

Housing In the Planning Area

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Background Data

Useful things to know!

People and Land

Aprox. 4,000 people

Live in the planning area

Aprox. 1,000 parcels

are not occupied, residential.

Housing Tenure

72%

Renter-Occupied

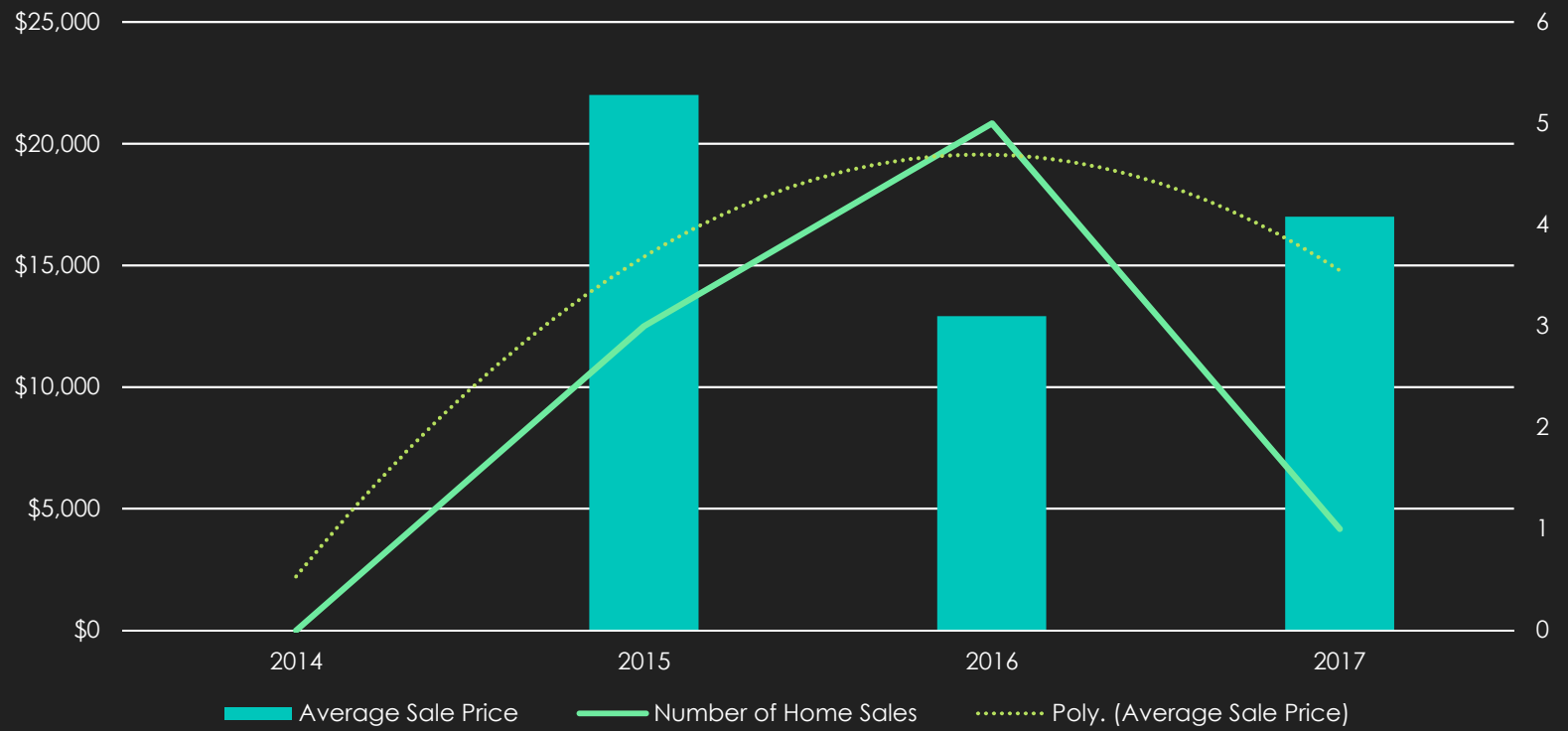
Housing Cost Burden

51% & 17%

