

# DuPage County Is Facing an Affordable Housing Crisis

## The Problem

### **DuPage Home Prices Are the Highest in the State.**

Despite the recent real estate slump, in 2007, the **median sales price** for a single-family home in DuPage County was \$350,000 -- the **highest of any county in the state.**<sup>1</sup>

**Housing Prices are Outpacing Incomes.** Between 2000 and 2006, median home values in DuPage rose about 59%, but median incomes rose less than 9%.<sup>2</sup>

**More Homeowners are Struggling.** In 2005, 34% of DuPage homeowners paid more than 30% of their income for housing costs, up from 22% in 2000.<sup>3</sup>

**Housing Shortage = Traffic Congestion.** Since 1970, DuPage has seen a **478% increase** in the number of commuters coming into DuPage to work. That's higher than any of the other 5 counties in the region, including Cook.

Now, **almost half the commuters** coming to DuPage each day come from elsewhere in the region.

**Regulatory Policies Impede Affordability.** 93% of area builders and developers surveyed said that some **local regulatory policies impede the development of affordable housing** (e.g. restrictive zoning ordinances and burdensome permit requirements).<sup>4</sup>

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<sup>1</sup> Illinois Association of Realtors 2008.

<sup>2</sup> U.S. Census 2000 and American Community Survey (U.S. Census) 2006; Multiple Listing Service.

<sup>3</sup> U.S. Census 2000 and American Community Survey (U.S. Census) 2005.

<sup>4</sup> *Eliminating Barriers: Letting the Market Help Meet Illinois Housing Needs.* Business and Professional People for the Public Interest. 2003.

## The Solution

***Homeownership: a Benchmark for a Vital Community*** is a grassroots effort started by the DuPage Homeownership Center (DHOC) and the DuPage Housing Action Coalition to spur development of workforce starter homes in DuPage.

**We need public policies that will make the market work**, enabling developers to build quality workforce starter homes to meet the market demand in DuPage County.

***Elected officials need to hear from you – the people who are the backbone of the thriving DuPage economy, yet are being priced out of your own communities.***

We've talked with leaders in communities throughout DuPage and they all tell us the same thing. On the campaign trail, in council meetings and at public hearings, they only hear from the opponents of moderately priced housing developments.

***Sign up today to be a part of the Benchmark movement! We'll email you alerts of opportunities to make your voice heard.***

**Just complete the enclosed sheet and turn it in before you leave, or mail it to DHOC, 1333 N. Main St., Wheaton, IL 60187.** For more information about *Homeownership: a Benchmark for a Vital Community*, please contact DHOC at (630) 260-2500 or [info@dhoc.org](mailto:info@dhoc.org).