



Homes for a Changing Region

Village of Oak Park Housing Study Update October 16th, 2023

Background

Background



- ❑ Oak Park's 2012 Homes for a Changing Region report has been well-utilized.
 - All recommendations have been implemented.
 - Additional steps have been taken (ADUs, Inclusionary Housing Ordinance, and the Housing Trust Fund).

Background



- ❑ This current housing study includes the following steps:
 - Phase 1: identifying key housing challenges and housing goals.
 - Phase 2: assessing the Village's current housing approach (policies, programs, development outcomes) as they relate to key housing challenges and goals.
 - A final report combines Phases 1 & 2 and recommends strategies the Village may pursue to work towards housing goals.

Community Input

Community Input



- Focus Groups
 - Included housing organizations, building owners & managers, sister agencies, aging-in-community agencies, realtors, and Village staff.

- Public Meeting
 - Attended by approximately 45 residents.

- Community Survey
 - Received 475 responses.

Community Input



- Affordability was the top theme, often linked to the values of diversity and inclusion.
 - Both rental and homeownership affordability.
 - Grounded in recent housing market changes.
 - Loss of starter homes to improvements, flipping & conversion to short term rentals.
 - Reference to the Inclusionary Housing Ordinance and new multifamily development.
 - Slowdown in the development of condos.
 - High maintenance costs of an aging housing stock influencing affordability.
- Often tied to impacts of property taxes.

Community Input



- Sustainability and Climate Change.
 - Reducing greenhouse gas emissions + adapting to climate impacts.
 - References to energy and resiliency needs in housing types ranging from single-family homes to multifamily.

Community Input



- Aging-in-Community.
 - 30% of survey respondents – including many older adults – indicated their current home will not likely meet their future housing needs.
 - Many older adults desire an increased range of appropriate, affordable, and accessible housing types.
 - Affordability was a key concern – including the impact of property taxes and the high cost of most new older adult housing.

Community Input



- Concerns about meeting the housing & related needs of various specific groups:
 - People who are unhoused.
 - People with physical disabilities.
 - Adults with developmental disabilities.
 - Housing/care after assisted living.

Community Input



- Varying views about several high-profile community issues:
 - New Multifamily Development – some expressed concerns about density in general, while others voiced a desire for greater affordability or improved design.
 - Parking – its availability, rules, location, and impact on the renter households.
 - Balance – between historic preservation and increasing the range of housing options.
 - Representation – some residents indicated feeling under-represented in civic matters.

Key Housing Challenges

Key Housing Challenges



Affordability

- Homeowner Affordability
- Rental Affordability

Equity

- Race and Homeownership
- Diversity Across Oak Park
- Barriers to Renting
- Mix of Older Housing Stock

Variety

- Aging-in-Community
- Physical Accessibility

Particular Groups

- Unhoused Populations
- Adults with Developmental Disabilities
- Supportive Living

