

Introducing Employer-Assisted Housing in Your Region

The Metropolitan Planning Council (MPC) is helping launch employer-assisted housing (EAH) initiatives in communities and regions throughout the nation, with a comprehensive package of experienced technical assistance:

- Guidance on how to set goals, secure key spokespersons, and design the right program for your circumstances.
- Financial documents and marketing materials to implement employer-assisted housing.
- Information on Illinois' tax credit and matching funds that can be adapted to other states.
- Ideas about potential resources the employer's assistance can leverage, including the Neighborhood Stabilization Program.
- Fundraising strategies to develop and launch an employer-assisted housing program.
- Recommendations on how to integrate employer-assisted housing with other community development policies and programs.

Proven Benefits

- Reduced turnover and absenteeism and improved loyalty and productivity.
- Strengthened financial stability for workers, including foreclosure prevention, when employers provide housing counseling and financial assistance to buy or rent homes near jobs.
- Reduced commutes, improved quality of life, increased real estate taxes, and reduced traffic.
- Increased political, business, and community support for housing options.

Illinois' Success Can Be Repeated in Your State

- More than 75 employers in Illinois participate; this initiative began with one employer in 2000.
- Nearly 1,900 employees have bought homes with employer assistance.
- Another 1,500 workers have benefited from credit counseling and homebuyer education.
- The State of Illinois provides matching funds and tax credits as incentives.
- MPC assistance led to creation of millions of dollars for EAH matching funds in Nevada, Mississippi, Philadelphia, and Massachusetts.
- The State of Mississippi authorized a state income tax benefit to support homebuyers using EAH.

New federal legislation addressing energy, climate change, and transportation, will provide fresh opportunities to link housing and transportation investments, offer incentives for creating workforce housing near transit and jobs, and invest in infrastructure that supports workforce housing. Employer-assisted housing results in cleaner air, reduced dependence on foreign oil, improved access to transit, and lower housing-transportation costs borne by working families.

What is Employer-Assisted Housing?

An easy-to-administer benefit that helps employees buy or rent homes closer to work. It reduces traffic gridlock and provides an attractive return on investment. Each employer-assisted housing plan can be customized to meet the needs of the employer.



Employer Assisted Housing is an integral part of Northrop Grumman Shipbuilding's recruitment and retention strategy. It ensures that new and current employees have another option to access the financial assistance they might need to live in our local communities.

— Irwin F. Edenzon, Sector Vice President & General Manager, Northrop Grumman Corporation, Shipbuilding-Gulf Coast

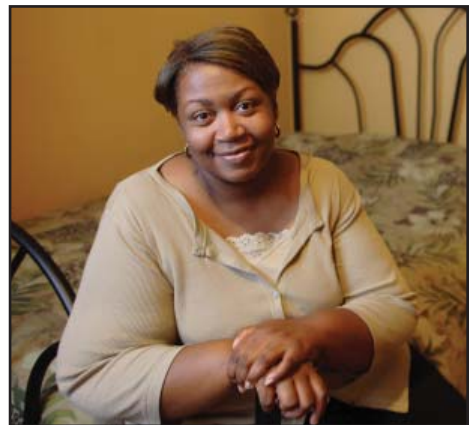
Employer-Assisted Housing Works for Employers of All Sizes and Types

Employer-assisted housing has proven an effective strategy in cities, suburbs and rural areas to help stabilize neighborhoods and overcome expensive housing markets. Participating employers represent nonprofit, for-profit, and government sectors and their programs help from a handful to hundreds of workers per workplace.



An Employer-Assisted Housing Program Can Include Any Combination of Services

- Counseling for employees about housing choices and financing.
- Direct financial help to employees for rent, closing costs, or mortgage payments.
- A real estate investment by an employer.
- An Individual Development Account (IDA) or other savings program for employees.



My dream came true when the University helped me buy a home. And my housing counselor saved me from going into a sub-prime loan. This program truly changed my life and the lives of my children.

— Edna B. Williams-Foreman, Alumni Service Representative, University of Chicago

Employer-Assisted Housing participants include:

In Illinois

Allstate Corporation
Charter One Bank
Chicago Public Schools
City of Highland Park
Harris Bank
Lake Forest College
Loyola University
Medela Corporation
Robinson Engineering
University of Chicago and University of Chicago Medical Center

Around the Country

Aflac, Columbus, Ga.
Applied Materials, Inc., Santa Clara, Calif.
Brownstein Hyatt Farber Schreck, LLP (Formerly Hatch & Parent), Santa Barbara, Calif.
Citizens Financial Group, Inc., Providence, R.I.
CVS Caremark, Washington, D.C.
Harley-Davidson Motor Company, Milwaukee, Wis.
Johns Hopkins University, Baltimore, Md.
Northrop Grumman Corporation, Long Island, N.Y. & Pascagoula, Miss.
Schwan Food Company, Marshall, Minn.
Culinary and Bartenders Housing Partnership, Las Vegas, Nev.

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