

Workforce Housing in the Tri-State Region: One-Page Summary

Iowa, Illinois, and Missouri | Prepared for the Tri-State Development Policy and Advocacy Committee

The Big Picture

Housing is workforce infrastructure. Employers in all three states say a lack of attainable homes, especially in the \$100,000 to \$200,000 "missing middle," makes it hard to recruit and keep workers. Each state is testing a different fix, and no single tool will work for every community.

State Snapshots

State	Conditions	Approach
Illinois	2023 study projects about 1,590 units needed over 10 years (400 in 2023). Quincy land audit found 791 empty parcels citywide.	Local data and task force; rehab incentives; proposed homebuyer revolving loan fund; kit-home zoning pilot before City Council.
Iowa	Shortages in rural and urban communities.	Homes for Iowa: 175+ homes delivered since 2020, 50+ counties, 700+ incarcerated trainees. Homes are delivered approx. 85% complete, 1,200 sq ft, with a cost around \$108,000 before site work, buyer income is currently limited to \$125,000.
Missouri	Shortage of 400+ homes across a three-county area; gap at \$150,000 to \$200,000.	Workforce Housing Investment Fund (SB 1105/HB 1716): \$1M state loan plus \$200k match to a non-profit revolving fund. Homes for Missouri (HB 7484): homes sold at cost, under about \$110,000.

Shared Challenges

- Very low vacancy (Adams County, IL: 0.7% market rate) and home prices up 8.7% in one year.
- Aging homes needing rehab, few build-ready lots, and zoning or code barriers.
- Higher material costs, supply chain delays, and fewer tradespeople, which squeeze builder returns.
- Population decline and workforce attraction concerns, such as Quincy's 14.4% drop since 1970.

Models Worth Watching

- **Revolving loan funds:** A local nonprofit's \$240,000 loan now funds its thirteenth revolving home, with most sold before completion. Nebraska runs a similar \$1M state program. Missouri's ask is \$5M for five \$1M pilots.
- **Factory and kit homes:** Iowa's delivered homes, Missouri's proposal, and Quincy's kit-home pilot all aim to cut building costs.
- **Training pipelines:** Iowa's trainee model links housing supply to skilled trades.

Opportunities for Tri-State Development

- Exchange best practices and share Quincy's land audit as a template.
- Connect multi-state employers, lenders, builders, and housing authorities.
- Track the Missouri bills, Homes for Missouri, and the Quincy pilot, and share results.

Note: Figures come from the 2023 Adams County study, May 7, 2026 committee notes, and Homes for Iowa/Missouri materials.