

Project Name:	Poplar Place Townhomes	SPAR Reviewer:	L. Somers	SPAR Recommendation:	Conditional Approval							
Project PPA Number:	12073	Census Tracts Included In PMA		17167001800, 17167001900, 17167001200, 17167002100, 17167001100, 17167000202, 17167001300, 17167000300,								
Project City:	Springfield	Market Characteristics*		PMA	Rate	Growth	County	Rate	Growth	State	Rate	Growth
Set-Aside/Cmty Area	Other Metro	Total Population 2000	132,376				188,951			12,419,293		
Project County:	Sangamon	Total Population 2010	133,449		1%		195,288		3%	12,745,359		3%
Construction Type:	Rehab	Total Population 2019	131,895		-1%		196,861		1%	12,854,526		1%
Age Restriction:	Non-Elderly	People aged 60+ 2000	24,756	19%			33,238	18%		1,962,911	16%	
Total Units:	100	People aged 60+ 2010	26,019	19%	5%		37,178	19%	12%	2,176,050	17%	11%
Scattered Site:	No	People aged 60+ 2019	32,259	24%	24%		47,121	24%	27%	2,614,633	20%	20%
Mrkt Rate/80% AMI Units:	0	People Unemployed 2000**	3,420	3%			4,135	2%		375,412	3%	
30% AMI Units:	0	People Unemployed 2010**	5,868	4%	72%		7,524	4%	82%	569,744	4%	52%
PSH Units/PAIR Data:	0/23	People Unemployed 2019**	4,507	3%	-23%		5,822	3%	-23%	491,310	4%	-14%
PBRA Units:	25	People in Laborforce 2000**	70,344	53%			101,994	54%		6,230,617	50%	
Type of PBRA:	Springfield Hsg Authority PB Vouchers	People in Laborforce 2010**	71,447	54%	2%		105,789	54%	4%	6,654,048	52%	7%
Existing & Fully Occupied:	42 units currently occupied	People in Laborforce 2019**	66,070	50%	-8%		100,097	51%	-5%	6,690,195	52%	1%
PH Redevelopment:		Jobs by Job Location 2019 (LEHD)	109,505	83%			120,195	61%		5,413,250	42%	
Vets Population:	No	Jobs by Res Location 2019 (LEHD)	55,806	42%			85,046	43%		5,432,151	42%	
Existing IHDA Portfolio:	Yes	High School Graduates 2010**	53,638	40%			38,850	20%		2,324,361	18%	
Opp Area or Proximate:		High School Graduates 2019**	51,987	39%	-3%		79,163	40%	104%	4,776,071	37%	105%
QOLI Score:	4	College Graduates 2000**	25,975	20%			36,152	19%		2,078,049	17%	
ARI Score:	1	College Graduates 2010**	27,768	21%	7%		41,031	21%	13%	2,526,884	20%	22%
R/ECAP 2019	1	College Graduates 2019**	31,611	24%	14%		47,107	24%	15%	2,898,584	23%	15%
R/ECAP in PMA	4	People in Poverty 2000	14,599	11%			17,340	9%		1,291,958	10%	
Wage Abundance/Desert	N/A, N/A	People in Poverty 2010	21,462	16%	47%		25,691	13%	48%	1,572,048	12%	22%
BA Food Access Verified	1	People in Poverty 2019	23,636	18%	10%		27,995	14%	9%	1,698,613	13%	8%
RIA	1	Cost Burdened Owners 2019	6,439	17%			9,128	16%		788,994	25%	
QCT 2022	1	Cost Burdened Renters 2019	9,774	45%			11,332	44%		744,760	46%	
QCT in PMA 2022	15	Average Median Income 2000	\$39,513				\$42,957			\$46,590		
Age of Housing Stock 2019		Average Median Income 2010	\$45,744		16%		\$52,232		22%	\$55,735		20%
2000 & after	9.72%	Average Median Income 2019	\$51,582		13%		\$61,912		19%	\$61,229		10%
1980-2000	19.37%	Total Vacant Units 2000	5,701	8%			6,737	8%		293,836	6%	
before 1980	70.91%	Total Vacant Units 2010	6,197	9%	9%		7,656	9%	14%	497,663	9%	69%
ARUS 80% AMI	18807	87%	Owner Occupied Units 2000	37,466	59%		55,098	70%		3,089,124	67%	
ARUS 70% AMI	18208	84%	Owner Occupied Units 2010	38,168	59%	2%	57,820	71%	5%	3,300,691	69%	7%
ARUS 60% AMI	14130	65%	Owner Occupied Units 2019	37,014	57%	-3%	57,673	63%	0%	3,185,142	60%	-4%
ARUS 50% AMI	9500	44%	Occupied Rental Units 2000	20,328	32%		23,624	30%		1,502,655	33%	
ARUS 40% AMI	4830	22%	Occupied Rental Units 2010	20,384	31%	0%	24,148	29%	2%	1,469,260	31%	-2%
ARUS 30% AMI	2065	10%	Occupied Rental Units 2019	21,598	33%	6%	26,038	28%	8%	1,633,310	31%	11%
ARUS 20% AMI	1096	5%	Total Housing Units 2000	63,495	48%		78,722	42%		4,591,779	37%	
Concentrations:	Number of Units	%s	Total Housing Units 2010	64,749	49%	2%	81,968	42%	4%	4,769,951	37%	4%
Active IHDA Units (All)	2182	10%	Total Housing Units 2019	65,165	49%	1%	91,737	47%	12%	5,334,847	42%	12%
Affordable Housing Units (All)	2756	13%	Households with HCVs 2019	2,014	9%		50	0%		87,754	5%	
CR Triggered:	if renter % is > set-aside avg and IHDA conc is > 15% then tr		Overall Housing Unit Change	2,522								
SPAR Reviewer Comments / Notes:	According to the PPA, 42 units are currently occupied, but due to the poor conditions at the property the developer expects occupancy levels to continue to fall. They believe that only 31 households will remain during redevelopment. There are some red flags in this market area, such as stagnant population and losses in laborforce. There also appears to be a natural affordable rental market at the 60% AMI level. However, this project is existing and reflected in the ARUS number. The proposal is actually decreasing the number of units at this project which will lower IHDA's share and likely the ARUS 60% number. This project is currently in deplorable condition and very much in need of improvements so as to provide better living conditions for those who live there. Since the project is located in both a QCT and RECAP, CR documentation that meets IHDA thresholds will be required at application. In addition, we would like the sponsor to provide planned marketing efforts to overcome the likely negative impressions of the project within the community and among potential tenants. This information can be detailed within the required Site and Market Study or as an addendum to it. These is our conditions of approval.											
* All data collected from American Community Survey unless otherwise noted			** Rate calculations are based on available variables and certain traditional denominators were unavailable; Total Population was used as a denominator for these calculations									

Site

For scattered Site projects complete the Site information for **each** Site separately using the additional Site pages below.

Site:	1	Rehabilitation	Chief Municipal Official:	District: Mayor	Elected Official: Jim Langfelder
Set Aside:	Other Metro		Alderman:	3	Roy Williams, Jr.
Address:	902 S 25th St		State Senator:	48	Doris Turner
City:	Springfield		State Representative:	96	Sue Scherer
ZIP:	62703-2017		US Representative:	13	Rodney Davis
County:	Sangamon		Census Tract Number:	0016.00	IHDA Opportunity Area:
PIN:	14-35-0-476-001 and 14-35-0-428-001		QCT?:	Yes	
Latitude:	39.791028	(Example: 41.889556)	Chicago Community Area:	N/A	
Longitude:	-89.618322	(Example: -87.623861)			

Public Services and Community Amenities

Indicate the distance, to the nearest hundredth mile, of each of the following from the project site:

Distance		Facility Name	Facility Address
0.9	Full Service Grocery Store	Save-A-Lot	2520 E Clear Lake Ave
0.01	Fixed-Route Public Transportation	Springfield Mass Transit District, Routes 6 & 902	S 25th St and Cass St
1.1	Retail Store	JCPenney	1201 S Dirksen Pkwy
0.7	Government Services	Springfield Community Relations	1450 Groth St
0.6	Recreational Facilities / Public Parks	Jaycee Park	North of E Jackson St, beteen Jessamine Ave and White City E
1.5	Pharmacy	Walgreens Pharmacy	3216 E Clear Lake Ave
0.3	School	Matheny-Withrow Elementary School	1200 S Pope Ave
0.8	Restaurant	Popeyes Louisiana Kitchen	2801 S Grand Ave E
0.3	Hospital / Health Clinic	Central Counties Health Centers	2239 E Cook St
0.3	Religious Institution	Miracle Temple of Church of God	1201 S Pope Ave
1.8	Library	Lincoln Library	326 S 7th St
0.3	Post Office	United States Postal Service	2105 E Cook St
0.3	Banking Institution	Marine Bank	2136 E Cook St
0.4	Day Care Facility	Nehemiah Child Care Development	2208 E Kansas St

Provide a general description of the public services and community amenities in the vicinity of the Project Site. Limit response to 1,500 characters.

