



**KANE COUNTY**

# HOUSING ***READINESS***

MARKET ANALYSIS



# Contents

Executive summary.....	3
Introduction.....	4
General demographics.....	8
Housing stock and characteristics.....	14
Housing costs.....	29
Income.....	39
Poverty .....	47
Employment.....	51
Affordable housing and fair housing.....	54
Land use, zoning, and development.....	65
Next steps.....	71
List of tables and figures.....	74



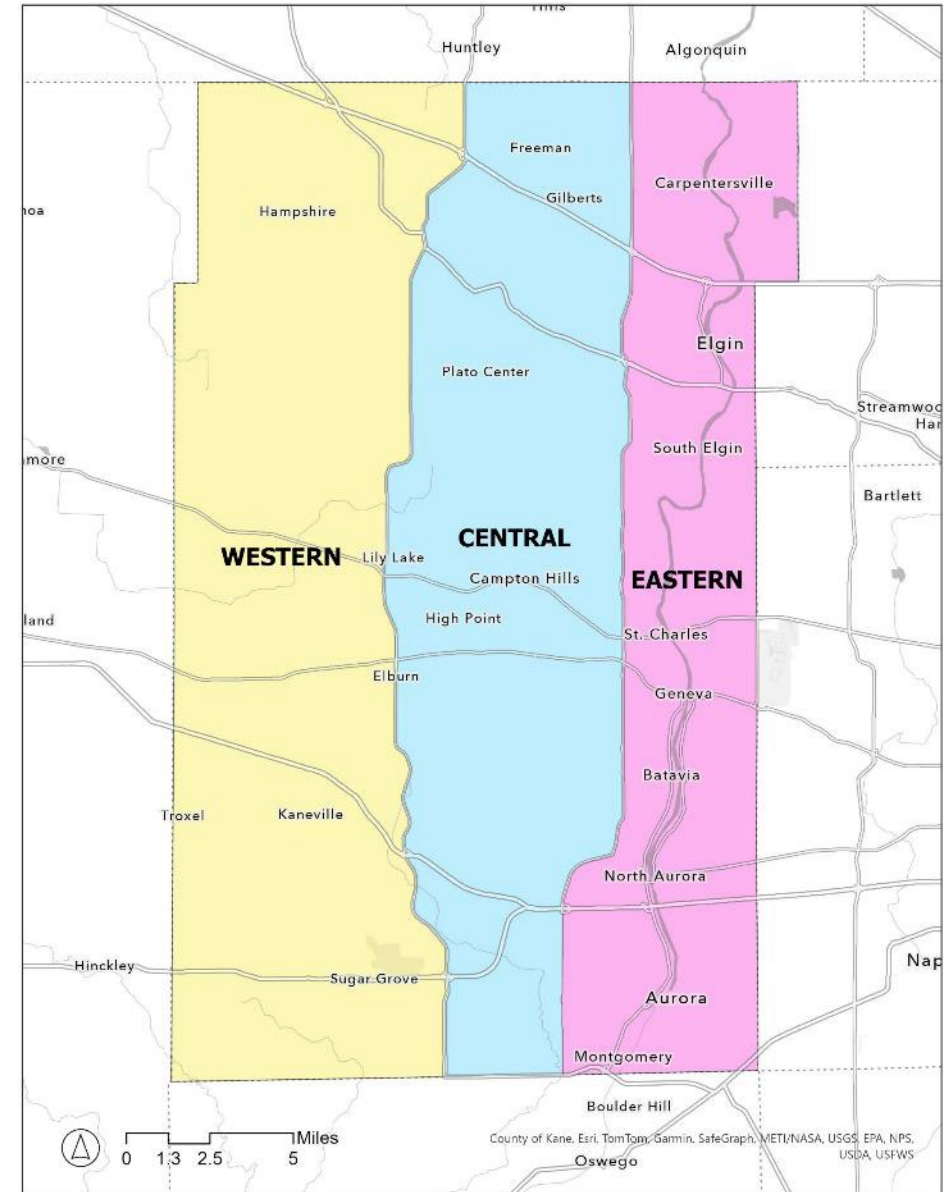
# Executive summary

Kane County, Illinois, located 40 miles west of Chicago, is a collar county with a land area of 524 square miles. Around 70 percent of the population resides in the eastern third of the county in a densely populated urban corridor along the Fox River. Given the varied areas within Kane County, where data is available, data points will be evaluated for following other coverage areas for comparison purposes.

- **Kane County's Western Area:** Located primarily west of IL Route 47
- **Kane County's Central Area:** Located primarily between IL Route 47 and Randall Road
- **Kane County's Eastern Area:** Located primarily east of Randall Road

Kane County has invested in a proactive planning approach for its future, with the recently approved *Economic Development Strategic Plan*, *2040 Comprehensive Plan*, and *Health Department Strategic Plan*. The *Housing Readiness Plan* will both draw inspiration from these previous works and fill in remaining gaps, setting up Kane County for a future that is housing ready.

Figure 1: Kane County market analysis study area



# Introduction

Kane County is partnering with the Chicago Metropolitan Agency for Planning (CMAP) on the *Housing Readiness Plan*, which tackles regulatory barriers such as zoning, entitlement processes, and building codes and inspections which inform the housing types and price points in northeastern Illinois' communities.

This market analysis will provide an overview of Kane County's existing housing, zoning, and land use conditions and will summarize key factors that will influence future housing recommendations. The analysis will support these overarching housing goals:

- Help build the skills to access and administer housing funding provided by the Illinois Housing Development Authority, the county, and other community development programs
- Help communities increase the number of accessible and affordable units for seniors and people with disabilities
- Build Kane County residents' awareness of the need for housing, which will allow communities to enact changes to make them housing-ready and overcome obstacles to new housing stock



# **This market analysis has been developed for the housing readiness project, in partnership between Kane County and the Chicago Metropolitan Agency for Planning (CMAP).**

## **Kane County**

- Mark VanKerkhoff, Director of Development and Community Services Department
- Chris Toth, Development and Community Services Department Planner
- Catherine McKenna, Development and Community Services Department Planner and GIS Specialist

## **CMAP**

- Enrique Castillo, Program Manager
- Seth Thomas, Project Manager
- Makala Morales, Communications & Engagement Lead
- Prithvi Hegde, Planning Generalist
- Todd Vanadilok, Market Analysis Advisor



# Planning process

A market analysis examines demographic and economic data to determine trends in local population, housing, and development. This market analysis was conducted as part of the broader planning process for the *Kane County Housing Readiness Plan*. It assesses the feasibility and potential benefits of new residential development types across the county.

Through the planning process, CMAP engaged stakeholders within the county, specifically public officials and municipal workers. As inputs for this market analysis, we:

- Contacted public stakeholders and conducted a municipal survey
- Reviewed and summarized demographic and housing development data
- Discussed recent planning efforts and best practices in the region with CMAP staff members and community partners
- Formulated recommendations based on the above



# Challenges and opportunities



## Challenges

- Kane County has a variety of land uses and development patterns
- Most of the land use within Kane County is Agricultural
- Most of Kane County's existing housing is single-family detached



## Opportunities

- Stable household size and growth rate
- Significant interest in housing-related planning by various county and municipal agencies
- Existing documentation supports the *Housing Readiness Plan*

# Demographics



**KANE COUNTY**

**HOUSING**  
***READINESS***  
MARKET ANALYSIS



### General information

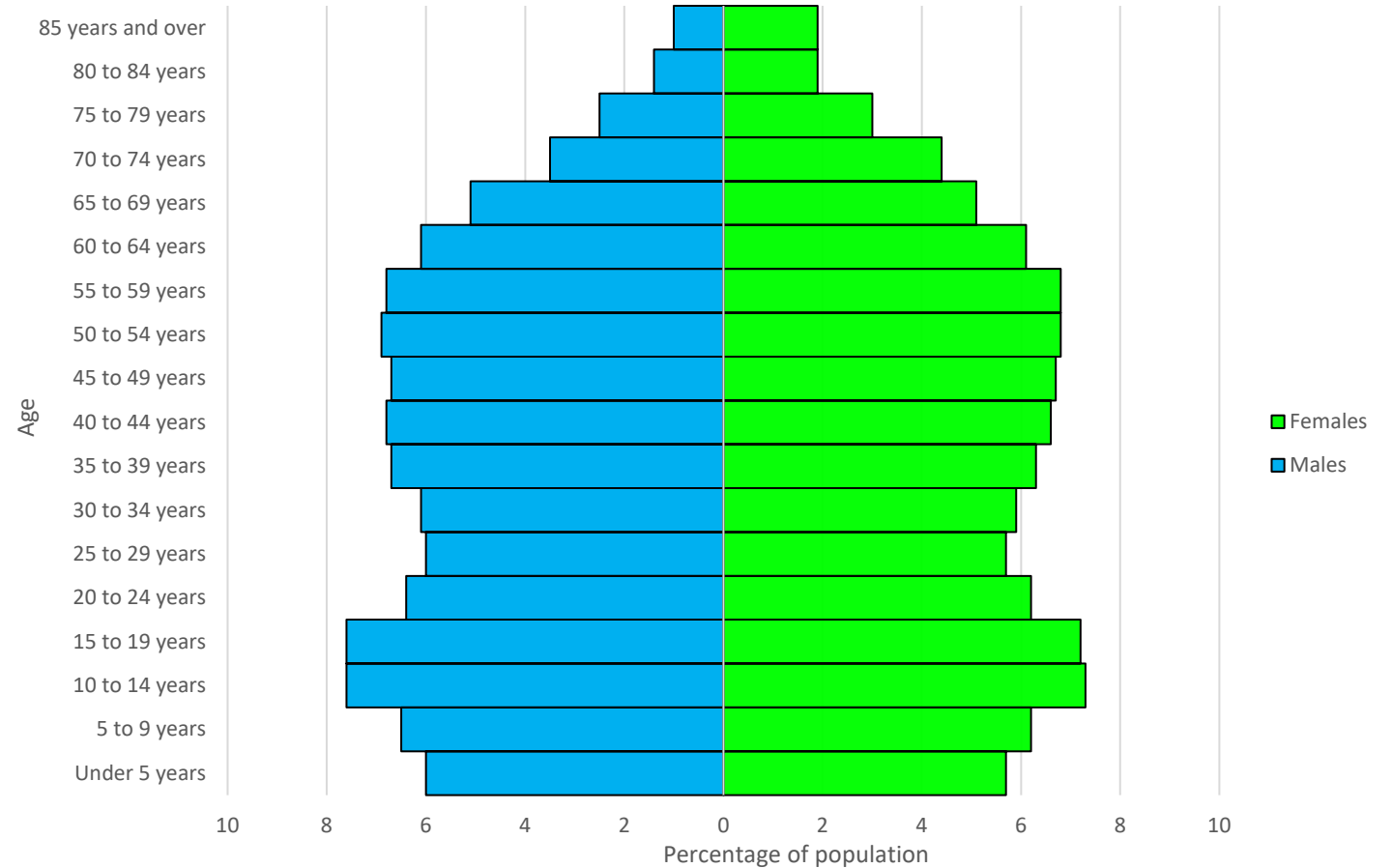
Kane County is comprised of 29 cities/villages and has 16 different townships. Its largest city is Aurora, and the county seat is in Geneva.

According to the 2020 U.S. Census, it has a population of 516,522 people and is the fifth-most populous county in the Chicago Metropolitan Area. The average age in Kane County is 38 years old, and 42.3 percent of the households have a child under the age of 18.

The population pyramid shows that Kane County has more children and residents over 50 than young professionals between the ages of 24 and 34.

Source: American Community Survey, 2018-2022.

Figure 2: Age distribution within Kane County, 2023



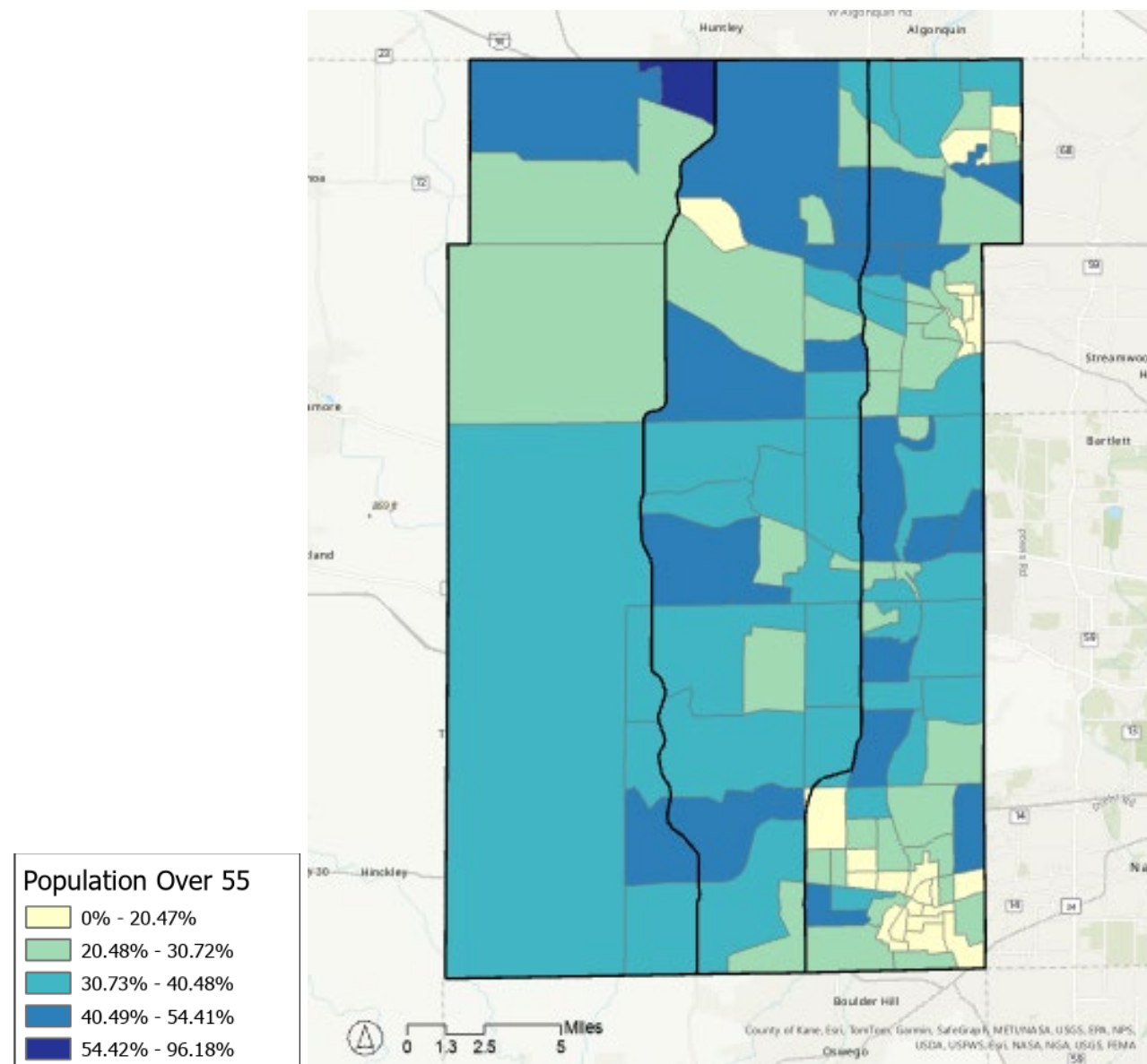
### Aging population

Kane County has a higher concentration of residents over the age of 55 in the Western and Central areas, with some Census tracts having over 50 percent of residents being over 55.

The Eastern Area of the county tends to skew younger, with the larger urban areas of Aurora and Elgin having a significantly lower proportion of residents over 55.

Source: American Community Survey, 2018-2022.

Figure 3: Population of Kane County residents over 55 (2023)

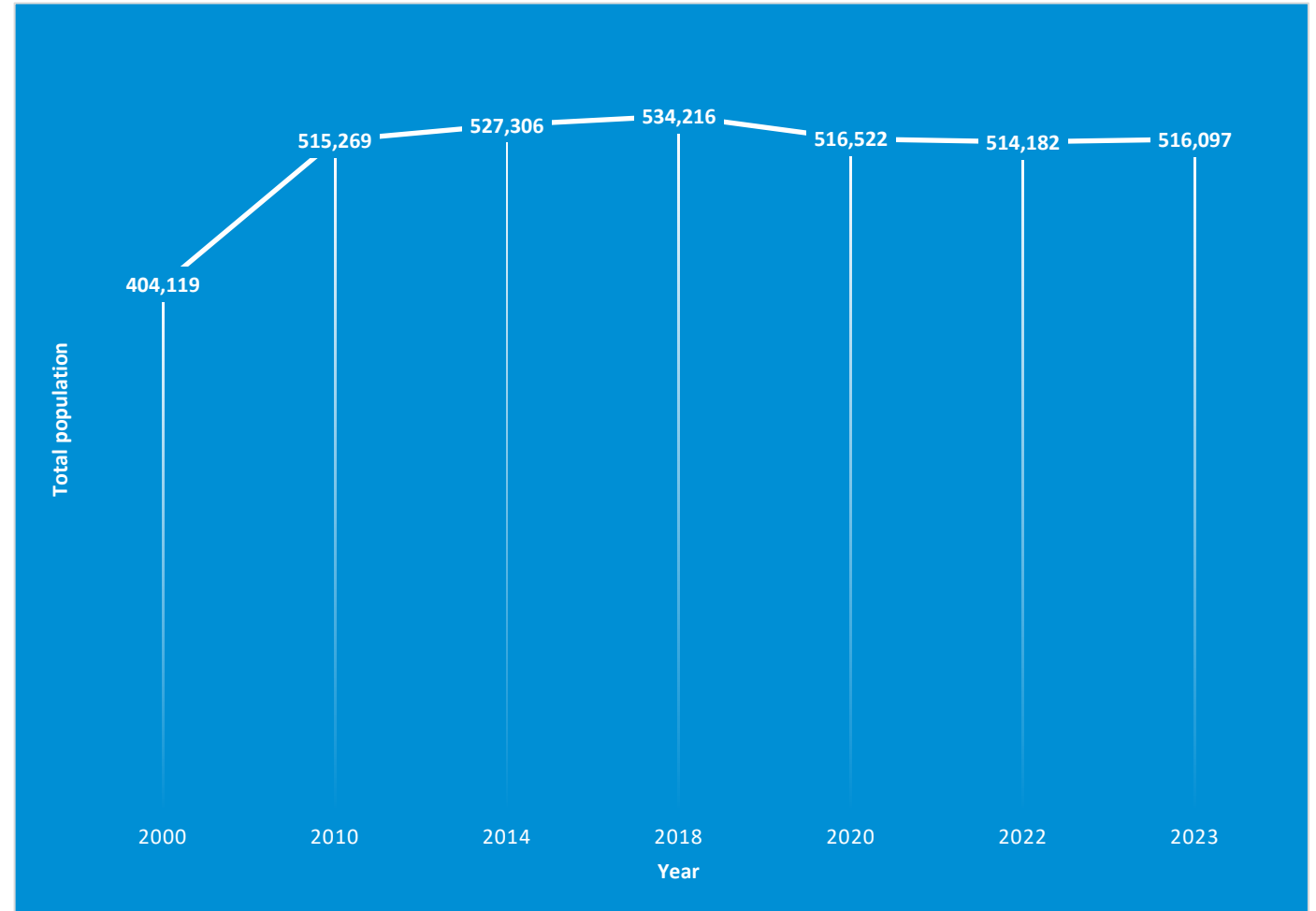


### Population trends

Kane County has seen a 22 percent increase in population in the past 20 years. The population peaked at 534,216 in 2018 and has since declined by 4 percent, reaching 516,097 residents in 2023.

Source: American Community Survey, 2000-2023.

Figure 4: Population changes between 2000 and 2023



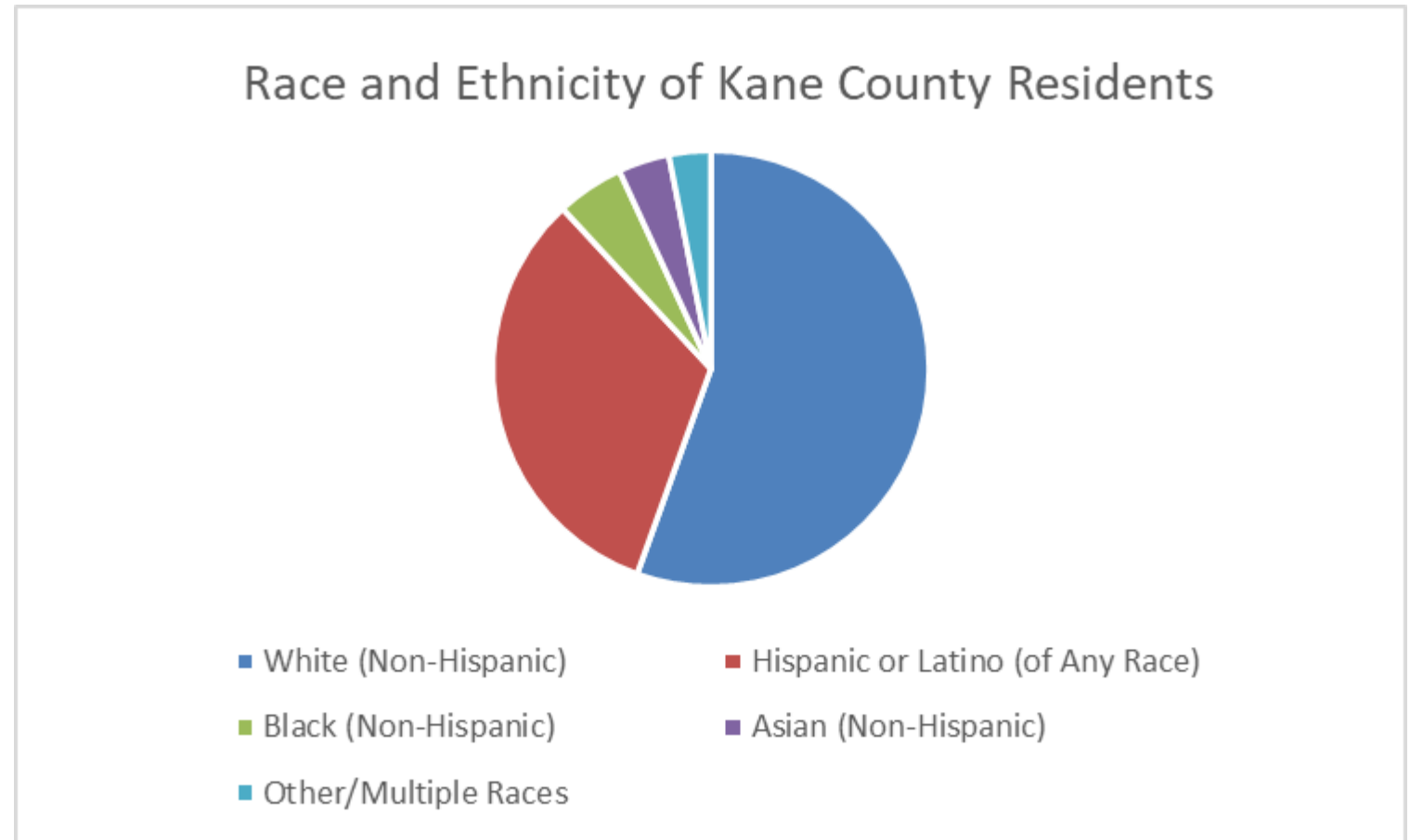


## Race and ethnicity

The demographic makeup of Kane County is largely white (55.5 percent), followed by Hispanic/Latino (32.6 percent), Black (5 percent), Asian (3.8 percent), and other racial group or multiple races (3.1 percent)

Source: American Community Survey, 2018-2022.

Figure 5: Race and ethnicity of Kane County residents, 2022



### Household data

Kane County has an estimated 133,838 households, with the majority (72.6 percent) made up of family households and 27.3 percent consisting of non-family households. The average family size is 3.25 people.

A smaller proportion of family households rent (19 percent), compared to non-family households (39.7 percent).

Source: American Community Survey, 2018-2022.

**72.6%** of Kane County households are family households

**19%** of families in Kane County live in rental properties

A **non-family household** consists of a householder living alone (a one-person household) or where the householder shares the home exclusively with people to whom they are not related.

Source: U.S. Census Bureau.

# Housing stock and characteristics



**KANE COUNTY**

**HOUSING**  
***READINESS***  
MARKET ANALYSIS



## Housing units and vacancy rates

Kane County’s total housing units grew by 6.3 percent, from 178,651 in 2010 to 189,918 in 2023.

Vacancy rates peaked at 6.3 percent in 2014 but declined to 3.5 percent in 2022, signaling increased demand and potential affordability challenges. Housing growth has fluctuated but has been rebounding in recent years.