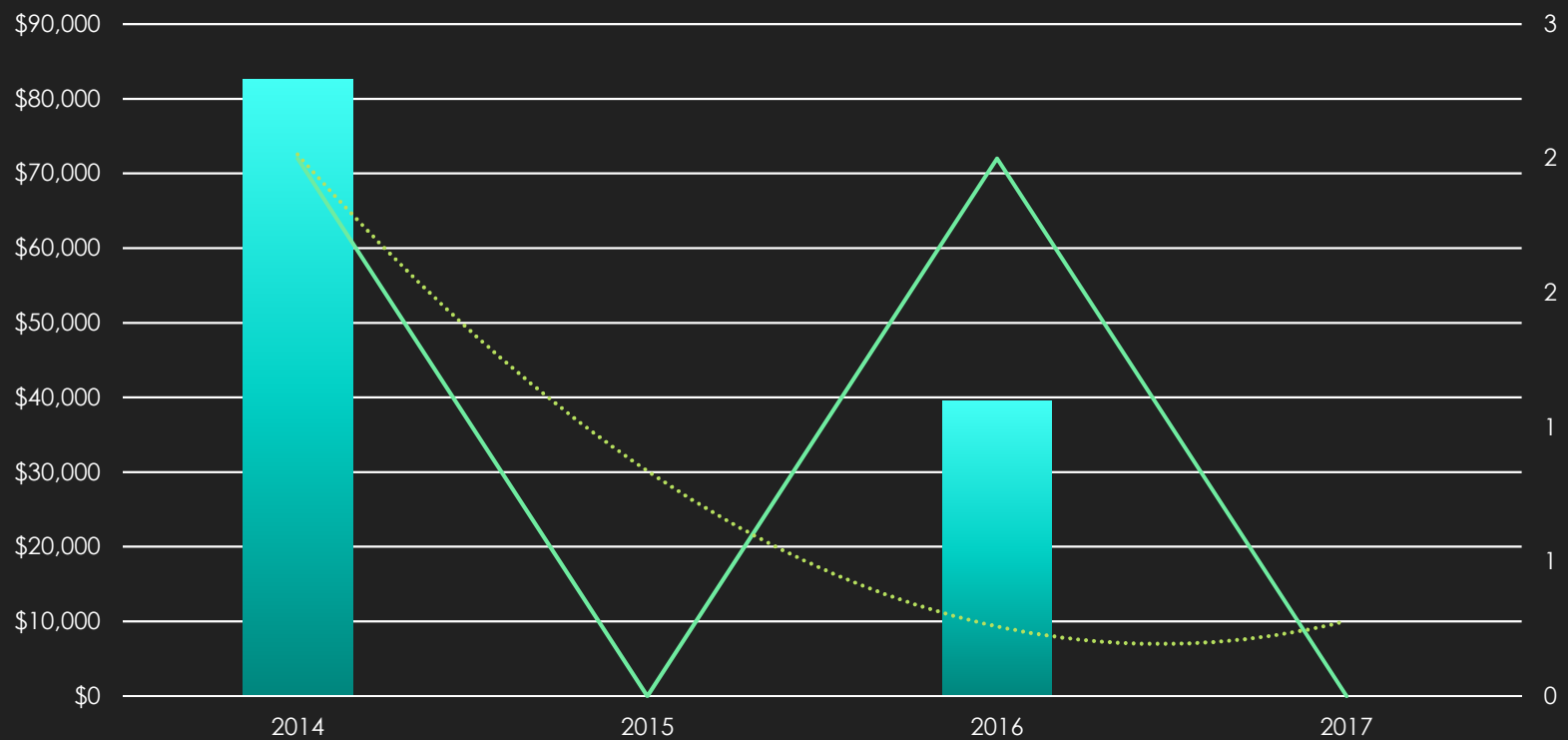
of Renters of Homeowners

Are burdened by housing costs. This means that they spend more than 1/3rd of the household income on housing. Typically this does not include utilities or maintenance costs, just the rent or mortgage. If that number increases to over 50%, it is considered a severe housing cost burden.

