

VILLAGE OF ARLINGTON HEIGHTS, IL
ANALYSIS TO IMPEDIMENTS TO FAIR HOUSING/FAIR HOUSING PLAN

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I. BACKGROUND DATA

POPULATION GROWTH

From 1990 to 2000, the population of Arlington Heights grew from 75,460 to 76,031 people. This represents a growth of 0.76% from the 1990 population. A breakdown of the population into age cohorts shows that most of Arlington Heights growth is among the more aged populations. The population of individuals under 24 years of age fell from 23,508 people in 1990 to 22,092 in 2000, a decline of 6.02%. Meanwhile, the population of people 65 years and over grew from 9,235 people in 1990 to 12,221 people in 2000, an increase of 32.22%. Further, the median age of Arlington Heights' population increased from 36.7 years in 1990 to 39.7 years in 2000, an 8.17% increase.

RACE AND ETHNICITY

From 1990 to 2000, the population of Arlington Heights became more racially diverse. Not only did the white population decline as a percentage of the total population but it also declined in numbers from 71,514 in 1990 to 69,645 in 2000. The most significant increase was that of Asians whose population increased by more than 76.30%. Every race beside the white race increased in sheer numbers between 1990 and 2000. Those of Hispanic origin, who may be of any race, also increased in number from 2,046 in 1990 to 3,393 people in 2000, an increase of 65.84%.

HUD CHAS data indicates that there are disproportionate housing needs among the following categories of racial and ethnic minorities:

Overall:

- Asian, non-Hispanic, Owners
- Hispanic Owners and Renters

When populations are examined by tenure type (owner vs. renter) and further broken down by income, the following categories of racial and ethnic minorities are found to have disproportionately greater needs:

Renters:

- African American/Black, non-Hispanic, extremely low-income renters
- Asian, non-Hispanic, low-income, renters
- Hispanic extremely low-, low-, and middle and above renters

Owners:

- African American/Black, non-Hispanic, moderate income
- Asian, non-Hispanic, low and middle and above-income owners
- Hispanic moderate income owners

The attached map shows the areas revealed by U.S. Census data to contain concentrations of racial/ethnic minorities. These areas are located at the southern tip of the Village and in central Arlington Heights.

The Village defines an area of minority concentration as a census tract having a total minority population (including persons of all racial minorities, two or more races, or Hispanic of any race) that is 5% or greater than the minority population of the Village overall. The Village's overall white only, non-Hispanic population is 87.6% of the total population. Therefore, the overall minority population is 12.4%.

The areas of concentrations of minorities include census tracts 803006, 805107, and 805108. These areas were among the census tracts that also had concentrations of low-income persons.

Census tract 803006 is the area in north central Arlington Heights. 2000 Census data indicates that the total white only, non-Hispanic population of the census tract was 81.7%. Therefore, the minority population is 18.3% of the total population.

Census tract 805107 is located in the southern tip of Arlington Heights. 2000 Census data indicated that the total white only, non-Hispanic population of the census tract was 44.6%. Therefore, the minority population is 55.4%.

Census tract 805108 is also located in the southern tip of Arlington Heights. 2000 Census data indicated that the total white only, non-Hispanic population of the census tract was 43.6%. Therefore, the minority population is 56.4%.

AREAS OF MINORITY CONCENTRATION – 2000 CENSUS DATA

	Arlington Heights	Census Tract 803006	Census Tract 805107	Census Tract 805108
White only, Non-Hispanic	87.6%	81.7%	44.6%	43.6%
Black only, Non-Hispanic	.9%	1.5%	3.5%	4.1%
American Indian/Alaska Native only, Non-Hispanic	less than .1%	0%	.1%	.1%
Asian only, Non-Hispanic	6%	8.9%	22.7%	19.4%
Native Hawaiian or other Pacific Islander only, Non-Hispanic	.1%	0%	.1%	0%
Other only, Non-Hispanic	.1%	.2%	.2%	0%
2 or more races, Non- Hispanic	.1%	1.1%	2.5%	1.2%
Hispanic (all races)	4.5%	6.5%	26.3%	31.6%

Note: The 2000 Census indicates that there were no persons residing at the Arlington Park Backstretch on April 1, 2000. During the preCensus, the Village informed the Census Bureau of the fact that there are group quarters at Arlington Park. Persons residing in group quarter do count toward the Village's population figures, but they must be living at the group quarters at the time of the census. Since the census data was calculated for April 1, 2000, either no one was living at the group quarters on that date or the area was missed, explaining why the number of residents is zero. No other objective data is available with respect to race, ethnicity, and household income of persons residing at the Backstretch. However, the Village will continue to work with Arlington Park in efforts to obtain data.

