

TAX INCREMENT FINANCING

**ILLINOIS-UNIVERSITY CORRIDOR
REDEVELOPMENT PROJECT AREA #2**

HOUSING IMPACT STUDY

CITY OF CARBONDALE, ILLINOIS



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Introduction to Assessment of Housing Impact

The purpose of this Housing Impact Study is to conduct a Housing Impact Study for the Illinois-University Corridor Redevelopment Project Area #2 (“Redevelopment Project Area”) in the City of Carbondale, Jackson County, Illinois (the “City”) as set forth in the Tax Increment Allocation Redevelopment Act (the “Act”) 65 ILCS 5/11-74.4-1 et seq., as amended.

The Redevelopment Project Area begins at the northwest corner of Willow St. and N. Illinois Ave. It proceeds east three parcels following their north side to the northeast corner of E. Washington St. It turns south to the north parcel line of parcel 15-21-210-004. It turns east to the northeast corner of parcel 15-21-210-004 then turns south 4 parcels to the north side of E. Jackson St. It turns east to the east side of N. Marion St then turns south to the north side of E. Main St. It then turns west to parcel 15-21-256-014/015 then turns south to the southeast corner of parcel 15-21-256-014/015. It turns west to parcel 15-21-256-003 then follows this parcel line south to W. Elm St. then turns east to S. Washington St. It proceeds south on S. Washington St. past E. Park St. to the southeast corner of parcel 15-28-200-008. It turns west 3 parcels then turns south to the end of parcel 15-28-200-011. It turns west to S. Illinois Ave. then turns north to Mill St. It turns west to S. University Ave. then turns north to W. Walnut St. It turns west 2 parcels, turns north to alley then turns west to southwest corner of parcel 15-21-178-014. It turns north to W. Monroe St. then turns east to the southwest corner of parcel 15-21-176-022 then turns west to the southwest corner of parcels 15-21-176-028/029. It turns north to W. Main St. then turns east to N. University Ave. then turns north to W. Chestnut Ln. following it to W. Chestnut St. It turns east to N. Illinois Ave. then runs N. Illinois north to the beginning. It excludes parcel 15-21-409-005.

The Redevelopment Project Area is shown in Figure 1 and made part of this report by reference hereto.

The Act requires that if the redevelopment plan for a redevelopment project area would result in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units and the City is unable to certify that no displacement of residents will occur, the City shall prepare a Housing Impact Study and incorporate the study into the separate Feasibility Report required by subsection 11-74.4-5(a) of the Act, which for the purposes hereof shall also be the “Illinois-University Corridor Tax Increment Financing Redevelopment Project and Plan,” or “Redevelopment Project and Plan,” or the “Redevelopment Plan.” The Redevelopment Plan incorporates this document by reference.

As of October 1, 2012, the Redevelopment Project Area has 89 total dwelling units in a mix of single-family, multi-family and mixed-use buildings. The primary goal of the Redevelopment Project and Plan is to reduce or eliminate conditions that qualify the redevelopment area as a blighted area and to provide the direction and tools necessary to revitalize the Redevelopment Project Area as a cohesive and vibrant mixture of commercial, mixed, residential, and light industrial properties in a well-planned scenario, separating and buffering uses as appropriate. The Redevelopment Plan provides for public and private projects that may be accomplished through a combination of tax increment financing and normal market transactions with property owners. Public projects and new development and redevelopment by the private sector, with or without incentives from the City, will likely result in the

displacement of residents from 10 or more inhabited residential units. Therefore, the City cannot certify that no displacement will occur over the 23-year term of the Redevelopment Project Area and a housing impact study is required.

Under the provisions of the Act, Part I of the housing impact study shall include:

- (i) Data from field surveys and census data as to whether the residential units are single-family or multi-family units;
- (ii) Documentation of the number and type of rooms within the units, provided that information is available;
- (iii) Documentation of whether the units are inhabited or uninhabited, as determined not less than 45 days before the date that the ordinance or resolution required by subsection (a) of Section 11-74.4-5 of the Act is passed; and
- (iv) Data as to the racial and ethnic composition of the residents in the inhabited residential units. (This data requirement shall be deemed to be fully satisfied if based on data from the most recent federal Census).