The area surrounding the Property is well served with community ammenities. Matheny-Withrow Elementary School is directly across Old Rochester Road from the subject site and Washington Middle School and the adjacent Jaycee Park are walking distance. Tenants can find multiple restaurants and grocery stores as well as a bank, post office, and day care facility within one mile of the site. There is also a JCPenney, Kmart, and Walgreens just over one mile from the main entrance on 25th Street. The site is particularly well located to two newly-constructed health centers: Central Counties Health Centers and the Sangamon County Health Department – both of which offer preventative care, testing, and support services. Moreover, there is an SMTD bus stop adjacent to the subject site, providing access throughout Springfield and to the downtown area.

Characters remaining: 647

Incompatible Uses

Indicate if any of the following are located on or immediately adjacent to the Project Site:

No	Existing flood plain, wetlands, streams, ravines, drainage
No	Excessively steep slopes
No	High tension power lines
No	Sources of excessive lighting

Indicate if any of the following are located within 1/4 mile of the Project Site:

	Facility Name	Facility Address
No	Landfills, salvage yards, trash heap, dump pile, etc.	
No	Hazardous chemical or heavy manufacturing	
No	Railroad tracks	
No	Runway or runway clear zone or military airfield	
No	Treatment, storage, or disposal facility for hazardous, solid, or sewage waste	
No	Sources of noise that may exceed 70 decibels	
No	Prison or correctional facilities	
No	Sources of noxious odor	

If any incompatible uses are identified above, provide a general description of the incompatible use, its potential to impact the Project, and any efforts that will be undertaken to mitigate the impact. Limit response to 1,500 characters.

N/A - There are no incompatible uses located on or immediately adjacent to the Project Site.

Characters remaining: 1407

Project Name:	Taft Homes 9 Pct	SPAR Reviewer:	AQ	SPAR Recommendation:	Approve - Concerns about breaking up project into two applications; Conditional on Community Revitalization Plan							
		Census Tracts Included In PMA 17143001200, 17143001300, 17143001600, 17143000900, 17143001800, 17143005000, 17143001900										
Project PPA Number:	11855	Market Characteristics*	PMA	Rate	Growth	County	Rate	Growth	State	Rate	Growth	
Project City:	Peoria	Total Population 2000	18,922			183,433			12,419,293			
Project Neighborhood:		Total Population 2010	17,992		-5%	185,108		1%	12,745,359		3%	
Project County:	PEORIA	Total Population 2017	16,638		-8%	186,145		1%	12,854,526		1%	
Construction Type:	NEW	People aged 60+ 2000	2,498	13%		33,384	18%		1,962,911	16%		
Age Restriction:	NON-ELDERLY	People aged 60+ 2010	2,103	12%	-16%	35,154	19%	5%	2,176,050	17%	11%	
Total Units:	82	People aged 60+ 2017	2,572	15%	22%	40,675	22%	16%	2,614,633	20%	20%	
Scattered Site:	Single Site	People Unemployed 2000**	886	5%		5,257	3%		375,412	3%		
Market Rate Units:	0	People Unemployed 2010**	1,366	8%	54%	7,189	4%	37%	569,744	4%	52%	
30% AMI Units:	25	People Unemployed 2017**	1,213	7%	-11%	7,622	4%	6%	491,310	4%	-14%	
PSH Units:	13	People in Laborforce 2000**	7,763	41%		90,729	49%		6,230,617	50%		
PBRA Units:	yes	People in Laborforce 2010**	8,328	46%	7%	94,210	51%	4%	6,654,048	52%	7%	
Type of PBRA:	RAD	People in Laborforce 2017**	6,788	41%	-18%	91,951	49%	-2%	6,690,195	52%	1%	
Existing & Fully Occupied:	Existing - proposal is to demolish	Jobs by Job Location 2017 (LEHD)	32,804	197%		96,204	52%		5,413,250	42%		
PH Redevelopment:	Yes	Jobs by Res Location 2017 (LEHD)	5,535	33%		74,429	40%		5,432,151	42%		
Vets Population:	No	High School Graduates 2010**	5,579	31%		35,750	19%		2,324,361	18%		
Existing IHDA Portfolio:	No	High School Graduates 2017**	5,317	32%	-5%	74,397	40%	108%	4,776,071	37%	105%	
Opportunity Area:	No	College Graduates 2000**	1,325	7%		27,661	15%		2,078,049	17%		
Proximate OA:	Submitted. Proximate argument is to connect with East Peoria. Request is denied (details below)	College Graduates 2010**	1,563	9%	18%	33,981	18%	23%	2,526,884	20%	22%	
ARI Score:	1	College Graduates 2017**	1,254	8%	-20%	37,542	20%	10%	2,898,584	23%	15%	
R/ECAP 2017	1	People in Poverty 2000	6,854	36%		24,228	13%		1,291,958	10%		
R/ECAP in PMA	4	People in Poverty 2010	7,030	39%	3%	25,780	14%	6%	1,572,048	12%	22%	
Wage Abundance/Desert	N/A, N/A	People in Poverty 2017	7,074	43%	1%	28,747	15%	12%	1,698,613	13%	8%	
Food Access 2015	0	Cost Burdened Owners 2017	482	29%		8,258	17%		788,994	25%		
Opportunity Zone 2016	1	Cost Burdened Renters 2017	2,235	47%		11,183	43%		744,760	46%		
QCT 2020	1	Average Median Income 2000	\$20,230			\$39,978			\$46,590			
QCT in PMA 2020	7	Average Median Income 2010	\$24,072		19%	\$49,747		24%	\$55,735		20%	
Age of Housing Stock 2017		Average Median Income 2017	\$25,227		5%	\$53,063		7%	\$61,229		10%	
2000 & after	4.01%	Total Vacant Units 2000	1,081	13%		5,471	7%		293,836	6%		
1980-2000	12.96%	Total Vacant Units 2010	1,503	18%	39%	7,591	9%	39%	497,663	9%	69%	
before 1980	83.03%	Total Vacant Units 2017	1,931	19%	28%	9,238	10%	22%	516,395	9%	4%	
ARUS 80% AMI	4097	86%	Owner Occupied Units 2000	2,478	34%		49,297	68%		3,089,124	67%	
ARUS 70% AMI	3948	83%	Owner Occupied Units 2010	2,244	32%	-9%	51,140	68%	4%	3,300,691	69%	7%
ARUS 60% AMI	3538	74%	Owner Occupied Units 2017	1,680	20%	-25%	48,422	58%	-5%	3,185,142	60%	-4%
ARUS 50% AMI	2967	62%	Occupied Rental Units 2000	4,875	66%		23,436	32%		1,502,655	33%	
ARUS 40% AMI	2076	44%	Occupied Rental Units 2010	4,789	68%	-2%	23,871	32%	2%	1,469,260	31%	-2%
ARUS 30% AMI	1201	25%	Occupied Rental Units 2017	4,763	57%	-1%	26,093	31%	9%	1,633,310	31%	11%
ARUS 20% AMI	667	14%	Total Housing Units 2000	7,353	39%		72,733	40%		4,591,779	37%	
Concentrations:	Number of Units	%s	Total Housing Units 2010	7,033	39%	-4%	75,011	41%	3%	4,769,951	37%	4%
Active IHDA Units (All)	1572	33%	Total Housing Units 2017	8,374	50%	19%	83,753	45%	12%	5,334,847	42%	12%
Affordable Housing Units (All)	2145	45%	Households with HCVs 2017	490	10%		1,620	6%		87,754	5%	
		Overall Housing Unit Change			1,871							
SPAR Reviewer Comments / Notes:	<p>Centrally located right near downtown Peoria, the PMA for this development draws from throughout the nearby community. As drawn the market for these homes is extremely crowded with IHDA and affordable housing activity. Repositioning the Taft Homes property would further concentrate these numbers. Still, the area directly surrounding Taft Homes is changing and has seen recent city investment in public facilities. Now it is the Taft Homes site that is lagging behind the rest of the community around it. Poverty growth in the PMA has slowed, but is still well beyond the levels of the county and the state. Nearly half the people living in this market area are rent burdened and the number of available housing units in the PMA is unstable and decreasing. People living at Taft Homes are vulnerable and living in aged and substandard housing. SPAR approves this PPA for this reason - the reinvestment in this property will aid and benefit the people who live and rely on this housing. The Sponsor has submitted a request for Proximate Opportunity Area status - attempting to connect the Peoria site with the East Peoria Opportunity Area across the river. This request is denied as the river, lack of direct access, and sharing of community benefits such as recreation, city services, and school access is not shared across these two communities. Despite this denial, SPAR is approving this application on the condition that a ROBUST Community Revitalization Plan is submitted with the full application (only proximate OA information submitted with PPA). A CR plan is required because the project is in a QCT and a R/ECAP (It is also in a Opportunity Zone). SPAR believes that such a plan will link the reinvestment and reconstruction of Taft Homes with City endeavors to replan and build up the Taft area. SPAR expects such a plan to maximize CR points that will offset the denied Opportunity Area points. This 9% application is intended to be paired with a 4% allocation. There are a total of 134 units (this must be occupied units, as there are more units than this on site) that need to be repositioned. This PPA is only for 80 or so of the units. SPAR would vastly prefer to see ONE APPLICATION for all the units - thus assuring that the job gets done in one fell swoop. If MF is ok with the structure of this project, however, SPAR will defer to this preference.</p>											
* All data collected from American Community Survey unless otherwise noted		** Rate calculations are based on available variables and certain traditional denominators were unavailable; Total Population was used as a denominator for these calculations										

Site

For scattered Site projects complete the Site information for **each** Site separately using the additional Site pages below.

