Why is Affordable Housing an Issue in Lincolnwood?

Housing prices are rising

- The average sales price for a home in Lincolnwood was $567,473 as of June 30, 2005 an increase of 87.79% since 1994 (*Chicago*, October 2005).
- While Lincolnwood's rental stock went up by 150% from 164 units in 1990 to 410 in 2000 (primarily due to the upscale 234-unit assisted living building for seniors, Lincolnwood Place), the rent, at a median of $2,000+, is not affordable to a low- or moderate-income household. It doubled from $1,001 in 1990. To afford this monthly rent, a household needs to make at least $38.46 per hour, or $80,000 per year. This calculation assumes spending no more than 30% of one's income on rent (the generally accepted standard of affordability). Earning minimum wage ($6.50), the family would have to work 237 hours per week to have an income high enough to afford this rent.
- Rental housing availability is "tight" by HUD standards, with a vacancy rate of 2.1%
- Smaller households are being served – since 1990, while the total population rose 8.7%, the number of units and households grew 10.7%.

Seniors are vulnerable

- 46% of Lincolnwood's households have seniors – a 41% increase since 1990.
- The number of persons aged 75 and older grew 69.3% since 1990, comprising 12.6% of the total population of Lincolnwood.
- 728 seniors aged 65 and older live alone, or 25% of all senior households. 78.3% are women.
- 96 seniors aged 65 or older live under the poverty line.
- The number of seniors in rental units grew from 41 units (25% of all rentals) to 279 units (68% of all rentals).

Low-income families with children are at-risk

- The number of Lincolnwood households with individuals under 18 grew by 21% between 1990 and 2000, from 1,183 to 1,429 (representing 32% of all households in 2000).
- 42 families with children live below the poverty line.
- 96 children live below the poverty line, a 243% increase since 1990.

Housing costs burden low-income residents

- A total of 357 Lincolnwood residents live below the poverty line.
- 19.1% of households (856) earn less than $35,000 per year, and 31% (1,377) earn less than $50,000 per year.
- 21% of homeowners (835) spend more than 35% of their income on shelter.
- 62.3% of renters (241) spend more than 35% of their income on shelter.

Diversity is especially growing for Asians

- Asians comprise 21.1% of Lincolnwood residents, a 47.1% increase since 1990.
- Latinos comprise 4.2% of the population, 40.4% increase since 1990.
- African-Americans comprise 0.4% (47) of the population, an increase of 261.5% since 1990 (13).

Employment

- The number of unemployment insurance covered jobs has increased from 9,592 in 1984 to 11,514 in 2004, or 20%, according to the Illinois Department of Employment Security.

Affordable housing options are lacking

- There were 5 Housing Choice/Section 8 Voucher Program families living in the community as of March 2005. This is a 500% increase since February 1998 when only 1 family utilized the voucher in Lincolnwood. (Cook County Housing Authority)
- The Illinois Housing Development Authority (IHDA) deemed 3.60% (163 units) of Lincolnwood's housing stock to be affordable as of the 2000 Census. (www.ihda.org/admin/Upload/Files/8e3d4770-6932-4503-a3ad-665a0c32edcb.pdf)
- In October 2005, the Village of Lincolnwood declined to adopt an Affordable Housing Ordinance, citing that the village has already been fully developed. (http://66.113.195.234/IL/Lincolnwood/index.htm)