

# Welcome Home

## Housing Our Community



***“It’s become critical that we educate ourselves to say we welcome affordable housing.”***

Palatine Mayor Rita L. Mullins  
Co-Chair, Metropolitan Mayors Caucus  
Housing Task Force

***“Welcome Home illustrates an important regional priority, and is a great tool to start a productive dialogue addressing housing needs in the Chicago region.”***

Midlothian Mayor Thomas J. Murawski  
Chairman, Metropolitan Mayors Caucus





***“Where I used to***

***live before it was an hour drive, and now it’s fifteen minutes away. It’s just so nice to live close to work.”***

*Maria Herrera, employee, Northwest Community Hospital, Arlington Heights*

## Welcome Home: Housing Our Community

*Welcome Home: Housing Our Community* underscores the value of quality housing options while shedding light on supply and demand issues throughout the region. *Welcome Home* brings together mayors, developers, residents, and business people to talk about local solutions to a growing crisis in our towns, in our region, and in our state.

This video is intended to help your town begin a constructive dialogue about how best to create or preserve homes affordable to those who live and work in your community and that fits the character of your neighborhoods. We hope you will use this resource to initiate discussions locally about housing policies or developments under consideration, and tap the many tools available to help you advance your community’s goals.



## The Metropolitan Mayors Caucus

The Metropolitan Mayors Caucus represents the 272 communities in the six-county Chicago region. The Caucus is a forum for the region’s municipal leaders to work together to develop consensus regarding the variety of challenges and opportunities they face. The Caucus addresses a number of issues, including economic development, transportation, clean air, education, and housing.

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## Metropolitan Planning Council

Founded in 1934, the Metropolitan Planning Council is a nonprofit, nonpartisan group of business and civic leaders committed to serving the public interest through the promotion and implementation of sensible planning and development policies necessary for an economically competitive Chicago region. The council researches and develops policy recommendations and conducts outreach and advocacy in partnership with public officials and community leaders to enhance equity of opportunity and quality of life throughout metropolitan Chicago.

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***“We are losing***

***our competitiveness as employers and as businesses because our people have to pay too much for housing and the housing is too far away from where the jobs are.”***

*David Hill, Chairman & CEO, Kimball Hill Homes*

## Homes We Can All Afford

Little is more important to us than the quality, location and affordability of our homes. Yet hundreds of thousands of Illinois families struggle to find quality schools for their children, maintain jobs with reasonable commutes, and improve their financial stability, all due to the shortage of decent housing options. By implementing policies that promote housing development and preservation consistent with the Housing Endorsement Criteria, local governments are working to promote the economic vitality of our region.



***“It’s a run-***

***away problem that’s getting larger. We can no longer turn the other way and say this doesn’t impact me. It impacts us all.”***

*Arlington Heights Mayor Arlene J. Mulder*

## Opportunities

### Illinois’ Comprehensive Housing Plan

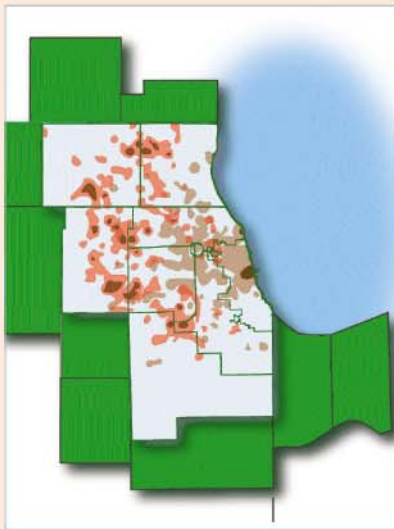
In January 2005, the State of Illinois released “Building for Success: Illinois’ Comprehensive Housing Plan,” the first housing plan of its kind for the state. It has launched a multi-year agenda to promote affordability and choice, create and preserve the state’s supply of affordable and workforce housing, and engage more local and state leaders in advancing housing solutions for all Illinois families.

### Metropolitan Mayors Caucus

Inspired in part by employers investing in housing options for their workers, the Metropolitan Mayors Caucus asked the Metropolitan Planning Council to help launch a Housing Task Force in 2001. That group adopted Housing Endorsement Criteria and a Housing Action Agenda that spell out how housing for a growing workforce — homes that are well-managed and well-designed, located near jobs and transit, and affordable to a broad range of local workers — can be a community asset. The Housing Task Force continues to provide an effective forum for shared learning and constructive dialogue about key housing issues for municipal leaders.

## The lack of housing options affects us all.

### Housing/Jobs Mismatch 1990-2000



Source: The Metropolitan Housing Index: Housing as Opportunity, Chicago Metropolitan's 2020

Where the Jobs Are  
Housing Growth

*It is a struggle for many workers to find attainable housing near their jobs. If current projections continue, road congestion will get worse.*

### Our precious housing supply is shrinking.

Northeastern Illinois grew by 11 percent in population and 16 percent in jobs from 1990 to 2000, but lost more than 28,000 apartments.

### We are facing ever-increasing traffic congestion.

The Chicago region is the third most congested in the United States, at a cost of more than \$4 billion a year or almost \$1,000 per rush hour commuter.

