

# PIONEERING AFFORDABLE HOMEOWNERSHIP

A Three-Year Initiative to Build Quality Homes in  
Partnership with Working Families of DuPage County

2009-2011



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### Community Leaders Rally Behind DuPage Habitat for Humanity Pioneering Effort to Build Affordable Homes in DuPage County

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DuPage County businesses, civic organizations and churches are rallying behind DuPage Habitat for Humanity's new three-year initiative called *Pioneering Affordable Homeownership*. Under the plan, DuPage Habitat will build and sell **16 affordable homes in partnership with hard-working, limited-income families living or working in DuPage County**. The cornerstone of the initiative will be the development of **Pioneer Prairie**, a residential subdivision of 11 detached, single-family homes at the intersection of Sherman and Pomeroy Streets in West Chicago.

In DuPage County, one of the country's wealthiest communities, accelerating home prices have significantly diminished home purchasing opportunities for limited-income families. The median home price in DuPage County now exceeds \$360,000. DuPage County business and community leaders understand the long-term economic, workforce and community development implications of this fact. "For our economic future, DuPage County must not become a community where business and government employers find it difficult to attract and retain employees due to the high cost of homeownership. The lack of affordable homeownership opportunities is a community-wide issue, one that can be solved by businesses, churches, civic organizations and local municipalities working together through DuPage Habitat," said Sarah Brachle, DuPage Habitat Executive Director.

*Pioneering Affordable Homeownership* is a three-year, \$4,000,000 affordable homeownership initiative under which DuPage Habitat will: (i) establish a viable and replicable model of creating affordable homeownership opportunities for hardworking DuPage County families, (ii) develop the 11-home Pioneer Prairie subdivision in West Chicago, (iii) acquire five additional residential lots on which to build or rehab 5 additional DuPage Habitat homes, and (iv) create opportunities for

businesses, congregations, foundations, individuals and civic organizations to address DuPage County's top economic and community development concern: the lack of affordable homeownership opportunities for working families.

With financial, service and product support from Ambitech Engineering Corporation, Matrex Exhibits, Tyndale Publishing and many others, the three-year, **\$4,000,000 *Pioneering Affordable Homeownership*** initiative will introduce three new home designs and a planned community development approach for the Pioneer Prairie development in West Chicago. The project will respond directly to community leaders' desire for affordable homes to be both available and attractive for local working families. According to an economic impact analysis by Miley Gallo & Associates of Research Triangle Park, NC, the three-year *Pioneering Affordable Homeownership* initiative will produce over \$5,700,000 in direct economic benefits to our community.

To fully implement the three-year *Pioneering Affordable Homeownership* project, DuPage Habitat must raise \$4,000,000 through Habitat Home Sponsorships of \$200,000 per home, three-year financial commitments (2009-2011), as well as land and other in-kind donations from businesses, churches, foundations and other organizations.

A distinguished group of community leaders has joined with the DuPage Habitat board of directors in support of the \$4,000,000 initiative:

<b><i>Community Partner</i></b>	<b><i>Allan Koenig</i></b> <i>President</i> <i>Ambitech Engineering Corporation</i>	<b><i>\$200,000 Level</i></b>
<b><i>Neighborhood Partner</i></b>	<b><i>Jill Hebert</i></b> <i>CEO &amp; President</i> <b>Matrex Exhibits</b>	<b><i>\$100,000 Level</i></b>
<b><i>Homeownership Partner</i></b>	<b><i>Mark Taylor</i></b> <i>President &amp; CEO</i> <i>Tyndale House Publishing</i>	<b><i>\$ 60,000 Level</i></b>
<b><i>American Dream Partner</i></b>	<b><i>Dale Showalter</i></b> <i>President</i> <i>Showalter Roofing</i>	<b><i>\$ 45,000 Level</i></b>
	<b><i>Charles Anderson</i></b> <i>Secretary/Treasurer</i> <i>Painters &amp; Allied Trades, District 30</i>	<b><i>\$ 45,000 Level</i></b>
	<b><i>Mark Fessler</i></b> <i>Member, Advisory Board</i> <b>DuPage Habitat for Humanity</b>	<b><i>\$ 45,000 Level</i></b>

“We are asking business, church and civic organizations, as well as individuals, throughout DuPage County to consider a financial commitment to the *Pioneering Affordable Homeownership* initiative. Whether your organization seeks to positively impact the lives of DuPage County children and working families, increase the stock of affordable homes for limited-income employees in our community, or structure a rewarding team building project, this initiative is worthy of your consideration,” said Allan Koenig, President, Ambitech Engineering, Community Partner for the *Pioneering Affordable Homeownership* initiative.

**To date, more than \$600,000 has been pledged in support of the *Pioneering Affordable Homeownership* initiative. Additionally, \$1,300,000 in state and county funding has been appropriated toward infrastructure improvements in and around the Pioneer Prairie development.**

DuPage Habitat for Humanity encourages all businesses, churches, foundation and civic organizations wishing to learn more about DuPage Habitat’s unique and proven program and the *Pioneering Affordable Homeownership* initiative to contact Sarah Brachle at (630) 510-3737, [Pioneer@DuPageHabitat.org](mailto:Pioneer@DuPageHabitat.org) or [www.DuPageHabitat.org](http://www.DuPageHabitat.org).

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Since 1995, **DuPage Habitat for Humanity** has partnered with churches, businesses, foundations and the public sector to provide 35 hardworking, limited-income DuPage County families with an opportunity to purchase their own home. Home construction, home purchase / rehab and neighborhood development is funded through tax-deductible financial contributions and in-kind donations from local businesses, churches, civic organizations and individuals. These contributions, along with the labor of sponsor employees, members and other volunteers enable DuPage Habitat to build and sell homes to families who partner with DuPage Habitat.

Working families are selected to partner with DuPage Habitat on the basis of annual family income (45% - 60% of median income) and their demonstrated need for affordable housing. After an extensive qualification process, the families must (i) complete 250 hours of “sweat equity,” (ii) purchase the home through a 30-year, interest-free mortgage held and serviced by DuPage Habitat, and (iii) make timely mortgage principal, as well as escrowed property insurance and tax payments each month. Partner families continue an ongoing relationship with DuPage Habitat and agree to abide by specific post-closing restrictive covenants that continue throughout the 30-year life of the mortgage.

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