Part II of the housing impact study identifies the inhabited residential units in the proposed redevelopment project area that are to be, or may be, removed. If inhabited residential units are to be removed, then the housing impact study shall identify:

- (i) The number and location of those units that may be removed;
- (ii) The municipality's plans for relocation assistance for those residents in the proposed redevelopment project area whose residences may be removed;
- (iii) The availability of replacement housing for those residents whose residences may be removed, and identification of the type, location, and cost of the replacement housing; and
- (iv) The type and extent of relocation assistance to be provided.

PART I

Part I of this study provides the type, size and number of residential units within the Redevelopment Project Area; the number of inhabited and uninhabited units; and the racial and ethnic composition of the residents in the inhabited residential units.

(i) Number and Type of Residential Units

The number and type of residential buildings in the area were identified by the City of Carbondale. This information shows that the Redevelopment Project Area contains 42 residential buildings containing 89 dwelling units, including 23 single-family residential homes and 66 dwelling units in 19 multi-family or mixed-used buildings.

Table 1. Dwelling Units by Building Type

	Residential Buildings	Percentage	Dwelling Units	Percentage
Total	42		89	100%
Single Family (Detached)	23	55%	23	26%
Multifamily/Mixed Use Attached	19	45%	66	74%

(ii) Number and Type of Rooms within Units

The distribution within the Redevelopment Project Area of the 89 residential units by number of rooms and by number of bedrooms is estimated in tables within this section. The methodology to estimate this information is described below.

Methodology

In order to estimate the distribution of residential units, by number and type of rooms, within the Redevelopment Project Area, Ruyle Hullinger analyzed 2000 U.S. Census data by Block Groups encompassed by the Redevelopment Project Area. A Block Group is a combination of U.S. Census blocks, and is the lowest level of geography for which the U.S. Census Bureau tabulates sample, or long-form, data. The Redevelopment Project Area encompasses Census Tract 108, Block Groups 2,4,5, and 6; Census Tract 109, Block Groups 2 and 3; 111, Block Groups 2,3, and 4; Census Tract 112, Block Groups 1 and 2; Census Tract 113, Block Groups 1 and 2. The U.S. Census data for the Block Groups containing the Redevelopment Project Area have 783 owner-occupied units and 3312 renter-occupied units. Occupied Data was also obtained 2010 U.S. Census Block Group sample data for as it is the best available information regarding the structures and residents of the Redevelopment Project Area.

The data contained in the block groups were then, where possible, interpolated to the Redevelopment Project Area (RPA).

These Census Block Group data show the distribution of occupied housing units by the number of bedrooms and the total number of rooms within each unit. The estimated distribution of units by bedroom type and number of rooms are contained in Table 2. Units by Bedroom Type.

Table 2. Units by Bedroom Type

	Census Tract 108				Census Tract 109			Census Tract 111			Census Tract 112		Census Tract 113		Total	%	89
	BLOCK 2	BLOCK 4	BLOCK 5	BLOCK 6	BLOCK 2	BLOCK 3	BLOCK 2	BLOCK 3	BLOCK 4	BLOCK 1	BLOCK 2	BLOCK 1	BLOCK 2				
Total	166	282	303	288	278	274	313	461	651	382	416	94	187	4095	100%	89	
Owner Occupied	102	137	80	75	137	143	64	5	15	0	14	11	0	783	19%	17	
OO - No BR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	
OO - 1BR	0	0	0	0	5	13	0	0	0	0	0	0	0	0	18%	0	
OO - 2 BR	43	51	61	31	38	41	12	0	0	0	0	11	0	288	7%	6	
OO - 3 BR	59	68	19	24	77	76	38	0	10	0	14	0	0	385	9%	8	
OO - 4 BR	0	18	0	14	17	13	10	0	5	0	0	0	0	77	2%	2	
OO - 5 or more BR	0	0	0	6	0	0	4	5	0	0	0	0	0	15	0%	0	
Renter Occupied	64	145	223	213	141	131	249	456	636	382	402	83	187	3312	81%	72	
RO - No BR	0	0	7	15	0	13	47	87	160	127	162	24	37	679	17%	15	
RO - 1 BR	29	11	29	89	30	6	126	201	297	179	148	18	81	1244	30%	27	
RO - 2 BR	10	89	116	66	57	46	51	86	114	69	61	41	69	875	21%	19	
RO - 3 BR	25	36	61	23	32	66	25	56	34	0	15	0	0	373	9%	8	
RO - 4 BR	0	9	10	20	22	0	0	8	13	7	16	0	0	105	3%	2	
RO - 5 BR or more	0	0	0	0	0	0	0	18	18	0	0	0	0	36	1%	1	