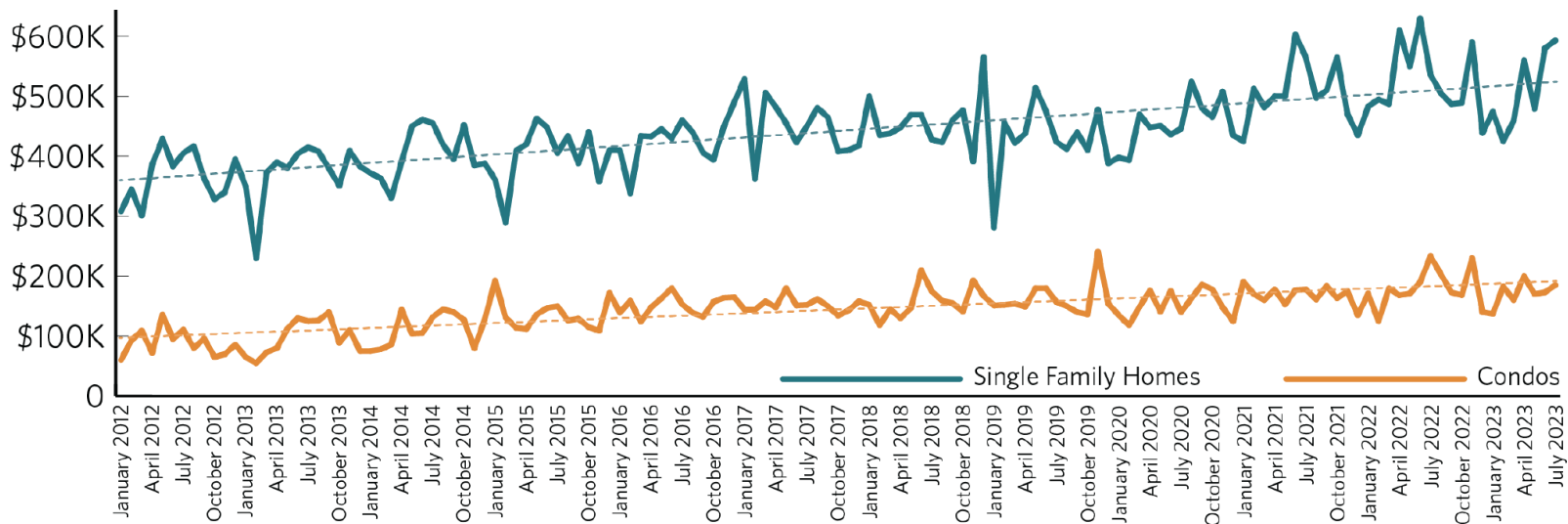
Sustainability

- Addressing Climate Change

Homeowner Affordability



Prices for single-family homes and condos in Oak Park have risen faster than regional incomes over the past decade.

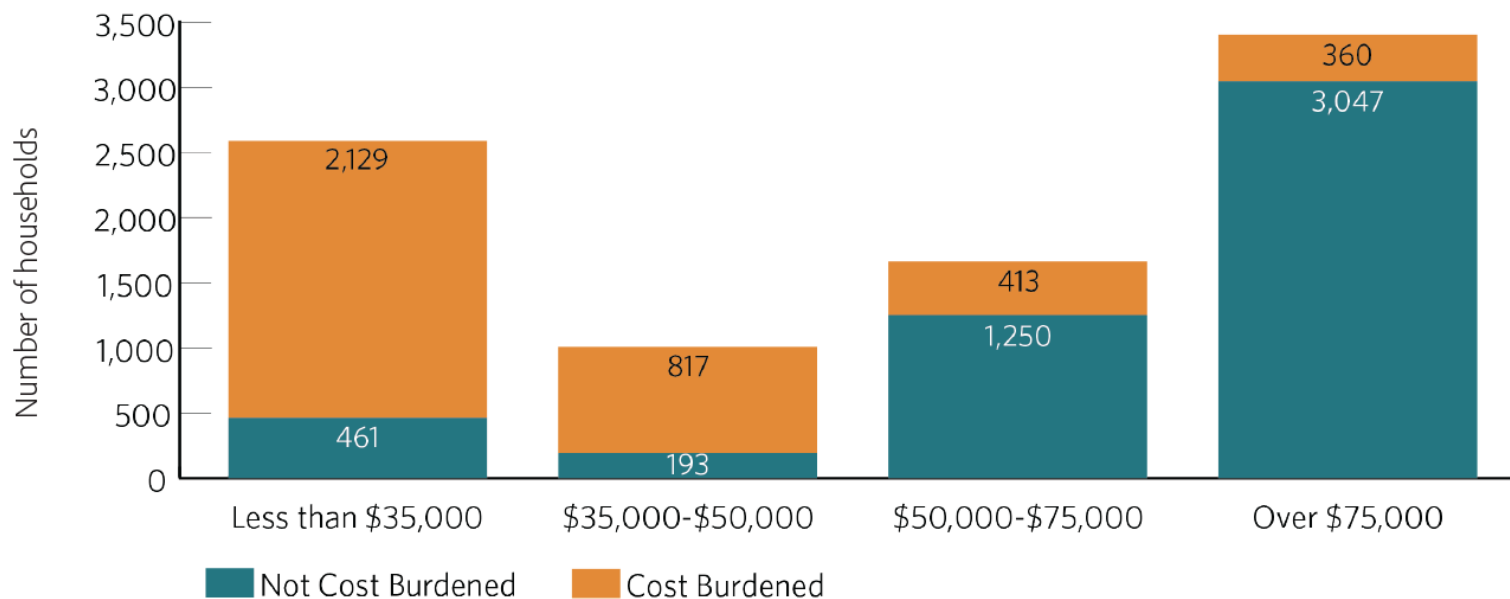


Median Sales Price of Single-Family Homes and Condos in Oak Park, 2012-2023. Source: RedFin.

Rental Affordability



Oak Park's renter households with incomes below \$50,000 face challenges affording housing.



*Housing Cost Burden
Among Oak Park's
Renter Households by
Income, 2021.*

*Source: U.S. Census
Bureau's American
Community Survey.*

Race and Homeownership



Disparities in access to homeownership remain wide, both in Oak Park and the Chicago region.

Homeownership Rate	Oak Park	Chicago Region
All Households	60%	65%
White Households	69%	73%
Black Households	39%	41%
Hispanic or Latino Households	56%	56%
Asian American Households	55%	63%
Multiracial Households	48%	56%

Source: U.S. Census Bureau's American Community Survey, 2021.

Diversity Across Oak Park



Certain areas of Oak Park are less diverse than the community as a whole.

