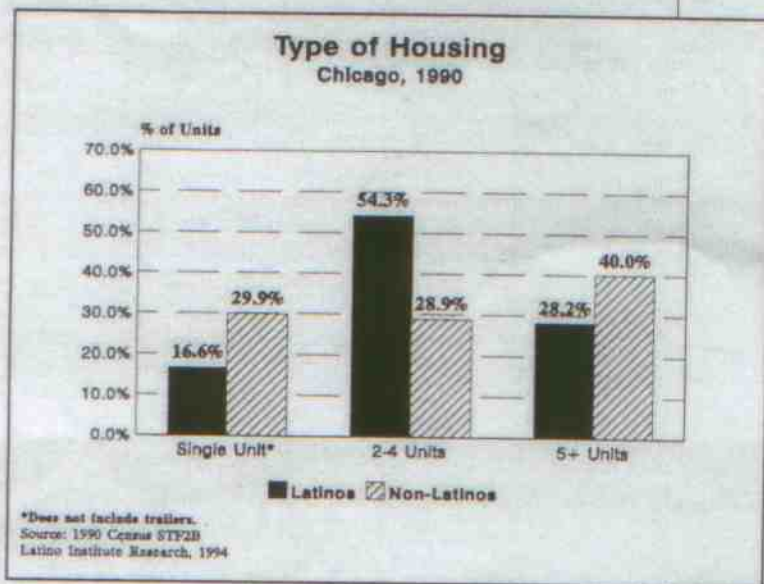
Eight of the 26 community areas in Table 3 have Latino home ownership rates higher than the citywide average for all Chicagoans of 41.5%. These areas are Belmont Cragin, Hermosa, South Deering, East Side, Brighton Park, McKinley Park, Gage Park, Chicago Lawn.

Table 3

Latino Home Ownership in Chicago Community Areas with 5000+ Latinos 1980 and 1990							
Community Area	1980 Latino Householders	1980 Latino Home Owners	1980 % Latino Householders That Own Their Home	1990 Latino Householders	1990 Latino Home Owners	1990 % Latino Householders That Own Their Home	1980-1990 Change in # of Latino Home Owners
1 Rogers Park	2,002	159	7.9%	3,189	250	7.8%	91
2 West Ridge	675	274	40.6%	1,555	566	36.4%	292
3 Uptown	4,879	215	4.4%	4,405	292	6.6%	77
4 Lincoln Square	1,640	203	12.4%	3,150	457	14.5%	254
5 North Center	1,913	491	25.7%	2,557	757	29.6%	266
6 Lake View	5,921	781	13.2%	4,445	733	16.5%	-48
14 Albany Park	2,581	400	15.5%	3,927	855	21.8%	455
16 Irving Park	1,402	355	25.3%	3,496	1,122	32.1%	767
19 Belmont Cragin	868	427	49.2%	4,425	2,435	55.0%	2,008
20 Hermosa	1,619	585	36.1%	3,960	1,665	42.0%	1,080
21 Avondale	1,959	540	27.6%	3,657	1,253	34.3%	713
22 Logan Square	12,099	2,272	18.8%	14,382	3,418	23.8%	1,146
23 Humboldt Park	7,533	2,153	28.6%	7,334	2,570	35.0%	417
24 West Town	14,339	1,953	13.6%	13,955	2,413	17.3%	460
30 South Lawndale	12,758	4,078	32.0%	15,207	5,376	35.4%	1,298
31 Lower West Side	8,393	1,584	18.9%	9,586	2,060	21.5%	476
46 South Chicago	4,545	1,468	32.3%	3,550	1,254	35.3%	-214
51 South Dearborn	1,160	581	50.1%	1,284	751	58.5%	170
52 East Side	702	366	52.1%	2,052	1,349	60.9%	883
58 Brighton Park	1,192	550	46.1%	2,924	1,430	48.9%	580
59 McKinley Park	554	230	41.5%	1,380	614	44.5%	384
60 Bridgeport	1,787	375	21.0%	2,143	559	26.1%	184
61 New City	4,749	1,413	29.8%	4,737	1,479	31.2%	66
63 Gage Park	670	429	64.0%	2,445	1,624	66.4%	1,195
66 Chicago Lawn	1,221	716	58.6%	3,403	2,014	59.2%	1,298
77 Edgewater	2,648	352	13.3%	3,353	518	15.4%	166
CHICAGO	112,994	27,541	24.4%	141,184	44,768	31.7%	17,227