(iii) Number of Inhabited Units

According to data provided by the City in September 2012 and evidence from the 2000 U.S. Census, the Redevelopment Project Area contains 89 residential units. No units are assumed to be vacant. Therefore, there are at least 89 inhabited units within the Redevelopment Project Area. For the purposes of estimating population, housing unit demographics, and potentially displaced housing units, all housing units are assumed to be occupied. As required by the Act, this information was ascertained as of October 1, 2012, which is a date not less than 45 days prior to the date that the resolution or ordinance required by Subsection 11-74.4-5 (a) of the Act was, or will be, passed (the resolution or ordinance setting the public hearing and Joint Review Board meeting dates which is expected to be on or after October 23, 2012).

Approximately 0 units are estimated to be vacant based on the Census statistics since it provides a similar result as the estimate than observed vacancies.

(iv) Demographics and Race and Ethnicity of Residents

As required by the Act, the racial and ethnic composition of the residents in the inhabited residential units was determined by using 2000 U. S. Census data. The average household size within the Census Block Groups which include the Redevelopment Project Area was 1.6 persons for owner occupied units and 2.0 persons for renter-occupied units. Therefore, there are an estimated 169 residents living within the proposed boundaries.

The race and ethnic composition of these residents are estimated in Table 3. Race and Ethnicity of Households & Populations and Table 4. Hispanic Origin of Households & Populations, which are located on the following pages.

Table 3. Race and Ethnicity of Households & Population

	Census Tract 108				Census Tract 109		Census Tract 111			Census Tract 112		Census Tract 113		Total	%	RPA
	BLOCK 2	BLOCK 4	BLOCK 5	BLOCK 6	BLOCK 2	BLOCK 3	BLOCK 2	BLOCK 3	BLOCK 4	BLOCK 1	BLOCK 2	BLOCK 1	BLOCK 2			
Total	166	282	303	288	278	274	313	461	651	382	416	94	187	4095	100%	169
Owner Occupied	102	137	80	75	137	143	64	5	15	0	14	11	0	783	19%	32
OO - White Alone	52	114	80	75	6	14	64	5	10	0	14	11	0	445	11%	18
OO - Black Alone	16	0	0	0	125	129	0	0	0	0	0	0	0	270	7%	11
OO - Am Indian or Alaskan Indian Alone	18	0	0	0	6	0	0	0	0	0	0	0	0	24	1%	1
OO - Asian Alone	0	0	0	0	0	0	0	0	5	0	0	0	0	5	0%	0
OO - Native Hawaiian and other alone	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0
OO - Some other race alone	16	11	0	0	0	0	0	0	0	0	0	0	0	27	1%	1
OO - 2 or more races	0	12	0	0	0	0	0	0	0	0	0	0	0	12	0%	0
Renter Occupied	64	145	223	213	141	131	249	456	636	382	402	83	187	3312	81%	137
RO - White Alone	21	116	183	181	0	12	197	331	432	179	229	28	75	1984	48%	82
RO - Black Alone	20	29	0	20	141	106	8	47	77	185	138	30	35	836	20%	35
RO - Am Indian or Alaskan Indian Alone	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0
RO - Asian Alone	0	0	7	12	0	0	32	49	89	7	27	0	70	293	7%	12
RO - Native Hawaiian and other alone	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0
RO - Some other race alone	13	0	7	0	0	0	4	13	0	11	0	13	0	61	1%	3
RO - 2 or more races	10	0	26	0	0	13	8	16	38	0	8	12	7	138	3%	6

