

## Why is Affordable Housing an Issue in Niles?

### Housing prices continue to rise

- The average sales price for a home in Niles was \$390,248 as of June 30, 2005, an increase of 110.04% since 1994. (*Chicago*, October 2005)
- Median rent increased from \$591 per month in 1990 to \$747 per month in 2000, or 21%. To afford this monthly rent, a household would need to make at least \$14.37 per hour, or \$29,880 per year (30% of one's income on rent (the generally accepted standard of affordability)). Earning the minimum wage (\$6.50), a person would have to work 88 hours per week to have an income high enough to afford this rent.

### Housing market is tight and favors small households

- The number of owner-occupied units rose 13% (1,028 units) to 9,180 while the number of rental units rose 8% (198) up to 2,822 since 1990.
- The rental vacancy rate is 1.1%, 75% tighter than it was in 1990 when it was 4.4%.
- The homeowner vacancy rate is 0.4%, 60% tighter than a decade ago.
- Niles's population grew 6% since 1990 to 30,068 while the number of households grew 11% to 12,002. The total number of units increased 11%, and the number of housing units with zero or one bedroom grew 16% since 1990 showing that smaller households are being served.

### Seniors are vulnerable

- In 2000, 45% or 5,344 of Niles's households included seniors over the age of 65, a 30% increase since 1990.
- The number of seniors age 75 and older increased from 3,163 in 1990 to 4,618 in 2000, or 46%.
- 30.1% (2,181) of seniors aged 65 and older live alone. Of these, 79.8% are women.
- 411 seniors aged 65 and older live in poverty. Of these, 297 live alone.
- 397 homeowners aged 65 and older spend more than 35% of their income on housing.
- 572 renters aged 65 and older spend more than 35% of their income on housing.

### Low-income families with children are at-risk

- The number of households with individuals under 18 grew by 13%, from 2,468 in 1990 to 2,822 in 2000.
- 276 children (5% of the area's children) live in poverty, the same percentage of poor children as in 1990.
- 56 single female-headed households in Niles live in poverty. This represents 5.6% of all households.

### Employment opportunities are stable

- The number of unemployment insurance covered jobs in Niles has increase from 19,800 in 1984 to 20,013, a gain of 1.07%. (Illinois Department of Employment Security)

## **Housing costs burden low-income residents**

- A total of 1,575 Niles residents live in poverty. This represents 5% of the area's total population, a slight increase from 1990.
- 51.9% of Niles's households earn less than \$50,000 per year.
- 17.4% (1,237) of homeowners spend more than 35% of their income on shelter.
- 32.2% (928) of renters spend more than 35% of their income on shelter.

## **Diversity is limited**

- The Niles community shows limited diversity with Asians as the largest minority group at 12.7% (3,812) of the total population. This is a 92.2% increase from 7.0% (1,983) in 1990.
- Latinos comprise 5% (1,512) of the total, an increase of 196.5% (510) since 1990.
- African-Americans comprise 0.5% (139), an increase of 13.9% (34) since 1990.

## **Affordable housing is lacking**

- Huntington Apartments offers seniors public housing for seniors. (Cook County Housing Authority)
- Housing for people with disabilities is limited, including Prospect Homes with 1 bedroom units (U.S. Department of Housing and Urban Development), and Builders of Skills offers 1 bedroom units (HUD).
- The Leaning Tower YMCA offers 196 affordable rental units at between \$615 and \$750/month for primarily single occupants.  
([www.leaningtowerymca.org/resHome.html](http://www.leaningtowerymca.org/resHome.html))
- As of March 2005, there were 102 Housing Choice/Section 8 Voucher families living within the community. This is an increase of 261.5% since February of 1998. (Cook County Housing Authority)
- The Illinois Housing Development Authority (IHDA) deemed 20.2% (2,432 units) of Niles' housing stock to be affordable, based on the 2000 Census.  
(<http://www.ihda.org/admin//Upload/Files//d26576d7-a23b-4aeb-a23c-5bf579cb143d.pdf> - See Appendix B)