

Why is Affordable Housing an Issue in Deerfield?

Housing prices are rising and rental units are few

- Average sales price for a home in Deerfield was \$569,208 as of June 30, 2005, an increase of 118.96% since 1994 (*Chicago*, October 2005).
- Median rents increased from \$723 in 1990 to \$1,018 in 2000, or 41%. To afford this monthly rent, a household would need to make at least \$19.58 per hour, or \$40,720 per year (30% of one's income on rent (the generally accepted standard of affordability)). Earning the minimum wage (\$6.50), a worker would have to work 120 hours per week to have an income high enough to afford this rent.
- Deerfield's homeownership stock rose by nearly 10% between 1990 and 2000 (512 units) but the number of rental units were only up 2.6% (16 units). Rental units comprise just 9.84% of Deerfield's total of 6,420 occupied housing units.
- Rental housing availability is "tight" by HUD standards, with a vacancy rate of 2.3%.
- Smaller households are being served – since 1990, while the total population rose 6.3%, the number of units and households grew 7.7%.

Seniors are vulnerable

- 23% (1,478) of Deerfield's households include seniors over the age of 65.
- The number of individuals age 75 and over doubled since 1990, increasing to 1,170 from 583, or a total of 6.4% of the population.
- 30% of Deerfield's rentals house seniors aged 65 and older.
- 36 seniors aged 65 or older live under the poverty line.
- 552 seniors aged 65 and older live alone or 26.7% of all senior households. 79% are women.

Low-income families with children are at-risk

- 2,869 households (44.7%) include children under age 18.
- The number of children under 18 living below the poverty line grew 93% since 1990, from 60 to 116.
- 69 married couples with children live below the poverty line, a 77% increase since 1990.

Housing costs burden low-income residents

- A total of 296 Deerfield residents live below the poverty line, up 15% from 258 in 1990.
- 12% (744) of Deerfield's households earn less than \$35,000 per year. 18% (1,153) earn less than \$50,000 a year, a 37% decrease since 1990 when 31% (1,835) earned less than \$50,000.
- 16% (834) of homeowners spend more than 35% of their income on shelter, a 19% increase since 1990.
- 37% (235) of renters spend more than 35% of their income on shelter, a 25% increase since 1990.

Diversity is low

- The African-American population, only 0.5% of the population (91 persons) in 1990, actually decreased by 33% in 2000 to comprise 0.3% of the population (61 persons).
- Asians comprise 2.5% of the population (465 persons), a 24% increase since 1990.
- Latinos comprise 1.7% of the population (312 persons), 173% increase since 1990.

Employment opportunities are expanding

- The number of jobs covered by unemployment insurance in Deerfield grew from 11,233 in 1984 to 16,307 in 2004, or 45.1% according to the Illinois Department of Employment Security.

Affordable housing options are lacking

- There are 8 Housing Choice Voucher/Section 8 subsidized families renting throughout Deerfield (as of May 1999).
- One Deerfield Place is the community's only affordable housing building, and it is dedicated only to seniors. It offers 98 1- and 2-bedroom units. (U.S. Department of Housing and Urban Development)
- The Illinois Housing Development Authority (IHDA) deemed 3.50% (226 units) of Deerfield's housing stock to be affordable, based on the 2000 Census. (www.ihda.org/admin/Upload/Files/8e3d4770-6932-4503-a3ad-665a0c32edcb.pdf)
- The Village does not currently prioritize affordable housing within the Deerfield Comprehensive Plan, citing that attention to such housing would compromise the quality of a community that is already fully developed. (<http://deerfield-il.org/permits/plan.html>)