U S Census 2000

Table 4. Hispanic Origin of Households & Population

	Census Tract 108				Census Tract 109		Census Tract 111			Census Tract 112		Census Tract 113		Total	%	RDA
	BLOCK 2	BLOCK 4	BLOCK 5	BLOCK 6	BLOCK 2	BLOCK 3	BLOCK 2	BLOCK 3	BLOCK 4	BLOCK 1	BLOCK 2	BLOCK 1	BLOCK 2			
Total	48	11	7	7	0	0	15	17	13	36	0	25	5	184	100%	4
Owner Occupied	16	11	0	0	0	0	0	0	0	0	0	0	0	27	15%	1
Renter Occupied	32	0	7	7	0	0	15	17	13	36	0	25	5	157	85%	3

US 2000 Census

(v) Income Characteristics of Residents

Ruyle Hullinger estimated the potential distribution by income of the households living in the inhabited units within the Redevelopment Project Area. The average median household income within the U.S. Census Block Groups encompassed by the Redevelopment Area was \$12,418. The low level of this income is attributed to the fact that there are many students in this area.

The estimated median family income for the Jackson County, according to the US Department for Housing and Urban Development (“HUD”) for FY2012, is \$54,900.

In order to estimate the number of moderate-, low-, very low-, and extremely low-income households in the Redevelopment Project Area, Ruyle Hullinger used Census Tract data on household incomes from the 2000 U.S. Census compared with the 2012 income limits established by HUD and IDHA for Jackson County, As determined by HUD, in their 2012 memorandum the definitions of the income categories, adjusted for family size, are as follows:

- (i) An extremely low-income household has an adjusted income of less than 30% of the area median income.
- (ii) A very low-income household earns between 30% and 50% of the area median income.
- (iii) A low-income household earns between 50% and 80% of the area median.
- (iv) A moderate-income household earns between 80% and 120% of the area median.

Of all households residing within the U.S. Census Tracts encompassed by the Redevelopment Project Area: 31% may be classified as extremely low-income, 50%; very low, 17%; low, 17%; and moderate, 6% income households. Therefore, approximately 90% of the households can be classified to be in the extremely low to moderate income level. These findings are summarized in Table 7.

Table 5. Distribution of Income by Renter and Owner Occupied Households

	Census Tract 108, Jackson County, Illinois	Census Tract 109, Jackson County, Illinois	Census Tract 111, Jackson County, Illinois	Census Tract 112, Jackson County, Illinois	Total	%	RDA
Total:	1,856	857	1,767	2,631	7111	100%	89
Owner occupied:	770	525	140	406	1841	26%	23
Less than \$5,000	35	18	0	27	80	1%	1
\$5,000 to \$9,999	40	64	0	20	124	2%	2
\$10,000 to	98	63	9	67	237	3%	3
\$15,000 to	44	58	7	34	143	2%	2
\$20,000 to	89	42	21	31	183	3%	2
\$25,000 to	102	25	25	34	186	3%	2
\$35,000 to	73	84	42	48	247	3%	3
\$50,000 to	151	107	5	83	346	5%	4
\$75,000 to	55	41	18	36	150	2%	2
\$100,000 to	72	12	13	26	123	2%	2
\$150,000 or more	11	11	0	0	22	0%	0
Renter occupied:	1,086	332	1,627	2,225	5270	74%	66
Less than \$5,000	95	54	541	691	1381	19%	17
\$5,000 to \$9,999	167	61	444	509	1181	17%	15
\$10,000 to	116	32	277	299	724	10%	9
\$15,000 to	143	72	107	195	517	7%	6
\$20,000 to	195	34	72	129	430	6%	5
\$25,000 to	148	26	89	199	462	6%	6
\$35,000 to	118	46	77	161	402	6%	5
\$50,000 to	79	7	20	25	131	2%	2
\$75,000 to	25	0	0	0	25	0%	0
\$100,000 to	0	0	0	7	7	0%	0
\$150,000 or more	0	0	0	10	10	0%	0

US Census

Table 6. 2012 Income Limits of the Redevelopment Project Area

	Median Income Jackson County \$54900							
	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Very Low Income 50%	\$20,100	\$23,000	\$25,850	\$28,700	\$31,000	\$33,300	\$35,600	\$37,900
Extremely Low Income 30%	\$12,050	\$13,800	\$15,500	\$17,200	\$18,600	\$20,000	\$21,350	\$22,750
Low (80%) Income	\$32,150	\$36,750	\$41,350	\$45,900	\$49,600	\$53,250	\$56,950	\$60,600
Moderate Income 125 %	\$50,208	\$57,500	\$64,625	\$71,750	\$77,500	\$83,250	\$89,000	\$94,750

US Department of Housing and Urban Development

Table 7. Distribution of Income (2012 Limits) by Poverty Status in the U.S. Census Tract of the Redevelopment Project Area

A.