Site:	1	New Construction	District	Mayor	Elected Official	Jim Ardis
Set Aside:	Other Metro		Chief Municipal Official:	1		Denise Moore
Address:	245 Green St		Alderman:	46		David Koehler
City:	Peoria		State Senator:	92		Jehan A. Gordon-Booth
ZIP:	61603		State Representative:	17		Cheri Bustos
County:	Peoria		US Representative:			
PIN:	18-03-361-001		Census Tract Number:	12	IHDA Opportunity Area:	Proximate
Latitude:	40.695353	(Example: 41.889556)	QCT?:	Yes		
Longitude:	-89.582989	(Example: -87.623861)	Chicago Community Area:	N/A		

Public Services and Community Amenities

Indicate the distance, to the nearest hundredth mile, of each of the following from the project site:

Distance	Facility Name	Facility Address
0.69	Full Service Grocery Store	Walmart Supercenter 401 River Road, East Peoria, IL 61611
0.05	Fixed-Route Public Transportation	Bus 12 Adams and Spalding
0.10	Retail Store	Family Dollar 820 NE Jefferson St, Peoria, IL 61603
0.30	Government Services	Peoria County Administrator 324 Main St #502, Peoria, IL 61602
0.07	Recreational Facilities / Public Parks	RiverPlex Recreation and Wellness Center 600 Northeast Water Street, Peoria, IL 61603
0.69	Pharmacy	Walmart Pharmacy 401 River Road, East Peoria, IL 61611
0.80	School	Lincoln K-8 School 700 Mary St, Peoria, IL 61603
0.16	Restaurant	Two25 225 NE Adams St, Peoria, IL 61602
0.56	Hospital / Health Clinic	OSF Saint Francis Medical Center 530 NE Glen Oak Ave, Peoria, IL 61637
0.30	Religious Institution	Epiphany Church 416 Hamilton Blvd, Peoria, IL 61602
0.43	Library	Peoria Public Library Main Library 107 NE Monroe St, Peoria, IL 61602
0.87	Post Office	United States Postal Service 95 State St, Peoria, IL 61601
0.28	Banking Institution	Chase Bank 125 NE Jefferson St, Peoria, IL 61602
0.52	Day Care Facility	Methodist Family Child Care Center 415 NE St Mark Ct, Peoria, IL 61603

Provide a general description of the public services and community amenities in the vicinity of the Project Site. Limit response to 1,500 characters.

This site shows extremely strong linkages. It is immediately surrounded by parks, bus stops, retail stores, schools, and government buildings. It allows for easy access to a library, a full service grocery store, a hospital, and multiple day care facilities.

Characters remaining: 1242

Incompatible Uses

Indicate if any of the following are located on or immediately adjacent to the Project Site:

No	Existing flood plain, wetlands, streams, ravines, drainage
No	Excessively steep slopes
No	High tension power lines
No	Sources of excessive lighting

Indicate if any of the following are located within 1/4 mile of the Project Site:

	Facility Name	Facility Address
No	Landfills, salvage yards, trash heap, dump pile, etc.	
No	Hazardous chemical or heavy manufacturing	
Yes	Railroad tracks	Tazewell & Peoria Railroad (TZPR) runs along Illinois River, around 250 ft. from s
No	Runway or runway clear zone or military airfield	
No	Treatment, storage, or disposal facility for hazardous, solid, or sewage waste	
Yes	Sources of noise that may exceed 70 decibels	Tazewell & Peoria Railroad (TZPR) runs along Illinois River, around 250 ft. from s
No	Prison or correctional facilities	
No	Sources of noxious odor	

If any incompatible uses are identified above, provide a general description of the incompatible use, its potential to impact the Project, and any efforts that will be undertaken to mitigate the impact. Limit response to 1,500 characters.

The Tazewell & Peoria Railroad runs along the Illinois River to the south and down grade of the site. As a part of the environmental review conducted for the project, a noise study will be completed to confirm that our building materials adequately mitigate noise sources in exceedance of standards.

Characters remaining: 1201

Project Name:	Bell Valley Townhomes	SPAR Reviewer:	L. Somers	SPAR Recommendation:	APPROVE w/condition							
Project PPA Number:		11971		Census Tracts Included In PMA								
Project City:		Cherry Valley		17201000514, 17201000513, 17201003710, 17201000501, 17201000502								
Project Neighborhood:				Market Characteristics*								
Project County:		WINNEBAGO		PMA	Rate	Growth	County	Rate	Growth	State	Rate	Growth
Construction Type:		NEW		Total Population 2000	16,971		278,418			12,419,293		
Age Restriction:		NON-ELDERLY		Total Population 2010	19,083	12%	293,972	6%		12,745,359	3%	
Total Units:		60		Total Population 2018	17,370	-9%	286,174	-3%		12,821,497	1%	
Scattered Site:		Single Site		People aged 60+ 2000	3,794	22%	46,223	17%		1,962,911	16%	
Market Rate Units:		0		People aged 60+ 2010	5,319	28%	55,128	19%	19%	2,176,050	17%	11%
30% AMI Units:		18		People aged 60+ 2018	5,626	32%	66,711	23%	21%	2,675,686	21%	23%
PSH Units:		10 SRN		People Unemployed 2000**	375	4%	8,361	6%		375,412	6%	
PBRA Units:		0		People Unemployed 2010**	717	7%	14,987	10%	79%	569,744	9%	52%
Type of PBRA:				People Unemployed 2018**	591	7%	13,304	9%	-11%	437,139	7%	-23%
Existing & Fully Occupied:		NO		People in Laborforce 2000**	9,077	53%	143,398	52%		6,230,617	50%	
PH Redevelopment:				People in Laborforce 2010**	9,818	51%	148,686	51%	4%	6,654,048	52%	7%
Vets Population:				People in Laborforce 2018**	8,707	50%	146,107	51%	-2%	6,679,997	52%	0%
Existing IHDA Portfolio:		NO		Jobs by Job Location 2015 (LEHD)	9,376	54%	116,013	41%		5,413,250	42%	
Opportunity Area:		YES		Jobs by Res Location 2015 (LEHD)	7,487	43%	122,178	43%		5,432,151	42%	
Proximate OA:				High School Graduates 2010**	8,858	46%	65,600	22%		2,324,361	18%	
ARI Score:		0		High School Graduates 2018**	8,155	47%	126,556	44%	93%	4,776,071	37%	105%
R/ECAP 2017:		0		College Graduates 2000**	2,908	17%	35,226	13%		2,078,049	17%	
R/ECAP in PMA:		0		College Graduates 2010**	3,380	18%	41,135	14%	17%	2,526,884	20%	22%
Wage Abundance/Desert:		N/A, N/A		College Graduates 2018**	3,322	19%	43,910	15%	7%	2,957,791	23%	17%
Food Desert 2015:		1		People in Poverty 2000	948	6%	26,260	9%		1,291,958	10%	
Opportunity Zone 2016:		0		People in Poverty 2010	988	5%	45,855	16%	75%	1,572,048	12%	22%
QCT 2020:		0		People in Poverty 2018	2,171	12%	43,932	15%	-4%	1,635,603	13%	4%
QCT in PMA 2020:		0		Cost Burdened Owners 2018	990	19%	14,952	20%		763,360	24%	
Age of Housing Stock 2018				Cost Burdened Renters 2018	1,044	51%	17,701	45%		743,059	45%	
2000 & after:		12.18%		Average Median Income 2000	\$54,767		\$43,886			\$46,590		
1980-2000:		29.79%		Average Median Income 2010	\$60,236	10%	\$47,198	8%		\$55,735	20%	
before 1980:		58.03%		Average Median Income 2018	\$62,584	4%	\$52,743	12%		\$63,575	14%	
ARUS 80% AMI:		1370	67%	Total Vacant Units 2000	235	3%	6,424	6%		293,836	6%	
ARUS 70% AMI:		1222	60%	Total Vacant Units 2010	562	7%	12,835	10%	100%	497,663	9%	69%
ARUS 60% AMI:		932	45%	Total Vacant Units 2018	784	9%	11,164	8%	-13%	517,230	9%	4%
ARUS 50% AMI:		494	24%	Owner Occupied Units 2000	5,243	79%	75,667	70%		3,089,124	67%	
ARUS 40% AMI:		180	9%	Owner Occupied Units 2010	5,774	77%	78,845	70%	4%	3,300,691	69%	7%
ARUS 30% AMI:		98	5%	Owner Occupied Units 2018	5,145	64%	75,348	60%	-4%	3,189,035	60%	-3%
ARUS 20% AMI:		41	2%	Occupied Rental Units 2000	1,378	21%	32,313	30%		1,502,655	33%	
Concentrations:		Number of Units	%s	Occupied Rental Units 2010	1,744	23%	33,621	30%	4%	1,469,260	31%	-2%
Active IHDA Units (All):		95	5%	Occupied Rental Units 2018	2,051	26%	39,260	31%	17%	1,641,003	31%	12%
Affordable Housing Units (All):		162	8%	Total Housing Units 2000	6,621	39%	107,980	39%		4,591,779	37%	
				Total Housing Units 2010	7,518	39%	112,466	38%	4%	4,769,951	37%	4%
				Total Housing Units 2018	7,980	46%	125,772	44%	12%	5,347,268	42%	12%
				Households with HCVs 2017	63	3%	1,825	5%		87,754	5%	
				Overall Housing Unit Change	1,908							

SPAR Reviewer Comments / Notes: Some concern over the loss of population and laborforce. However, this area appears to lack affordable rental as shown by the ARUS and cost burden numbers. There is also very limited IHDA or rent restricted housing in the area. The proposed will offer all 2BR and 3BR units and is close to employment. According to the USDA metric, the site lacks food access, so this documentation would be required at application. PLEASE NOTE: there is a very similar proposal in this round that is located just blocks away (Vale Crossing).