Source: American Community Survey, years 2006–2010, 2008-2012, 2010-2014, 2012-2016, 2014-2018, 2016-2020, 2018-2022, and 2019-2023.

### Geographical distribution of housing units and vacancy rates within Kane County

Western Area	Central Area	Eastern Area
10,122 units	47,806 units	131,990 units
2.8% vacancy	2.7% vacancy	3.9% vacancy

Figure 6: Rate of housing unit growth in Kane County between 2010 and 2022

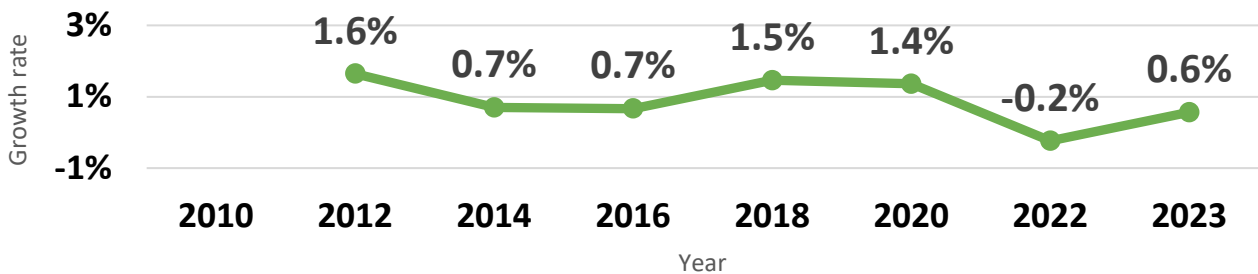
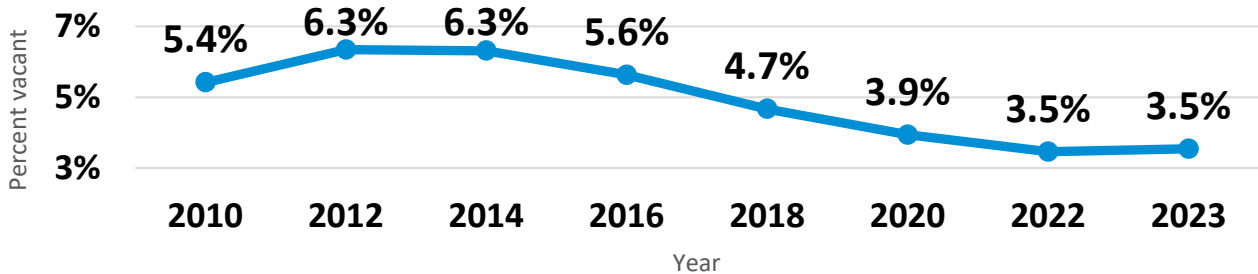


Figure 7: Vacancy rates in Kane County between 2010 and 2022



### Vacancy rates by geography

Higher housing vacancy rates (exceeding 15 percent) are concentrated predominantly in pockets of the Eastern Area, notably near Aurora and St. Charles, indicating potential economic distress or transitional housing markets in these urban areas.

Meanwhile, most of the Central Area maintains relatively low vacancy rates.

Source: American Community Survey, 2019-2023.

Percent of housing  
units that are vacant

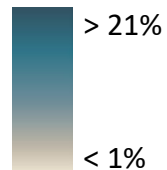
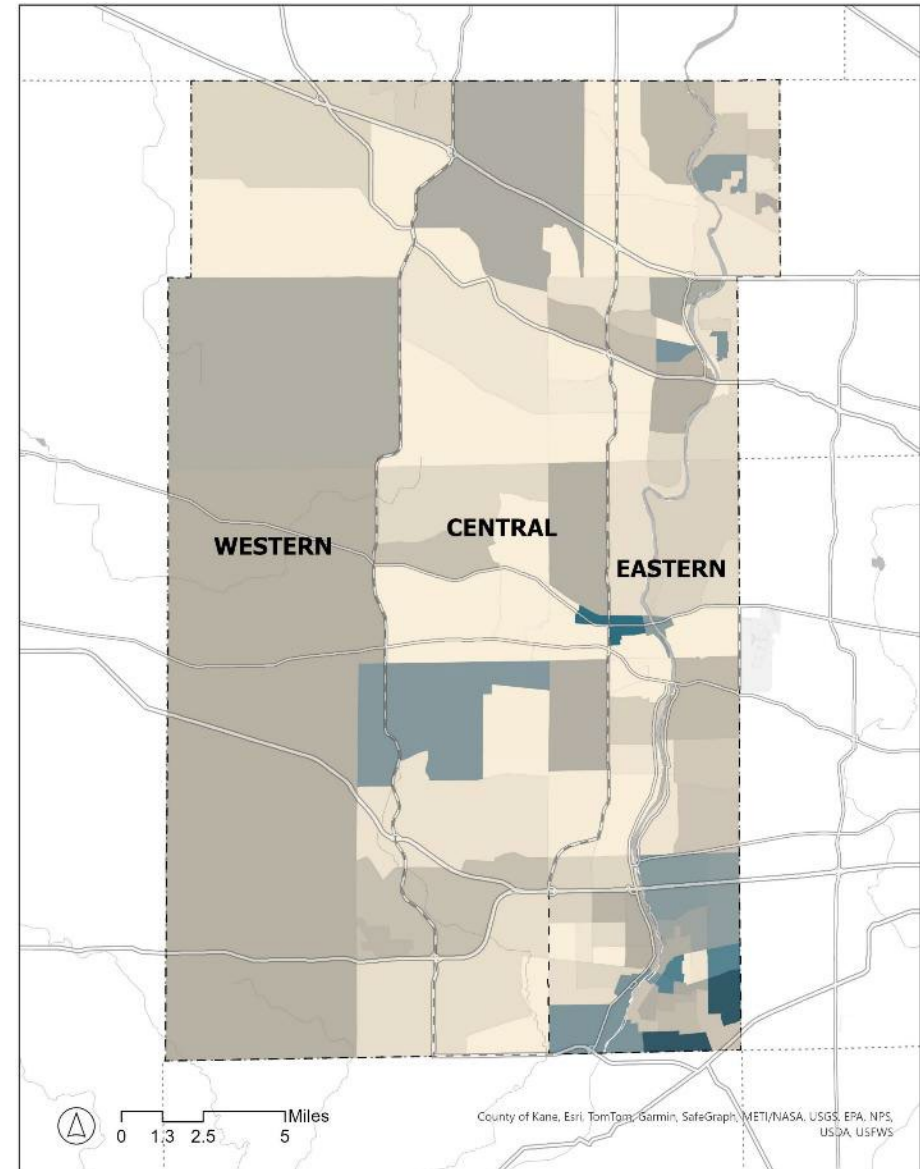


Figure 8: Housing vacancy rates



# Vacancy rates by unit type

Smaller homes (both in size and scale) are in higher demand across the region. Larger homes and single-family units are facing relatively higher vacancy, especially in the suburban and agricultural regions of the Western and Central areas.

Source: American Community Survey, 2019-2023.

Figure 9: Housing vacancy rates by number of bedrooms

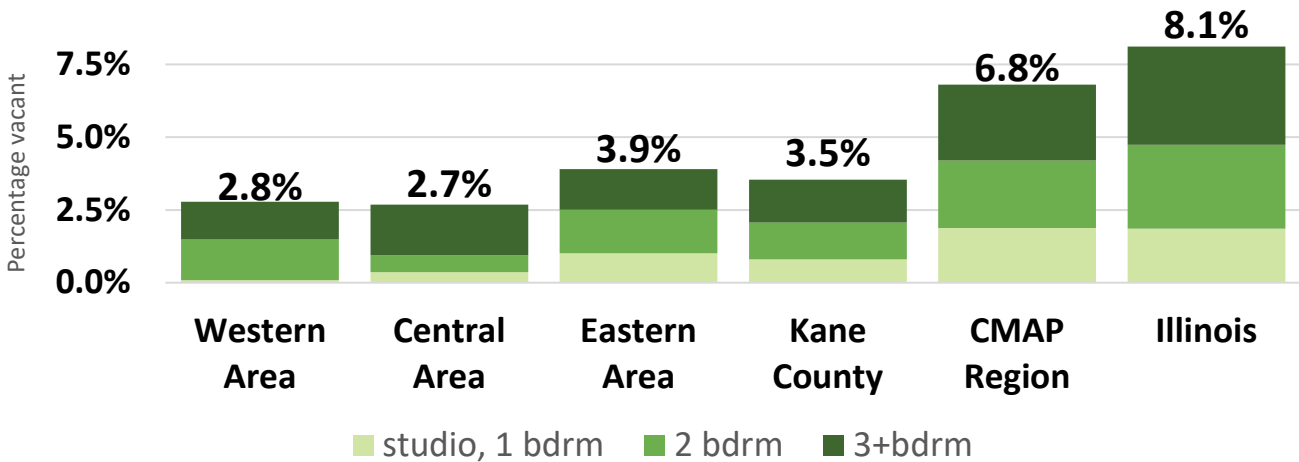
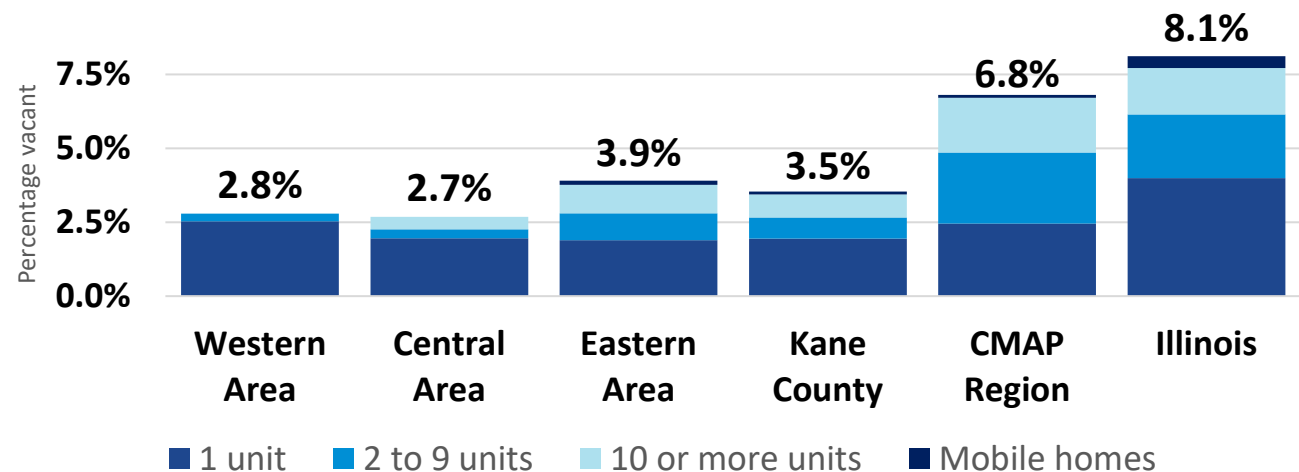


Figure 10: Housing vacancy rates by number of units



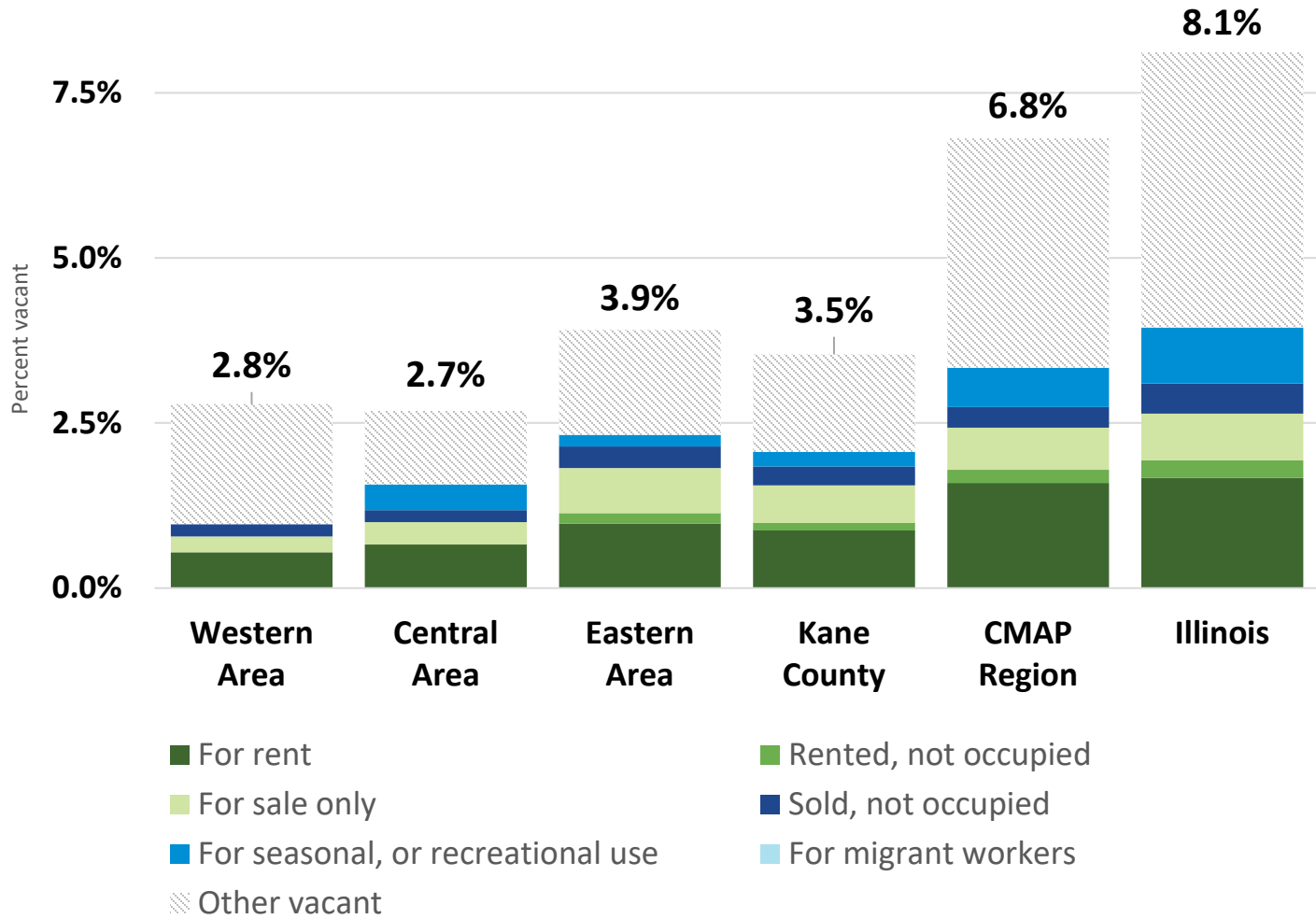


# Vacancies by reason

In Kane County, most vacancies are under the “Other vacancies” category. Outside of that, vacant rentals and for sale units make up a good proportion. The Central Area has a notable number of seasonal and recreational use units. All three areas also have a fair number of sold but not occupied units which warrants additional examination.

Source: American Community Survey, 2019-2023.

Figure 11: Reason for housing vacancies



## Housing tenure

Homeownership dominates in the Western and Central areas — where over 84 percent and 90 percent of units, respectively, are owner-occupied. These are the highest rates in the CMAP region, reflecting strong residential stability.

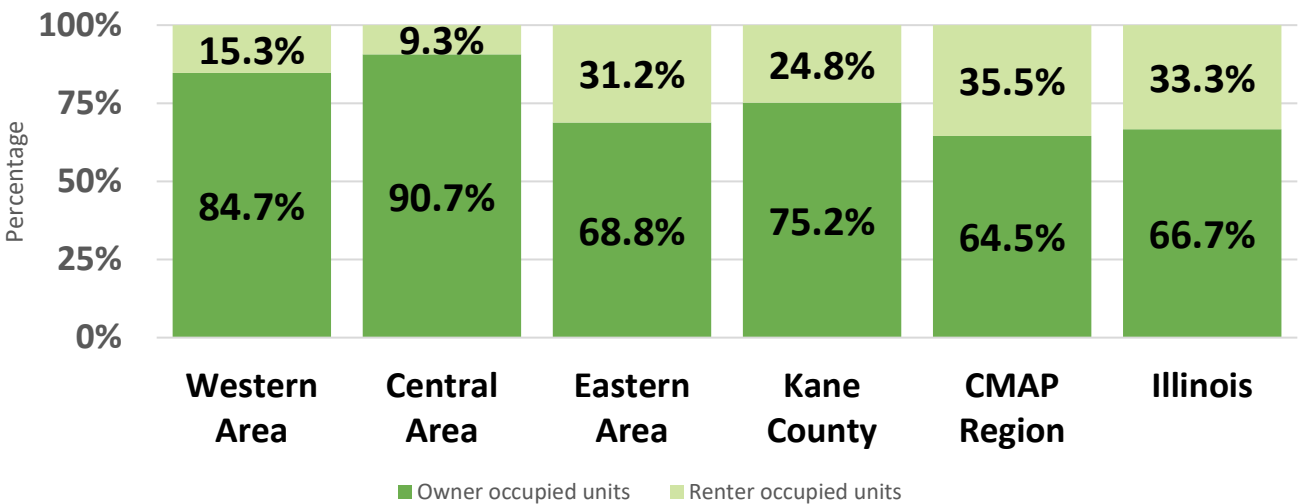
In contrast, the Eastern Area shows a more balanced tenure pattern, with 31.2 percent renter-occupied units, indicating a more transient or diverse housing market.

Overall, the Central and Western areas are homeowner strongholds, while the Eastern Area, and Kane County as a whole, reveal more flexibility and housing diversity.

On average, Kane County has higher homeownership than the CMAP region or Illinois.

Source: American Community Survey, 2018-2022

Figure 12: Housing tenure by geography



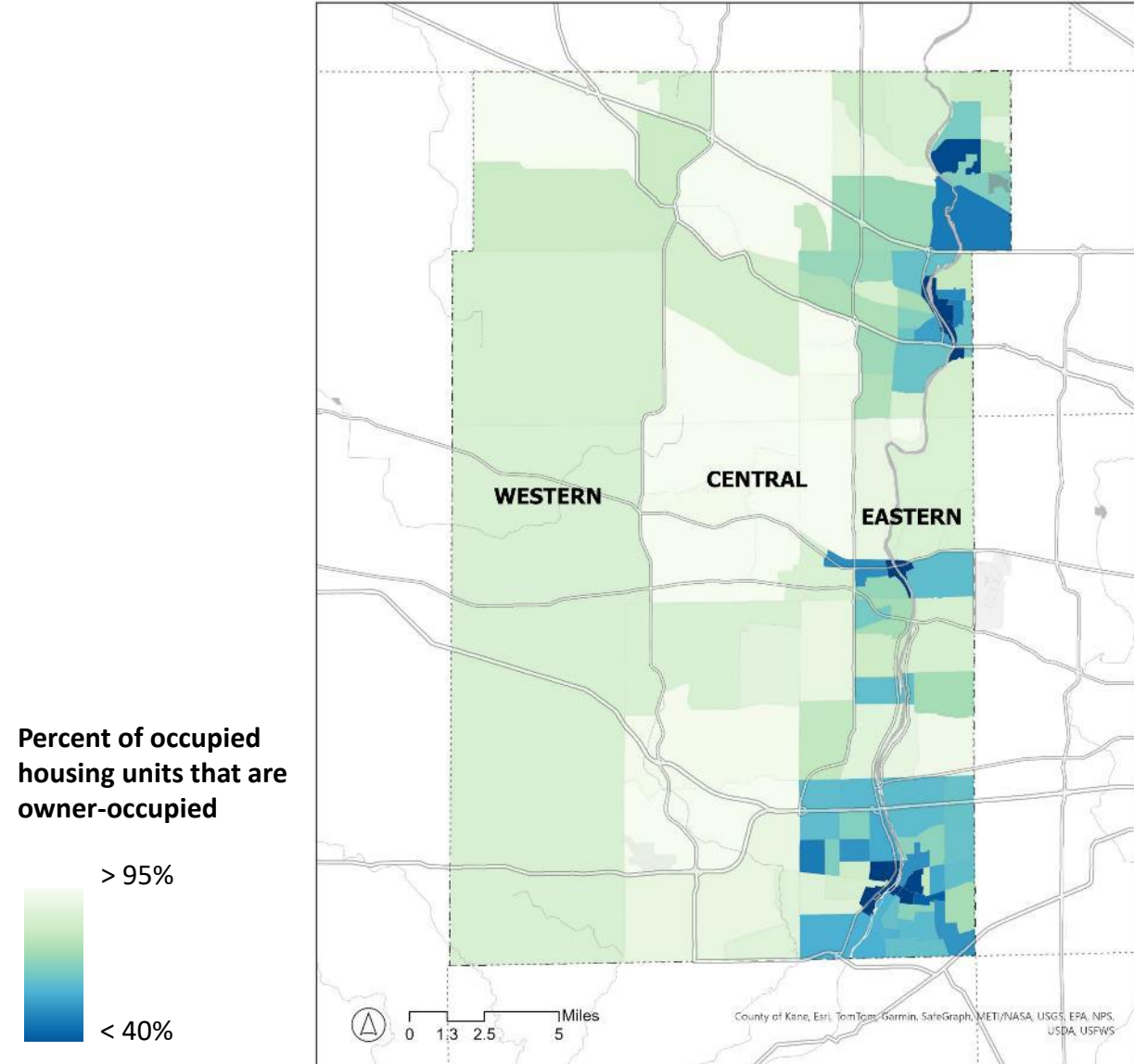
### Housing tenure

Homeownership rates are lowest in dense urban areas, particularly within Aurora, Elgin, St. Charles, and Carpentersville, where owner-occupancy drops below 40 percent, reflecting a higher prevalence of rental housing.

The Western and Central areas show significantly higher homeownership rates, often exceeding 95 percent, which indicates stable suburban and rural housing markets.

Source: American Community Survey, 2019-2023.

Figure 13: Homeownership rates in Kane County



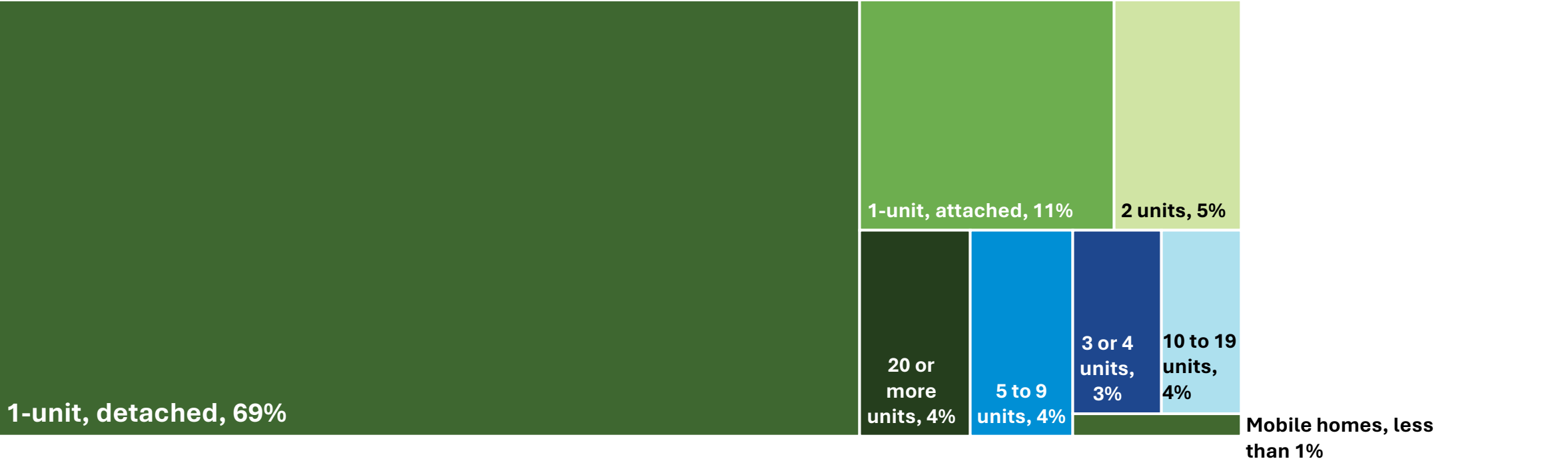


# Unit types

Traditional single-family detached homes account for 69 percent of Kane County’s housing stock. Including single-family attached units, 81 percent of the homes in Kane County are single-family homes. Multifamily housing makes up over 19 percent of the total.

Source: American Community Survey, 2019-2023.

Figure 14: Housing types in Kane County



Unit types

Between 2020 and 2023, the number of small multifamily units with 2-4 units declined significantly, while large multifamily units with 50 or more homes grew.

While single-family detached units saw a decline, single-family attached units increased.

Source: American Community Survey, 2019-2023.