INCOME

According to 2000 CHAS Data provided by the U.S. Department of Housing and Urban Development (HUD) 7,823 households, or 25.5% of all Arlington Heights households, were extremely low-, low-, or moderate-income as broken down below. This represents a slight decrease in the low/moderate income population from 26% in 1990.

Arlington Heights Residents
By Income Category

Income Category	Number of Households	Percentage of Households
Extremely Low	1,536	5%
Low	1,997	6.5%
Moderate	4,290	14%

Poverty increased between 1990 and 2000, both among families and individuals. The number of families below poverty level increased by 11.76%, from 289 families in 1990 to 323 families in 2000. However, families below poverty level negligibly increased as a percentage of all families only from 1.4% in 1990 to 1.6% in 2000. Likewise, individual poverty increased by 5.03% from 1,788 people in 1990 to 1,878 people in 2000, but the percentage of the entire population below poverty level only went up by a tenth of a percentage point from 2.4% in 1990 to 2.5% in 2000. Initially, one might believe that poverty may have increased in relation to the growing older population. However, there were actually less individuals 65 years and over below the poverty level in 2000 compared to 1990.

The attached map shows the areas of low-income concentration in the Village. The census tracts identified by the Village as having areas of concentration of low-income persons were those areas that had median household incomes at or below 80% of the Arlington Heights median household income and quartile of census tracts having the greatest percentage of households living below the poverty level. Six census tracts were identified as having concentrations of low-income people: 801107, 805108, 805,109, 803006 and 803500.

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EMPLOYMENT

Even though Arlington Heights experienced a growth in the population of people age 16 and over, its civilian labor force fell from 43,122 people in 1990 to 40,837 people in 2000. The reason for the coexistence of these two phenomena is that the portion of the population 16 years and over that grew was those over 65 years of age. This latter group does not significantly contribute to the labor force. Among the industries in which Arlington Heights residents are working, the greatest increase from 1990 to 2000 was in the area of professional occupations and the greatest decreases were among manufacturing and retail trade.

Arlington Heights Residents
Employment by Type of Industry
2000 and 1990

	Number 2000	Percentage 2000	Number 1990	Percentage 1990	2000 change	Percentage difference
Agriculture, forestry, fishing and hunting, and mining	68	0.2	271	0.6	-203	-0.4
Construction	1,824	4.6	1,847	4.4	-23	0.2
Manufacturing	5,683	14.3	8,190	19.5	-2,507	-5.2
Wholesale trade	2,323	5.8	3,625	8.6	-1,302	-2.8
Retail trade	4,186	10.5	6,341	15.1	-2,155	-4.6
Transportation and warehousing, and utilities	1,978	5.0	3,062	7.3	-1,084	-2.3
Information/personal services	1,664	4.2	946	2.3	718	1.9
Finance, insurance, real estate, and rental leasing	4,210	10.6	4,563	10.9	-353	-0.3
Professional, scientific, management, administrative and waste management services	6,281	15.8	2,406	5.7	3,875	10.1
Educational, health and social services	7,151	17.9	5,428	12.9	1,723	5.0
Arts, entertainment, recreation, accommodation and food service	1,945	4.9	585	1.4	1,360	3.5
Other services	1,566	3.9	3,748	8.9	-2,182	-5.0
Public administration	966	2.4	965	2.3	1	0.1

According to a survey conducted in 2004 prepared by the Village of Arlington Heights' Department of Planning and Community Development, the Village's top 20 employers were as follows:

Rank/Employer	Product/Services	# Employed
1. Arlington Park Racecourse*	Sports Entertainment	4,400
2. Northwest Community Hospital	General Hospital	3,600
3. Motorola	Electronics	3,500
4. Arlington Hts. School Dist. 25	Grade School Education	811
5. Lutheran Home and Services	Nursing Home	680
6. Village of Arlington Heights	Government	465
7. High School Dist. 214	High School Education	456
8. Paddock Publications/Daily Herald	Newspaper	440
9. Jewel	Supermarket	405
10. Weber Marking Systems	Industrial Marking Machines & Devices	385
11. Alexian Bros. Health Systems	Corporate Office – Medical Services	385
12. The Moorings	Continuous Care and Retirement Living	315
13. United States Postal Service	Postal Service	311
14. Advantages Sales and Marketing	Food Brokers	300
15. Gurtz Electric Company	Fiber Optic Cable Installation	280
16. Home Depot USA	USA Store Support – Corporate	277
17. Pace-Suburban Bus Service	Public Transportation	263
18. Sheraton Chicago Northwest	Hotel and Conference Center	250
19. GE Healthcare Bio-Sciences	Pharmaceuticals/Medical Devices	230
20. Orsini Nursing Agency Inc.	Nurses' Registry	200