* All data collected from American Community Survey unless otherwise noted
 ** Rate calculations are based on available variables and certain traditional denominators were unavailable; Total Population was used as a denominator for these calculations

Site

For scattered Site projects complete the Site information for **each** Site separately using the additional Site pages below.

Site:	1	New Construction	District	President	Elected Official	Jim E. Claeysen
Set Aside:	Other Metro		Chief Municipal Official:			
Address:	1740 S. Bell School Road		Alderman:			
City:	Cherry Valley		State Senator:	34		Steve Stadelman
ZIP:	61016		State Representative:	68		John M. Cabello
County:	Winnebago		US Representative:	16		Adam Kinzinger
PIN:	1235251019		Census Tract Number:	1.7201E+10	IHDA Opportunity Area:	Census Tract
Latitude:	42.249539	(Example: 41.889556)	QCT?:	No		
Longitude:	-88.967645	(Example: -87.623861)	Chicago Community Area:	N/A		

Public Services and Community Amenities

Indicate the distance, to the nearest hundredth mile, of each of the following from the project site:

Distance		Facility Name	Facility Address
0.59	Full Service Grocery Store	Schnucks Cherry Valley	2206 Barnes Blvd, Rockford, IL 61112
0.02	Fixed-Route Public Transportation	Bus Stop: Bell School & Cherryvale (North)	1781 S Bell School Rd, Cherry Valley, IL 61016
0.44	Retail Store	Macy's	7200 Harrison Ave, Rockford, IL 61112
1.62	Government Services	Village of Cherry Valley - Admin and Public Works	806 E State St, Cherry Valley, IL 61016
0.97	Recreational Facilities / Public Parks	Hugo Borgnis - Baseball Park	988 S Lyford Rd, Rockford, IL 61108
0.70	Pharmacy	CVS Pharmacy	2206 Barnes Blvd, Rockford, IL 61112
1.32	School	Cherry Valley Elementary School	6754 Armer Drive, Rockford, IL 61109
0.14	Restaurant	Alvarez Mexican Restaurant	1600 S Bell School Rd, Cherry Valley, IL 61016
1.57	Hospital / Health Clinic	Physicians Immediate Care	6595 E State St, Rockford, IL 61108
0.90	Religious Institution	Christ the Rock - Lutheran Church	8330 Newburg Rd, Rockford, IL 61108
1.52	Library	East Branch Library	6685 E State St, Rockford, IL 61108
1.29	Post Office	United States Postal Service	210 E State St, Cherry Valley, IL 61016
2.09	Banking Institution	BMO Harris Bank	7250 E State St, Rockford, IL 61108
1.57	Day Care Facility	Little Minds Learning Center	6565 E State St, Rockford, IL 61108

Provide a general description of the public services and community amenities in the vicinity of the Project Site. Limit response to 1,500 characters.

The amenities list above are all easily accessible from the project site. Cherry Valley has several parks and recreational facilities, shops, restaurants and larger groceries stores providing a variety of options for its residents. Rockford metro is less than one mile from the project site. Rockford Mass Transit District has a demand response ride program that operates in Cherry Valley and the surrounding communities to provide transportation to residents who may need it.

Characters remaining: 1022

Incompatible Uses

Indicate if any of the following are located on or immediately adjacent to the Project Site:

- Existing flood plain, wetlands, streams, ravines, drainage
- Excessively steep slopes
- High tension power lines
- Sources of excessive lighting

Indicate if any of the following are located within 1/4 mile of the Project Site:

- Landfills, salvage yards, trash heap, dump pile, etc.
- Hazardous chemical or heavy manufacturing
- Railroad tracks
- Runway or runway clear zone or military airfield
- Treatment, storage, or disposal facility for hazardous, solid, or sewage waste
- Sources of noise that may exceed 70 decibels
- Prison or correctional facilities
- Sources of noxious odor

Facility Name

Facility Address

If any incompatible uses are identified above, provide a general description of the incompatible use, its potential to impact the Project, and any efforts that will be undertaken to mitigate the impact. Limit response to 1,500 characters.

N/A

Characters remaining: 1497

Site

For scattered Site projects complete the Site information for **each** Site separately using the additional Site pages below.

Site:	1	New Construction	District	Mayor	Elected Official	Mark Kupsky
Set Aside:	Other Metro		Chief Municipal Official:	3rd Ward		Barb Brumfield
Address:	120 S Ruby Ln.		Alderman:	57th		Christopher Belt
City:	Fairview Heights, IL		State Senator:	113th		Jay C. Hoffman
ZIP:	62208		State Representative:	12th		Mike Bost
County:	St. Clair		US Representative:			
PIN:	3280303067		Census Tract Number:	5034.02	IHDA Opportunity Area:	Census Tract
Latitude:	38.58775	(Example: 41.889556)	QCT?:	No		
Longitude:	-89.99486	(Example: -87.623861)	Chicago Community Area:	N/A		

Public Services and Community Amenities

Indicate the distance, to the nearest hundredth mile, of each of the following from the project site:

Distance	Facility Name	Facility Address
0.40	Full Service Grocery Store	ALDI
0.30	Fixed-Route Public Transportation	Metro Bus Stop Lincoln Trail @ Ruby
0.30	Retail Store	Big Lots
0.80	Government Services	Fairview Fire Department - Station Two
0.20	Recreational Facilities / Public Parks	Long Acre Park
0.60	Pharmacy	Walgreens
1.00	School	Grant Middle School
0.30	Restaurant	Lilly Steak & Grill
0.90	Hospital / Health Clinic	Express Medical Care
0.30	Religious Institution	Parkview Church of the Nazarene
1.10	Library	Fairview Heights Library
0.40	Post Office	United States Postal Service
0.60	Banking Institution	Regions Bank
0.50	Day Care Facility	Child Development Center

Public Services and Community Amenities: Provide a general description of the public services and community amenities in the vicinity of the Project Site.

The site is near banks, grocers, pharmacies, health services, post office, schools and other retail and commercial outlets. Most of these amenities are within 1 mile of the project site. The project site is about 1 mile from downtown Fairview Heights which offers a wide array of amenities that are desired by the project. Residents will have access to a clubhouse featuring a media center, club room, fitness center, and on-site management offices. A van service will be provided to residents as part of New Life's Transportation Ministry. This service provides residents with access to local food and grocery centers, pharmacies, and local healthcare providers. Tenant services will be offered at the clubhouse through New Life's service enrichment program. The Supportive Services Program is a voluntary program intended to assist the tenant in improving their earned income so that they can reduce their dependency on welfare assistance and rental subsidies. The program promotes self-sufficiency by partnering with an array of community organizations and businesses to offer workshops designed to increase housing stability, increased

Characters remaining: 258

Incompatible Uses

Indicate if any of the following are located on or immediately adjacent to the Project Site:

No	Existing Floodplain or Floodway, wetlands, streams, ravines, drainage
Minimal	Flood Factor Rating
No	Excessively steep slopes
No	High tension power lines
No	Sources of excessive lighting

Indicate if any of the following are located within 1/4 mile of the Project Site:

	Facility Name:	Facility Address:
No	Landfills, salvage yards, trash heap, dump pile, etc.	N/A
No	Hazardous chemical or heavy manufacturing	N/A
No	Railroad tracks	N/A
No	Runway or runway clear zone or military airfield	N/A
No	Treatment, storage, or disposal facility for hazardous, solid, or sewage waste	N/A
No	Sources of noise that may exceed 70 decibels	N/A
No	Prison or correctional facilities	N/A
No	Sources of noxious odor	N/A

Flood Risk Details:

If the site is located in a Floodplain or Floodway, provide specifics regarding what additional costs, if any, are associated with these site characteristics, and provide the project timeline for obtaining a Conditional Letter of Map Amendment from the Federal Emergency Management Agency (FEMA). If the Flood Factor rating for the Site is "Severe" or "Extreme," provide a narrative discussing planned site- or building-level mitigation measures, including cost and timing impacts.