Many stakeholders stated Oak Park's diversity is one of its greatest strengths, expressing a desire to continue building upon this strength both within Oak Park as a whole and across different parts of Oak Park.

Specific Barriers Faced by Renter Households



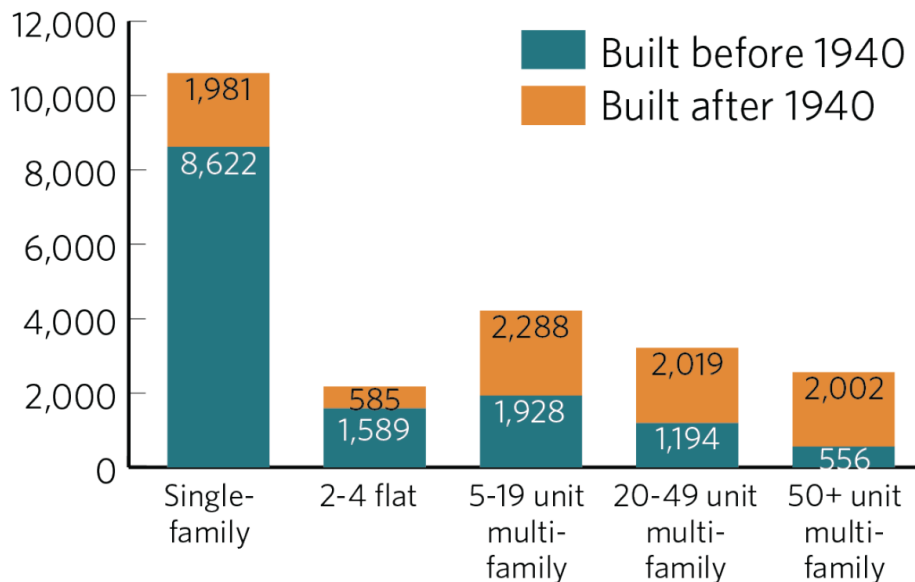
Stakeholders voiced barriers from credit or eviction histories, challenges experienced by renters with Housing Choice Vouchers, or parking.

Each barrier is complex, and several involve multiple parties outside of the Village's control.

Variety in the Older Housing Stock



The older housing stock in Oak Park consists of a wide range of housing types including single-family homes, 2-4 flats, and multifamily buildings.



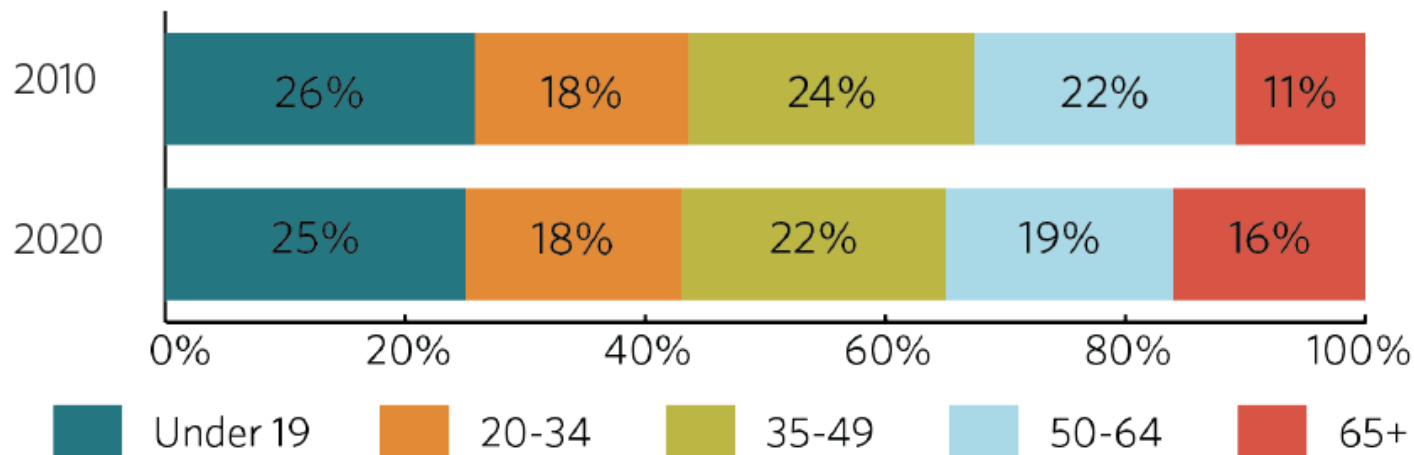
*Housing Units in Oak Park by
Year Structure Built, 2021.*

*Source: U.S. Census Bureau's
American Community Survey.*

Aging-in-Community



Oak Park's is home to a growing number of older adults, and many would benefit from additional housing options allowing them to age-in-community.