Census Tract	108	109	111	112	113	Total	%
Total	1467	567	1767	2413	263	6477	100%
Owner Occupied	555	285	140	257	11	1248	19%
OO - Less then \$5K	8	12	0	11	0	31	0%
OO - \$5K - \$9999	40	57	0	12	0	109	2%
OO - \$10K - \$14,999	56	25	8	12	0	101	2%
OO - \$15K - \$19,999	31	42	7	34	0	114	2%
OO - \$20K - \$24,999	54	36	21	27	0	138	2%
OO - \$25K - \$34,999	97	6	25	22	0	150	2%
OO - \$35K - \$49,999	62	48	42	31	0	183	3%
OO - \$50K - \$74,999	115	42	5	63	11	236	4%
OO - \$75K - \$99,999	40	12	18	31	0	101	2%
OO - \$100K - \$149,999	52	0	13	14	0	79	1%
OO - \$150K or more	0	5	0	0	0	5	0%
Renter Occupied	912	272	1627	2156	252	5219	81%
RO - Less then \$5K	72	45	541	681	78	1417	22%
RO - \$5K - \$9999	157	61	444	499	49	1210	19%
RO - \$10K - \$14,999	85	32	27	278	64	486	8%
RO - \$15K - \$19,999	125	72	107	195	28	527	8%
RO - \$20K - \$24,999	155	13	72	129	3	372	6%
RO - \$25K - \$34,999	125	7	89	178	4	403	6%
RO - \$35K - \$49,999	111	35	77	161	5	389	6%
RO - \$50K - \$74,999	57	7	20	25	21	130	2%
RO - \$75K - \$99,999	25	0	0	0	0	25	0%
RO - \$100K - \$149,999	0	0	0	0	0	0	0%
RO - \$150K or more	0	0	0	10	0	10	0%

B.

	2 Person	Owner %	Rentor %	Total %
Very Low Income 50%	\$23,000	6	61	67
Extremely Low Income 30%	\$13,800	3	47	50
Low (80%) Income	\$36,750	12	72	84
Moderate Income 125 %	\$57,500	14	76	90

As identified in Table 7, the estimates of households at or below the moderate-income level collectively represent approximately 90% of the total inhabited residential units. As a result, the City will implement the "Illinois-University Corridor Tax Increment Financing Redevelopment Project and Plan" (including the requirements applicable to composition of the joint review board under Section 11-74.4-5(b) of the Act) as more than 50 percent of the residential units are occupied by very low, extremely low, and moderate-income households.

PART II

(i) Number and Location of Units to be Removed

The Redevelopment Plan calls for new development and redevelopment of commercial, residential, industrial, and mixed-use commercial/residential uses throughout the Redevelopment Project Area consistent with the City's *Comprehensive Plan*. Improvement projects supported by the Redevelopment Plan include rehabilitation and reuse of existing sound residential and commercial buildings; redevelopment of obsolete industrial, commercial and residential buildings and sites; new residential development; new commercial and mixed-use development; refurbished existing and new parking facilities, and creation and enhancement of community facilities and amenities. Because the Redevelopment Project Area includes a number of inhabited residential units that may be impacted by implementation of the Redevelopment Plan, information is provided regarding the Redevelopment Plan's potential impact on housing.

The Redevelopment Project, presented in Section IV of the Redevelopment Plan, identifies the overall redevelopment concept and future land uses to be in effect upon adoption of the Redevelopment Plan. If public or private redevelopment occurs as a result of the Redevelopment Project and Plan, displacement of inhabited residential properties may result. Properties that may be subject to change due to redevelopment efforts could result in the displacement of In addition to being located in key redevelopment opportunity areas, some of these buildings are also characterized as seriously deteriorated. The location for each of the properties with inhabited residential units that may be subject to displacement is shown in Table 8.