N/A

Characters remaining: 1497

Incompatible Uses Details:

If any incompatible uses are identified above, provide a general description of the incompatible use, its potential to impact the Project, and any efforts that will be undertaken to mitigate the impact.

N/A

Characters remaining: 1497

Project Name:	120 South Residences			SPAR Reviewer:	L. Somers	SPAR Recommendation:	Approve								
Project PPA Number:				12140											
Project City:				Fairview Heights											
Set-Aside/Cmty Area				Other Metro											
Project County:				St. Clair											
Construction Type:				New											
Age Restriction:				Elderly 62+											
Total Units:				61											
Scattered Site:				No											
Mrkt Rate/80% AMI Units:				1 mgmt											
30% AMI Units:				12											
PSH Units/PAIR Data:				9 units/24 on WL											
PBRA Units:				36											
Type of PBRA:				PBV from St. Clair County											
Existing & Fully Occupied:				No											
PH Redevelopment:															
Vets Population:															
Existing IHDA Portfolio:				No											
Opp Area or Proximate:				Yes											
QOLI Score:				8											
ARI Score:				1											
R/ECAP 2019				0											
R/ECAP in PMA				0											
Wage Abundance/Desert				N/A, Desert											
BA Food Access Verified				Access Verified											
RIA				0											
QCT 2022				0											
QCT in PMA 2022				0											
Age of Housing Stock 2019															
2000 & after				32.99%											
1980-2000				37.15%											
before 1980				29.86%											
ARUS 80% AMI				3406	70%	Owner Occupied Units 2000	8,691	73%	64,860	67%	3,089,124	67%			
ARUS 70% AMI				3202	65%	Owner Occupied Units 2010	10,845	69%	25%	69,787	68%	8%	3,300,691	69%	7%
ARUS 60% AMI				1719	35%	Owner Occupied Units 2019	10,315	61%	-5%	67,869	56%	-3%	3,185,142	60%	-4%
ARUS 50% AMI				820	17%	Occupied Rental Units 2000	2,777	23%		31,950	33%		1,502,655	33%	
ARUS 40% AMI				329	7%	Occupied Rental Units 2010	3,864	25%	39%	33,297	32%	4%	1,469,260	31%	-2%
ARUS 30% AMI				115	2%	Occupied Rental Units 2019	4,899	29%	27%	36,236	30%	9%	1,633,310	31%	11%
ARUS 20% AMI				26	1%	Total Housing Units 2000	11,936	40%		96,810	38%		4,591,779	37%	
Concentrations:				Number of Units		%s									
Active IHDA Units (All)				88	2%	Total Housing Units 2010	15,616	42%	31%	103,084	39%	6%	4,769,951	37%	4%
Affordable Housing Units (All)				88	2%	Total Housing Units 2019	16,809	45%	8%	120,236	46%	17%	5,334,847	42%	12%
CR Triggered:						Households with HCVs 2019		153	3%		20	0%		87,754	5%
Overall Housing Unit Change								6,000							
SPAR Reviewer Comments / Notes:				The proposal consists of 61 units targeting elderly households 62+ (one unit will be a management unit). 36 of the units will be PB subsidized. The PMA has experienced strong elderly growth and and shows some signs of gentrification such as increases in college graduates and median households incomes that are over the county and State. The project will target its one- and two-bedroom units to those earning at the 30%, 50% and 60% AMI levels. This PMA shows an overall lack of affordability among its rental units at all of these AMI's. In addition, IHDA and rent restricted housing is very limited and comprises only 2% of the renta units. SPAR recommends approval.											
* All data collected from American Community Survey unless otherwise noted				** Rate calculations are based on available variables and certain traditional denominators were unavailable; Total Population was used as a denominator for these calculations											

Project Name:	North Point Housing Development of Sullivan	SPAR Reviewer:	HM	SPAR Recommendation:	Approve with Conditions						
Project PPA Number:	11823	Census Tracts Included In PMA				17139977200					
Project City:	Sullivan	Market Characteristics*	PMA	Rate	Growth	County	Rate	Growth	State	Rate	Growth
Project Neighborhood:		Total Population 2000	4,347			14,287			12,419,293		
Project County:	MOULTRIE	Total Population 2010	4,249		-2%	14,723		3%	12,745,359		3%
Construction Type:	NEW	Total Population 2017	4,375		3%	14,711		0%	12,854,526		1%
Age Restriction:	NON-ELDERLY	People aged 60+ 2000	1,123	26%		3,163	22%		1,962,911	16%	
Total Units:	36	People aged 60+ 2010	1,172	28%	4%	3,322	23%	5%	2,176,050	17%	11%
Scattered Site:	Single Site	People aged 60+ 2017	1,066	24%	-9%	3,592	24%	8%	2,614,633	20%	20%
Market Rate Units:	0	People Unemployed 2000**	94	2%		240	2%		375,412	3%	
30% AMI Units:	9	People Unemployed 2010**	68	2%	-28%	399	3%	66%	569,744	4%	52%
PSH Units:	9	People Unemployed 2017**	100	2%	47%	213	1%	-47%	491,310	4%	-14%
PBRA Units:	9	People in Laborforce 2000**	2,189	50%		7,181	50%		6,230,617	50%	
Type of PBRA:	PBV	People in Laborforce 2010**	2,160	51%	-1%	7,334	50%	2%	6,654,048	52%	7%
Existing & Fully Occupied:	0	People in Laborforce 2017**	2,148	49%	-1%	7,234	49%	-1%	6,690,195	52%	1%
PH Redevelopment:	No	Jobs by Job Location 2017 (LEHD)	1,668	38%		4,872	33%		5,413,250	42%	
Vets Population:	No	Jobs by Res Location 2017 (LEHD)	2,039	47%		6,803	46%		5,432,151	42%	
Existing IHDA Portfolio:	No	High School Graduates 2010**	2,194	52%		4,142	28%		2,324,361	18%	
Opportunity Area:	No	High School Graduates 2017**	2,097	48%	-4%	6,673	45%	61%	4,776,071	37%	105%
Proximate OA:	No	College Graduates 2000**	486	11%		1,402	10%		2,078,049	17%	
ARI Score:	0	College Graduates 2010**	489	12%	1%	1,376	9%	-2%	2,526,884	20%	22%
R/ECAP 2017	0	College Graduates 2017**	491	11%	0%	1,800	12%	31%	2,898,584	23%	15%
R/ECAP in PMA	0	People in Poverty 2000	370	9%		1,087	8%		1,291,958	10%	
Wage Abundance/Desert	N/A, N/A	People in Poverty 2010	424	10%	15%	1,579	11%	45%	1,572,048	12%	22%
Food Access 2015	0	People in Poverty 2017	815	19%	92%	1,740	12%	10%	1,698,613	13%	8%
Opportunity Zone 2016	1	Cost Burdened Owners 2017	219	18%		657	15%		788,994	25%	
QCT 2020	0	Cost Burdened Renters 2017	271	41%		502	35%		744,760	46%	
QCT in PMA 2020	0	Average Median Income 2000	\$33,211			\$40,084			\$46,590		
Age of Housing Stock 2017		Average Median Income 2010	\$36,934		11%	\$46,364		16%	\$55,735		20%
2000 & after	6.48%	Average Median Income 2017	\$41,604		13%	\$53,979		16%	\$61,229		10%
1980-2000	14.8%	Total Vacant Units 2000	125	6%		338	6%		293,836	6%	
before 1980	78.72%	Total Vacant Units 2010	120	6%	-4%	565	9%	67%	497,663	9%	69%
ARUS 80% AMI	571	Total Vacant Units 2017	220	9%	83%	549	8%	-3%	516,395	9%	4%
ARUS 70% AMI	523	Owner Occupied Units 2000	1,317	72%		4,239	78%		3,089,124	67%	
ARUS 60% AMI	436	Owner Occupied Units 2010	1,437	76%	9%	4,436	79%	5%	3,300,691	69%	7%
ARUS 50% AMI	346	Owner Occupied Units 2017	1,240	59%	-14%	4,441	69%	0%	3,185,142	60%	-4%
ARUS 40% AMI	197	Occupied Rental Units 2000	509	28%		1,166	22%		1,502,655	33%	
ARUS 30% AMI	42	Occupied Rental Units 2010	452	24%	-11%	1,191	21%	2%	1,469,260	31%	-2%
ARUS 20% AMI	19	Occupied Rental Units 2017	655	31%	45%	1,415	22%	19%	1,633,310	31%	11%
Concentrations:	Number of Units	Total Housing Units 2000	1,826	42%		5,405	38%		4,591,779	37%	
Active IHDA Units (All)	20	Total Housing Units 2010	1,889	44%	3%	5,627	38%	4%	4,769,951	37%	4%
Affordable Housing Units (All)	20	Total Housing Units 2017	2,115	48%	12%	6,405	44%	14%	5,334,847	42%	12%
		Households with HCVs 2017	0	0%		0	0%		87,754	5%	
		Overall Housing Unit Change	384								

SPAR Reviewer Comments / Notes:

The market seems to be declining even though the population has risen slightly (3%). People unemployed increased even though only 2% of the population is unemployed, college graduates have not changed, people in poverty jumped to 19%, and the total vacant units increased by 83%. The market is naturally affordable with 67% of the rentals affordable to those earning 60% AMI. Due to some market concerns, a CR plan that meets the thresholds standards is required at application.

