

Why is Affordable Housing an Issue in Highland Park?

The U.S. Census for 2000 inadvertently overcounted Highland Park's population by 1,327 persons – a 4.4% error. These 1,327 persons live in four multi-unit housing complexes in neighboring Highwood. Due to this error, it is difficult to fine-tune the demographic data, including racial, age, and income breakdowns. Therefore, this report is general.

Some information is taken from the *Impact Study: Comparing two proposals for North Shore Estates* by the Nathalie P. Voorhees Center for Neighborhood and Community Improvement of the University of Chicago, revised in June 2006. (Designated "IS") This study, which focuses on Highwood, attempts to correct for the 2000 Census error. (<http://www.fsslc.org/>)

Housing market is tight and favors small households

- The average sales price for a home in Highland Park was \$700,045 as of June 30, 2005, an increase of 103.88% since 1994. (*Chicago*, October 2005)
- The Highland Park population declined 1.1% since 1990 when it stood at 30,575 to 30,262 in 2000. At the same time, the number of households grew 6.5% to from 11,023 in 1990 to 11,746 in 2000, indicating that the number of people per household is declining. (IS)

The Latino population is increasing; the African-American population is in decline

- The number of Latinos grew significantly in Highland Park and Highwood by 119%, from 2000 in 1990 (6% of the total) to 4,376 (12.3%) in 2000.
- The number of Asians comprise remained the same in Highland Park and Highwood at approximately 2% of the population.
- The African-American population decreased significantly in Highland Park and Highwood by 22%, from a collective total population of 1,010 (2.8% of the total) down to 648 (1.8%).

Employment

- The number of unemployment insurance covered jobs increased 40.4% to 12,059 in 2004 from 8,583 in 1984, according to the Illinois Department of Employment Security.

Affordable housing options are increasing

- The Illinois Housing Development Authority deemed 7.6% (876 units) of the Highland Park housing stock to be affordable in 2000, according to the 2000 Census. (www.ihda.org/admin/Upload/Files/8e3d4770-6932-4503-a3ad-665a0c32edcb.pdf)
- Highland Park created a Housing Commission in 1973 to provide for development of low- and moderate-income housing. Over the years since 2000, Highland Park developed an affordable housing trust fund financed by a \$10,000/unit demolition tax, a Highland Park IL Community Land Trust to create new housing opportunities for low- and moderate-income first-time homebuyers, a Homeowner Pilot Rehabilitation Program for structural improvements and repairs, and an inclusionary housing program which mandates an affordable housing set-aside in multi-unit developments. (www.cityhpil.com/government/comm/housing.html)
- Highland Park has some public and community-based senior and family housing:
 - Frank B. Peers Senior Housing offers seniors and disabled 1 bedroom units.
 - Ravinia Housing offers families 3- and 4-bedroom units.
 - Walnut Place offers both families and seniors 1, 2, and 3-bedroom units.
 - Sunset Woods Condominiums offers units seniors.