Table 1: Change in housing types in Kane County between 2020 and 2023

Number of units in structure	Change in number of housing units	Percentage change
1-unit, detached	-1167	-1%
1-unit, attached	919	4%
2 units	-505	-7%
3 or 4 units	-591	-9%
5 to 9 units	74	1%
10 to 19 units	439	9%
20 to 49 units	126	3%
50 or more	1072	19%

## Unit types by geography

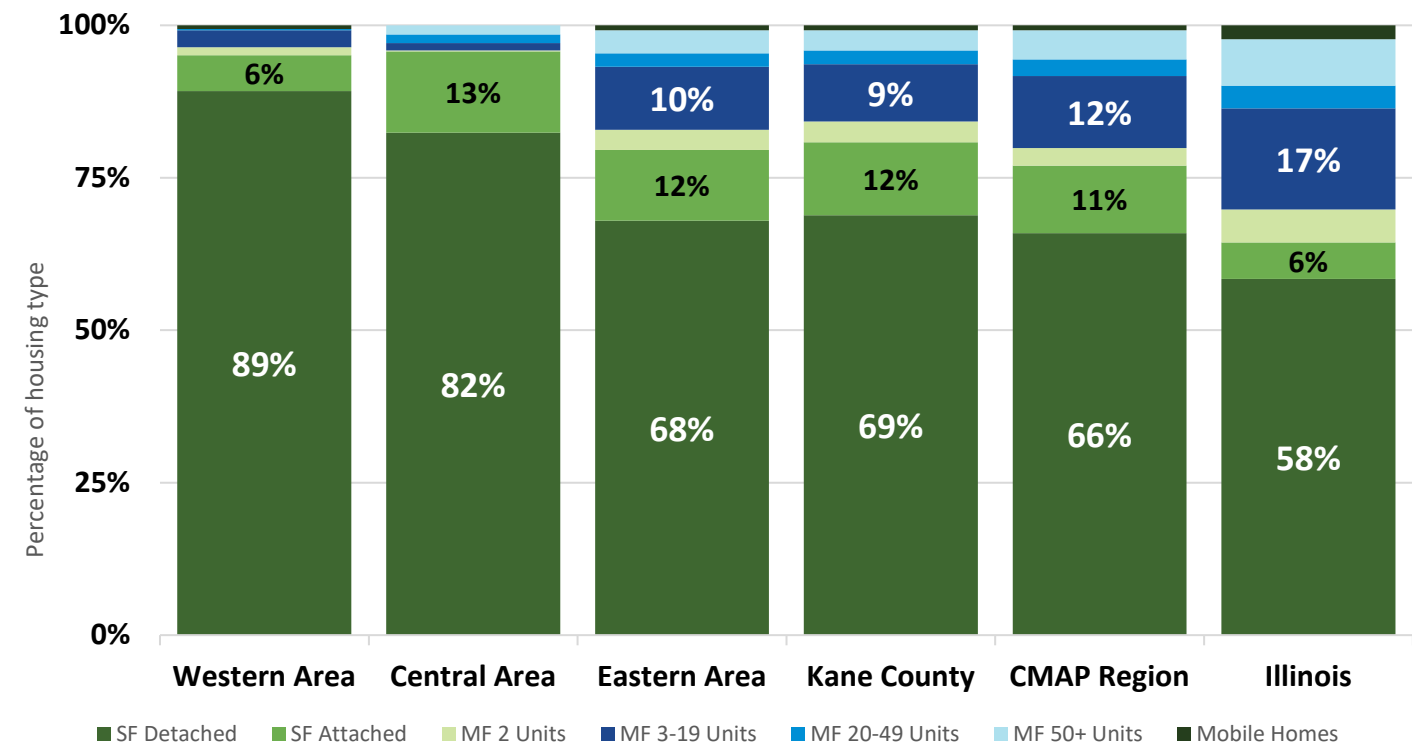
Single-family detached homes dominate housing across the region, especially in the Western (89 percent) and Central (82 percent) areas of Kane County. However, density increases moving eastward towards more urban municipalities.

The Eastern Area has a housing mix comparable to the CMAP region, and Illinois as a whole, which show a broader mix that includes multifamily housing — particularly in multifamily 3-19 and 50+ unit buildings.

Overall, the chart reveals a clear gradient from suburban sprawl to urban density.

Source: American Community Survey, 2018-2022.

Figure 15: Housing types by geography



## Unit size/number of bedrooms

Kane County’s housing stock is dominated by three- and four-bedroom homes, yet one- and two-person households make up the majority, creating a mismatch in supply and demand.

With limited smaller units, it is likely that singles, young professionals, and seniors face affordability challenges. It is also likely that smaller households have to occupy larger homes, driving up prices for larger households as well.

Expanding housing diversity and encouraging more one- and two-bedroom options could better align with shifting demographics while maintaining family housing needs.

Source: American Community Survey, 2018-2022.

Figure 16: Estimated number of housing units by number of bedrooms in Kane County

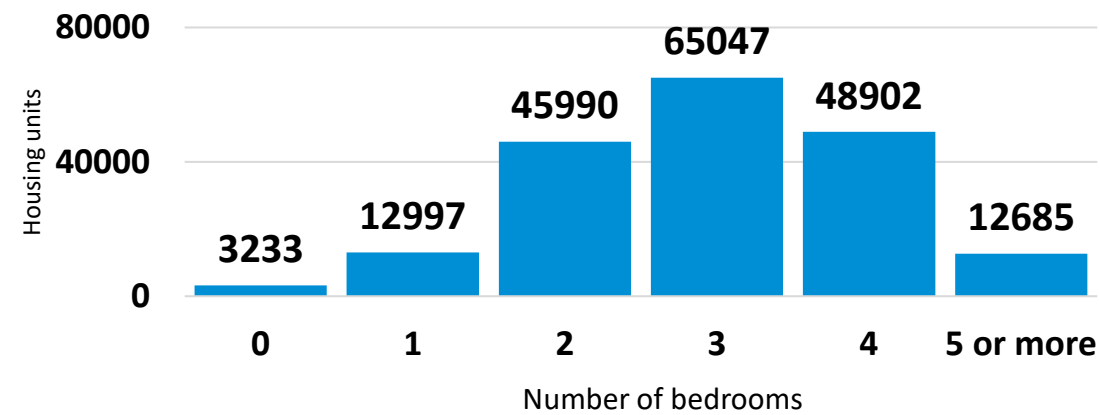
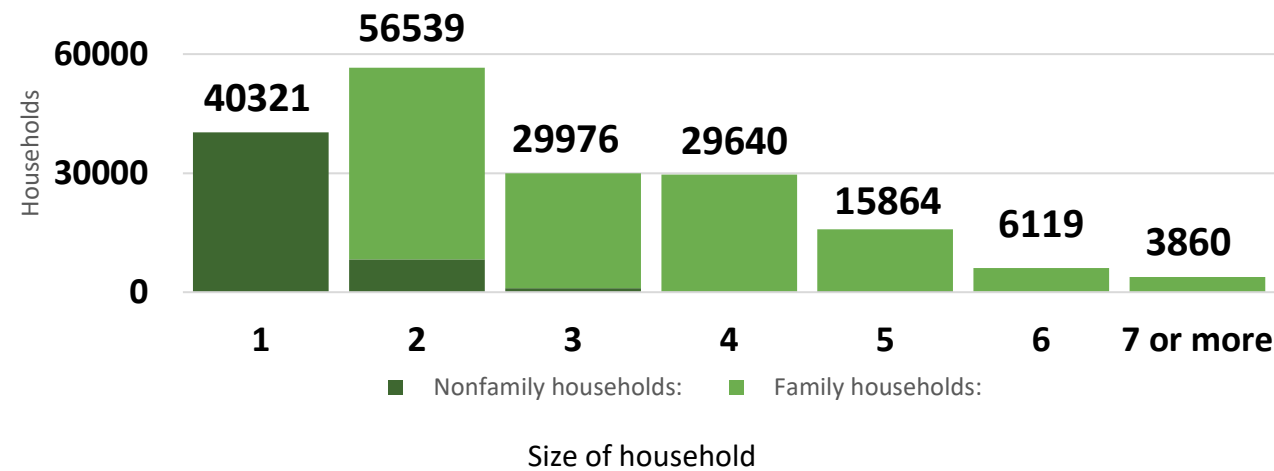


Figure 17: Estimated number of households by household size in Kane County



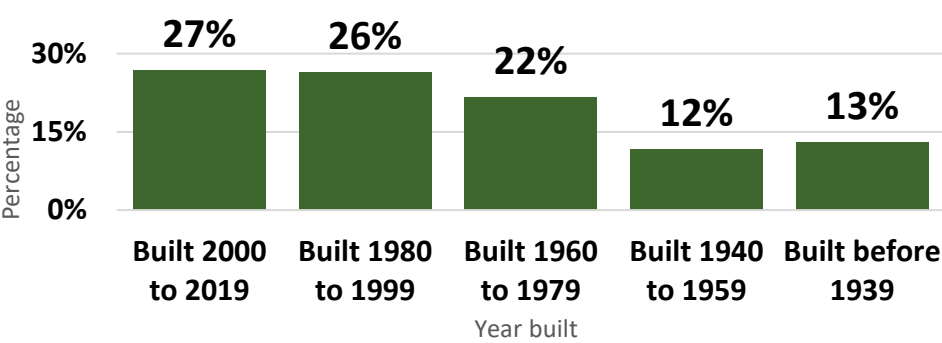


Year built

25 percent of Kane County’s housing was built before 1959. Most of this housing is concentrated around urban cores in the Eastern Area. Kane County’s housing is largely mid-to-late 20th century, with 22 percent built from 1960-1979 and 26 percent built from 1980-1999.

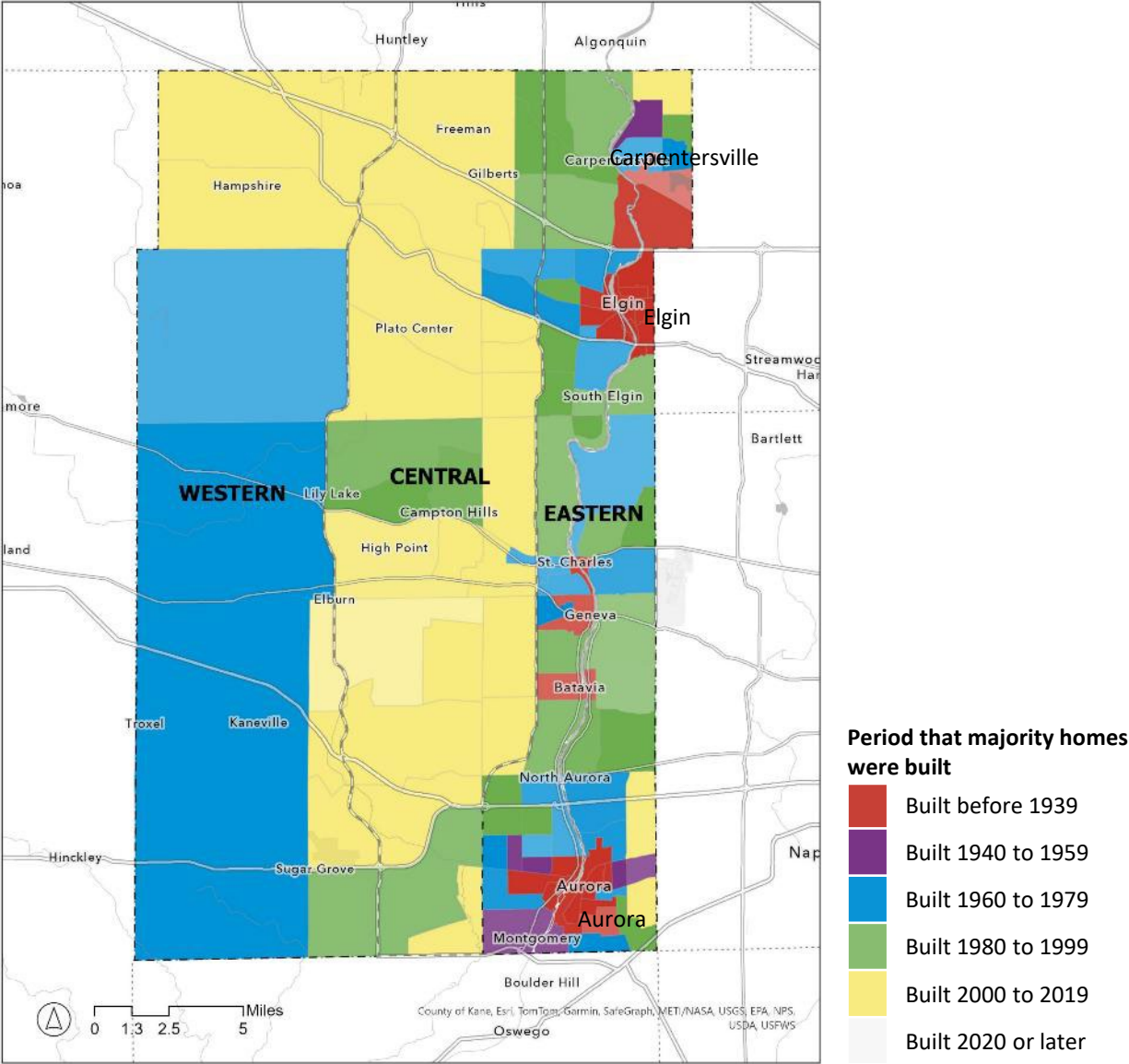
Newer development (2000–2019) was predominant in the suburban areas in the Central Area of Kane County.

Source: American Community Survey, 2019-2023.



Note: A relatively small number of homes were built between 2020 and 2023.

Figure 18: Kane County housing development by construction date (predominant construction period of housing units)



### Move-in year

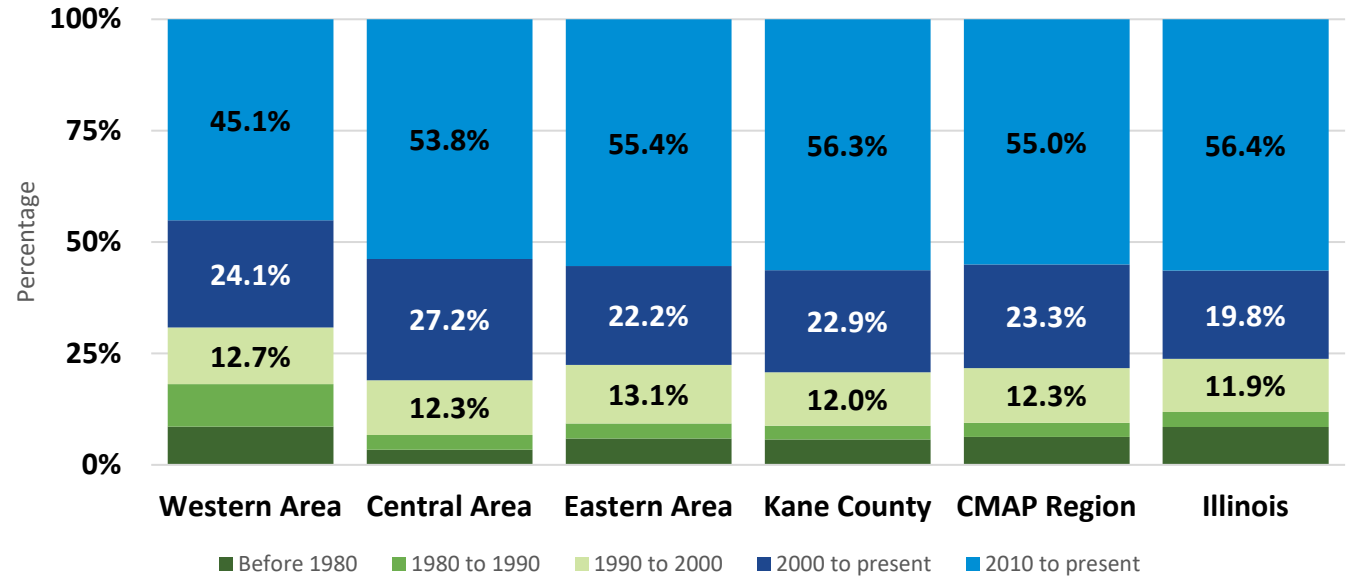
The Western Area has the lowest share of recent move-ins (45.1 percent since 2010) and the highest share of long-term residents (18 percent moved in before 1990).

In contrast, the Central and Eastern areas show more recent move-in dates: over half of households have moved in since 2010 and fewer date back to before 1990.

The overall trends in Kane County are comparable to the CMAP region and the state.

Source: American Community Survey, 2018-2022.

Figure 19: Year householder moved in by geography

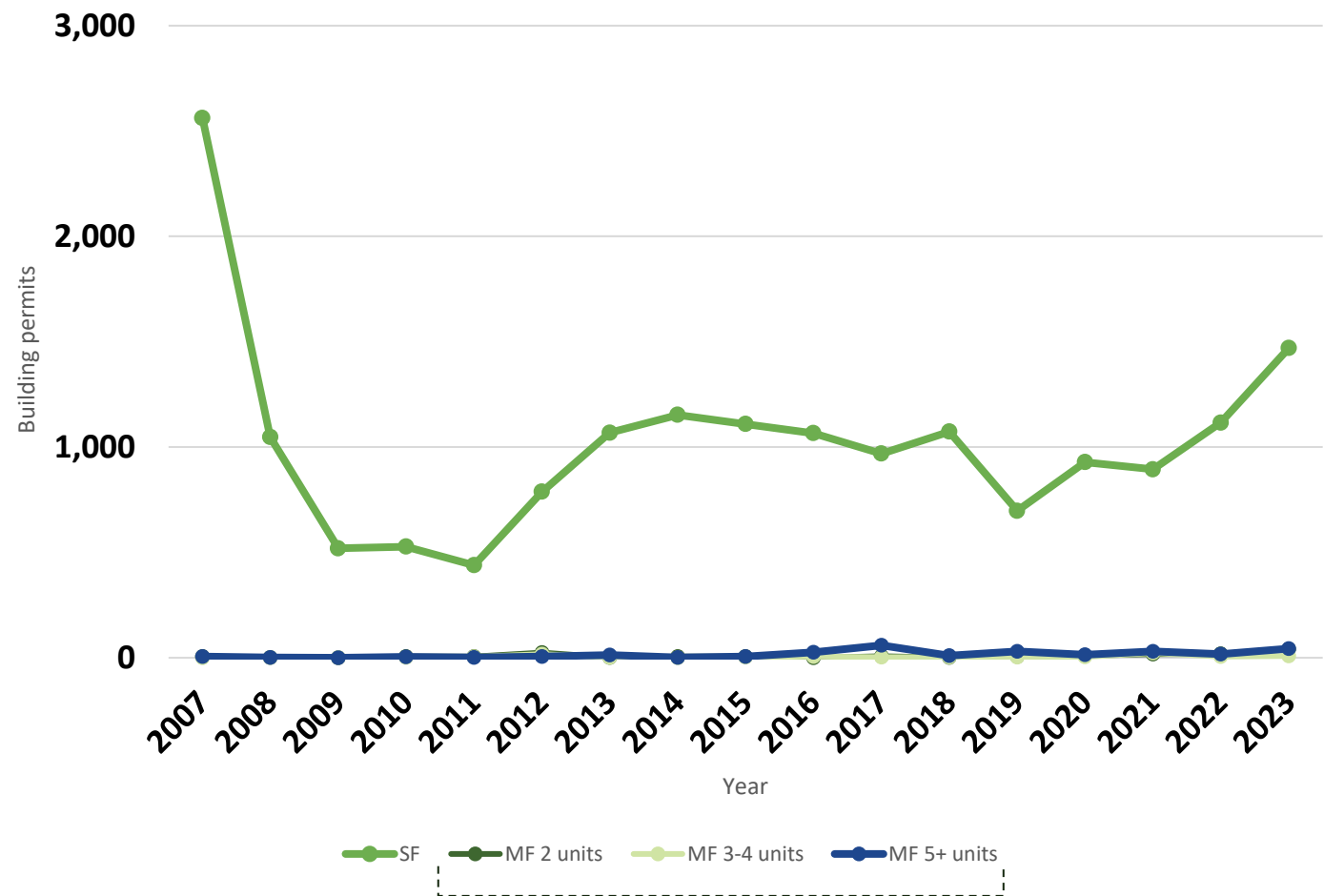


# Single-family building permits

Single-family construction has followed a classic boom-bust-recovery arc: peaking in 2007, crashing after the housing crisis, and steadily rebounding to a strong 2023.

Source: PolicyMap.

Figure 20: Single-family building permits issued between 2007 and 2023



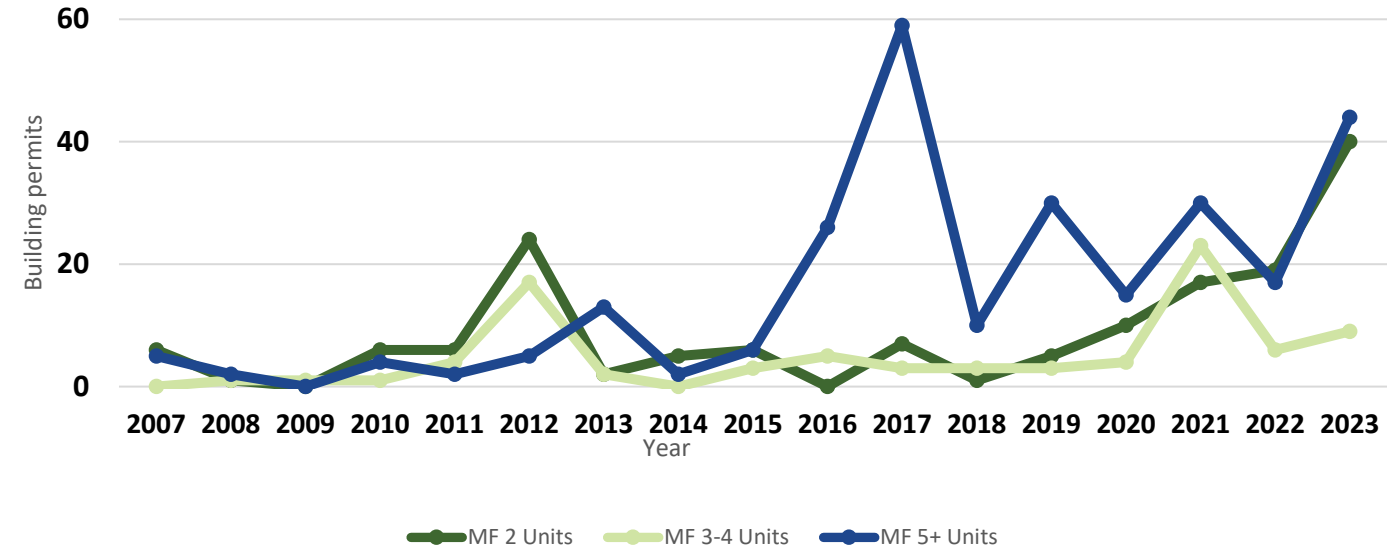
See Figure 21 for zoomed in graph

### Multifamily building permits

Meanwhile, multifamily construction remains modest but volatile — especially in the 5+ unit category, which saw a standout spike in 2017. The recent uptick in two-unit builds in 2023 suggests a renewed, if cautious, interest in denser housing, but overall, single-family homes still dominate the landscape

Source: PolicyMap.