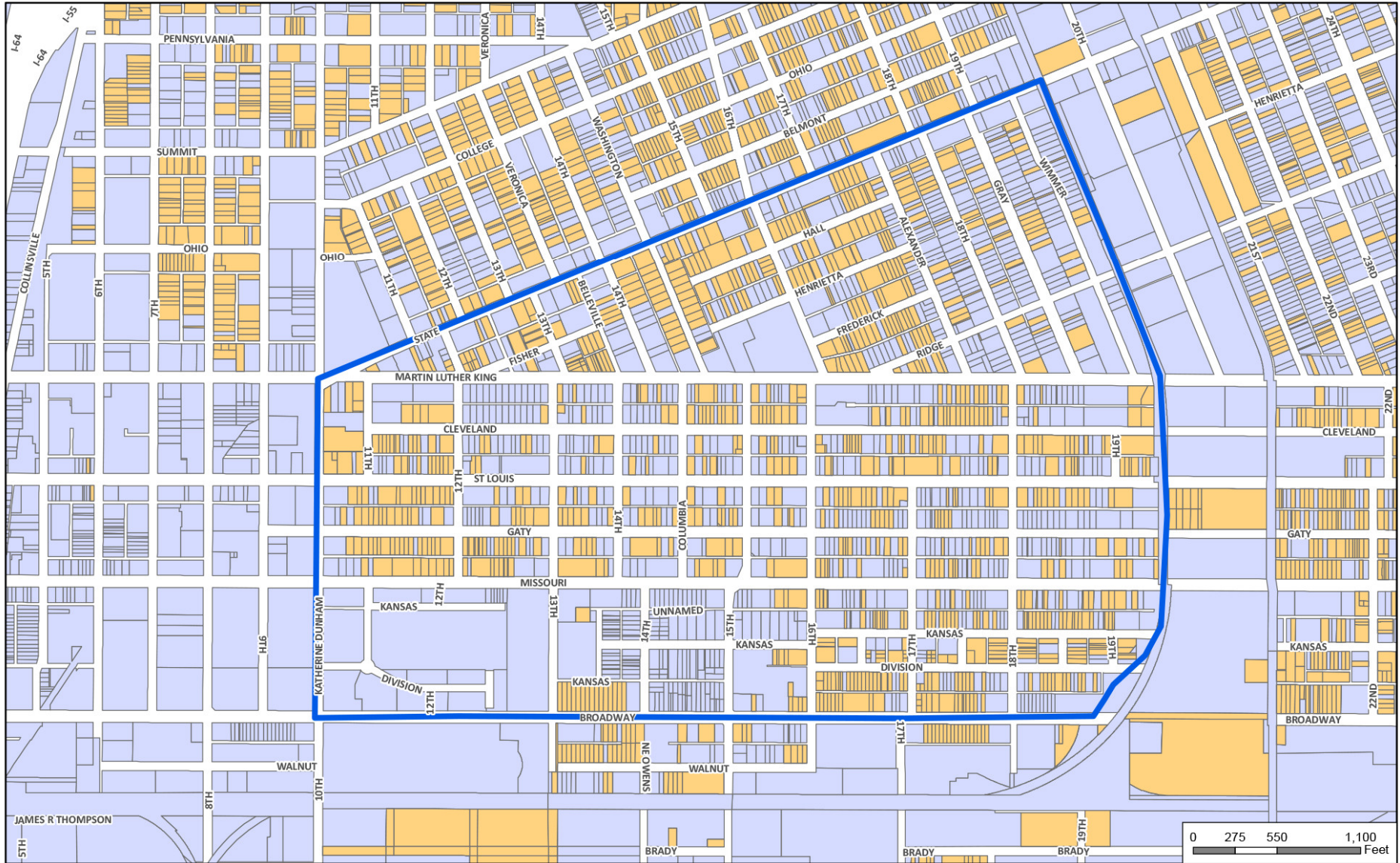
Single Family Home Sales





Multi-Family Home Sales



Winstanley Neighborhood Parcel Vacancy



-  Winstanley Neighborhood Planning Area
-  Residential Vacant Land

In planning area:
Total Parcels: 2009
Vacant Land: 948 Parcels (47.2%)



Questions to Ask Yourself

Things to consider that we don't have any hard data for

What new construction, if any, is seen in the area?

This could be residential, commercial, etc.

In addition to Sinai Village Homes development, has anything occurred in the area in recent years that comes to mind?

Is any substantial renovation happening?

Also, what is the condition of the neighborhood housing stock?

Are friends and neighbors fixing up homes in the neighborhood? Anyone gotten a new roof in recent years you can remember?

If not, why? Lack of need? Lack of access to funds to do so? Is there a game theory aspect to it?

Are there issues around buying property in the neighborhood?

Have you, or a friend / neighbor tried to purchase a property, either a home or vacant lot?

Was the transaction completed? If no, what happened?

What could be done to help buyers acquire property as long as they have the intent to move forward with their projects.

What types of housing should be in the neighborhood?

On currently vacant land. Think of where the need is: Families, workforce, retirees, young professionals, children, etc.

This could be any combination of any of these or others:

- Market rate, single-family homes / multi family homes.
- Affordable housing, either single or multi-family.
- Apartment Buildings
- Mixed-use commercial / residential.
- A tiny-house community.
- Senior Housing
- Transitional Housing.
- Temporary Housing.

Thank you!

- Questions? Comments? Concerns?
- Want to talk offline?
 - John Cruz
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Data in this presentation provided by the United States Census Bureau's 2016 American Community Survey dataset for Illinois Census Tract 5009; the St. Clair County Parcel GeoDatabase, and the Maris MLS Real-Estate sales database.