*Primarily seasonal employment

While the above employers provide jobs to higher income professions, many also employ entry level and lower wage positions. These employers are disbursed throughout the Village.

HOUSING PROFILE

In 1990, there were 28,810 occupied housing units in the Village of Arlington Heights. Of these units, 73% were owner occupied and 27% were rental units. IN 2000, there were 30,718 occupied housing units. Of these units, 76.6% were owner-occupied and 23.3% were rental units.

During this time period, the number of vacant housing units significantly declined from 1,618 in 1990 to 962 in 2000. This would suggest that housing was in much greater demand in 2000 than 1990. It appears that most of the vacancy was filled among rental units as the rental vacancy rate fell from 9.6% in 1990 to 4.6% in 2000.

As the vacancy of rental units declined, the number of renter-occupied units also fell from 7,896 units in 1990 to 7,155 units in 2000, a fall by 9.38%. Meanwhile, the number of owner-occupied housing units increased by 12.88%. This

sequence of events can be explained by the conversion of apartments to condominiums.

The three major problem areas identified by HUD with respect to housing are: 1) substandard conditions, 2) overcrowding, and 3) cost burden. Substandard condition is defined as the lack of complete kitchen and bathroom facilities. Overcrowding is defined as homes having more than 1.0 persons per room. Cost burden is defined as monthly housing costs that constitute more than 30% of a household's gross monthly income. Severe cost burden is defined as monthly housing costs that constitute more than 50% of a household's gross monthly income.

The Village of Arlington Heights' housing stock is aging, with 72.5% of the housing stock having been constructed prior to 1980. 2000 Census data revealed that relatively few housing units met the definition of substandard. However, the number had increased from 71 in 1990 to 134 in 2000. This increase and the aging of the housing stock make this an area of concern to the Village.

2000 Census data indicates that 98.3% of the housing units in Arlington Heights have an occupancy of 1.00 or less persons per room. Therefore, these units are not overcrowded. CHAS data provided by HUD indicates the numbers and percentages of persons in various household types that have at least one housing problem and that have cost burden or severe cost burden problems. Since most households that have at least one housing problem also have at least a cost burden problem, it is difficult to determine the number and percentages that have substandard and overcrowding problems. However, some information can be interpreted from the CHAS data concerning large households.

Of the 2,642 large households (5 or more members) in the Village, 220 were renter households and 2,422 were owner households. Of the renter households, 73.6% had at least one housing problem and 23.6% had a cost burden problem. Therefore, at least 50% were either overcrowded or the units were substandard.

Cost burden (i.e. affordability) is the predominant housing problem, as illustrated by HUD CHAS data.

Arlington Heights
Cost Burden and Severe Cost Burden Rate
Renters and Owners - 2000

Income Category	Percentage of Renters with a Cost	Percentage of Renters with a Severe Cost Burden	Percentage of Owners with a Cost Burden	Percentage of Owners with a Severe Cost Burden
Extremely Low	64.9	60.0	72.5	60.9
Low	76.3	50.1	67.9	41.6
Moderate	57.9	10.1	45.4	10.0

Affordability is a particularly great problem extremely low- and low-income households. In 2000, there were a total of 3,533 extremely low- and low-income households in Arlington Heights, while there were only 940 occupied rental units (and 14 vacant rental units) and 229 owner units (and 0 vacant owner units) that were affordable to households at these income levels.

The above information, because it is based on data collected by the U.S. Bureau of the Census does not include the “Backstretch” housing provided by Arlington Park for some of that facility’s seasonal workforce. Although notified of the existence of the group housing at the Backstretch, the U.S. Bureau of the Census did not including the housing units or residents in the counts of housing units or persons in Arlington Heights.

