

Housing Facts: Northern Suburbs of Chicago

Racial/Ethnic Diversity

- Although the **minority population** in the northern Cook and southern Lake County suburbs comprising Interfaith's service area more than doubled since 1980, from 10% (41,000) to 21% (91,000) of the total (426,165), **segregation by race and ethnicity remains a reality** in the overwhelming majority of north suburban neighborhoods. The most dramatic growth has been Latino (a 238% increase since 1990) and Asian (a 43% increase since 1990). Together, Latinos and Asians (and the 7,851 in the new "mixed-race" category) comprise 16% of the population. **But outside Evanston, African-Americans remain only 1% of the total population.**
- 90% of the north suburban region's 163,618 housing units are owner-occupied, but **owner-occupancy is not proportionate by race.** In 2000, 88.7% of owner-occupied housing units were inhabited by Whites (although they comprise 81.3% of the population), compared to 2.7% for Blacks (5.1% of the population), 2.1% for Latinos (4.8% of the population), and 7.1% for Asian-Americans (9.8% of the population).
- According to a recent survey by the Metro Chicago Information Center, 31% of African-Americans and 42% of Latinos in the Chicago area **would choose to live in the suburbs.** As of 2000, however, African-Americans and Latinos comprise only 8.8% and 11.2% of the suburban Chicago population respectively.
- Only 5.5% (1,675 units) of the rental stock is occupied by **Housing Choice/Section 8 voucher holders**, and of these 84% are in Evanston and Skokie even though these communities comprise 65% of the region's rentals. Moreover, 82% of Evanston's voucher holders reside in predominantly African-American census tracts.

Housing Stock and Affordability

- With **8,600 businesses employing 124,000** people, the "Edens Expressway corridor" has more employers than downtown Dallas.
- The average median home prices in the northern suburbs have **increased, on average, 65-100% since 1994 alone to over \$500,000.**
- According to the Census, the **median household income** for the sixteen communities of Interfaith's service area is **\$79,461** (by contrast, the median household income for the Chicago PMSA is \$51,680).
- In the 1990s, the northern suburbs **gained 8,700 owner-occupied units but lost 49 rentals.**
- Nearly **one in three renters** and **one in five owners** pays **more than 35% of their incomes in shelter costs.**