*Age Groups in Oak Park,
2010 and 2020.*

*Source: U.S. Census
Bureau, 2010 and 2020.*

Physical Accessibility



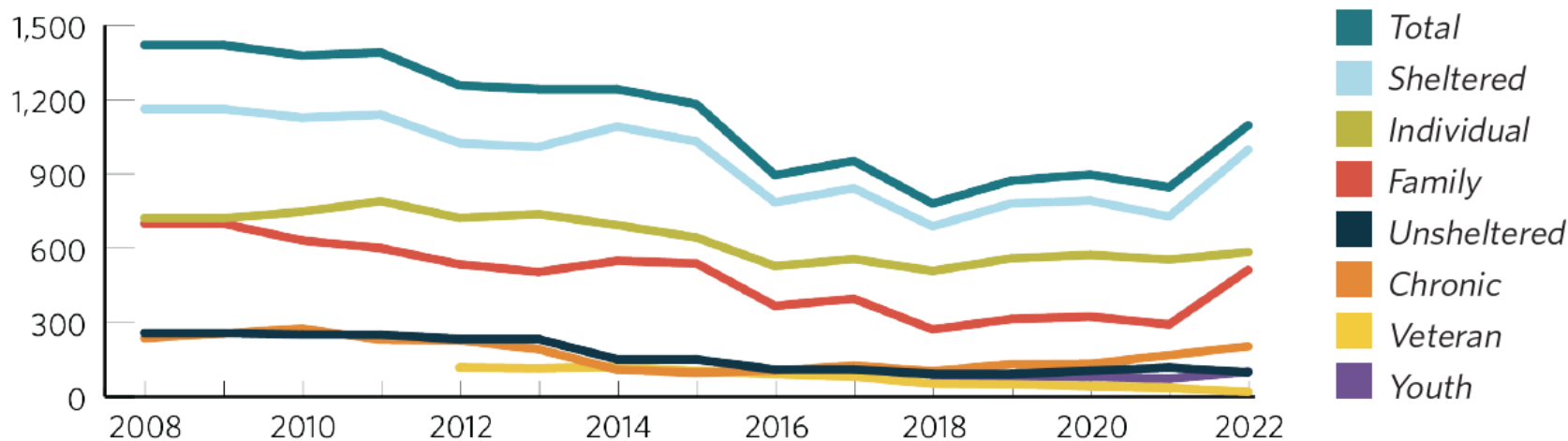
Residents voiced difficulties finding accessible housing, citing the many stair-accessed single-family homes, apartments, and condo buildings in Oak Park.

While data is not available on the number of physically accessible homes, over 80% of Oak Park's multifamily units are in buildings constructed before federal accessibility requirements were in place.

Housing Needs of Unhoused Populations



The number of suburban Cook County families, youth, and individuals who are unhoused has risen in recent years after a decade of downward trends.



Homelessness in Suburban Cook County According to Annual Point-in-Time Counts, 2008-2022.

Source: U.S. Department of Housing and Urban Development.

Housing Needs of Adults with Development Disabilities



Throughout community input, stakeholders cited challenges finding housing options nearby for adults with developmental disabilities.

Since available data is lacking, the Homes for a Changing Region team will engage organizations and stakeholders in the next phase of the housing study process.

Supportive Living Programs



The Chicago region is expected to see the number of older adults, particularly those 80 years or older, increase significantly over the next 30 years.

Supportive Living Programs – an affordable alternative to nursing home care for low-income older persons – are relatively scarce in west Cook County compared to other parts of the county.

Climate Change



Addressing climate change was one of the top issues and goals referenced throughout community input.

Impacts of climate change and opportunities to reduce greenhouse gas emissions have been established in the Climate Ready Oak Park plan.

Addressing climate change should be considered a key housing challenge moving forward.

Vision for Housing (Draft)

Vision for Housing



Affordability

- ☐ Further Increase the Supply of Affordable Rental Housing.
- ☐ Minimize Future Losses of Moderately-Priced Homeowner Housing.

Vision for Housing



Equity

- ☐ Continue Efforts To Increase Diversity Across Oak Park.
- ☐ Address Racial Disparities In Access To Homeownership.
- ☐ Reduce Logistical Barriers To Renting.
- ☐ Continue Support Of Housing Maintenance For A Variety Of Housing Types.

Vision for Housing



Housing Variety

- ☐ Further Increase Housing Options for Older Adults to Downsize and Age-In-Community.
- ☐ Further Increase the Number of Physically Accessible Homes.

Vision for Housing



Housing Needs of Particular Groups

- ☐ Continue and Expand Efforts to Address Shelter and Housing Needs of Unhoused Populations.
- ☐ Further Increase Housing Options for Adults with Developmental Disabilities.
- ☐ Pursue the Establishment of a Supportive Living Program.

Vision for Housing



Climate Change

- ☐ Progress Towards the Goals Established in Climate Ready Oak Park.



Homes for a
Changing Region

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