The earliest Backstretch housing was constructed in 1958 and 1961. At the time, rooms were designed for male residents, since women and children were not allowed to live (or work) on the Backstretch. In 1990, living conditions on the backstretch changed when an Illinois Appellate Court ruled that the track could not discriminate against families with children. As a result, Arlington Park was forced to allow children to reside in the backstretch.

In 2004, Arlington Park provided 595 rooms at the Backstretch to workers and their families thereby housing approximately 1,100 people (including 324 children) during the season.

On June 18, 2004, Arlington Park announced that it will be building 2 new housing buildings for backstretch workers. The project will involve the construction of 96 new units. Both of the 2 new buildings will be two stories high with 48 units, 24 on each floor. Each room will provide a sleeping space of approximately 16’ x 12’ (190 square feet) and will contain its own sink, toilet, and shower for its occupants. Individually controlled heating and air conditioning will be incorporated into the design, and laundry facilities will be available on each floor. A microwave oven will be included in every room. Construction on the first building began in November 2004. On January 6, 2005, a representative of Arlington Park notified the Village that Arlington Park intends to construct both new buildings in 2005.

Three of the Backstretch dorms were constructed in 1971 and four were constructed in 1980. The Village applies the provisions of the BOCA Code that were in effect at the time that the Backstretch housing was built. The new housing must conform to the 1996 BOCA Building Code, the 2003 International Property Maintenance Code and the applicable sections of the Village Code. The Village conducts a detailed inspection of the Backstretch prior to the start of each racing season, and the racing season cannot begin until any Code violations have been remedied. During the racing season when the Backstretch is occupied, the Village’s Health Department inspects the Backstretch 3 – 4 times per month to inspect for health, safety and sanitation violations. It has been the

Village's experience that Arlington Park takes action to correct any violation identified by Village inspectors. Once the racing season begins, the Village inspectors cannot enter occupied dorms without the permission of the occupants so inspections are limited to common areas. Facility complaints are sometimes informally made to inspectors during the course of inspections. The inspectors notify Arlington Park of any Code deficiencies and Arlington Park corrects them. Arlington Park has a housing policy and controls housing assignments for families and individuals. The Village has not received any formal complaints from residents regarding dorms or overcrowding. Because the Village has never received a complaint regarding housing assignments, the Village has never had cause to investigate.

TRANSPORTATION

The Village of Arlington Heights strives to offer quality and convenient transportation opportunities. The Village has worked with the State of Illinois and the Chicago Metra commuter railway to maintain and improve access to the Village and the quality of roadways and services. The Village also participates on the O'Hare Noise Committee to address noise concerns resulting from airway traffic over the Village. An additional railway system is being investigated that would improve transportation around the region.

Through its Health Department, the Village offers a Taxi Discount Program to partially defray the transportation costs of low income senior citizens and person with disabilities.

II. PUBLIC POLICY AND PROGRAMS

Local relevant Village codes, policies and regulations in the Village of Arlington Heights related to ensuring fair housing include:

- The Village of Arlington Heights has an ordinance prohibiting discrimination in housing.
- Village Code established the Housing Commission, which meets monthly, as the Village's Fair Housing Review Board for the purpose of investigating fair housing complaints. The procedure for processing complaints is contained in the Code. The Housing Commission regularly discusses and addresses the housing needs of various segments of the population, including but not limited to, elderly persons, disabled persons, and families.
- The Village has a Senior Citizens Commission, and Commission for Citizens with Disabilities to address the concerns of persons in these groups.
- The Village's Comprehensive Plan contains many goals concerning focusing on providing housing opportunities in a wide variety of housing

types, sizes, and price ranges and being responsive to the housing needs of senior citizens, disabled persons, young families, etc.

- The Village adopted an Affordable Multi-Family Housing Units policy to encourage the inclusion of affordable units in multi-family developments. The Village also adopted the Housing Endorsement Criteria of the Metropolitan Mayors Caucus that promotes housing and mixed-use developments that meet community needs while also addressing broader regional sensible growth goals by locating affordable housing near jobs, providing housing at a variety of price points, providing housing that provides a healthy mix of residents from different age groups, racial, and cultural backgrounds, income levels and housing types, and encourages mixed land uses where appropriate.
- The Village is flexible with respect to site requirements for projects that include affordable housing (e.g. the Tandem Realty Timber Court Condominium proposal that would include 21 permanently affordable housing units).
- The Village is an entitlement community for Community Development Block Grant funds and has received HOME grants through the Illinois Housing Development Authority to implement a First-Time Homebuyer Program. In 2004, the Village ceded a portion of its tax-exempt bond cap to IHDA to participate in additional IHDA first-time homebuyer programs. In connection with these federal grants, the Village of Arlington Heights writes and publishes 5-year Consolidated Plans and Annual Action Plans explaining its strategies and programs for addressing the housing and community development needs in the community, particularly those of low and moderate-income households. In addition to the Village-administered programs, the Village funds many social services agencies and housing providers that assist persons and families in need to secure and maintain housing.