Table 8. Properties with inhabited residential units that may be subject to displacement

Number	Street	Unit
114	N. Illinois	1
114	N. Illinois	2
114	N. Illinois	3
114	N. Illinois	4
218	N. Illinois	
300	N. Renfro	A
300	N. Renfro	B
300	N. Renfro	C
300	N. Renfro	D
407	N. University	
114	S. Illinois	1
114	S. Illinois	2
114	S. Illinois	3
114	S. Illinois	4
118	S. Illinois	1
118	S. Illinois	2
209 1/2	S. Illinois	
521	S. Illinois	
703	S. Illinois	101
703	S. Illinois	102
703	S. Illinois	201
703	S. Illinois	202
703	S. Illinois	203
717 1/2	S. University	A
717 1/2	S. University	B
201	W. College	1
201	W. College	2
201	W. College	3
205	W. Main	
213	W. Main	21
213	W. Main	22
213	W. Main	24
217	W. Main	
311	W. Main	1
311	W. Main	2
311	W. Main	3
311	W. Main	4
311	W. Main	5
311	W. Main	6
311	W. Main	7
311	W. Main	8
311	W. Main	9
311	W. Main	10
311	W. Main	11
311	W. Main	12
200	W. Monroe	A
200	W. Monroe	B
200	W. Monroe	C
203	W. Oak	1
203	W. Oak	2
203	W. Oak	3
203	W. Oak	4
204	W. Oak	
206	W. Oak	
207	W. Walnut	A
207	W. Walnut	B
207	W. Walnut	C
209	W. Walnut	A
209	W. Walnut	B
211	W. Walnut	
213	W. Walnut	1
213	W. Walnut	2
213	W. Walnut	3
213	W. Walnut	4
501	S. University	
209	W. Cherry	
205	W. Cherry	
503	S. University	
212	W. Hospital	
210	W. Hospital	
208	W. Hospital	1
208	W. Hospital	2
402	S. Washington	
404	S. Washington	
406	S. Washington	N
406	S. Washington	S
408	S. Washington	
410	S. Washington	
414	S. Washington	1N
414	S. Washington	2S
416	S. Washington	
416 1/2	S. Washington	
400	S. Washington	A
400	S. Washington	B
400	S. Washington	C
308	N. Washington	
400	N. Washington	
406	N. Washington	
408	N. Washington	

(ii) Relocation Plan

The City’s plan for relocation assistance for those qualified residents in the Redevelopment Project Area whose residences may be removed shall be consistent with the requirements set forth in Section 11-74.4-3(n)(7) of the Act. The terms and conditions of such assistance are described in subpart (iv) below. No specific relocation plan has been prepared by the City as of the date of this Housing Impact Study because no project has been approved by the City. Until such a redevelopment project is approved, there is no certainty that any removal of residences will actually occur.

(iii) Replacement Housing

In accordance with Subsection 11-74.4-3(n)(7) of the Act, the City shall make a good faith effort to ensure that affordable replacement housing located in or near the Redevelopment Project Area is available for any qualified displaced residents. Under the potential redevelopment scenarios involving the redevelopment or rehabilitation of the existing residential uses within the Redevelopment Project Area, it is possible that rehabilitation or redevelopment could be staged to limit or prevent displacement of households and the need to provide for affordable replacement units within the Redevelopment Project Area. Based on the nature of redevelopment that could occur in the Redevelopment Project Area, it may be possible to locate replacement units both inside and outside of the Redevelopment Project Area.

In order to determine the availability of replacement housing for those residents who may potentially be displaced by redevelopment activity, Ruyle Hullinger examined several data sources, including vacancy data from the 2000 U.S. Census, multiple listing service information and field research.

a. Vacancy Data

According to the 2000 U.S. Census figures, the Census Block Groups encompassing the Redevelopment Project Area contained 430 housing units that were vacant and/or for rent in 2000. On the following page, Table 9 summarizes the distribution of vacant residential units in the Census Block Groups of the Redevelopment Project Area by vacancy status, as compared to the City of Carbondale as a whole.

