An Affordable Housing Challenge

DuPage County is facing a widespread affordable housing challenge. The problem is a mismatch between what people earn and have available to spend on housing costs. More people are renting their homes and the supply of affordable housing and rental assistance has not kept pace, leaving persons with lower incomes particularly vulnerable. Many renters are severely cost burdened, paying more than half of their incomes toward housing. In DuPage County, the strong demand for housing without a significant increase in housing supply explains the low 5.5% vacancy rates and rising prices for renters and owners. This has made affordable housing increasingly difficult to find.

Housing costs can negatively impact and have consequences for a family’s physical and mental well-being. At times households need to make choices between purchasing healthy food, delaying healthcare, or paying for needed medicine in order to pay for rent. In some cases, those families become homeless.

Most market rate apartments remain out of reach for extremely low-income renters. In 2018, a full-time worker must earn at least $22.69 an hour to afford a modest two-bedroom apartment without spending more than 30% of their income on rent. Certainly, minimum wage work does not pay the rent. People need decent, affordable, and safe housing regardless of their economic status.

What’s Working

HOME, TOGETHER... The Federal Strategic Plan to Prevent and End Homelessness.

Available at The United States Interagency Council on Homelessness (USICH), a national governmental partnership to achieve the goals of the federal strategic plan and response to homelessness.

HOME. Because we know that the only true end to homelessness is a safe and stable place to call home.

TOGETHER. Because the causes of homelessness are complex, the solutions take all of us working together, doing our parts, strengthening our communities.

Together we are making progress achieving the goal of ending homelessness in America using best practices and building coordinated response that are necessary to reduce and ultimately end homelessness.

Achieving this goal is grounded in a shared vision of what it means to end homelessness: that every community must have a systemic response in place that ensures homelessness is prevented whenever possible, or if it can’t be prevented, homelessness is to be rare, brief, and a one-time experience.

The problem of homelessness can seem daunting. The good news is in DuPage County we are making progress using System Performance Measures to create accountability for how well our community is serving people experiencing homelessness.

ENSURE HOMELESSNESS IS RARE

- 783 the number of first time homeless entering Emergency Shelter, Supportive Housing, Transitional Housing, and Permanent Housing projects.

ENSURE HOMELESSNESS IS BRIEF

- Average length of time someone stays in Emergency Shelter is 54 days.

ENSURE HOMELESSNESS IS A ONE-TIME EXPERIENCE

- In 2016, 415 people who were homeless obtained permanent housing. After two years, 325 (78%) people were still housed.

CALL FOR ACTION.

- Affordable housing and support services for families and individuals to remain housed
- Jobs that pay a living wage
- Job training programs to equip for skills
- Investment in homeless prevention services to keep people in their homes
- Access to mental health & substance abuse treatment
- Legal Assistance
- Transportation

Visit the DuPage County Continuum of Care at: dupagehomeless.org
Minimum wage doesn’t pay the rent in DuPage County.

$22.69 an hour\(^2\) - The amount a full-time worker must earn to afford a modest two-bedroom apartment without spending more than 30% of income on rent.\(^3\)

$19.50 an hour\(^2\) - The amount a full-time worker must earn to afford a one-bedroom apartment without spending more than 30% of income on rent.

$8.25 an hour\(^5\) - Minimum Wage

The number of work hours needed at minimum wage to afford an apartment in DuPage County.\(^6\)

95 hours for a one-bedroom apartment
110 hours for a two-bedroom apartment

Each circle represents 4 weeks of a 40-hours work week

Minimum wage doesn’t pay the rent in DuPage County.

In FY 2018, a network of agencies committed to homelessness prevention in DuPage County distributed $1,322,548 to prevent imminent homelessness and re-house those who have become homeless. The need for prevention services continues to outpace resources with only 31% of requests for assistance being fulfilled.

Visit the DuPage County Continuum of Care at: dupagehomeless.org