

Why is Affordable Housing an Issue in Skokie?

Housing prices are rising and rental units are disappearing

- Average sales price for a home in Skokie was \$388,134 as of June 30, 2005, an increase of 108.37% since 1994 (*Chicago*, October 2005).
- The median rent in Skokie is currently \$800, not affordable to any household earning less than \$32,000, or \$15.38 per hour (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 95 hours per week to have an income high enough to afford this rent.
- The total population in Skokie was 63,348 in 2000, a 6.6% increase since 1990. The number of households rose 2.3% to 23,223 in 2000.
- 138 rental units were lost between 1990 and 2000, a 2.5% decline. Rental units comprise 25% of the occupied housing stock.

Seniors are vulnerable

- 36.9% of Skokie's households included seniors aged 65 and over.
- The population over 75 has grown by 30% since 1990 to a total of 6,530 in 2000.
- 3,147 seniors live alone, or 26.6% of all senior households. 2,309 are homeowners and 838 are renters. 79.6% of seniors living alone are women.
- 628 seniors aged 65 or older live under the poverty line.

Low-income families with children are at-risk

- 34.1% of Skokie households include children under age 18.
- 933 children live below the poverty line in 2000, a 183.3% increase from a decade ago.
- 254 married couples with children live below the poverty line.
- 1,111 households with children are female-headed, of which 184 (16.6%) live below the poverty line.

Housing costs burden low-income residents

- 3,380 residents (5.4% of Skokie's population) live below the poverty line - a 49% since 1990. 6,455, or 27.9%, of Skokie's households earn less than \$35,000 per year.
- 9,989 or 43.1% of Skokie's households earn less than \$50,000.
- 19.6% (2,709) of homeowners spend more than 35% of their income on shelter.
- 27.3% (1,574) of renters spend more than 35% of their income on shelter.

Skokie is a racially diverse community

- 21.3% (4,235) of the population is Asian, a 27.6% increase since 1990.
- 5.7% (3,620) of the population is Latino, a 493% increase since 1990.
- 4.5% (2,854) of the population is African-American, a 117.7% increase since 1990.
- The Caucasian population has declined 9.5% since 1990.

Employment

- The number of unemployment insurance covered jobs declined from 40,391 in 1984, to 33,934 in 2004, or 15.9%. (Illinois Department of Employment Security)

Affordable housing options are low for families

- Senior Housing:
 - Gross Point Elderly Housing offers 1 bedroom units. (U.S. Department of Housing and Urban Development)
 - Robineau Group Living Facility offers 1 bedroom units. (HUD)
 - Village Center offers 1 and 2 bedroom units.(HUD)
 - Armond King Apartments (Cook County Housing Authority)
 - Krasnow Residence (Cook County Housing Authority)
- Disabled Housing (partial list):
 - North Shore Homes offers 1 bedroom units.
 - Other housing provided by WilPower
- Family Housing:
 - There are 23 subsidized low-income rental units in Skokie. (Housing Opportunity Development Corp.)
- 440 Housing Choice/Section 8 Voucher families rented in Skokie as of March 2005. This is an increase of 88% since February 1998 when only 234 families utilized the voucher. (Cook County Housing Authority)
- The Village uses federal and state funding to aid low- and moderate- income renters, first-time homebuyers, and those needing home repairs.
<http://skokie.org/econ/firsttime.html> and
<http://www.skokie.org/comm/CompPlan--Chapter%206.pdf>