* All data collected from American Community Survey unless otherwise noted

** Rate calculations are based on available variables and certain traditional denominators were unavailable; Total Population was used as a denominator for these calculations

Site

For scattered Site projects complete the Site information for **each** Site separately using the additional Site pages below.

Site:	1	District		Elected Official	
Set Aside:		Chief Municipal Official:		Richard Glazebrook	
Address:	510 N Van Buren St.	Alderman:		Not Applicable	
City:	Sullivan	State Senator:		Chapin Rose	
ZIP:	61951	State Representative:		Brad Halbrook	
County:	Moultrie	US Representative:		John Shimkus	
PIN:	08-08-02-223-002				
Latitude:		Census Tract Number:		IHDA Opportunity Area:	
Longitude:		QCT?:			
	(Example: 41.889556)	Chicago Community Area:			
	(Example: -87.623861)				

Public Services and Community Amenities

Indicate the distance, to the nearest hundredth mile, of each of the following from the project site:

Distance	Facility Name	Facility Address	
0.23	Full Service Grocery Store	Dollar General	107 E. Jackson St., Sullivan IL 61951
	Fixed-Route Public Transportation		
0.23	Retail Store	Dollar General	107 E. Jackson St., Sullivan IL 61951
0.32	Government Services	CEFS	114 E. Harrison St, Sullivan IL 61951
0.07	Recreational Facilities / Public Parks	Wyman Park	N. Main St.
0.19	Pharmacy	CVS	208 W. Jackson St, Sullivan IL 61951
0.14	School	Sullivan School District	725 N. Main St., Sullivan IL 61951
0.21	Restaurant	McDonalds	11 W. Jackson St, Sullivan IL 61951
0.39	Hospital / Health Clinic	Fields Wright	2 W. Adams St, Sullivan IL 61951
0.35	Religious Institution	1st Baptist Church	215 E. Harrison St, Sullivan IL 61951
0.45	Library	Elizabeth Titus Memorial Lib	2 W. Water St, Sullivan IL 61951
0.38	Post Office	Sullivan Post Office	16 S. Madison St, Sullivan IL 61951
0.29	Banking Institution	1st Community Bank	1 S. Main St, Sullivan IL 61951
1.30	Day Care Facility	Sullivan Preschool	10 Hawthorne Ln, Sullivan IL 61951

Provide a general description of the public services and community amenities in the vicinity of the Project Site. Limit response to 1,500 characters.

Characters remaining: 1500

Incompatible Uses

Indicate if any of the following are located on or immediately adjacent to the Project Site:

- Existing flood plain, wetlands, streams, ravines, drainage
- Excessively steep slopes
- High tension power lines
- Sources of excessive lighting

Indicate if any of the following are located within 1/4 mile of the Project Site:

- Landfills, salvage yards, trash heap, dump pile, etc.
- Hazardous chemical or heavy manufacturing
- Railroad tracks
- Runway or runway clear zone or military airfield
- Treatment, storage, or disposal facility for hazardous, solid, or sewage waste
- Sources of noise that may exceed 70 decibels
- Prison or correctional facilities
- Sources of noxious odor

Facility Name	Facility Address

If any incompatible uses are identified above, provide a general description of the incompatible use, its potential to impact the Project, and any efforts that will be undertaken to mitigate the impact. Limit response to 1,500 characters.

Characters remaining: 1500

Project Name:		Flax Meadows Townhomes II		SPAR Reviewer:	L. Somers			SPAR Recommendation:	Conditional Approval			
				<i>Census Tracts Included In PMA</i>								
				17119403601, 17119403604, 17119403603								
Market Characteristics*				PMA	Rate	Growth	County	Rate	Growth	State	Rate	Growth
Project PPA Number:	11942			Total Population 2000	10,105			258,941			12,419,293	
Project City:	Highland			Total Population 2010	11,284		12%	268,005		4%	12,745,359	3%
Set-Aside/Cmty Area	Non Metro			Total Population 2019	11,796		5%	264,776		-1%	12,854,526	1%
Project County:	MADISON			People aged 60+ 2000	2,031	20%		47,978	19%		1,962,911	16%
Construction Type:	NEW			People aged 60+ 2010	2,487	22%	22%	51,343	19%	7%	2,176,050	17%
Age Restriction:	NON-ELDERLY			People aged 60+ 2019	3,120	26%	25%	62,974	24%	23%	2,614,633	20%
Total Units:	32			People Unemployed 2000**	154	2%		6,937	3%		375,412	3%
Scattered Site:	Single Site			People Unemployed 2010**	410	4%	166%	9,876	4%	42%	569,744	4%
Mrkt Rate/80% AMI Units:	0			People Unemployed 2019**	261	2%	-36%	8,192	3%	-17%	491,310	4%
30% AMI Units:	10			People in Laborforce 2000**	5,290	52%		130,809	51%		6,230,617	50%
PSH Units/PAIR Data:	5 PSH/30 =Madison Co & 7=Highland list			People in Laborforce 2010**	6,200	55%	17%	136,933	51%	5%	6,654,048	52%
PBRA Units:	0			People in Laborforce 2019**	6,117	52%	-1%	135,737	51%	-1%	6,690,195	52%
Type of PBRA:	NA			Jobs by Job Location 2019 (LEHD)	5,498	47%		93,325	35%		5,413,250	42%
Existing & Fully Occupied:	No			Jobs by Res Location 2019 (LEHD)	5,550	47%		115,404	44%		5,432,151	42%
PH Redevelopment:				High School Graduates 2010**	5,373	48%		60,642	23%		2,324,361	18%
Vets Population:				High School Graduates 2019**	5,379	46%	0%	121,364	46%	100%	4,776,071	37%
Existing IHDA Portfolio:	No			College Graduates 2000**	1,423	14%		32,759	13%		2,078,049	17%
Opp Area or Proximate:	Yes			College Graduates 2010**	1,819	16%	28%	41,003	15%	25%	2,526,884	20%
QOLI Score:	10			College Graduates 2019**	2,457	21%	35%	49,613	19%	21%	2,898,584	23%
ARI Score:	0			People in Poverty 2000	594	6%		24,774	10%		1,291,958	10%
R/ECAP 2019	0			People in Poverty 2010	417	4%	-30%	33,633	13%	36%	1,572,048	12%
R/ECAP in PMA	0			People in Poverty 2019	1,052	9%	152%	34,266	13%	2%	1,698,613	13%
Wage Abundance/Desert	N/A, Desert			Cost Burdened Owners 2019	588	17%		13,159	17%		788,994	25%
BA Food Access Verified	Access Verified			Cost Burdened Renters 2019	501	34%		14,081	46%		744,760	46%
RIA	0			Average Median Income 2000	\$46,077			\$41,541			\$46,590	
QCT 2022	0			Average Median Income 2010	\$68,160		48%	\$51,941		25%	\$55,735	20%
QCT in PMA 2022	0			Average Median Income 2019	\$69,491		2%	\$60,738		17%	\$61,229	10%
Age of Housing Stock 2019				Total Vacant Units 2000	180	4%		6,989	6%		293,836	6%
2000 & after	20.89%			Total Vacant Units 2010	311	6%	73%	9,786	8%	40%	497,663	9%
1980-2000	31.09%			Total Vacant Units 2019	200	4%	-36%	11,733	9%	20%	516,395	9%
before 1980	48.02%			Owner Occupied Units 2000	2,888	70%		75,235	74%		3,089,124	67%
ARUS 80% AMI	1300	87%		Owner Occupied Units 2010	3,600	73%	25%	79,569	74%	6%	3,300,691	69%
ARUS 70% AMI	1266	85%		Owner Occupied Units 2019	3,386	67%	-6%	76,830	64%	-3%	3,185,142	60%
ARUS 60% AMI	988	66%		Occupied Rental Units 2000	1,079	26%		26,718	26%		1,502,655	33%
ARUS 50% AMI	780	52%		Occupied Rental Units 2010	1,038	21%	-4%	27,298	26%	2%	1,469,260	31%
ARUS 40% AMI	512	34%		Occupied Rental Units 2019	1,489	29%	43%	30,829	26%	13%	1,633,310	31%
ARUS 30% AMI	195	13%		Total Housing Units 2000	4,147	41%		101,953	39%		4,591,779	37%
ARUS 20% AMI	125	8%		Total Housing Units 2010	4,949	44%	19%	106,867	40%	5%	4,769,951	37%
Concentrations:	Number of Units		%s	Total Housing Units 2019	5,075	43%	3%	119,392	45%	12%	5,334,847	42%
Active IHDA Units (All)	116	8%		Households with HCVs 2019	0	0%		602	2%		87,754	5%
Affordable Housing Units (All)	224	15%		Overall Housing Unit Change	948							
CR Triggered:												
SPAR Reviewer Comments / Notes:				PPA proposes 32 townhome style units for families (although one spot on the PPA form labels the project as elderly). The reviewer will note that this is the second phase of the project, and the PPA did not mention the performance of the 1st phase. This site is an area of opportunity as shown by its OA status and a QOLI score of 10. Population has grown both in general, as well as in the elderly segment. Rental occupancies are strong, poverty is below thresholds and IHDA market share is acceptable. The area appears to address affordability among its rental housing stock for those earning at or above 60% AMI. However, the lower AMI levels appear not addressed in the current rental housing stock. We will require that the Site and Market Study submitted with an application specifically address the performance of phase 1 of this project.								
* All data collected from American Community Survey unless otherwise noted				** Rate calculations are based on available variables and certain traditional denominators were unavailable; Total Population was used as a denominator for these calculations								

Site

For scattered Site projects complete the Site information for **each** Site separately using the additional Site pages below.