Figure 21: Multifamily building permits issued between 2007 and 2023





# Housing costs



**KANE COUNTY**

## HOUSING ***READINESS*** MARKET ANALYSIS

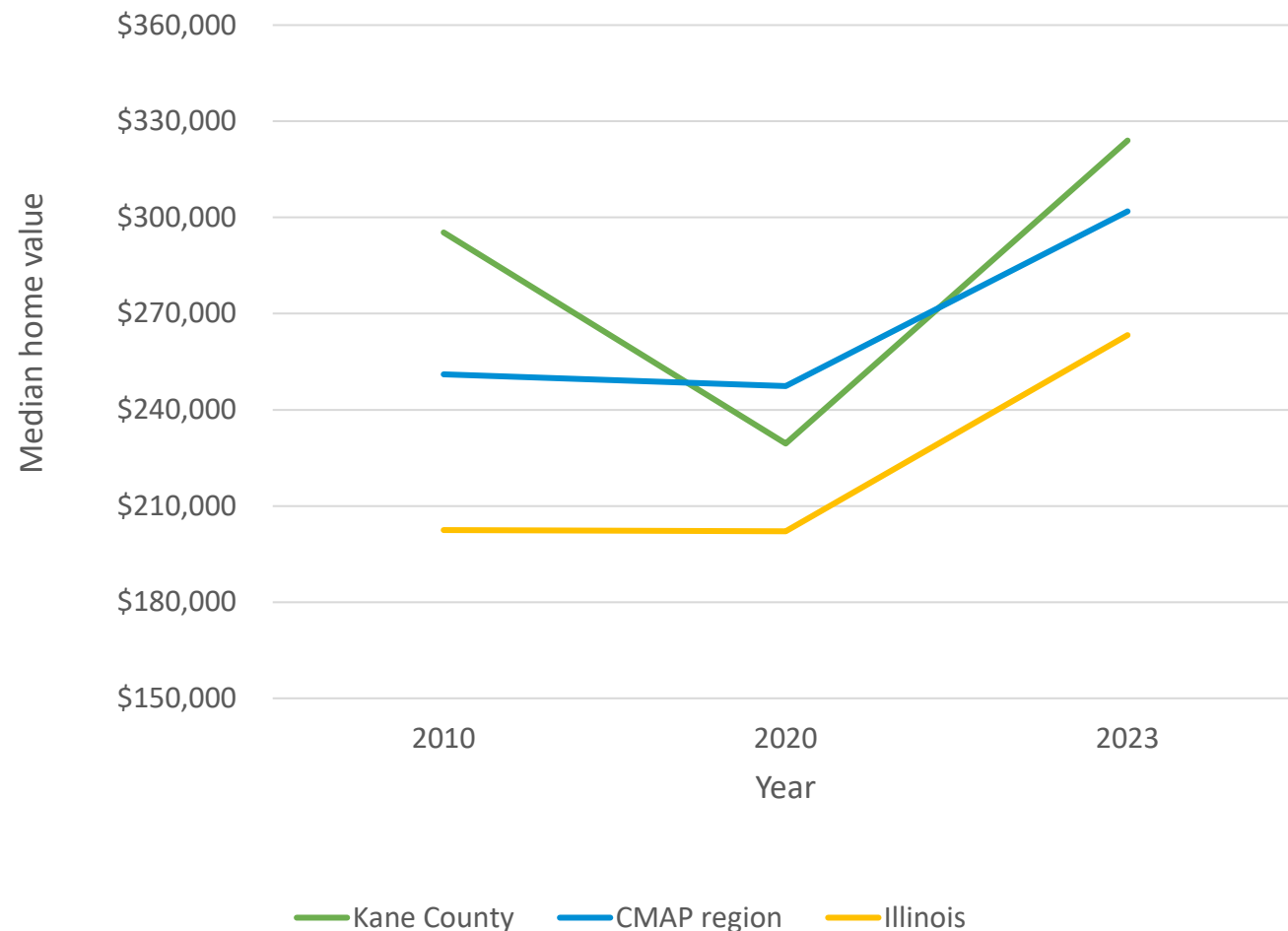
## Housing values

The median home value of owner-occupied units is \$324,000. Housing values have risen significantly in recent years, with a 30 percent increase between 2020 and 2023, compared to a 4.4 percent decrease between 2010 and 2020.

After a slight dip below the region average between 2010 and 2020, the median home value in Kane County has risen above the CMAP region.

Source: American Community Survey, 2010-2023.

Figure 22: Median home value



# Housing values and median dollar amount of home purchase loans

The median dollar amount of home purchase loans has risen significantly, with a 27 percent increase between 2018 and 2023. In the same period, the CMAP region saw a slightly larger increase at 31 percent, and the state had the lowest increase at 24 percent.

Source: Federal Financial Institutions Examination Council.

Table 2: Home purchase loans

Year	Kane County	CMAP region	Illinois
2018	\$205,000	\$219,286	\$195,000
2019	\$215,000	\$223,333	\$195,000
2020	\$225,000	\$240,714	\$215,000
2021	\$255,000	\$263,571	\$235,000
2022	\$275,000	\$282,143	\$245,000
2023	\$281,701	\$318,155	\$257,751

### Median home values

The areas of Kane County with the most affordable median home values are in census blocks that encompass parts of Aurora, Elgin, and Carpentersville. The areas of the county with the highest median home value averages are Batavia, St. Charles, and Geneva.

The Central Area has the largest concentration of upper quintile housing cost values. This is due to it having both the highest concentration of new development and a large proportion of single-family homes.

Source: American Community Survey, 2010-2022.

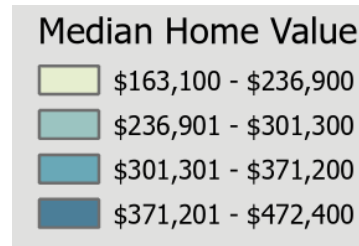
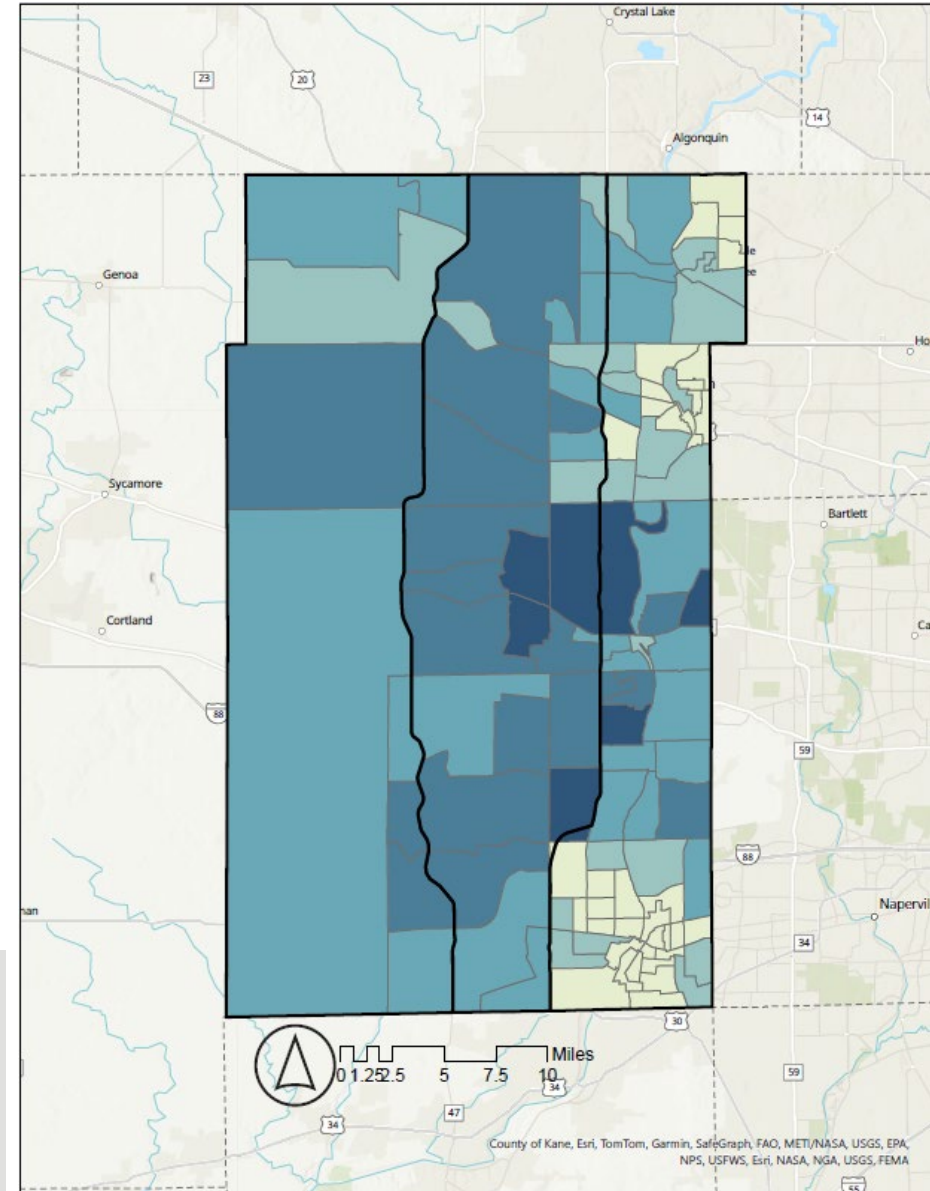


Figure 23: Median home values by geography





# Gross rent as a percentage of household income (GRAPHI)

A large portion of renters in Kane County spend more than 30 percent of their household income on rental properties.

Households are considered cost-burdened when they spend more than 30 percent of their income on rent, mortgage payments, and other housing costs, according to the U.S. Department of Housing and Urban Development.

Source: American Community Survey, 2023.

Table 3: Occupied units paying rent (excluding units where GRAPHI cannot be computed)

Percentage of income spent on rent	Units	Percentage
Less than 15.0 percent	5,971	14.8%
15.0 to 19.9 percent	4,648	11.5%
20.0 to 24.9 percent	4,923	12.2%
25.0 to 29.9 percent	4,096	10.1%
30.0 to 34.9 percent	4,200	10.4%
35.0 percent or more	16,634	41.1%

Gross rent and median rent

The gross median rent is \$1,404, with 51.5 percent of renter households being cost-burdened.

The number of occupied rental units has decreased by 3,905 while rents have risen between 2020 and 2023. Households paying less than \$1,500 in rent have declined sharply, whereas the largest increase in rental costs was seen in the \$3,000 or more price range.

Source: American Community Survey, 2020-2023.

Table 4: Median rent comparison, 2020 - 2023

Year	Median rent
2020	\$ 1,187
2023	\$ 1,404
Percent change	15%

Table 5: Gross rent comparison, 2020 - 2023

	2020	2023	Percent change
Occupied units paying rent	44,991	41,086	8.6%
Less than \$500	3,073	1,529	50.2%
\$500 to \$999	11,700	4,464	61.8%
\$1,000 to \$1,499	17,627	15,145	14%
\$1,500 to \$1,999	9,224	12,441	34.9%
\$2,000 to \$2,499	2,273	4,812	111.7%
\$2,500 to \$2,999	704	1,619	130%
\$3,000 or more	390	1,076	175.9%

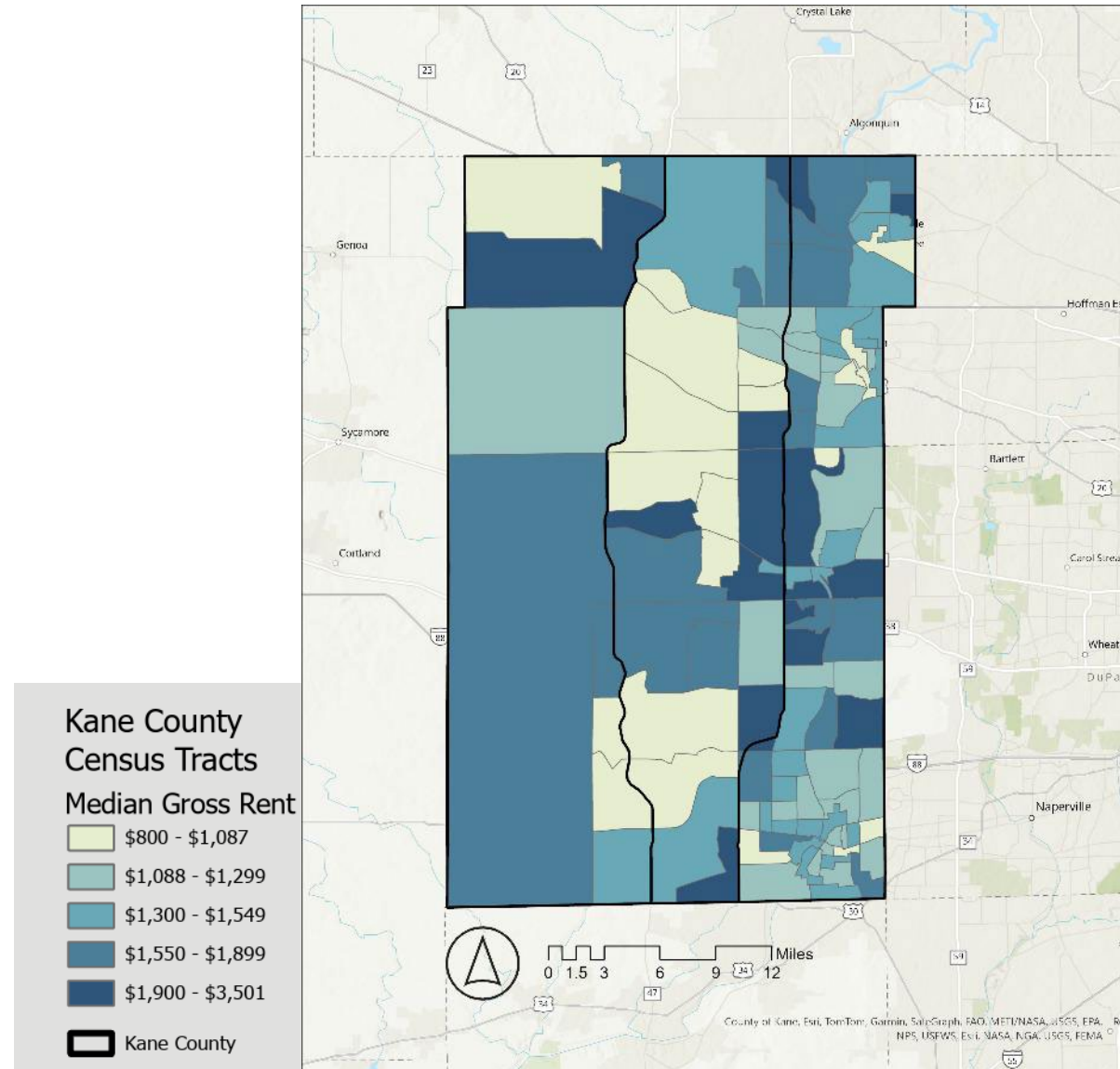
### Median rent

The areas within Kane County with the lowest median rent average are within the Central and Western areas.

However, this is partially caused by how few multifamily rental properties are available within these areas.

Source: American Community Survey, 2010-2022.

Figure 24: Median rent by geography



# Housing and transportation cost for median income households

Median income households in the Western Area (53.8 percent) and Central Area (55.1 percent) spend a higher percentage of their incomes on housing and transportation compared to the Eastern Area (50.4). The Eastern Area shows greater variation in these costs, ranging from lower percentages in central Elgin (44.6 percent ) and Aurora (46.5 percent) to higher percentages in northwestern areas of Carpentersville (55.5 percent), northwestern Saint Charles (55.0 percent), and the surrounding areas of unincorporated Kane County.

Source: Department of Housing and Urban Development.

Percentage of household income going towards housing and transportation

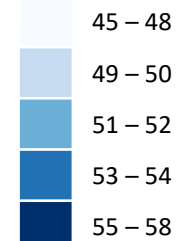
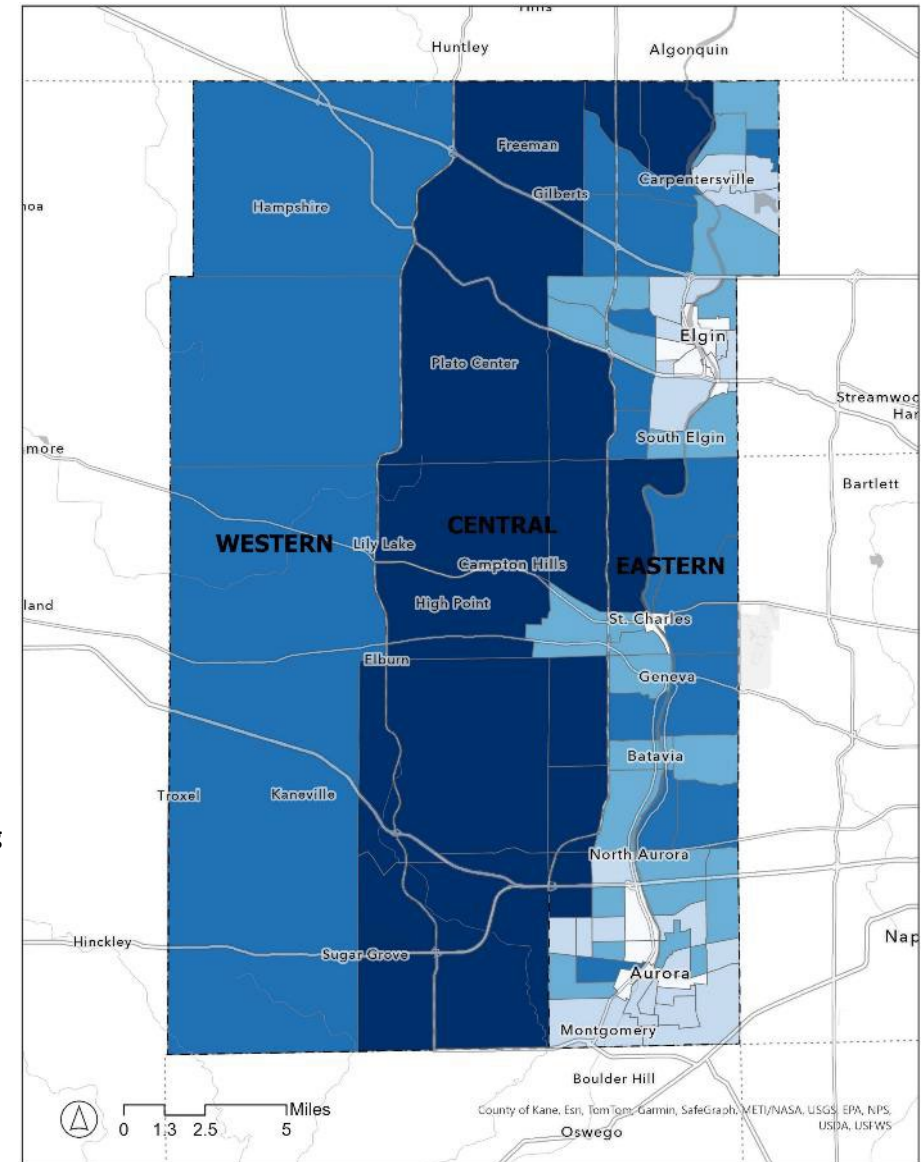


Figure 25: Housing and transportation costs for median income households





# Housing and transportation cost for working individuals

Individuals earning 50 percent of the median household income spend a higher percentage of their income on housing and transportation in the Western (64.5 percent) and Central (64.5-percent) areas compared to the Eastern Area (58.6 percent). Nearly all tracts in the Eastern Area are more affordable, with the most affordable areas located in central Aurora, Elgin, and St. Charles (51.6 to 55.2 percent). Higher transportation costs in the Western and Central areas contribute slightly to the greater cost burden in these regions.

Source: Department of Housing and Urban Development.

Percentage of household income going towards housing and transportation

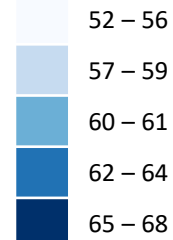
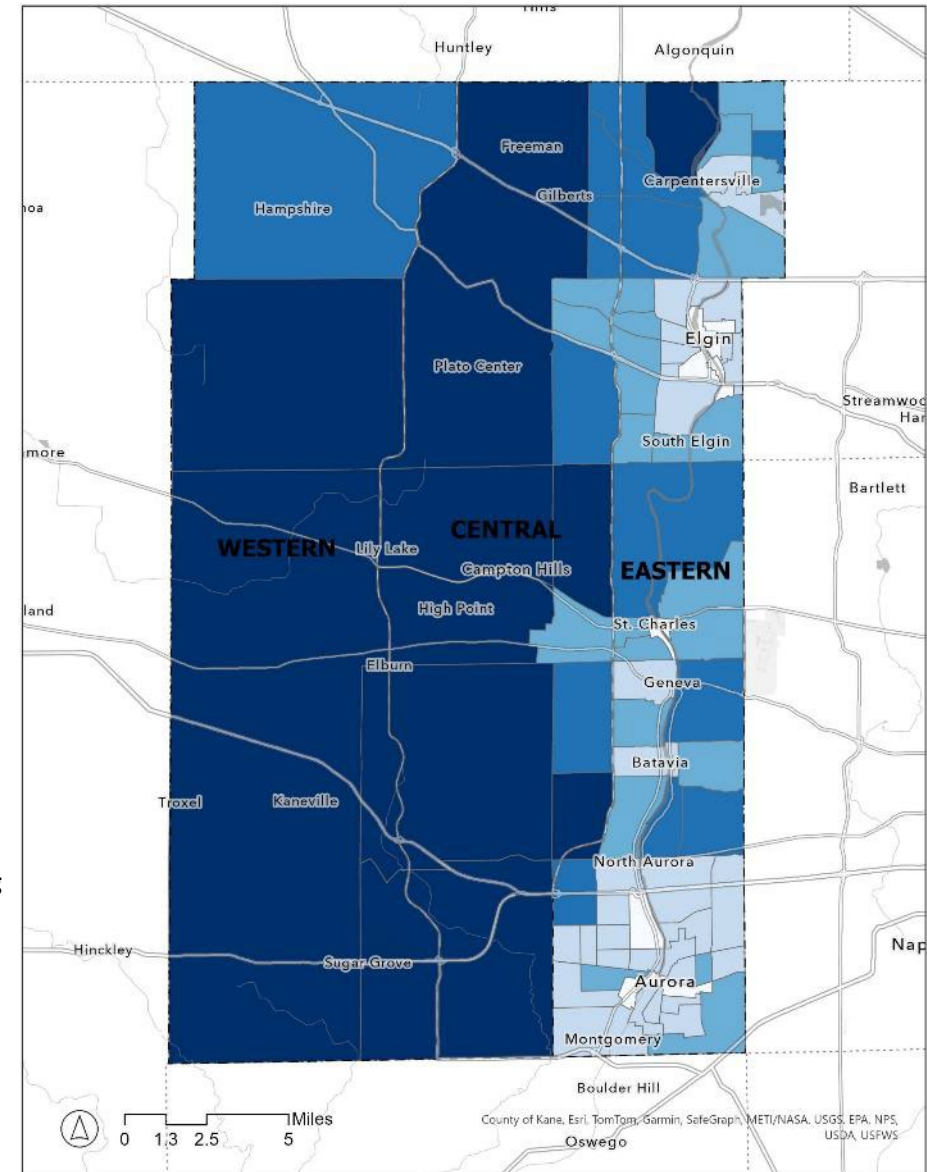


Figure 26: Housing and transportation costs for working individuals

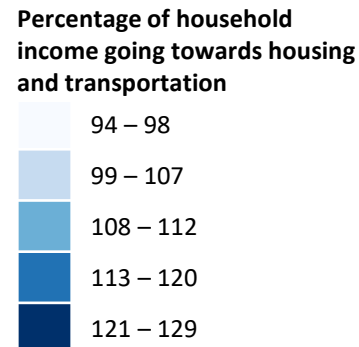


# Housing and transportation cost for households below poverty

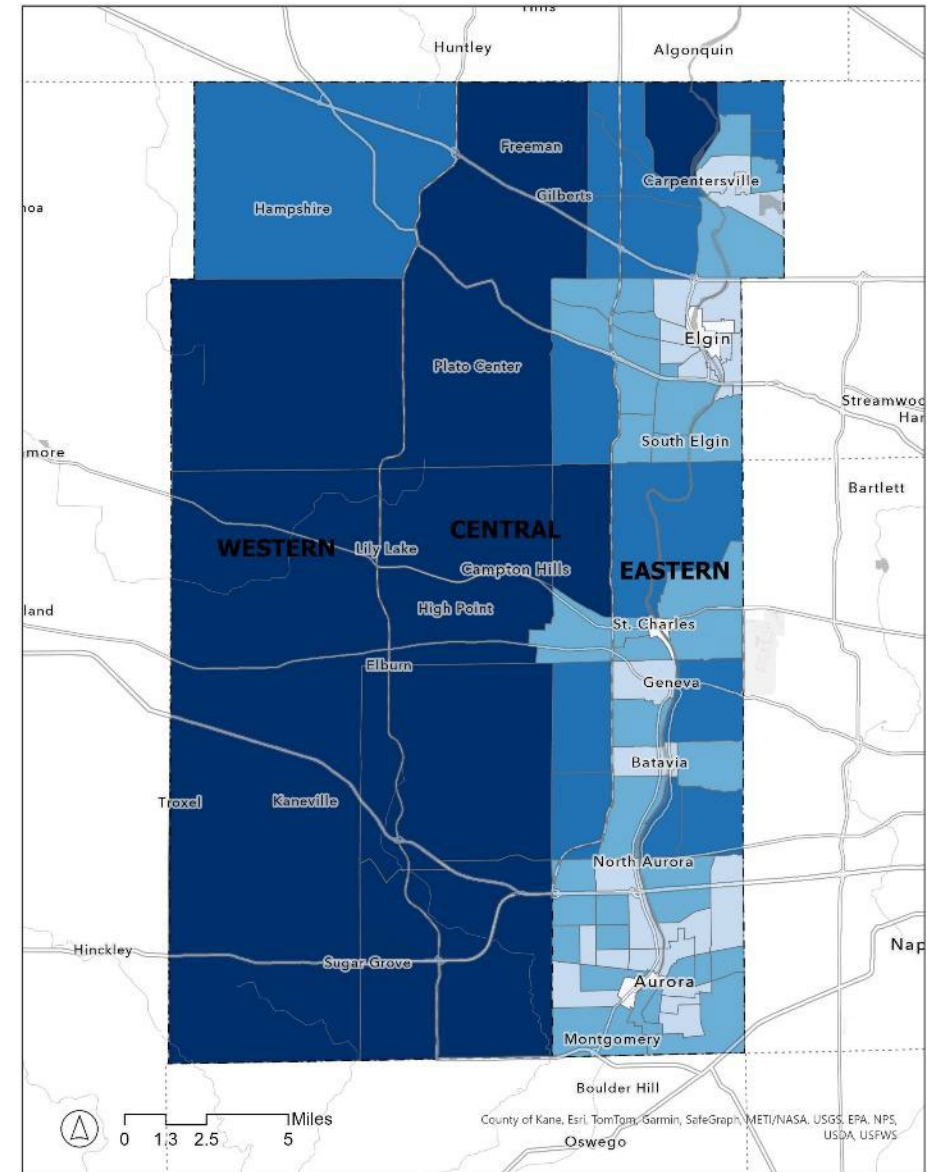
Housing and transportation costs are unfeasible for households below the poverty line in all Kane County areas. Households below the poverty line would need to spend significantly more to live in the Western Area (123.5 percent) and Central Area (120.6 percent) compared to the Eastern Area (108.0 percent).