III. IDENTIFICATION OF IMPEDIMENTS TO FAIR HOUSING CHOICE

Impediment to fair housing choice are defined as any actions, omissions, or decisions taken because of race, color, religion, sex, disability, familial status, or national origin which restrict housing choices or the availability of housing choices, or any actions, omissions or decisions which have this effect.

The Village of Arlington Heights finds that the primary barrier to housing choice in the community is a lack of sufficient affordable housing in the community. While fair housing and affordable housing are not equivalent, the provision of affordable housing is important to minorities, persons with disabilities, and certain family types (such as female-headed households) and because these groups sometimes have disproportionately greater needs for affordable housing than the general population.

The Village finds that its aging housing stock is of concern because repair costs contribute to the cost of home ownership and may contribute to increase rental amounts. The housing owned by non-profit organizations that provide transitional housing and supportive housing for disabled and mentally ill persons is also aging, and repair needs may impact the future viability of these programs.

Although the conversion of some apartment buildings to condominiums has provided some of the more affordable homeownership opportunities in recent years, the decrease in the number of rental units may be contributing to a tighter rental market and less rental housing choice.

IV. FAIR HOUSING COMPLAINTS

As stated previously, the Village of Arlington Heights' Housing Commission constitutes the Village's Fair Housing Review Board. The Village has received no fair housing complaints in the 5 years since the Analysis of Impediment/Fair Housing Plan was last updated.

In February 2005, HUD's Office of Fair Housing indicated that HUD received 4 fair complaints for Arlington Heights between 1/1/00 and 12/31/04. Two complaints that were based on a complaint of housing discrimination based on disability were withdrawn after resolution or the complaint was settled. The two other complaints were based on alleged discrimination on the basis of national origin or familial status. The Village requested additional information from HUD with respect to these complaints, but was informed that under Freedom of Information Act rules the only information that may be disclosed has been provided on the open cases. (see attached HUD report).

In January 2005, a fair housing advocacy group filed a complaint with the HUD Office of Fair Housing alleging discrimination by the Village at the Backstretch at Arlington Park. This matter is still under investigation. The Village denies wrongful action and is cooperating fully in the investigation. Also, a similar complaint was filed against Arlington Park

V. ACTIONS TO ALLEVIATE IMPEDIMENTS TO FAIR HOUSING CHOICE

- **Social Service/Housing Organization Support**
Continue to support the various social service organizations, including housing providers (e.g. group home providers, shelter providers transitional housing providers, etc), that support people in need, particularly the elderly, disabled and homeless and at-risk homeless persons, thereby providing resources to these agencies to address fair housing issues and assist persons in securing and maintaining housing and supportive housing services.

- Continue implementation of the Village's Single-Family Rehab Program and First-Time Homebuyer Program in order to assist low to moderate-income homeowner to maintain their housing and to provide persons who would otherwise not be able to do so to stabilize their households through home ownership. If sufficient funding is available, the Village will also implement a Multi-Family Rehab Program.
- The Department of Planning and Community Development and the Housing Commission will continue to identify housing needs in the community and promote the availability of housing for all members of the community. They will research and seek programs and tools in order to create more affordable housing and housing for persons with special needs.
- The Housing Commission will continue as the Village's Fair Housing Review Board and will investigate any fair housing complaints received by the Village.
- The Village will address the needs of senior citizens and disabled persons through the Health Department's programs including, but not limited to, activities of the Senior Citizens Commission and Commission for Citizens with Disabilities, health inspections, nursing services, ADA compliance matters, and activities of the Disabilities Services Coordinator.
- The Village will continue code enforcement efforts to uncover and remove unsafe, unsanitary, and substandard conditions and to enforce applicable and appropriate building codes.
- The Village will enhance its affordable housing and fair housing outreach efforts by seeking additional fair housing educational materials for staff.
- The Housing Commission will convene at least annually as the Fair Housing Review Board to discuss matters of concern, progress in alleviating impediments to fair housing and/or initiatives to be undertaken with respect to fair housing.