Site:	1	New Construction	Chief Municipal Official:	District	Elected Official
Set Aside:	Non Metro		Alderman:		Joseph R. Michaelis
Address:	248-256, 235-255 Flax Dr		State Senator:	54	Jason Plummer
City:	Highland		State Representative:	108	Charles E. Meier
ZIP:	62249		US Representative:	15	John Shimkus
County:	Madison		Census Tract Number:	119403601	IHDA Opportunity Area: Place
PIN:	022; -023; -024		QCT?:	No	
Latitude:	38.76181	(Example: 41.889556)	Chicago Community Area:	N/A	
Longitude:	-89.66818	(Example: -87.623861)			

Public Services and Community Amenities

Indicate the distance, to the nearest hundredth mile, of each of the following from the project site:

Distance	Facility Name	Facility Address
0.84	Full Service Grocery Store	Walmart Super Center 12495 IL-143, Highland, IL 62249
0.98	Fixed-Route Public Transportation	Madison County Transit - Highland Shuttle #14 12496 IL-143, Highland, IL 62249
0.83	Retail Store	Hibbett Sports 12547 IL-143, Highland, IL 62249
1.61	Government Services	Highland Police Department 820 Mulberry Street, Highland, IL 62249
1.37	Recreational Facilities / Public Parks	Silver Lake Park 3099 Highland Park Rd, Highland, IL 62249
0.84	Pharmacy	Walmart Super Center 12495 IL-143, Highland, IL 62249
0.30	School	Highland Middle School 2813 IL-160, Highland, IL 62249
0.92	Restaurant	Huddle House 12475 IL-143, Highland, IL 62249
0.50	Hospital / Health Clinic	St. Joseph's Hospital 12866 Troxler Ave, Highland, IL 62249
1.50	Religious Institution	Highland Community Church 2307 Broadway, Highland, IL 62249
1.42	Library	Latzer Memorial Public Library 1001 9th St, Highland, IL 62249
1.59	Post Office	USPS 801 Main Street, Highland, IL 62249
1.05	Banking Institution	First Mid-Illinois Bank and Trust 12616 IL-143, Highland, IL 62249
1.03	Day Care Facility	Pals Preschool and Daycare 170 Woodcrest Dr, Highland, IL 62249

Provide a general description of the public services and community amenities in the vicinity of the Project Site. Limit response to 1,500 characters.

The site is well positioned in Highland, within a half a mile from a hospital as well as a school. Proximity to IL-143 also provides access to several restaurants, retailers, as well as a Wal-Mart Super Center with a Pharmacy. Silver Lake Park is also located within a mile and a half of the site, with access to over 90 acres of recreation opportunities such as fishing, volleyball, and archery.

Characters remaining: 1104

Incompatible Uses

Indicate if any of the following are located on or immediately adjacent to the Project Site:

No	Existing flood plain, wetlands, streams, ravines, drainage
No	Excessively steep slopes
No	High tension power lines
No	Sources of excessive lighting

Indicate if any of the following are located within 1/4 mile of the Project Site:

	Facility Name	Facility Address
No	Landfills, salvage yards, trash heap, dump pile, etc.	
No	Hazardous chemical or heavy manufacturing	
No	Railroad tracks	
No	Runway or runway clear zone or military airfield	
No	Treatment, storage, or disposal facility for hazardous, solid, or sewage waste	
No	Sources of noise that may exceed 70 decibels	
No	Prison or correctional facilities	
No	Sources of noxious odor	

If any incompatible uses are identified above, provide a general description of the incompatible use, its potential to impact the Project, and any efforts that will be undertaken to mitigate the impact. Limit response to 1,500 characters.

N/A

Characters remaining: 1497

Project Name:	Shimer Square Phase 2		SPAR Reviewer:	HM	SPAR Recommendation:	Approve with Conditions						
			Census Tracts Included In PMA									
			17015960400									
Project PPA Number:	11930		Market Characteristics*	PMA	Rate	Growth	County	Rate	Growth	State	Rate	Growth
Project City:	Mount Carroll		Total Population 2000	2,505			16,674			12,419,293		
Project Neighborhood:			Total Population 2010	2,326		-7%	15,615		-6%	12,745,359		3%
Project County:	CARROLL		Total Population 2018	1,998		-14%	14,562		-7%	12,821,497		1%
Construction Type:	REHAB		People aged 60+ 2000	641	26%		4,036	24%		1,962,911	16%	
Age Restriction:	NON-ELDERLY		People aged 60+ 2010	641	28%	0%	4,376	28%	8%	2,176,050	17%	11%
Total Units:	51		People aged 60+ 2018	672	34%	5%	4,712	32%	8%	2,675,686	21%	23%
Scattered Site:	Single Site		People Unemployed 2000**	112	9%		569	7%		375,412	6%	
Market Rate Units:	5		People Unemployed 2010**	75	6%	-33%	557	7%	-2%	569,744	9%	52%
30% AMI Units:	13		People Unemployed 2018**	48	5%	-36%	467	7%	-16%	437,139	7%	-23%
PSH Units:	0		People in Laborforce 2000**	1,211	48%		8,293	50%		6,230,617	50%	
PBRA Units:	13		People in Laborforce 2010**	1,195	51%	-1%	8,216	53%	-1%	6,654,048	52%	7%
Type of PBRA:	PBV		People in Laborforce 2018**	1,032	52%	-14%	7,064	49%	-14%	6,679,997	52%	0%
Existing & Fully Occupied:	0		Jobs by Job Location 2015 (LEHD)	549	27%		3,862	27%		5,413,250	42%	
PH Redevelopment:	No		Jobs by Res Location 2015 (LEHD)	985	49%		6,193	43%		5,432,151	42%	
Vets Population:	No		High School Graduates 2010**	1,089	47%		4,683	30%		2,324,361	18%	
Existing IHDA Portfolio:	No		High School Graduates 2018**	1,044	52%	-4%	7,826	54%	67%	4,776,071	37%	105%
Opportunity Area:	No		College Graduates 2000**	204	8%		1,514	9%		2,078,049	17%	
Proximate OA:	N/A		College Graduates 2010**	309	13%	51%	1,802	12%	19%	2,526,884	20%	22%
ARI Score:	0		College Graduates 2018**	332	17%	7%	1,933	13%	7%	2,957,791	23%	17%
R/ECAP 2017	0		People in Poverty 2000	189	8%		1,579	9%		1,291,958	10%	
R/ECAP in PMA	0		People in Poverty 2010	271	12%	43%	1,786	11%	13%	1,572,048	12%	22%
Wage Abundance/Desert	N/A, N/A		People in Poverty 2018	187	9%	-31%	1,589	11%	-11%	1,635,603	13%	4%
Food Desert 2015	0		Cost Burdened Owners 2018	105	15%		918	19%		763,360	24%	
Opportunity Zone 2016	0		Cost Burdened Renters 2018	37	21%		464	30%		743,059	45%	
QCT 2020	0		Average Median Income 2000	\$33,966			\$37,148			\$46,590		
QCT in PMA 2020	0		Average Median Income 2010	\$43,142		27%	\$44,805		21%	\$55,735		20%
Age of Housing Stock 2018			Average Median Income 2018	\$49,265		14%	\$51,228		14%	\$63,575		14%
2000 & after	3.11%		Total Vacant Units 2000	115	10%		1,151	14%		293,836	6%	
1980-2000	11.05%		Total Vacant Units 2010	147	13%	28%	1,372	16%	19%	497,663	9%	69%
before 1980	85.84%		Total Vacant Units 2018	237	18%	61%	1,987	19%	45%	517,230	9%	4%
ARUS 80% AMI	141	82%	Owner Occupied Units 2000	747	75%		5,209	77%		3,089,124	67%	
ARUS 70% AMI	133	77%	Owner Occupied Units 2010	733	73%	-2%	5,346	76%	3%	3,300,691	69%	7%
ARUS 60% AMI	128	74%	Owner Occupied Units 2018	685	63%	-7%	4,937	58%	-8%	3,189,035	60%	-3%
ARUS 50% AMI	98	57%	Occupied Rental Units 2000	250	25%		1,585	23%		1,502,655	33%	
ARUS 40% AMI	53	31%	Occupied Rental Units 2010	276	27%	10%	1,664	24%	5%	1,469,260	31%	-2%
ARUS 30% AMI	13	8%	Occupied Rental Units 2018	173	16%	-37%	1,539	18%	-8%	1,641,003	31%	12%
ARUS 20% AMI	4	2%	Total Housing Units 2000	997	40%		6,794	41%		4,591,779	37%	
Concentrations:	Number of Units		Total Housing Units 2010	1,009	43%	1%	7,010	45%	3%	4,769,951	37%	4%
Active IHDA Units (All)	36	21%	Total Housing Units 2018	1,095	55%	9%	8,463	58%	21%	5,347,268	42%	12%
Affordable Housing Units (All)	44	25%	Households with HCVs 2017	0	0%		0	0%		87,754	5%	
			Overall Housing Unit Change	220								

SPAR Reviewer Comments / Notes:

The market is naturally affordable with 74% of all rentals affordable to those making 60% AMI. The total population has decreased by 14%, people in the laborforce decreased by 14%. Some positives in the market are that unemployment has decreased by 36%, poverty decreased by 31% and the average median income increased by 14%. With occupied rental units decreasing by 37% and vacancies increasing by 61% the market study must show demand for additional units in the market. Conditional Approval.