Only four census tracts in Kane County have costs below 100 percent of household income for those below the poverty line. Even in these tracts, costs remain extremely high, requiring 94 to 98 percent of household income — leaving virtually no money for other essential expenses. Higher transportation costs contribute significantly to the Western and Central areas' greater cost burden.

Source: Department of Housing and Urban Development.



**Figure 27: Housing and transportation costs for households below the poverty line**



# Income



**KANE COUNTY**

## HOUSING ***READINESS*** MARKET ANALYSIS



## Area median income (AMI)

Kane County falls within the Chicago-Joliet-Naperville, IL Fair Market Area, as assigned by the Department of Housing and Urban Development. The AMI for a median-income household in the Chicago-Joliet-Naperville, IL Fair Market Area is \$119,900.

Source: Department of Housing and Urban Development.

The Department of Housing and Urban Development (HUD) sets the AMI and income limits that determine eligibility for assisted housing programs including: Public Housing, Section 8 Project-Based, Section 8 Housing Choice Voucher, Section 202 housing for the elderly, and Section 811 housing for persons with disabilities. HUD develops income limits based on median family income estimates and fair market rent area definitions for each area.

Source: HUD.

Table 6: Area median incomes by household size

Size of household	Low (80%) income limits (\$)	Very low (50%) income limits (\$)	Extremely low income limits (\$)
1	67,150	42,000	25,200
2	76,750	48,000	28,800
3	86,350	54,000	32,400
4	95,900	59,950	35,950
5	103,600	64,750	38,850
6	111,250	69,550	43,150
7	118,950	74,350	48,650
8	126,600	79,150	54,150

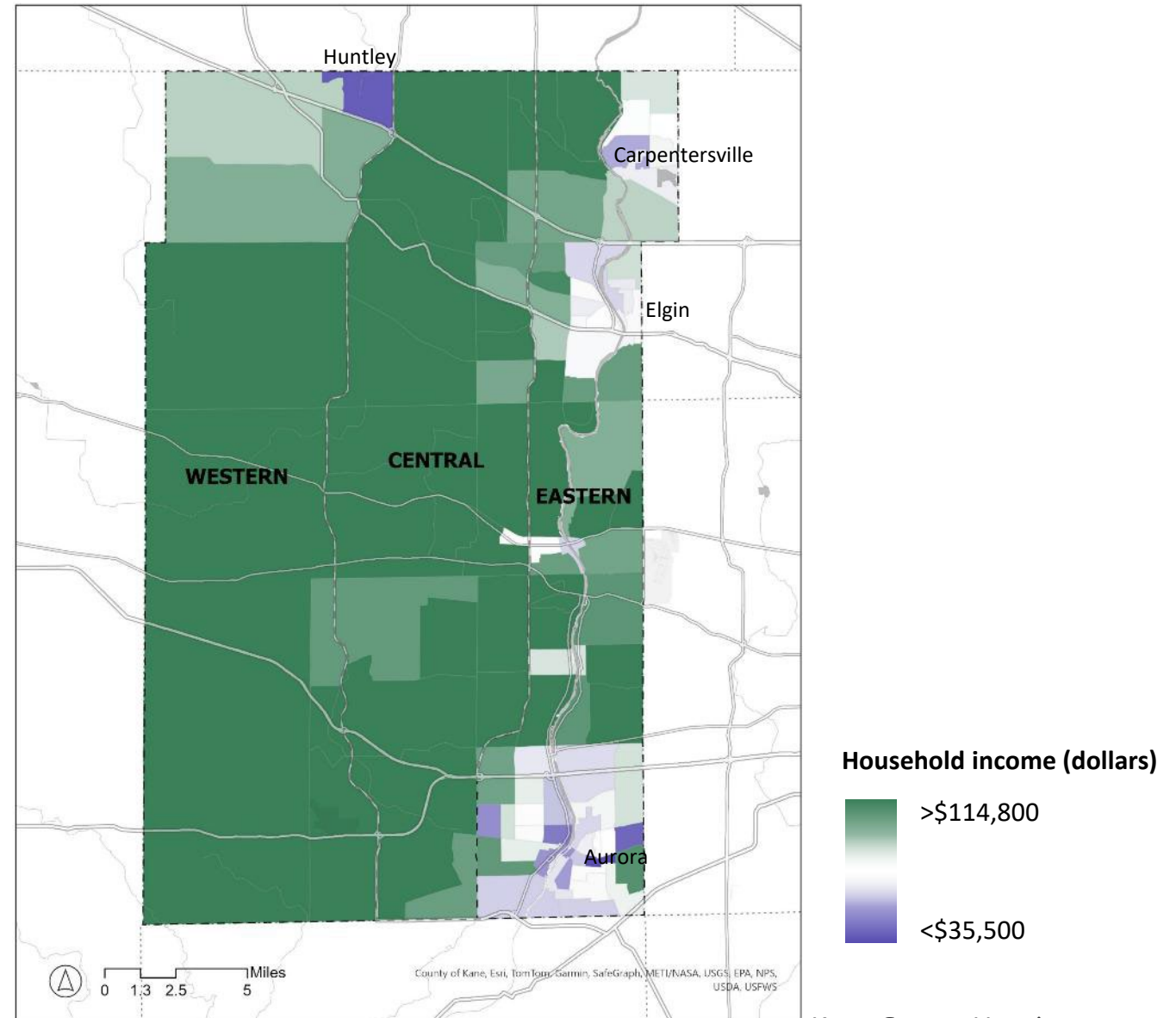
## Median household income (MHI)

The countywide median household income is \$100,678. However, there are geographical variations in MHI.

Source: American Community Survey, 2019-2023.

The median household income is the average of all household incomes in an area, reported by sources like the Census Bureau. AMI is a standardized benchmark for housing policy, adjusted for household size, while median household income is a broad economic indicator that reflects overall income trends.

Figure 28: Median household income





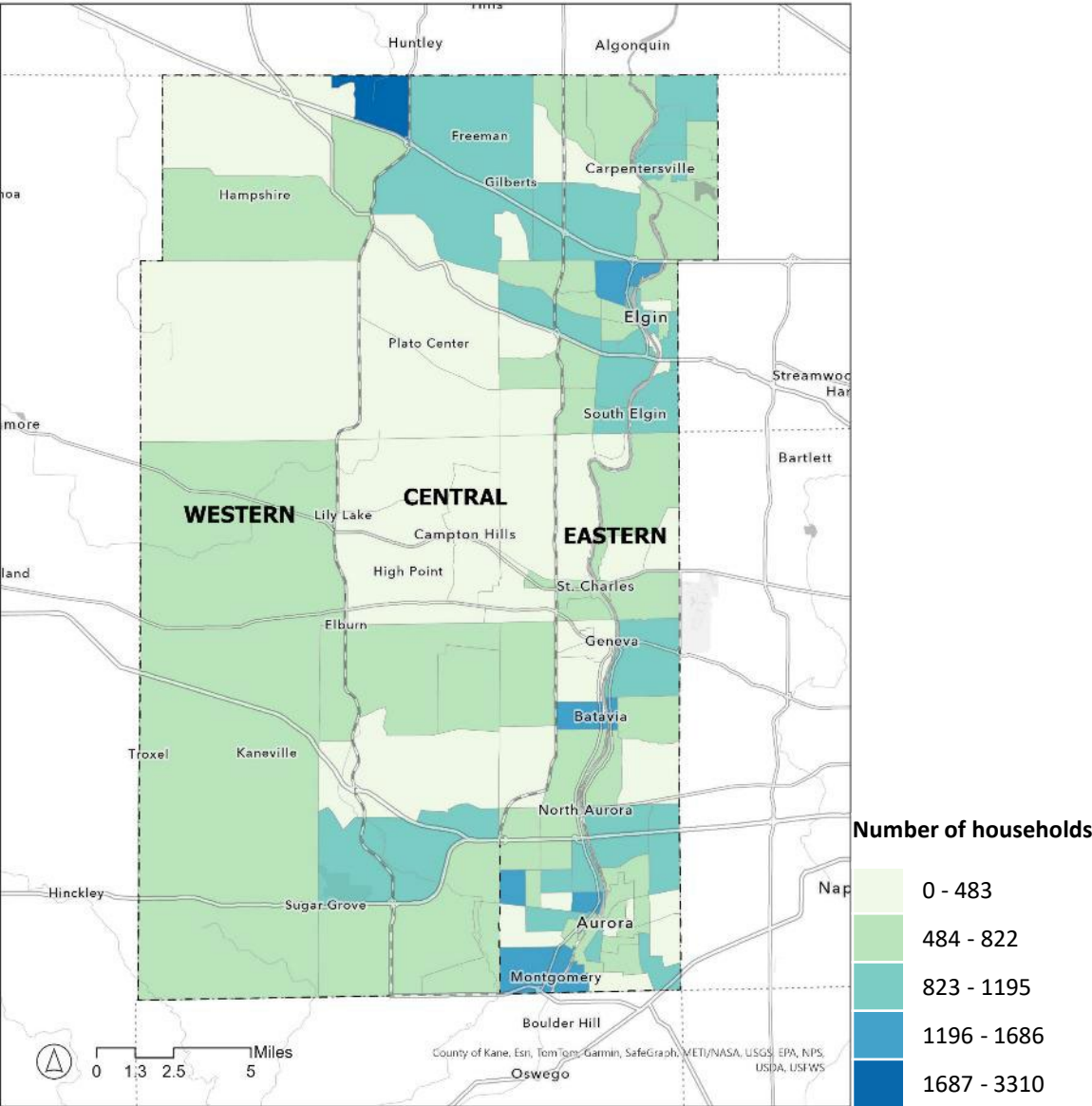
# Median household income

Households with a median household income under \$75,000 are notably concentrated in urban areas, especially in Aurora, Elgin, and Carpentersville, suggesting higher economic vulnerability in these locations.

In contrast, the Western and Central areas exhibit fewer households in this income bracket, indicating generally higher median incomes and economic stability in these less urbanized areas.

Source: American Community Survey, 2019-2023.

Figure 29: Number of households whose income was less than \$75,000 in the past year



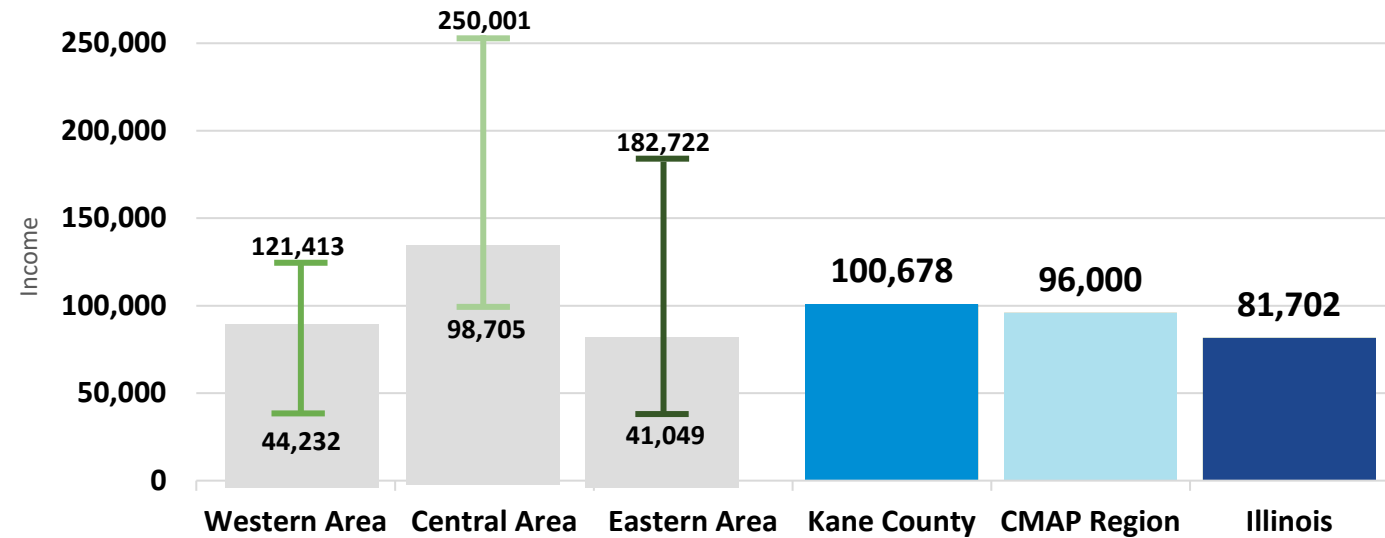
## Median household income

MHI is generally higher in the Western and Central areas, except for one tract in Huntley, where many of the residents are seniors.

Census tracts in the Eastern Area have MHI ranging between \$41,049 and \$182,722, with many of the tracks with lower median incomes in Aurora, Elgin, and Carpentersville. The Central Area tracts have the highest median incomes, ranging between \$98,705 and \$250,001.

Source: American Community Survey, 2018-2022.

Figure 30: Median incomes by geography



# Median household income by race and ethnicity

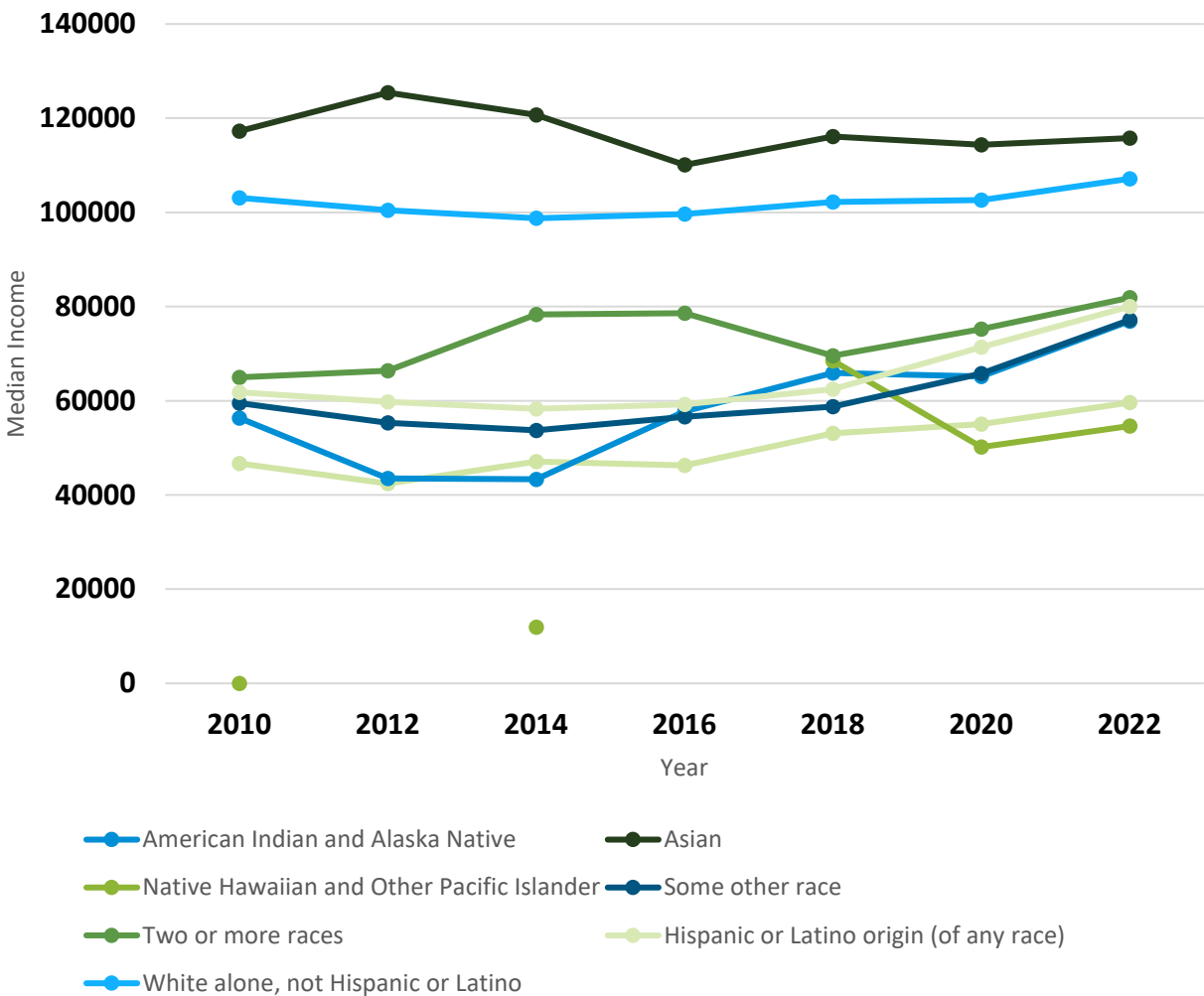
Median incomes also vary significantly by race, with Native Hawaiian and Other Pacific Islander and Black households earning significantly less than other households.

Figure 31: Median income by race ranked from highest to lowest

Race	Median income (highest to lowest)
Asian	\$115,769
White alone, not Hispanic or Latino	\$107,142
Two or more races	\$81,883
Hispanic or Latino origin (of any race)	\$80,020
Some other race	\$77,157
American Indian and Alaska Native	\$76,936
Black or African American	\$59,611
Native Hawaiian and Other Pacific Islander	\$54,635

Source: American Community Survey, 2018-2022.

Figure 32: Median income by race between 2010 and 2022 (in 2022 inflation adjusted dollars)



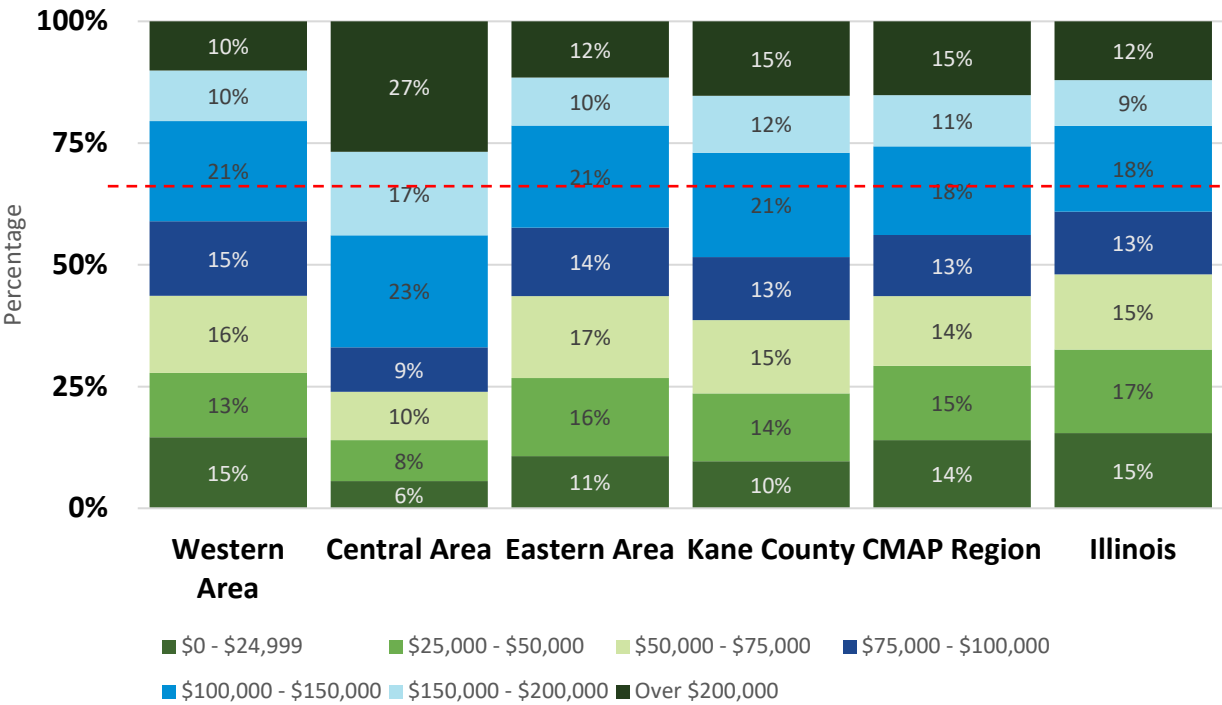
# Share of households in different income brackets

Kane County has a relatively affluent income distribution with 48 percent of households earning \$100,000 or more annually.

The Central Area has the highest share of middle-to-upper income, with 67 percent of households earning over \$100,000. The Eastern and Central areas of Kane County have comparable income distribution similar to the CMAP region and Illinois.

Source: American Community Survey, 2018-2022.

Figure 33: Share of households with incomes in different ranges by geography



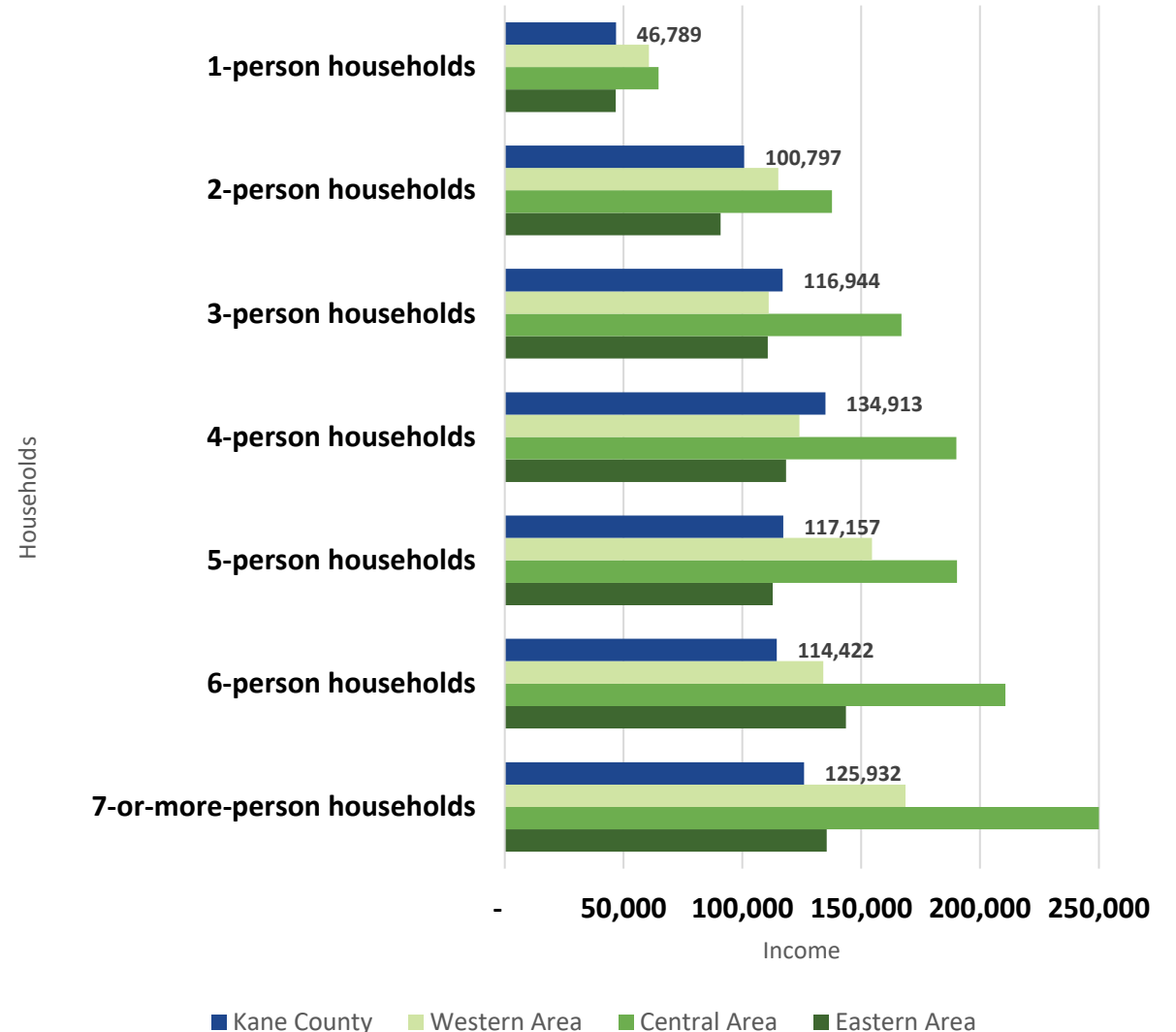
## Median incomes by household size

Household median incomes do not increase linearly with increase in household size in all geographies.