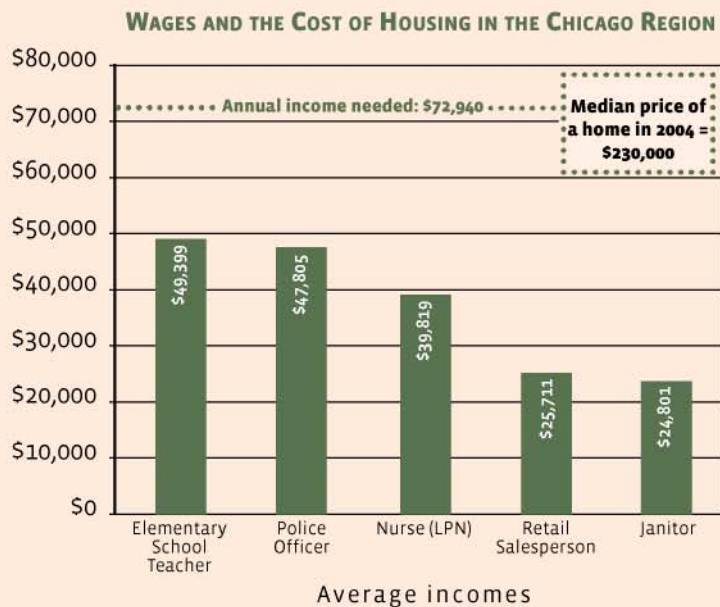
### Our working families are being priced out.

The median home price in the Chicago region grew 38 percent between 2000 and 2004, while wages increased by only 11.5 percent.

### We are overburdened by housing costs.

Over 730,000 families in our region are already spending too much of their incomes on housing, and this number is projected to increase to 870,000 by 2030.

### Our valuable employees cannot afford the average home.



Source: Center for Housing Policy



***"I outlived  
my money,***

***and most of us seniors are in the  
same shoes."***

*Sophie Michno, resident, Library  
Lane, Grayslake*

## **Where Can I Go for More Information?**

Several policy and research organizations have recently completed housing affordability studies of the Chicago region. They include detailed information on the region's jobs-housing mismatch, current supply and demand data, as well as growth projections for the region's housing market. You can find these studies at [www.metroplanning.org](http://www.metroplanning.org).

Following is a list of helpful resources to support and supplement the information provided in Welcome Home: Housing Our Community.

### **Policy and Planning Resources**

A Community Guide to Creating Affordable Housing – Business and Professional People for the Public Interest  
Building for Success: Illinois Comprehensive Housing Plan – State of Illinois  
Guidelines for a Model Affordable Housing Plan – Metropolitan Mayors Caucus  
Housing Action Agenda – Metropolitan Mayors Caucus  
Housing Endorsement Criteria – Metropolitan Mayors Caucus  
Sensible Tools for Healthy Communities – Campaign for Sensible Growth, Metropolitan Mayors Caucus, Metropolitan Planning Council

### **Communications Resources**

Housing Illinois is a collaborative campaign using advertising, research, media outreach, and organizing to raise public awareness and civic leadership on behalf of affordable housing throughout the Chicago region. Its campaign, "We Need the People Who Need Affordable Housing," consists of television, radio and print advertisements.

[www.housingillinois.org](http://www.housingillinois.org)

### **Welcome Home: Housing our Community is available online**

[www.metroplanning.org](http://www.metroplanning.org)

[www.mayorscaucus.org](http://www.mayorscaucus.org)

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**“Housing should be near**

**jobs, near transportation and attainable or affordable for the people who live and work in and around the community.”**

*Riverdale Mayor Zenovia G. Evans,  
Co-Chair, Metropolitan Mayors  
Caucus Housing Task Force*

## Metropolitan Mayors Caucus Housing Endorsement Criteria

The Housing Endorsement Criteria are a joint initiative of the Metropolitan Planning Council and Metropolitan Mayors Caucus Housing Task Force, which is led by Mayors Zenovia Evans of Riverdale and Rita Mullins of Palatine. The criteria have been adopted by a growing number of individual communities to attract and support quality workforce housing. These criteria can be viewed in further detail at the Metropolitan Mayors Caucus Housing Task Force Web site: [www.mayorscaucus.org/pages/Home/Issues/Housing](http://www.mayorscaucus.org/pages/Home/Issues/Housing).

### General Principles of the Housing Endorsement Criteria

- Promote economic development and sustainability
- Encourage an array of quality housing options throughout the region
- Support innovative community development and design
- Provide for mixed uses within a neighborhood
- Minimize cost of municipal services
- Promote the use of public transit
- Support sensible growth

### Location

Infill development and redevelopment within existing cities and towns, as well as new conservation developments, will receive preference. In order to maximize compatibility with public transit and minimize auto use, housing within one mile of major transit service, a job hub or town center, provides a future market for transit. The project may be within two miles of a rail transit station if provisions are made to provide ongoing shuttle service to the future residents. Major transit service is defined as a bus or rail stop with peak period wait times of no more than 30 minutes. Major transit service also includes funded but not yet built fixed rail stations.

### Land-Use

New developments that aim to cluster housing in an efficient manner, in context with the surrounding community, to preserve natural resources and open space will be given priority attention. Higher densities and mixed uses are particularly appropriate near Metra and CTA stations to reduce the growth of traffic congestion on local and regional roads.

### Attainability

Mixed-income housing developments, that include units accessible to moderate-income working families and to households with lower incomes, along with market-rate units in the same complex, will be given preference. Developments that help balance affordability levels within communities, while assuring consistent quality and design, will receive strong support.

### Design

New developments that stress quality design and construction to help ensure their long-term contribution to the improvement of the neighborhood will be given preference. The proposed buildings will fit their setting, complementing and enhancing the existing neighborhood, and promoting a sense of community, pedestrian-friendly design and the other principles of good village design. Proposals will address transit use and access and, where appropriate, the potential for mixed use.

### Management

The management and maintenance of developments are as critical as the initial design and construction to meet the goals of enhancing communities. Therefore, the capacity of the development team to successfully address long-term needs, as evidenced by its track record in selling, leasing and managing development properties, and its history with neighborhood and/or tenant relations, will also be considered.