Table 9. Vacancy Status

	Census Tract 108			Census Tract 109		Census Tract 111			Census Tract 112		Census Tract 113		Total	%	RDA	
	BLOCK 2	BLOCK 4	BLOCK 5	BLOCK 6	BLOCK 2	BLOCK 3	BLOCK 2	BLOCK 3	BLOCK 4	BLOCK 1	BLOCK 2	BLOCK 1				BLOCK 2
FOR RENT	156	0	6	0	20	0	0	22	23	68	79	9	19	402	100%	0
FOR SALE ONLY	0	0	11	0	5	12	0	0	0	0	0	0	0	28	7%	0
Rented or sold - not occupied	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0
For seasonal, recreational use	0	28	0	19	0	0	0	0	0	0	5	0	0	52	13%	0
For migrant workers	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0
Other vacant	35	0	11	0	6	30	31	0	0	0	0	0	0	113	28%	0

US Census

b. Availability of Replacement Single-Family, For-Purchase Housing

Available single-family homes “for purchase” identified within the neighborhood market area in this case (2500 feet of the Redevelopment Project Area) are summarized in Table 10. The average listed price for a single-family home in this area as of September 2012 is \$94,000 and the average bedroom size is 3 bedrooms.

Table 10. Availability of Replacement Single Family Homes For Purchase Housing, Carbondale, Illinois, within 2500 feet of Redevelopment Project Area.

Address	List Price	# of Bedrooms
405 S. Wall	\$64,000	3
316 E. Crestview	\$42,000	3
1133 Glenbeth	\$114,000	3
511 Rigdon	\$90,000	3
604 W. Walnut	\$86,000	3
709 N. Allyn	\$80,000	3
1005 W. Willow	\$99,900	4
1102 W. Jefferson	\$78,900	2
302 N. Springer	\$124,800	3
107 S. Hewitt	\$82,900	3
204 S. Hewitt	\$82,900	3
1202 Schwartz	\$89,900	4
804 S. Valley	\$152,400	4
906 S. Valley	\$159,900	3
906 W. Carter	\$104,000	3
516 S. Forest	\$73,000	2
620 N. Oakland	\$99,000	3
821 S. Walnut	\$97,500	4
405 S. Wall	\$64,900	3

c. Availability of Replacement Rental Housing

Available rental housing units identified within the neighborhood market area of the Redevelopment Project Area are summarized in Table 11. This information was obtained by a review of the website CarbondaleRent.com. providing the results below. In addition, the college newspaper, *the Daily Egyptian*, and local media, *Southern Illinoisan*, were queried at their web sites for classified ads containing rentals. However, this information returned no applicable information.

Table 11. Available Replacement Units, September, 25, 2012

	Size in # of	Rental	
Address	Bedrooms	Price	Availability
504 Rawlings	1	335	Immediate
1207 S. Wall St.	Studio	350	Immediate
535 S. Lincoln St.	1	350	Immediate
515 S. Lincoln Ave.	1	350	Immediate
1207 S. Wall St.	1	375	Immediate
308 E. Hester	Studio	400	Immediate
1207 S. Wall St.	Studio	450	Immediate
200 S. Illinois Ave.	1	450	Immediate
2012 S. Illinois St. *	Studio	450	Immediate
613 S. Washington	1	465	Immediate
500 Saluki Blvd.	4	469	Immediate
500 Saluki Blvd.	4	469	Immediate
500 Saluki Blvd.	4	469	Immediate
500 Saluki Blvd.	4	469	Immediate
500 Saluki Blvd.	4	469	Immediate
500 Saluki Blvd.	4	469	Immediate
500 Saluki Blvd.	4	469	Immediate
1207 S. Wall St.	Studio	475	Immediate
101 Grant	1	500	Immediate
500 Saluki Blvd.	3	520	Immediate
500 Saluki Blvd.	3	520	Immediate
500 Saluki Blvd.	3	520	Immediate
500 Saluki Blvd.	3	520	Immediate
500 Saluki Blvd.	3	520	Immediate
500 Saluki Blvd.	3	520	Immediate
500 Saluki Blvd.	3	570	Immediate
500 Saluki Blvd.	2	599	Immediate
231 A Gray	2	600	Immediate
608 E. Park St.	4	600	Immediate
400 N Oakland	2	615	Immediate
402 Beadle Dive	2	650	Immediate
418 Graham St.	2	650	Immediate
200 E. College St.	2	650	Immediate
500 Saluki Blvd.	4	669	Immediate
500 Saluki Blvd.	4	669	Immediate
1207 S. Wall St.	2	700	Immediate
500 Saluki Blvd.	3	720	Immediate

500 Saluki Blvd.	3	720	Immediate
307 A Sunset Blvd	2	732	Immediate
1207 S. Wall St.	2	750	Immediate
905 Finney	3	800	Immediate
1207 S. Wall St	3	900	Immediate
163 Unions St.	4	1800	Immediate

* Indicates only apartment showing all utilities included.
 Apartments on 500 Suluki were being offered by single bedrooms. Apartments were divided by # bedrooms to indicate approximate number of apartments available.