In the Central Area, median incomes keep up with increase in household size. However, median incomes for larger families, especially in the Eastern Area, fall below the countywide median incomes. This calls for greater diversity of housing affordable to larger households, especially in the Eastern and Central areas.

Source: American Community Survey, 2018-2022.

Figure 34: Household median incomes by household size





# Poverty



**KANE COUNTY**

## HOUSING ***READINESS*** MARKET ANALYSIS

### Poverty by age and sex

There is notable variance in poverty level by age and sex in Kane County. About 7.8 percent (39,462 people) of the population lives below the poverty line. Female residents live below the poverty line at a higher rate (8.3 percent) than their male counterparts (7.2 percent).

The county's youth population, i.e., people below the age of 18, is notably higher at 10.8 percent, while older adults, i.e., people over the age of 60, is slightly lower at 6.9 percent.

Source: American Community Survey, 2018-2022.

**7.8%**

Percent of Kane County's total population living below the poverty line

**8.3%** | Female population  
**7.2%** | Male population

**10.8%**

Percent of Kane County's youth population (under age 18) living below the poverty line

**6.9%**

Percent of Kane County's older adult population (over age 60) living below the poverty line

The U.S. Census defines poverty by comparing a family's total income to a dollar amount called a poverty threshold. If a family's total income is less than the official poverty threshold for a family of that size and composition, they are considered to be in poverty.

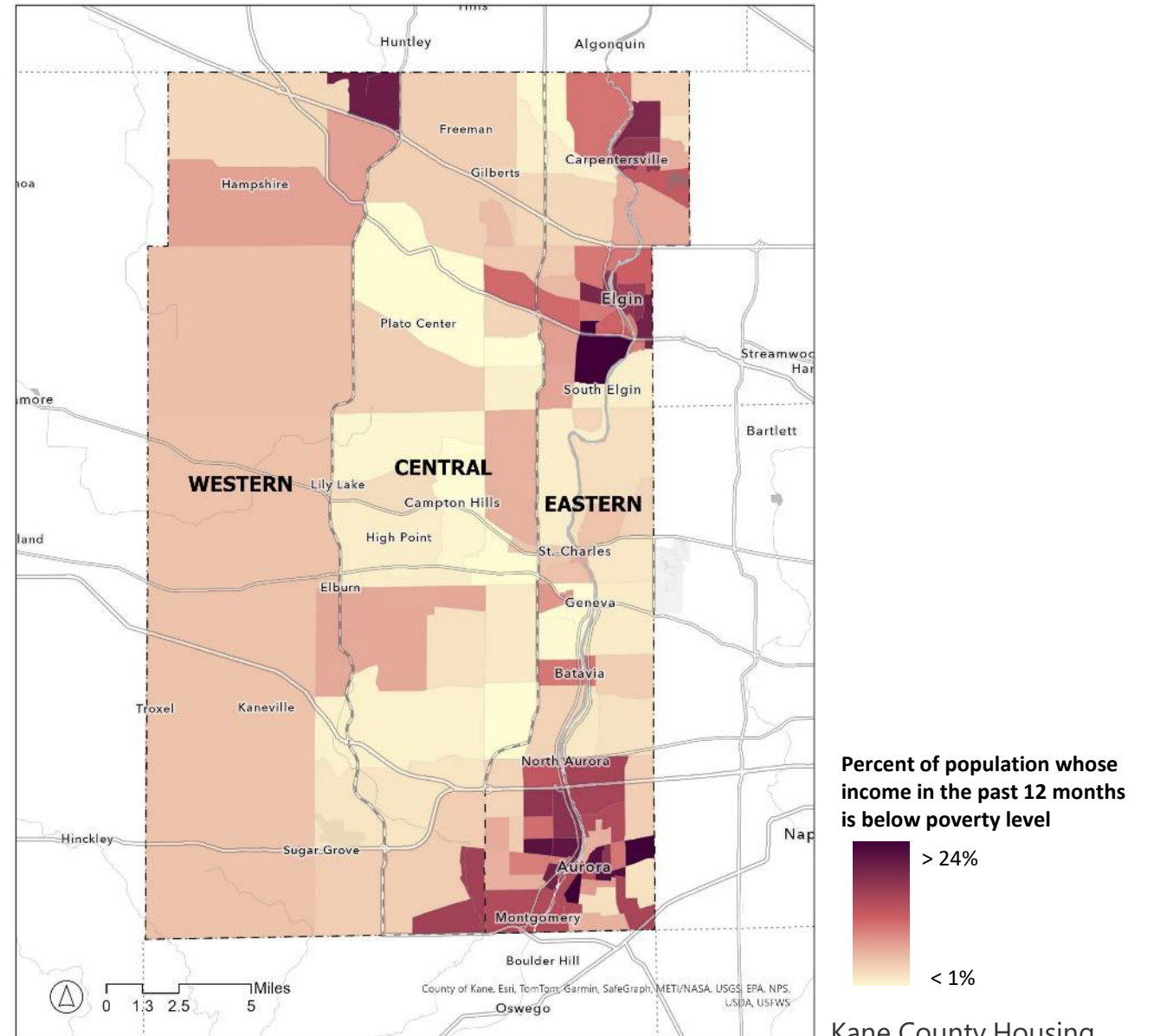
Source: U.S. Census.

## Poverty status

Poverty rates are most severe in urbanized pockets within Aurora, Elgin, and Carpentersville, with certain neighborhoods experiencing over 24 percent of residents living below the poverty line. The broader rural and suburban areas, particularly in the Central and Western areas, show significantly lower poverty rates, generally below 10 percent.

Source: American Community Survey, 2019-2023

Figure 35: Percent of population whose income in the past 12 months is below poverty level



### Poverty level by employment

There is a significant correlation between employment and poverty level in Kane County. Only a small percentage (1.9 percent) of Kane County's population who worked a full-time, year-round job in the past 12 months are considered living below the poverty line. This number jumps significantly to 10.3 percent for those working only part-time jobs and 13.1 percent for those who did not have any employment.

Source: American Community Survey, 2018-2022

**1.9%**

Percent of Kane County's population who have worked a full-time, year-round job in the past 12 months are determined to be below the poverty line

**10.3%**

Percent of Kane County's population who have worked a part-time job in the past 12 months are determined to be below the poverty line

**13.1%**

Percent of Kane County's population who did not have employment in the past 12 months are determined to be below the poverty line



# Employment



**KANE COUNTY**

**HOUSING**  
***READINESS***  
MARKET ANALYSIS



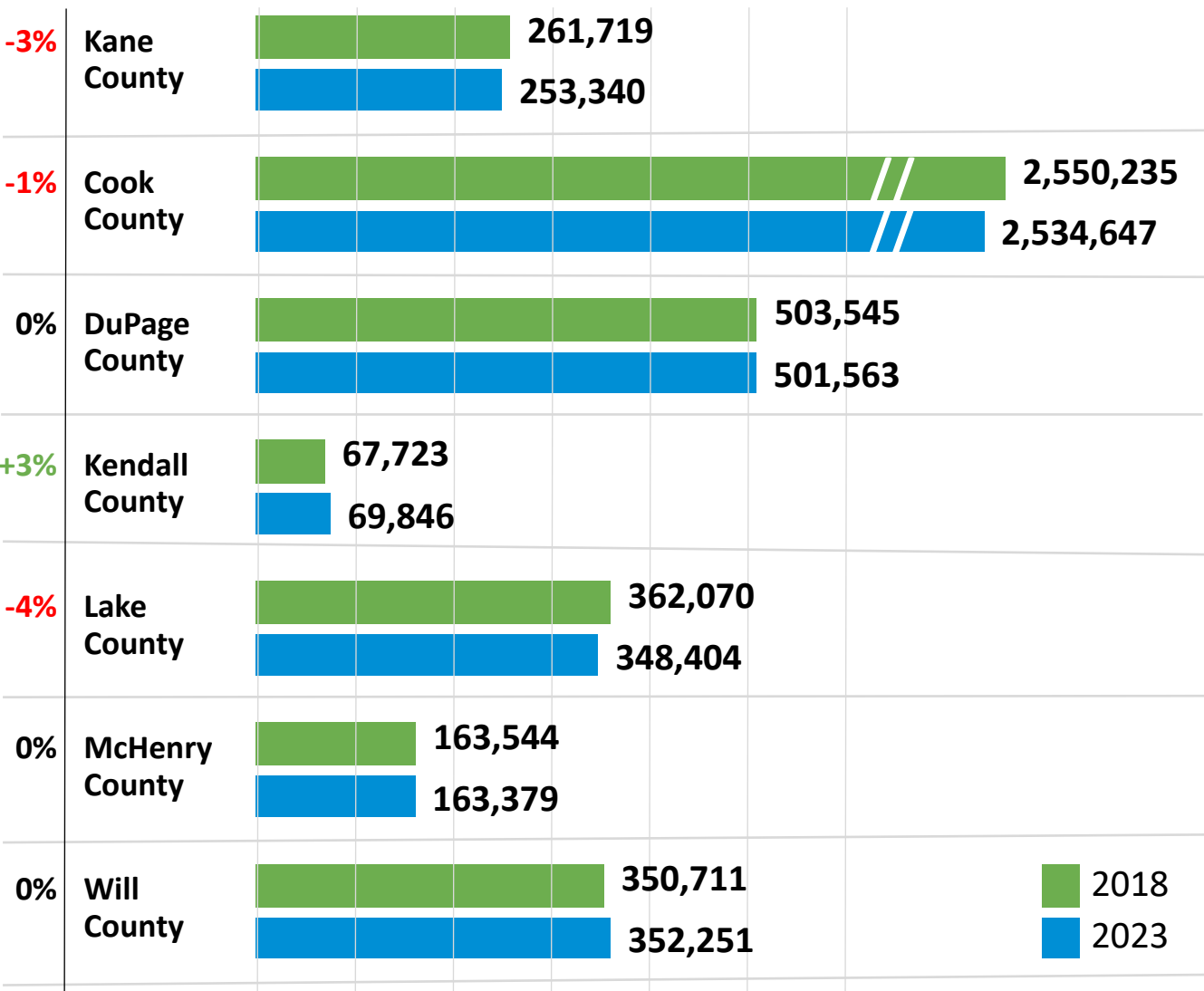
# Total employed population

Employment is the primary source of income needed to pay for rent or a mortgage. Kane County had 253,340 people who were employed in 2023, which is a 3 percent decrease from the 5 years prior (261,719 in 2018). For context, Kane County's total population also declined from 2018-2023, which accounts for some of that decrease in the employed population.

In comparison, only Kendall County experienced growth in its employed population (+3 percent), while Cook County (-1 percent) and Lake County (-4 percent) both saw declines. The other three counties in the CMAP region (DuPage, McHenry, and Will) were neutral with relatively less change (less than 0.1 percent).

Source: American Community Survey, 2018-2022.

Figure 36: Percent change in total employed population, 2018-2023



# Types of employment

The range of job types held by Kane County’s employed residents is fairly diverse. These numbers only account for total number of jobs and not necessarily the range of job positions that allow for upward mobility and related pay raises in a particular field, which help residents better afford their housing costs.

The most common job category in Kane County is the education, health care, and social assistance field, which makes up 18.3 percent of the total job market. Manufacturing, professional services, retail, and arts, entertainment, and recreation round out the top five job categories.

Source: American Community Survey, 2018-2022.

Figure 37: Top employment categories in Kane County and associated median earnings

Percent of job market	Employment category	Median Income
18.3%	Educational services, and health care and social assistance	\$48,210
15.3%	Manufacturing	\$37,263
13.4%	Professional, scientific, and management, and administration and waste management services	\$67,156
11.9%	Retail trade	\$35,343
8.9%	Arts, entertainment, and recreation, accommodation and food services	\$28,678
7.3%	Construction	\$44,902
6.0%	Transportation and warehousing, and utilities	\$40,268
5.7%	Finance and insurance, and real estate and rental and leasing	\$68,121
5.2%	Other services, except public administration	\$33,629

# Affordable and fair housing



**KANE COUNTY**

**HOUSING**  
***READINESS***  
MARKET ANALYSIS

# Cost burdened owners

Owners are the least cost burdened in the Western Area, which is consistent with the area’s low growth character. Cost burdened owners in the other Kane County areas are in line with the region and state overall. These trends are true for households that spend more than 30 percent (cost burdened) and 50 percent (severely cost burdened) of their income on housing.

Source: American Community Survey, 2018-2022.

Figure 38: Estimated percent of all homeowners who are burdened by housing costs (30 percent or more of household income)

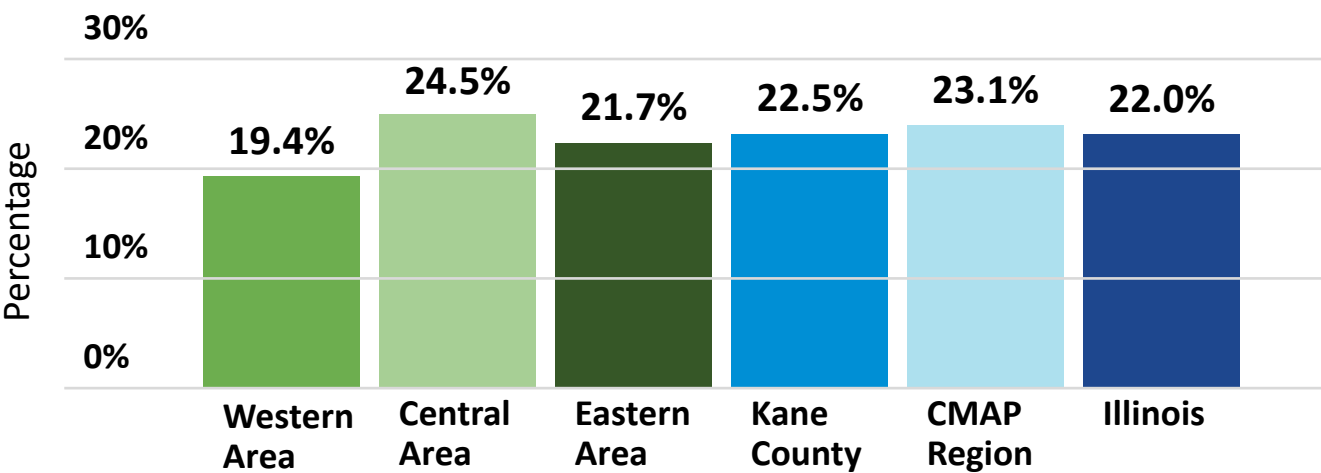
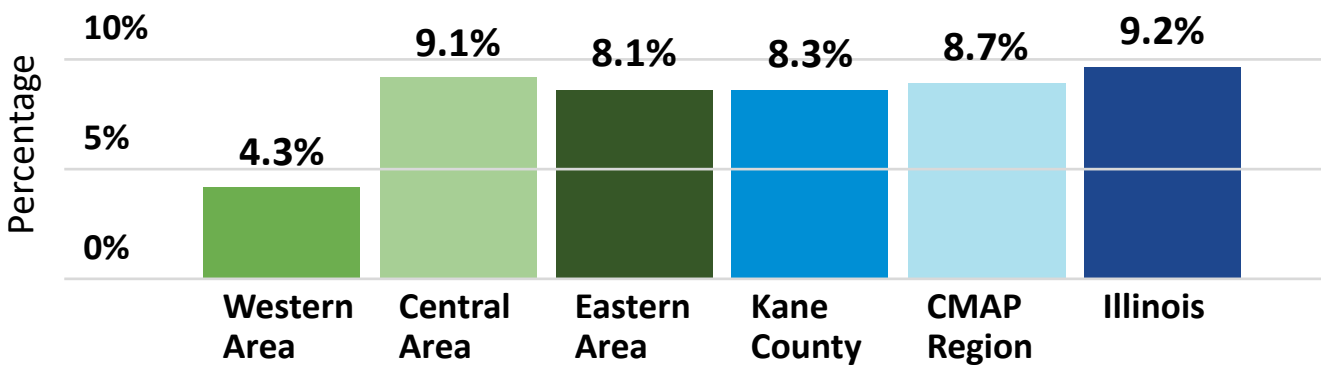


Figure 39: Estimated percent of all homeowners who are severely burdened by housing costs (50 percent or more of household income)



# Cost burdened renters

Renters are the least cost burdened in the Central Area for households that spend more than 30 percent (cost burdened) of their income on rent. That trend switches to the Western Area for households that spend more than 50 percent (severely cost burdened) of their income on rent, which is considerably lower than any other part of Kane County, as well as the CMAP region and the state.

Source: American Community Survey, 2018-2022.

Figure 40: Estimated percent of all renters who are burdened by housing costs (30 percent or more of household income)

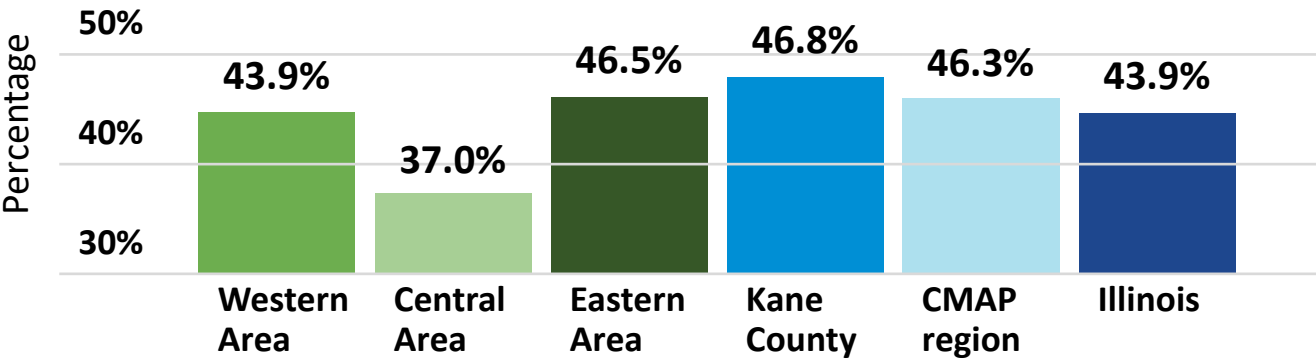
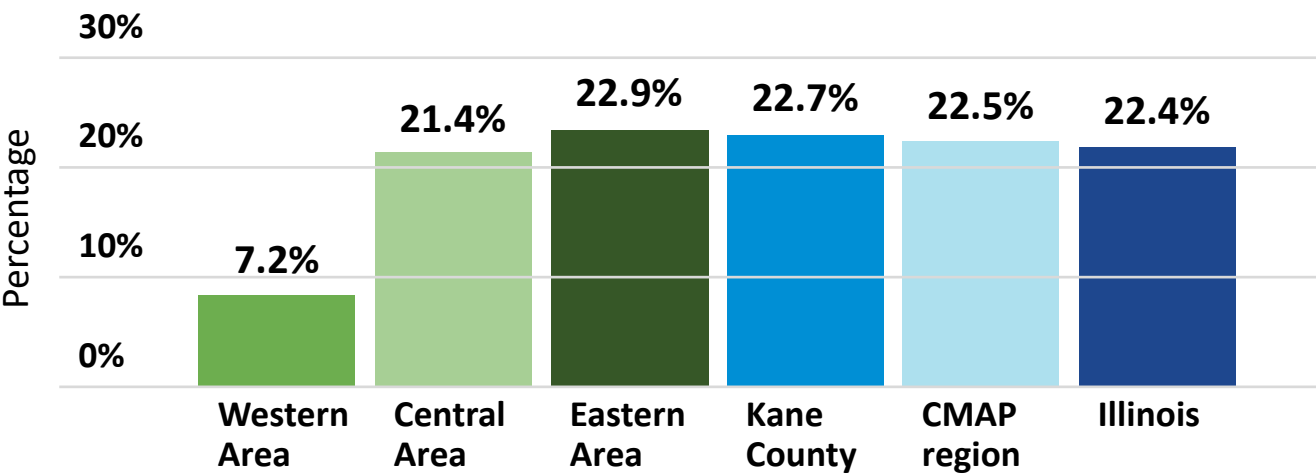


Figure 41: Estimated percent of all renters who are severely burdened by housing costs (50 percent or more of household income)





## Affordability of units to purchase

Compared to the rest of the county, region, and state, the Central Area of Kane County has a significantly lower percentage of homes that are likely affordable for a four-person family at all AMI levels (50, 80, and 120 percent).

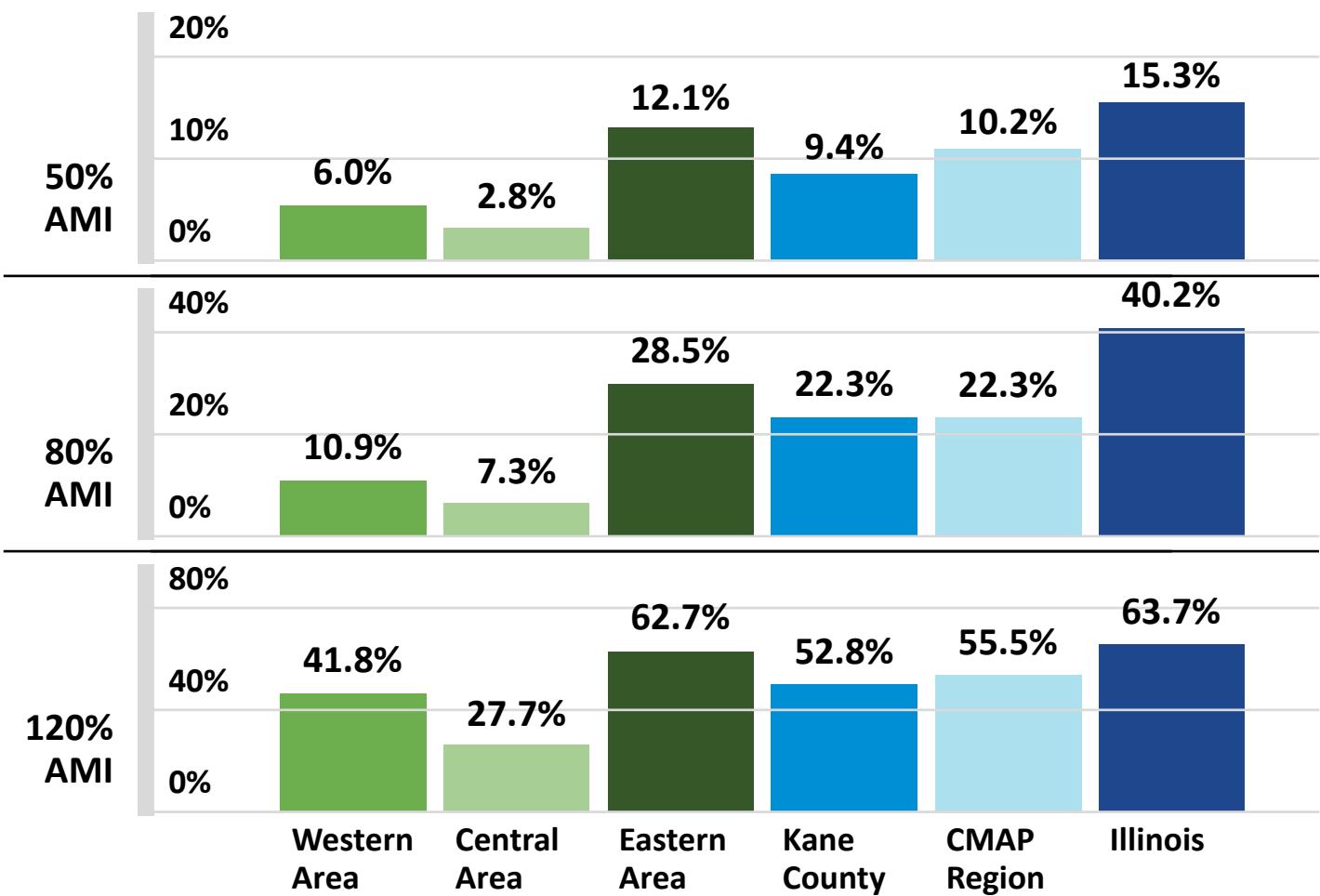
The Eastern Area has the highest percentage of affordable homes. Interestingly, the Western Area has a moderate level of affordable homes at 120 percent AMI.

