



Why is Affordable Housing an Issue in Winnetka?

Housing prices continue to rise

- The average sales price for a home in Winnetka was \$1,623,126 as of June 30, 2007, an increase of 155.65% since 1994. (*Chicago*, October 2007)
- The median rent in 2000 rose 52% from \$681 in 1990 to \$1,038 in 2000. In order to afford this monthly rent, a household would need to make at least \$19.96 per hour, or \$41,520 per year. (This calculation assumes you will spend no more than 30% of your income on rent (the generally accepted standard of affordability)). A person earning the minimum wage (\$6.50) would have to work 122 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 fell 0.8% (29 units) and the number of rental units fell 21% (92 units) since 1990. 90% of the total housing stock is owner-occupied.
- The rental vacancy rate is 3.8, 17% tighter than it was in 1990 when it was 4.6%. The homeowner vacancy rate is 0.8%, 39% tighter than a decade ago when it was 1.3%.
- Winnetka's population grew 2% since 1990 to 12,419 while the number of households fell 2.8% to 4,162.
- The number of persons per occupied unit grew 4.9% to 2.98 persons.

Seniors are vulnerable

- In 2000, 27% (1,107) of Winnetka's households included seniors over the age of 65, about the same as 1990.
- The number of seniors over age 75 grew 44%, from 472 (11% of the population) to 680 (16% of the population).
- 20.1% (324) of Winnetka's senior householders aged 65 and over live alone. 80.2% are women.
- 42 seniors aged 65 and over live in poverty, a 20% increase since 1990.
- 163 homeowners (25%) aged 65 and older spend more than 35% of their income on housing, a 90% increase since 1990.
- 26 renters (33%) aged 65 and older spend more than 35% of their income on housing, a 43% decrease since 1990.

Families with children on the increase

- The number of households with individuals under 18 grew by 17%, from 1,693 in 1990 to 1,979 in 2000. The number of persons per occupied housing unit is among the highest in the northern suburbs at 2.98 persons per unit (a 4.9% increase since 1990).

- 29 children live in poverty, a 29% drop since 1990 when the figure was 41.
- 14 single female-headed households in Winnetka live in poverty, a 180% increase over 5 in 1990.
- 14 married couples with children live in poverty.

Housing costs burden low-income residents

- A total of 177 Winnetka residents live in poverty. This represents 1.4% of the area's total population.
- 17% (650) of homeowners spend more than 35% of their income on shelter, an increase from 10% in 1990.
- 20% (85) of renters spend more than 35% of their income on shelter, a decrease from 21% (110) in 1990.
- 85% of renters (72) and 44% of homeowners (283) earning under \$50,000 spend more than 35% of their income on shelter.

Diversity is low

- Asians comprise 2.4% (302) of the population, a decrease of 12.7% since 1990 when Asian comprised 2.8% (346) of the population.
- Latinos comprise 1.3% (156) of the population. This is an increase of 387.5% from 1990 when 0.3% (32) of the population.
- African-Americans comprise 0.2% (31), a decrease of 31.1% since 1990 when they were 0.4% (45) of the population.

Employment

- The number of unemployment insurance covered jobs in Winnetka increased 26% from 3,137 in 1984 to 3,968 in 2004. (Illinois Department of Employment Security)

Affordable housing

- There were 2 Housing Choice/Section 8 Voucher families living in the community as of March 2005. This increased from 0 in February of 1998. (Cook County Housing Authority)
- The Illinois Housing Development Authority designated 4.10% (170 units) of the area housing stock to be affordable, using the 2000 Census.
(www.ihda.org/admin/Upload/Files/8e3d4770-6932-4503-a3ad-665a0c32edcb.pdf)
- The Winnetka Plan Commission is commissioning an affordable housing needs and implementation plan.
(www.villageofwinnetka.org/index.php?x=committees%2Fplancommission%2Fcurrentagenda.htm&t=Committees&p=Plan%20Commission)

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