



CMAP Housing Fact Sheet

Overview

In northeastern Illinois, the location, availability, and affordability of housing require a balance with the location of jobs, transportation, open space, and natural resources. In recent years, the escalating cost of housing forced some families to move farther from employment centers, seeking lower-priced housing options. But such savings may have been partially or even completely offset by increased transportation expenses due to longer commutes. Especially given recent increases in gas prices and foreclosures, our region's economic vitality will depend on providing attainable housing opportunities to all residents.

Existing Conditions

- Between 2000 and 2006, owner-occupied housing prices in northeastern Illinois escalated by 30 percent while income only increased by nearly 9 percent (2000 U.S. Census and 2006 American Community Survey).
- Since 2000, the percentage of households considered housing cost burden has increased at an alarming rate. In 2000, 29 percent of households in the region paid more than 30 percent of income on housing, while in 2006 that number jumped to 42 percent (2000 U.S. Census and 2006 American Community Survey).
- Between 2007 and June 2008, nearly 33,000 foreclosed homes in the Chicago region reached REO status: the point where a unit won't sell at auction and the bank must double as property manager (Woodstock Institute, "Foreclosure Fallout: An Analysis of Foreclosure Auctions in the Chicago Region," 2008).
- If growth continues at density levels consistent with recent development, northeastern Illinois would require developing an area the size of Kane County by 2030 to accommodate the forecasted population (CMAP, "Data Bulletin: 2001 Land-Use Inventory for Northeastern Illinois," 2006).

CMAP's Vision for Housing

In 2040, our region will have equitable and inclusive housing, and social systems that foster an educated, healthy, safe, and involved populace.

Our leaders will recognize that safe, decent, affordable, and stable housing is essential for families, individuals, communities, and businesses. The region will support housing that provides all residents with access to quality education, jobs, health care, cultural and social amenities, and transportation, allowing communities and businesses to attract and retain

critical workers. For residents of all incomes, the region will supply a range of housing options, broadly distributed throughout the region. Because most housing is provided by the private market, policies and programs will ensure that the private market is able to provide a full range of housing options. When the private market cannot meet the needs of all households, public programs will support housing that provides access to opportunity for all of the region's residents.

CMAP Housing Principles

Our agency seeks to promote the following principles aimed at achieving the proper mix of housing options across the region.

The region's economic vitality depends on our ability to provide a range of housing options. To stay economically competitive, the region needs a housing stock that supports a broad cross-section of our labor force. The region should supply a range of housing types including rental and ownership, single and multi-family opportunities for all incomes and ages. All residents of the region need to have housing options that are safe, affordable, stable, and accessible to employment.

The availability of quality, affordable housing should be geographically distributed throughout the region. Municipalities should pursue innovative and proven programs that help residents live closer to where they work. Implemented correctly and in the right places, programs such as Employer-Assisted Housing, Land Trusts, and Inclusionary Zoning allow residents to enjoy a better quality of life while providing employers with a more stable workforce. Policies should be responsive to communities' needs and help them adapt to changing demographics and market demands, including the impacts of foreclosures. Public programs should support and, when necessary, supplement the private market to meet housing demand.

New residential development should be compact and environmentally sensitive. To accommodate regional population growth, residential development should focus on infill redevelopment potential, compact development, access to public transit, preservation of the existing housing stock, and a mix of uses. Growth should be planned carefully to mitigate negative environmental impacts and take advantage of under-utilized resources.

Policies should reduce barriers to affordable housing development. Regulatory barriers such as zoning and building codes can drive up the cost of housing significantly. The additional development costs incurred by regulatory barriers can be minimized to better align housing prices with residents' income levels. CMAP encourages policies that are sensitive to municipal revenues and, at the same time, encourages efficiencies in the development process and the minimization of excessive regulation.

Communities should adopt the Housing Endorsement Criteria. The Metropolitan Mayors Caucus and Metropolitan Planning Council have developed a set of "Housing Endorsement Criteria" (<http://www.metroplanning.org/cmimages/HsgEndCriteria.pdf>). CMAP encourages communities to adopt these guidelines, which promote housing and mixed-use developments that meet community needs while also addressing broader regional sensible growth goals.