Source: U.S. Census of Population and Housing: 1990 STF1A
LATINO INSTITUTE RESEARCH, 1994

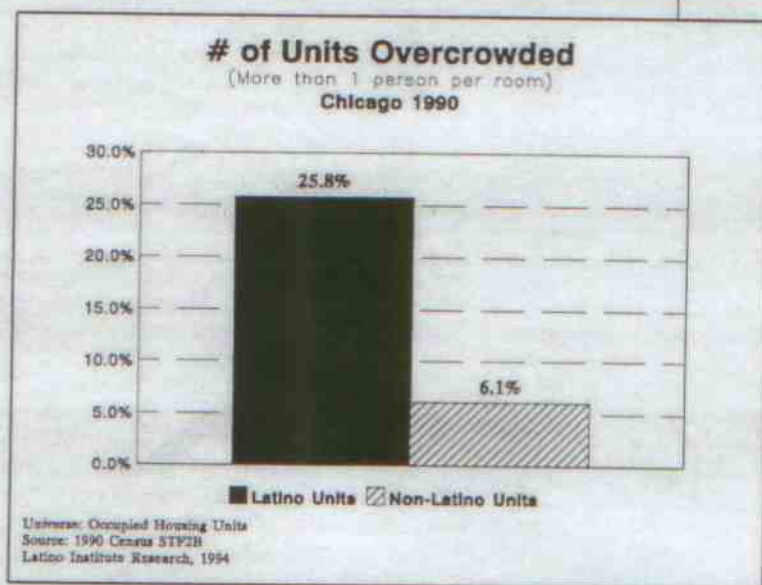
Figure 3



Type of Housing

Latinos are significantly less likely than non-Latinos in Chicago to live in buildings that consist of either one housing unit or five or more housing units, as seen in Figure 3. Latinos, however, are nearly twice as likely as non-Latinos to live in buildings of two to four units.

Figure 4



Overcrowding

Housing units with a Latino householder in Chicago are far more likely to be overcrowded than housing units with a non-Latino householder. An overcrowded housing unit is considered to be a unit having more than one person per room. By this standard, 25.8% of Latino housing units were overcrowded in 1990, compared to only 6.1% of non-Latino housing units, as seen in Figure 4.

Summary/Conclusions

- Of the 141,184 Latino householders in Chicago in 1990, 44,768, or 31.7% owned their home, while 96,416, or 68.3% rented their home.

Among Chicago community areas with 5,000+ Latinos, in 1990 Latino home ownership was highest in Gage Park, where 66.4% of Latino householders owned their home. Less than 10% of Latino householders owned their home in Rogers Park (7.8%) and Uptown (6.6%).

The number of Latino home owners grew by more than 2,000 in Belmont Cragin between 1980 and 1990.
- Latinos in Chicago are nearly twice as likely as non-Latinos to live in buildings of two to four units.

25.8% of Latino housing units were overcrowded in 1990 in Chicago, compared with 6.1% of non-Latino housing units.

Notes:

¹All data in this publication are derived from the 1980 and 1990 U.S. Censuses of Population and Housing. These data are affected by the Census's undercount of the Chicago Latino population. Also, the total Chicago Latino population has undoubtedly increased since the 1990 Census.

²The Latino Institute uses the term "Latino" where the U.S. Census Bureau uses the term "Hispanic Origin." Generally speaking, these terms both describe persons who can trace their ancestry either to the Spanish-speaking regions of the Caribbean, Latin America or to Spain.

³More precisely, a householder is usually a person, or one of the persons, in whose name the home is owned, being bought or rented. In certain, infrequent cases any adult household member 15 years old and over may be designated by the Census Bureau as the householder. (Source: Census of Population and Housing, 1990: Summary Tape File 1 on CD-ROM Technical Documentation / prepared by the Bureau of the Census. --Washington: The Bureau, 1991.)

⁴A housing unit is a house, an apartment, a mobile home or trailer, a group of rooms or a single room occupied as separate living quarters or, if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from outside the building or through a common hall. (Source: Ibid., Bureau of the Census.)

The "LatStat -- Latino Statistics and Data" series is published by the Latino Institute on socioeconomic, political and health issues affecting the Latino community in metropolitan Chicago. Copies of "LatStat" are distributed free (1st copy) to Latino community-based organizations and at a modest charge to other organizations.

This LatStat edition was compiled by Latino Institute Research Division staff including Michael Norkewicz, Rob Paral and Sylvia Puente, with layout and design by Dromrac L. Wood.

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