Source: American Community Survey, 2018-2022.

HUD defines area median income (AMI) as the midpoint of all household incomes in a designated area. Essentially, half of an area's households earn more than the AMI and the other half earn less. AMI is calculated annually and varies by region to reflect local economic conditions.

Source: HUD.

Figure 42: Percent of all homes that are likely affordable for a 4-person family

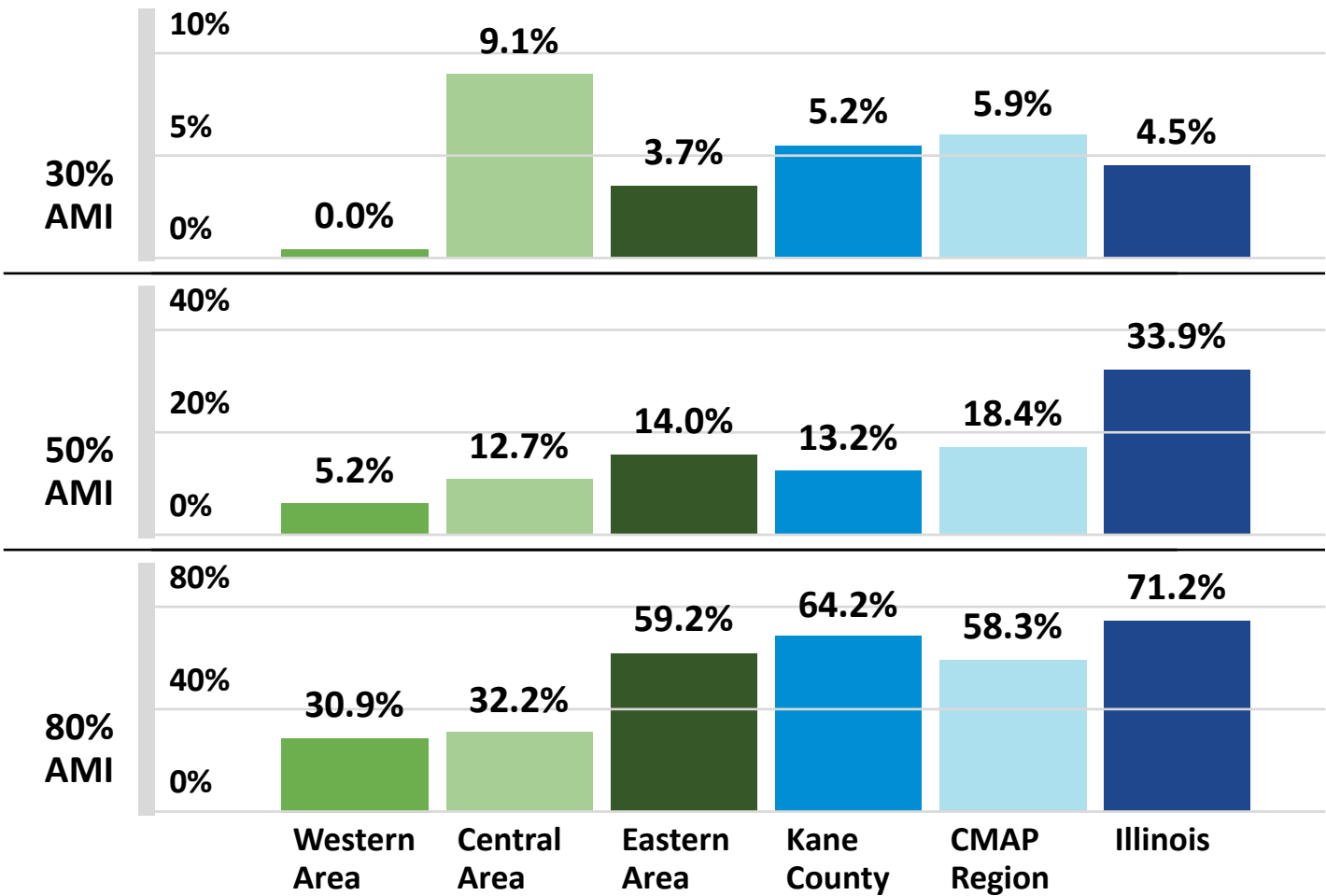


## Affordability of units to rent

Compared to the rest of Kane County, the region, and state, the Western and Central areas have a significantly lower percentage of two-bedroom rental units that are likely affordable for a four-person family at the 30, 50, and 80 percent AMI levels. The Western Area is even less affordable for such renters at 30 percent and 50 percent AMI.

Source: American Community Survey, 2018-2022.

Figure 43: Percent of all 2-bedroom rental units that are likely affordable for a 4-person family



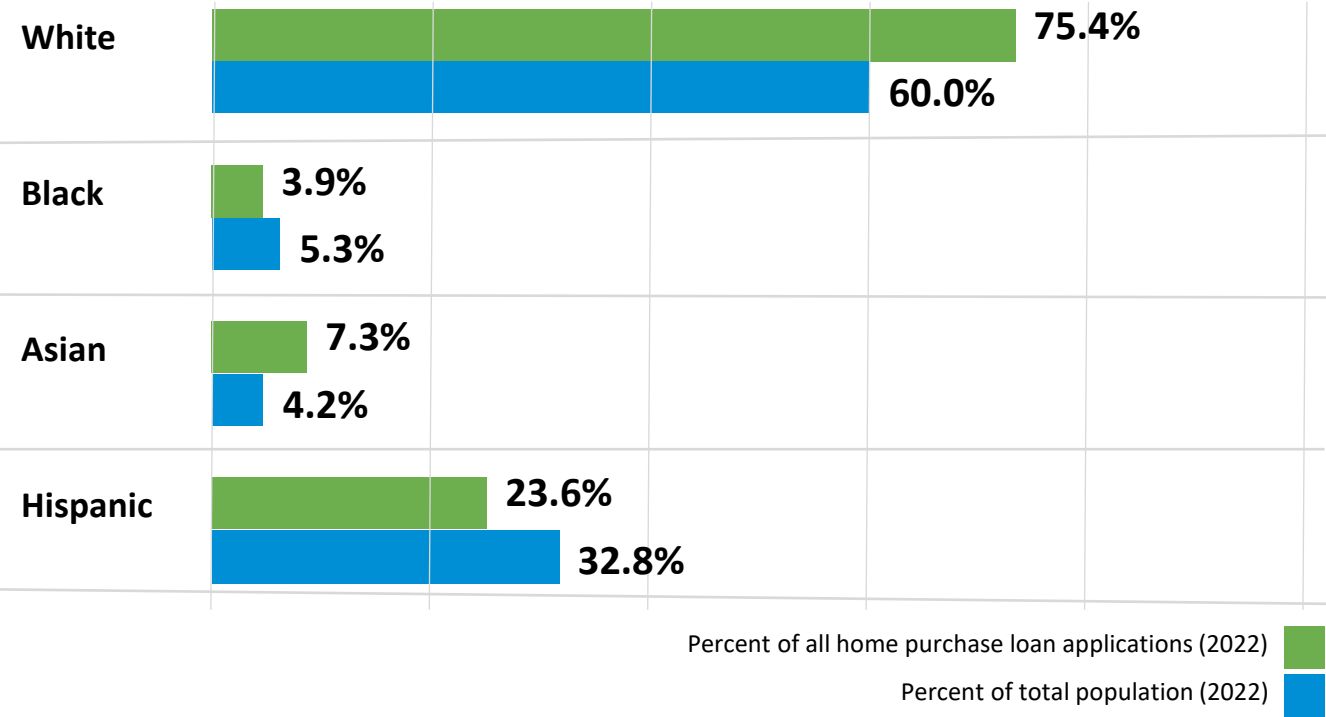
# Home purchase loan applications by race and ethnicity

The distribution of home purchase loan applications by race and ethnicity is inconsistent with the population distribution in Kane County. This demonstrates inequality in the racial/ethnic makeup of people seeking homeownership and the capacity to build community wealth in the county.

White residents comprise over three-quarters (75.4 percent) of home purchase loan applicants despite making up significantly less (60 percent) of the total population. Asian residents applying for home purchase loans (7.3 percent) also slightly exceed their population makeup (4.2 percent). However, the percentages of home purchase loan applicants who identify as Black (3.9 percent) or Hispanic (23.6 percent) are lower than their population composition (5.3 percent and 32.8 percent, respectively).

Source: Federal Financial Institutions Examination Council, 2022.

Figure 44: Comparison of home purchase loans to population by race and ethnicity



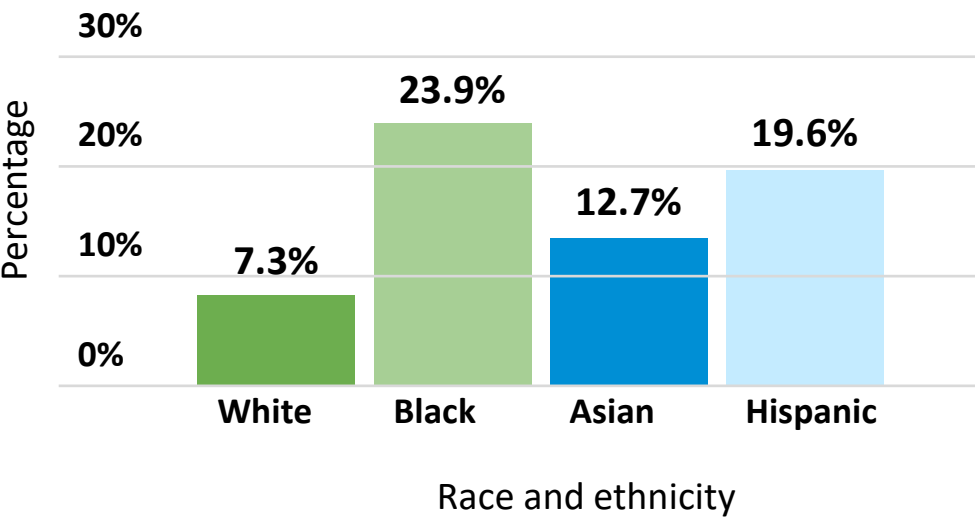
# Denied home purchase loan applications by race and ethnicity

In addition to the inequality in the racial and ethnic makeup of people seeking homeownership in Kane County, non-white residents are significantly more likely to have their home purchase loan applications denied compared to white residents.

Specifically, Black residents (23.9 percent) are more than three times as likely to have their home purchase loan applications denied than white residents (7.3 percent). Asian (12.7 percent) and Hispanic (19.6 percent) residents are also likely to be denied at higher rates than their white counterparts. This trend of stark inequality is true across the CMAP region and the state, which further accentuates the imbalance of community wealth building and homeownership.

Source: Federal Financial Institutions Examination Council, 2022.

Figure 45: Denied home purchase loan applications by race and ethnicity



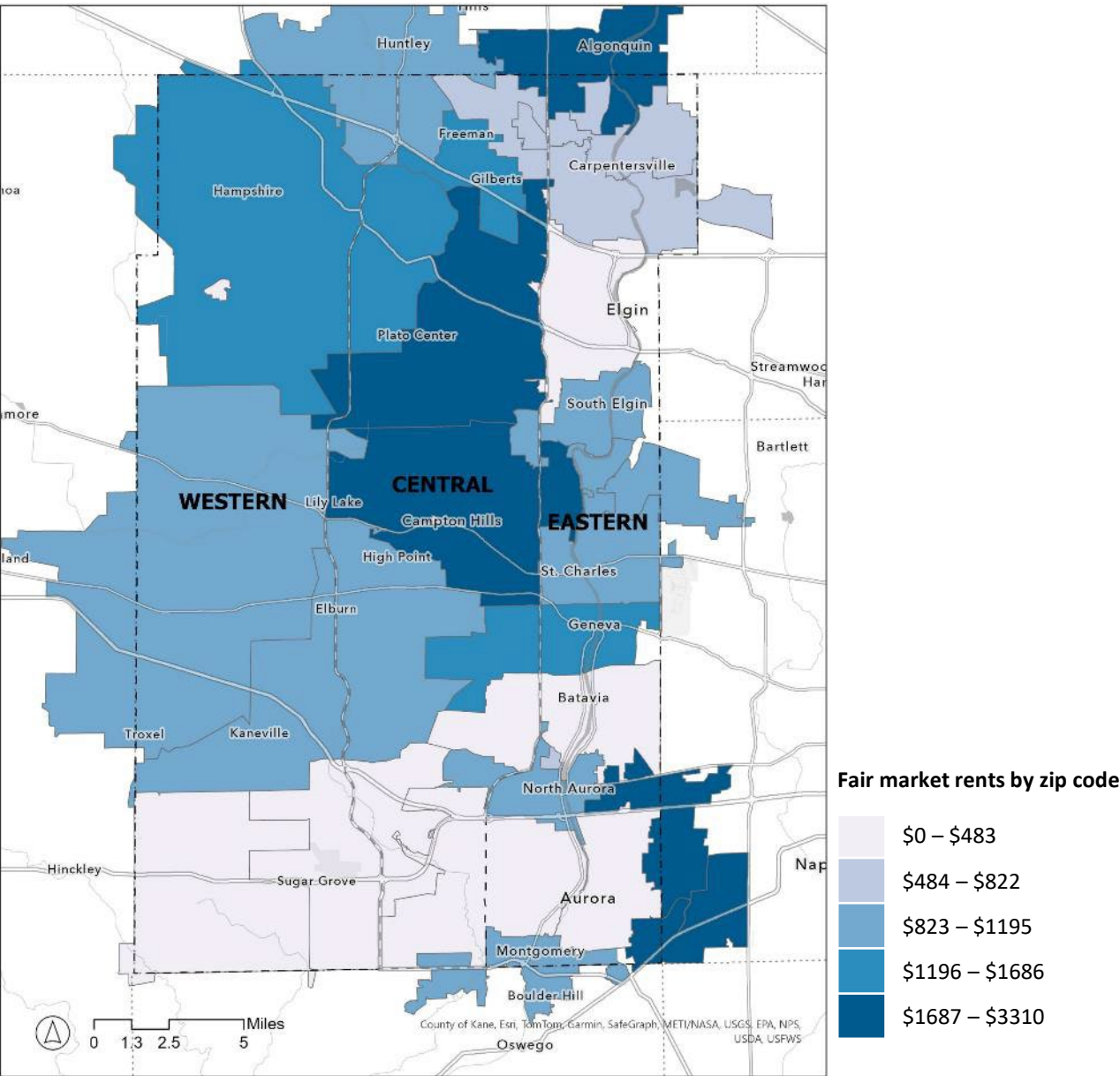
# Fair market rent

Fair market rents for two-bedroom apartments are highest in Central Kane County. These areas tend to have housing stock that is more recently built, like in Campton Hills and eastern sections of Aurora.

Lowest fair market rents are primarily concentrated in the parts of Kane County that tend to be older and more established, like traditional core neighborhoods in Elgin, Aurora, and Sugar Grove.

Source: HUD.

Figure 46: Fair market rents by zip codes





# Assisted housing opportunities

The two housing authorities serving Kane County — the Aurora Housing Authority and the Housing Authority of Elgin — provide over 800 housing units across 9 properties in the Aurora and Elgin areas. Both authorities offer housing choice and project-based vouchers as part of their affordable housing offerings. They also provide programs and resources that enable residents to become more self sufficient and support their housing needs.

Source: Aurora Housing Authority; Housing Authority of Elgin.



648

Public housing and project-based vouchers

443

Housing units

5

Public housing properties under management

3

Affordable housing programs

- :: Low-income public housing
- :: Housing choice voucher program
- :: Project-based voucher program



1,522

Public housing, project-based, and tenant-based vouchers

370

Housing units

4

Public housing properties under management

3

Affordable housing programs

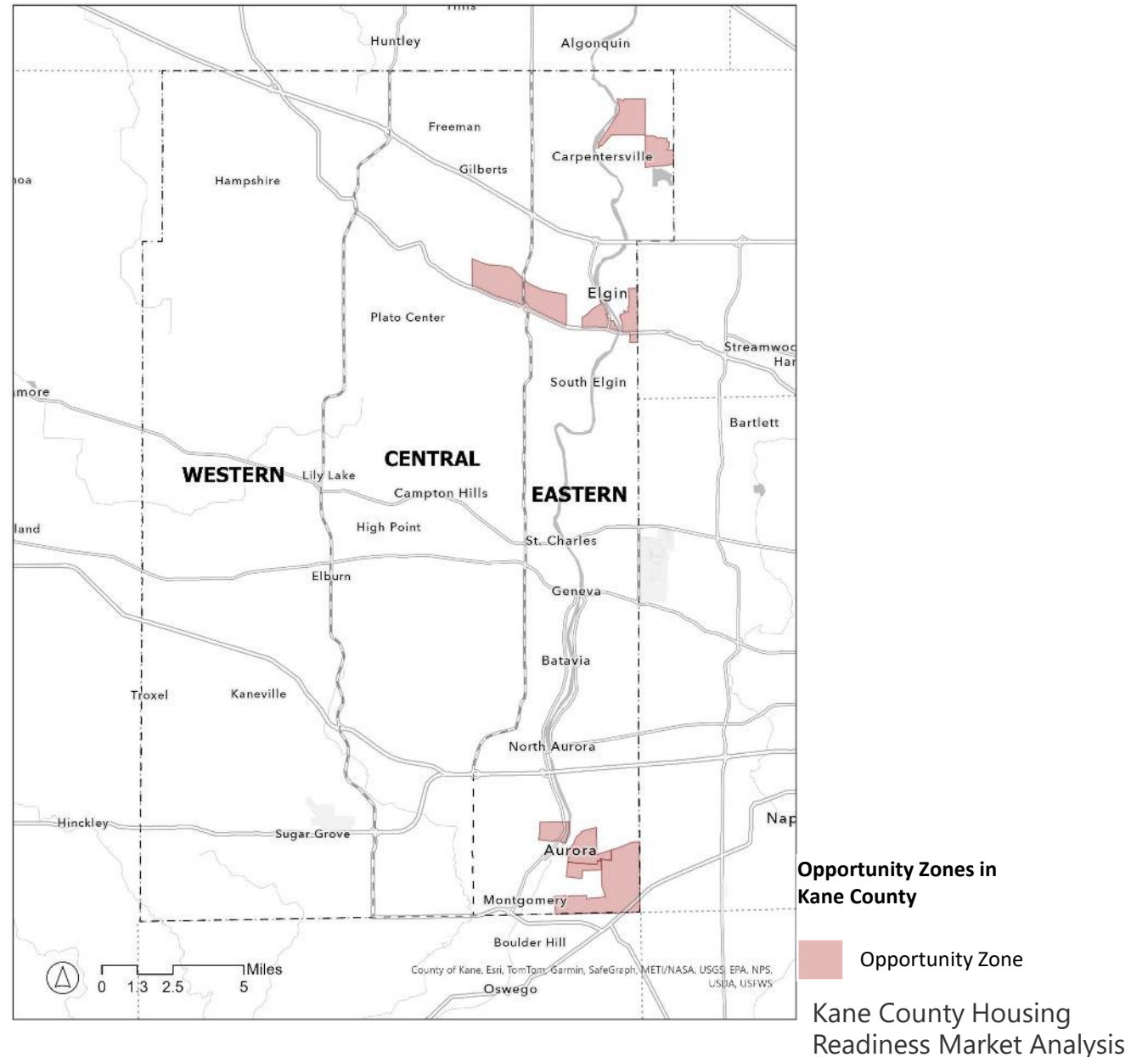
- :: Affordable housing program
- :: Housing choice voucher program
- :: Family self-sufficiency program

## Opportunity Zones

Several tracts in Aurora, Elgin, and Carpentersville have been designated as Opportunity Zones, where tax incentives could provide additional benefits to developers looking to build housing.

Opportunity Zones are an economic development tool that allows people to invest in distressed areas in the U.S. Their purpose is to spur economic growth and job creation in low-income communities while providing tax benefits to investors. Opportunity Zones were created under the Tax Cuts and Jobs Act of 2017 (Public Law No. 115-97).

Figure 47: Opportunity Zones



# Low-Income Housing Tax Credit Qualified Census Tracts

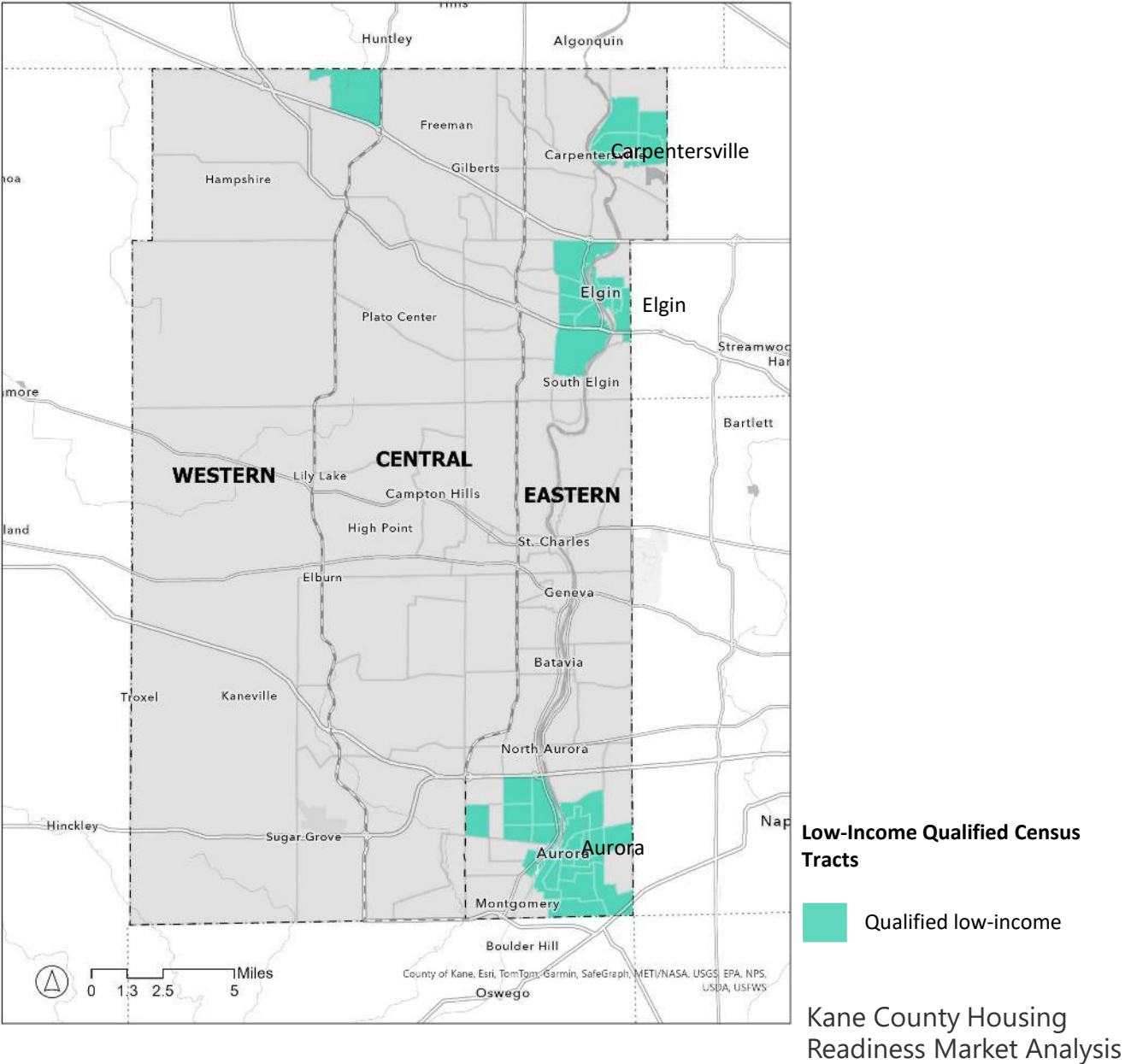
Elgin, Aurora, and Huntley have HUD Qualified Census Tracts where developers building affordable housing could potentially leverage Low-Income Housing Tax Credit as part of their funding stack.

Source: Federal Financial Institutions Examination Council, 2022.

HUD designates Qualified Census Tracts for purposes of the Low-Income Housing Tax Credit program. These tracts must have 50 percent of households with incomes below 60 percent of the AMI or have a poverty rate of 25 percent or more.

Source: HUD.

Figure 48: Low-Income Qualified Census Tracts



# Land use, zoning, and development



**KANE COUNTY**

## HOUSING ***READINESS*** MARKET ANALYSIS



Land use

The three largest land uses in Kane County are agricultural (49 percent), single-family residential (17 percent) and open space (12 percent).