HUD affordability standards state that monthly rent, including utilities, should equal no more than 30% of gross household income. The range of maximum affordable monthly rents, according to HUD standards, is shown in Table 12 in comparison with the number of advertised vacant units by bedroom size and rent (where information was available) for rental housing founding our research. The information in Table 11 demonstrates that there are housing units affordable to households of very low-income (4 bedroom units) and low- and moderate-income (1, 3 and 4 bedroom units) currently available in the general market area that includes the Redevelopment Project Area.

Table 12. Maximum Monthly Rent (Including Utilities)

**ILLINOIS HOUSING DEVELOPMENT AUTHORITY'S, JACKSON COUNTY.
 SCHEDULE OF MAXIMUM MONTHLY GROSS RENTS FOR THE HOME PROGRAM
 EFFECTIVE 2/09/2012**

			Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
Jackson County, IL									
HIGH HOME RENT LIMIT			\$430	\$525	\$661	\$900	\$1,025	\$1,112	\$1,200
LOW HOME RENT LIMIT			\$430	\$525	\$646	\$746	\$832	\$918	\$1,004
(40%)			\$344	\$420	\$517	\$597	\$666	\$734	\$803
(30%)			\$258	\$315	\$388	\$448	\$499	\$551	\$602

In addition to a search for market-rate apartments, the Housing Authority of Jackson County has 800 assisted affordable housing units available within Jackson County. Ruyle Hullinger consulted United States Department of Housing and Urban Development and Illinois Housing Development Authority sources regarding the availability of these units in Jackson County. The Housing Authority of Jackson County indicated a total of 1200 of subsidized housing for family households Jackson County. This information was provided on the Housing Authority's web site.

(iv) Relocation Assistance

In the event that the implementation of the Redevelopment Plan results in the removal of residential housing units in the Project Area occupied by low-income households or very low-income households, or the permanent displacement of low-income households or very low-income households from such

residential housing units, such households shall be provided affordable housing and relocation assistance not less than that which would be provided under the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations thereunder, including the eligibility criteria. Affordable housing may be either existing or newly constructed housing. The City is required by the Act to make a good faith effort to ensure that affordable replacement housing for such households is located in or near the Redevelopment Project Area.

As used in the above paragraph, “low-income households,” “very low-income households,” and “affordable housing” have the meanings set forth in Section 3 of the Illinois Affordable Housing Act, 310 ILCS 65/3 et seq., as amended. As of the date of this study, these statutory terms have the following meaning:

(i) “low-income household” means a single person, family or unrelated persons living together whose adjusted income is more than 50% but less than 80% of the median income of the area of residence, adjusted for family size, as such adjusted income and median income are determined from time to time by the United States Department of Housing and Urban Development (“HUD”) for purposes of Section 8 of the United States Housing Act of 1937;

(ii) “very low-income household” means a single person, family or unrelated persons living together whose adjusted income is not more than 50% of the median income of the area of residence, adjusted for family size, as so determined by HUD; and

(iii) “affordable housing” means residential housing that, so long as the same is occupied by low-income households or very low-income households, requires payment of monthly housing costs, including utilities other than telephone, of no more than 30% of the maximum allowable income for such households, as applicable.

The City of Carbondale will make a good faith effort to relocate these households to affordable housing located in or near the redevelopment project area and will provide relocation assistance not less than that which would be provided under the federal Uniform Relocation Assistance and Real Property Policies Act of 1970. Because of the small number of housing units in the **Redevelopment Project Area**, it may not be possible for the City to relocate displaced persons in the **Redevelopment Project Area** itself. Additionally, the City will take proactive measures to work with local housing agencies and organizations to ensure that displaced residents find adequate housing.

If funds are not available in the TIF Fund, the City will finance such relocation through other financial resources. The City will then reimburse itself when funds are available.