In comparison to the CMAP region, Kane County has a significantly larger proportion of Agricultural land.

Source: 2020 Land Use Inventory for Northeastern Illinois, CMAP.

Figure 49: Distribution of land uses in Kane County

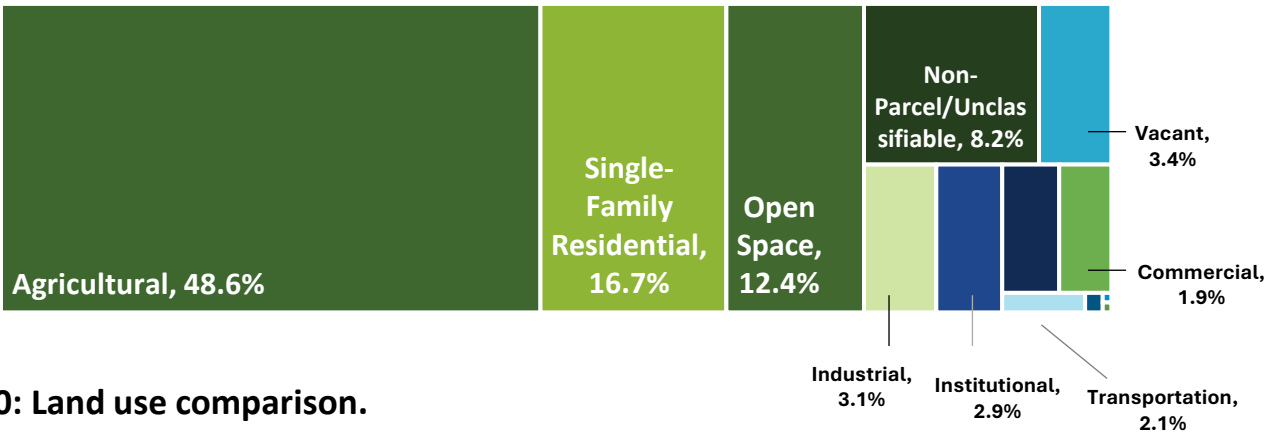


Figure 50: Land use comparison.

Land uses	Kane County	CMAP Region
Agricultural	48.6%	36.2%
Commercial	1.9%	3.3%
Industrial	3.1%	4.2%
Institutional	2.9%	3.9%
Mixed Commercial/Residential	0.0%	0.1%
Multifamily Residential	0.5%	1.8%
Non-Parcel/Unclassifiable	8.2%	1.9%
Open Space	12.4%	16.1%
Single-Family Residential	16.7%	23.4%
Transportation/Communication/Utilities	2.1%	4.0%
Under Construction	0.1%	0.1%
Vacant	3.4%	4.3%
Water	0.0%	0.7%



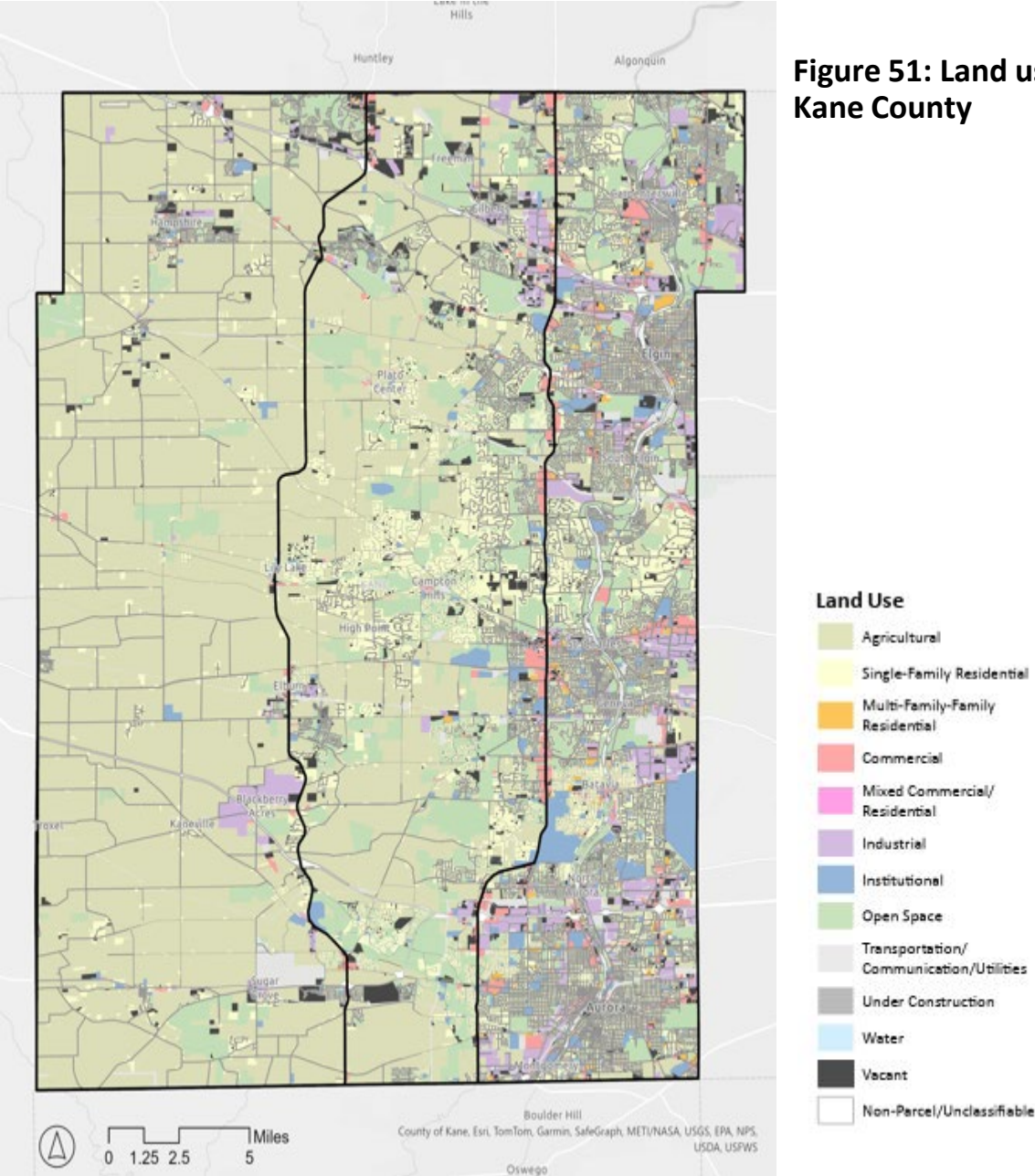


Figure 51: Land use in Kane County

Source: 2020 Land Use Inventory for Northeastern Illinois, CMAP

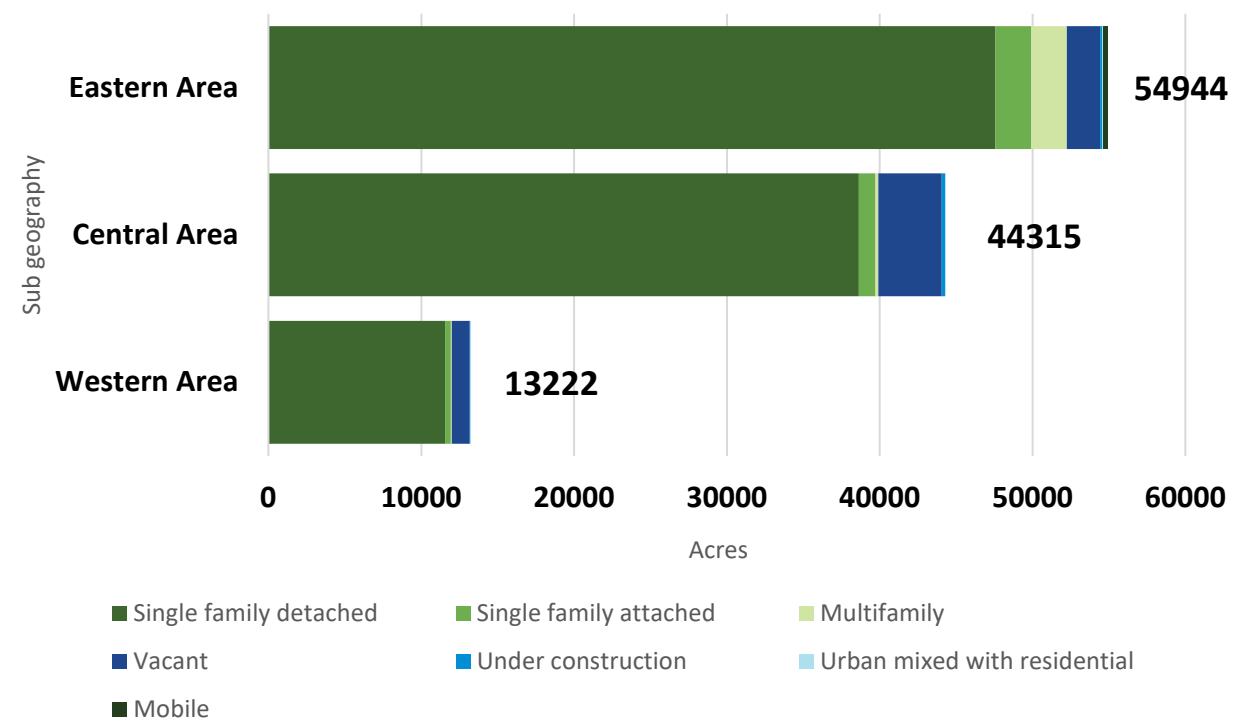
# Residential land uses

Most of the land zoned residential is in the Eastern and Central areas.

Single-family detached is the most common residential land use (79 percent). Other residential land uses include single-family attached (3 percent), multifamily (2 percent) and vacant residential-zoned land (6 percent).

Source: 2020 Land Use Inventory for Northeastern Illinois, CMAP.

Figure 52: Distribution of residential land uses, and share of residential land use types across geographies

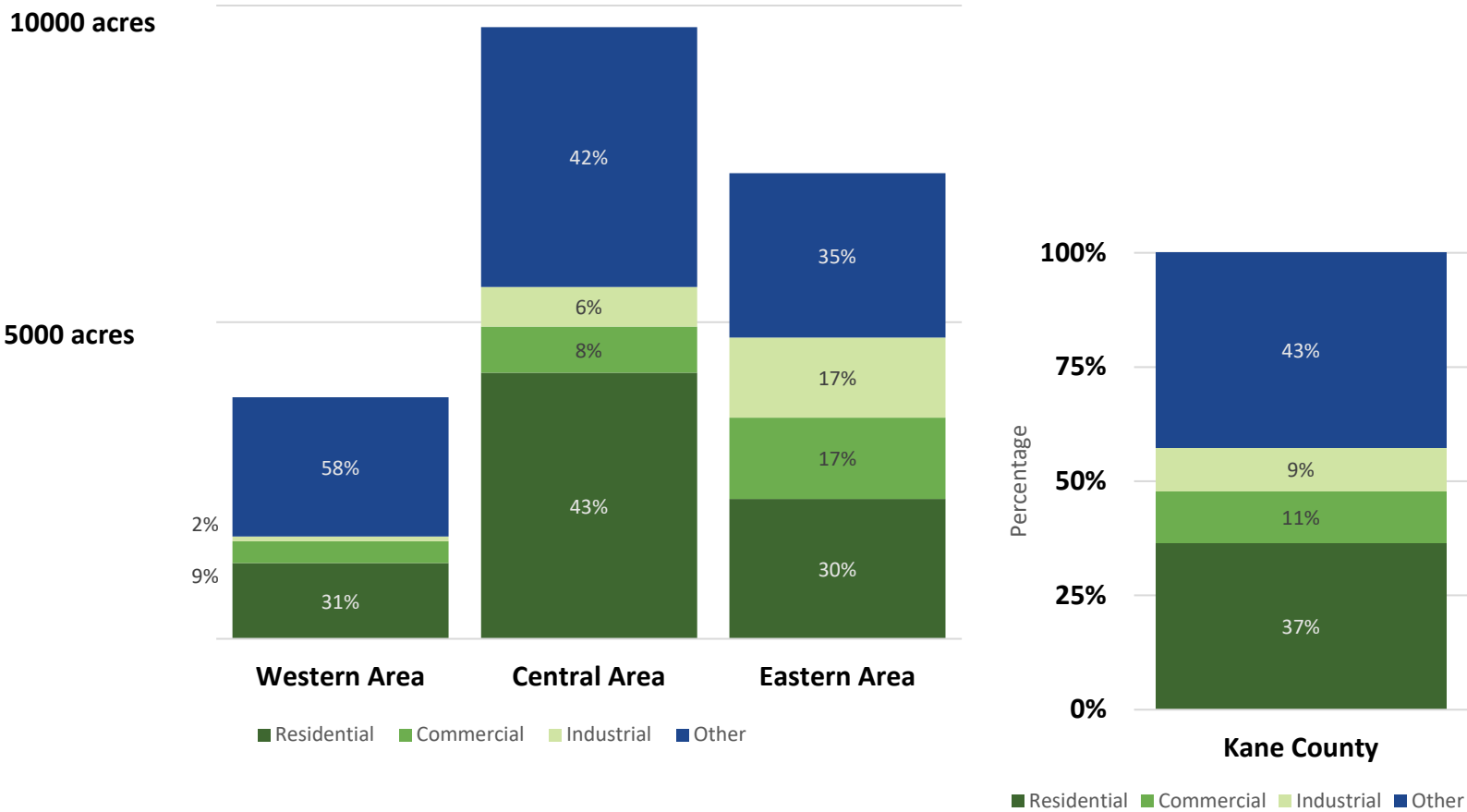


# Non-agricultural vacant land

Of the 20,584 acres of vacant land in Kane County, 46 percent is in the Central Area, 35 percent is in the Eastern Area, and about 18 percent is in the highly agricultural Western Area.

Source: 2020 Land Use Inventory for Northeastern Illinois, CMAP.

Figure 53: Land use designations of vacant land in Kane County



## Residential vacant land

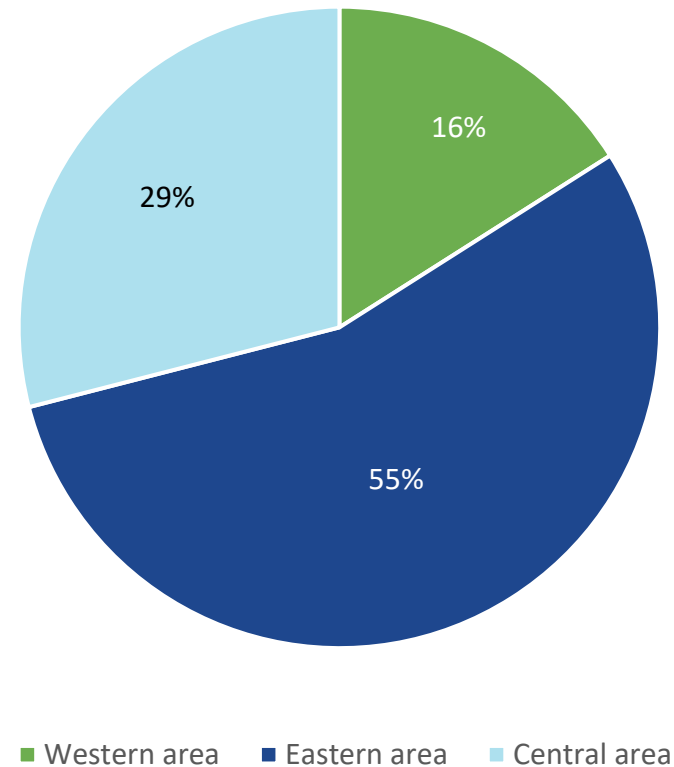
37 percent of the vacant land across Kane County (about 7,500 acres) is zoned for residential uses.

Of this, a majority (55 percent) is in the Central Area. The Western Area, with predominantly agricultural land uses, has only 16 percent of the vacant residential land area. Whereas the eastern area which contains the largest concentration of high-density land uses, has a 29 percent residential vacancy rate.

Source: : 2020 Land Use Inventory for Northeastern Illinois, CMAP.

**7,500** acres of vacant land is zoned residential

**Figure 54: Residential vacancy percentage**



# Next steps

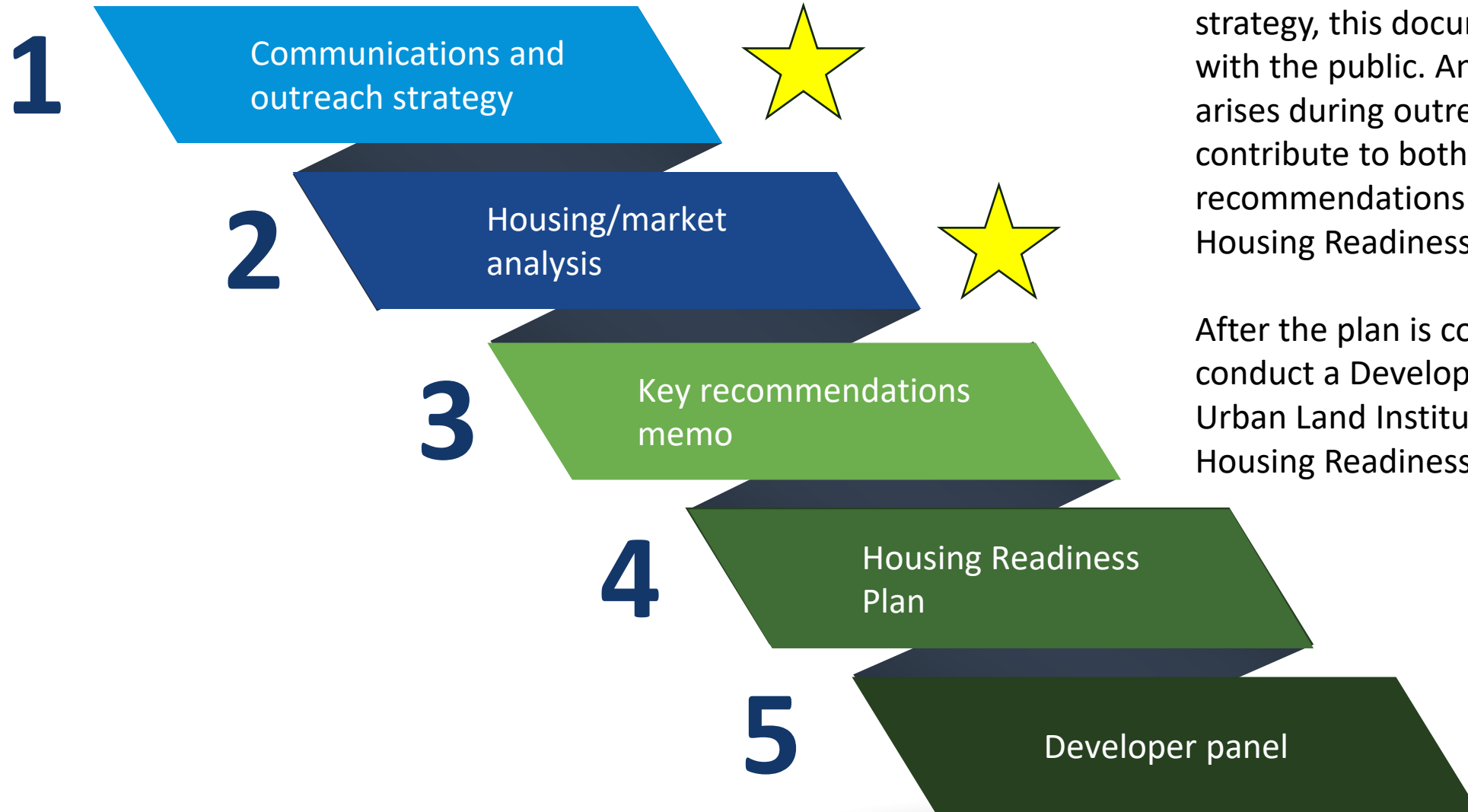


**KANE COUNTY**

## HOUSING ***READINESS*** MARKET ANALYSIS



# Next steps



This market analysis will inform the next step in the process, the key recommendations memo. As outlined in the communications and outreach strategy, this document will be shared with the public. Any information that arises during outreach will also contribute to both the key recommendations memo and the Housing Readiness Plan.

After the plan is complete, we will conduct a Developer Panel with the Urban Land Institute to discuss the Housing Readiness Plan.

# Thank you!

Seth Thomas, project manager

[Lskuby@cmap.Illinois.gov](mailto:Lskuby@cmap.Illinois.gov)

Enrique Castillo, program manager

[Ecastillo@cmap.Illinois.gov](mailto:Ecastillo@cmap.Illinois.gov)

@cmapillinois



**KANE COUNTY**

**HOUSING**  
***READINESS***  
**MARKET ANALYSIS**

# List of tables and figures



**KANE COUNTY**

## HOUSING ***READINESS*** MARKET ANALYSIS



## Study area

Figure 1: Kane County Market Analysis study area.....	3
---	---

## General demographics

Figure 2: Age distribution within Kane County 2022 .....	9
Figure 3: Population of Kane County residents over 55 .....	10
Figure 4: Population changes between 2000 and 2022.....	11
Figure 5: Race and ethnicity of Kane County residents 2022.....	12

## Housing stock and characteristics

Figure 6: Rate of growth of housing units between 2010 and 2022.....	15
Figure 7: Vacancy rates in Kane County between 2010 and 2022.....	15
Figure 8: Housing vacancy rates .....	16
Figure 9: Housing vacancy rates by number of bedrooms.....	17
Figure 10: Housing vacancy rates by number of units.....	17
Figure 11: Reason for housing vacancies.....	18
Figure 12: Housing tenure by geography.....	19
Figure 13: Homeownership rates in Kane County.....	20
Figure 14: Housing types in Kane County .....	21
Table 1: Change in housing types in Kane County between 2020 and 2023.....	22
Figure 15: Housing types by geography.....	23
Figure 16: Estimated number of housing units by number of bedrooms in Kane County.....	24
Figure 17: Estimated number of households by household size in Kane County.....	24
Figure 18: Kane County housing development by construction date .....	25
Figure 19: Year householder moved in by geography.....	26
Figure 20: Single family building permits issued between 2007 and 2023.....	27
Figure 21: Multifamily building permits issued between 2007 and 2023.....	28

## Housing costs

Figure 22: Median home value.....	30
Table 2: Home purchase loans.....	21
Figure 23: Median home values by geography .....	32
Table 3: Occupied units paying rent (excluding units where GRAPHI cannot be computed).....	33
Table 4: Median rent comparison 2020 – 2022.....	34
Table 5: Gross rent comparison 2020 – 2022.....	34
Figure 24: Median rent by geography .....	35
Figure 25: Housing and transportation costs for median income households.....	36
Figure 26: Housing and transportation costs for working individuals.....	37
Figure 27: Housing and transportation costs for households below the poverty line.....	38

## Income

Table 6: Area median incomes by household size.....	40
Figure 28: Median household income.....	41
Figure 29: Number of households whose income was less than \$75,000 in the past year.....	42
Figure 30: Median incomes by geography.....	43
Figure 31: Median income by race ranked from highest to lowest .....	44
Figure 32: Median income by race between 2010 and 2022.....	44
Figure 33: Share of households with incomes in different ranges by geography.....	45
Figure 34: Household median incomes by household size.....	46

## Poverty

Figure 35: Percent of population whose income in the past 12 months is below poverty level.....	49
---	----

## Employment

Figure 36: Percent change in total employed population from 2018-2023...	52
Figure 37: Top employment categories in Kane County and associated median earnings .....	53

## Affordable and fair housing

Figure 38: Estimated percent of all homeowners who are burdened by housing costs (30% or more of household income).....	55
Figure 39: Estimated percent of all homeowners who are severely burdened by housing costs (50 percent or more of household income).....	55
Figure 40: Estimated percent of all renters who are severely burdened by housing costs (30 percent or more of household income).....	56
Figure 41: Estimated percent of all renters who are severely burdened by housing costs (50 percent or more of household income).....	56
Figure 42: Percent of all homes that are likely affordable for a 4-person family.....	57
Figure 43: Percent of all 2-bedroom rental units that are likely affordable for a 4-person family.....	58
Figure 44: Comparison of home purchase loans to population by race and ethnicity.....	59
Figure 45: Denied home purchase loan applications by race and ethnicity.....	60

Figure 46: Concentration of fair market rents.....	61
Figure 47: Opportunity Zones.....	63
Figure 48: Qualified Low Income Census Tracts.....	64

## Land use, zoning, and development

Figure 49: Distribution of land uses in Kane County.....	66
Figure 50: Land use comparison.....	66
Figure 51: Land use map.....	67
Figure 52: Distribution of land uses, and share of residential land use types across geographies.....	68
Figure 53: Land use designations of vacant land in Kane County.....	69
Figure 54: Residential vacancy percentage.....	70