* All data collected from American Community Survey unless otherwise noted

** Rate calculations are based on available variables and certain traditional denominators were unavailable; Total Population was used as a denominator for these calculations

Site

For scattered Site projects complete the Site information for **each** Site separately using the additional Site pages below.

Site:	1	Rehabilitation	Chief Municipal Official:	District	Elected Official
Set Aside:	Non Metro		Alderman:		Mayor Carl Bates
Address:	203 E Seminary St		State Senator:	45	Brian Stewart
City:	Mount Carroll		State Representative:	89	Andrew Chesney
ZIP:	61053		US Representative:	17	Cheri Bustos
County:	Carroll		Census Tract Number:	17015960200	IHDA Opportunity Area:
PIN:			QCT?:	No	
Latitude:	42.092369	(Example: 41.889556)	Chicago Community Area:		
Longitude:	-89.97722	(Example: -87.623861)			

Public Services and Community Amenities

Indicate the distance, to the nearest hundredth mile, of each of the following from the project site:

Distance		Facility Name	Facility Address
0.50	Full Service Grocery Store	Shaw's MarketPlace	848 S Jackson St Mount Carroll IL
24.70	Fixed-Route Public Transportation	36th Ave and 3rd St N	36th Ave and 3rd St N Clinton IA
0.10	Retail Store	Schneider House Furniture	207 W Broadway St Mount Carroll IL
0.40	Government Services	Carroll County Swcd	807 S Clay St #C Mount Carroll IL
0.70	Recreational Facilities / Public Parks	Point Rock Park	198 S Mill St Mount Carroll IL
0.20	Pharmacy	John A Hustison	501 S Campbell St Mount Carroll IL
1.10	School	West Carroll Middle School	633 S East St Mount Carroll IL
0.40	Restaurant	Henry's Double K	834 S Jackson St Mount Carroll IL
1.10	Hospital / Health Clinic	FHN Family Healthcare Center	1120 Healthcare Dr Mount Carroll IL
0.40	Religious Institution	Mt Carroll Church of God	816 S Clay St Mount Carroll IL
0.70	Library	Mt Carroll Public Library	208 N Main St Mount Carroll IL
0.60	Post Office	US Postal Service	211 N Clay St Mount Carroll IL
0.20	Banking Institution	State Bank of Pearl City	410 S Clay St Mount Carroll IL
0.70	Day Care Facility	Quality Child Care	727 E Washington St Mount Carroll IL

Provide a general description of the public services and community amenities in the vicinity of the Project Site. Limit response to 1,500 characters.

While the Mount Carroll Community is below 2,000 people, the city offers a lot of amenities that are near the Shimer Square campus. Mt Carroll has multiple religious institution options, all located within half a mile of our site. It also offers multiple restaurant options such as: Subway, Dairy Queen, Henry's Double K, Molly's Kitchen and Bar, and Charlie's II. Point Rock Park is located within .7 miles and contains two baseball fields, while markets greatly towards our non-elderly development. For entertainment, The Mount Carroll Bowling Center and Mount Carroll Swimming Pool are both located within walking distance of our proposed development. Lastly, Shimer Square is located just north of Highway 52/64 which gives quick access to those who commute to/from work.

Characters remaining: 727

Incompatible Uses

Indicate if any of the following are located on or immediately adjacent to the Project Site:

Yes	Existing flood plain, wetlands, streams, ravines, drainage
No	Excessively steep slopes
No	High tension power lines
No	Sources of excessive lighting

Indicate if any of the following are located within 1/4 mile of the Project Site:

	Facility Name	Facility Address
No	Landfills, salvage yards, trash heap, dump pile, etc.	
No	Hazardous chemical or heavy manufacturing	
No	Railroad tracks	
No	Runway or runway clear zone or military airfield	
No	Treatment, storage, or disposal facility for hazardous, solid, or sewage waste	
No	Sources of noise that may exceed 70 decibels	
No	Prison or correctional facilities	
No	Sources of noxious odor	

If any incompatible uses are identified above, provide a general description of the incompatible use, its potential to impact the Project, and any efforts that will be undertaken to mitigate the impact. Limit response to 1,500 characters.

Flood plain is located near the property, but the property is not located within a flood plain. Property is elevated above Flood Plain

Characters remaining: 1366

Project Name:	Willis Senior Lofts	SPAR Reviewer:	L. Somers	SPAR Recommendation:	Approve							
Project PPA Number:	12110	Census Tracts Included In PMA		17141961600, 17141961100, 17141961200								
Project City:	Rochelle	Market Characteristics*	PMA	Rate	Growth	County	Rate	Growth	State	Rate	Growth	
Set-Aside/Cmty Area	Non Metro	Total Population 2000	14,065			51,032			12,419,293			
Project County:	Ogle	Total Population 2010	14,697		4%	53,578		5%	12,745,359		3%	
Construction Type:	New	Total Population 2019	13,994		-5%	51,025		-5%	12,854,526		1%	
Age Restriction:	Elderly 55+	People aged 60+ 2000	2,245	16%		9,004	18%		1,962,911	16%		
Total Units:	69	People aged 60+ 2010	2,287	16%	2%	10,459	20%	16%	2,176,050	17%	11%	
Scattered Site:	No	People aged 60+ 2019	3,014	22%	32%	12,925	25%	24%	2,614,633	20%	20%	
Mrkt Rate/80% AMI Units:	0	People Unemployed 2000**	381	3%		1,201	2%		375,412	3%		
30% AMI Units:	11	People Unemployed 2010**	802	5%	110%	2,570	5%	114%	569,744	4%	52%	
PSH Units/PAIR Data:	0 units	People Unemployed 2019**	588	4%	-27%	1,546	3%	-40%	491,310	4%	-14%	
PBRA Units:	11	People in Laborforce 2000**	6,882	49%		26,024	51%		6,230,617	50%		
Type of PBRA:	Attempting to secure from Ogle Co HA	People in Laborforce 2010**	7,607	52%	11%	28,536	53%	10%	6,654,048	52%	7%	
Existing & Fully Occupied:	No	People in Laborforce 2019**	7,687	55%	1%	26,581	52%	-7%	6,690,195	52%	1%	
PH Redevelopment:		Jobs by Job Location 2019 (LEHD)	6,217	44%		14,658	29%		5,413,250	42%		
Vets Population:		Jobs by Res Location 2019 (LEHD)	5,398	39%		21,506	42%		5,432,151	42%		
Existing IHDA Portfolio:	No	High School Graduates 2010**	6,044	41%		13,342	25%		2,324,361	18%		
Opp Area or Proximate:	yes	High School Graduates 2019**	6,184	44%	2%	24,470	48%	83%	4,776,071	37%	105%	
QOLI Score:	5	College Graduates 2000**	1,294	9%		5,660	11%		2,078,049	17%		
ARI Score:	3	College Graduates 2010**	1,436	10%	11%	6,389	12%	13%	2,526,884	20%	22%	
R/ECAP 2019	0	College Graduates 2019**	1,636	12%	14%	7,624	15%	19%	2,898,584	23%	15%	
R/ECAP in PMA	0	People in Poverty 2000	1,225	9%		3,579	7%		1,291,958	10%		
Wage Abundance/Desert	N/A, Desert	People in Poverty 2010	2,041	14%	67%	4,677	9%	31%	1,572,048	12%	22%	
BA Food Access Verified	Access Verified	People in Poverty 2019	1,151	8%	-44%	4,787	9%	2%	1,698,613	13%	8%	
RIA	0	Cost Burdened Owners 2019	670	19%		2,775	18%		788,994	25%		
QCT 2022	0	Cost Burdened Renters 2019	758	36%		1,860	33%		744,760	46%		
QCT in PMA 2022	0	Average Median Income 2000	\$41,214			\$45,448			\$46,590			
Age of Housing Stock 2019		Average Median Income 2010	\$49,460		20%	\$55,733		23%	\$55,735		20%	
2000 & after	9.13%	Average Median Income 2019	\$54,943		11%	\$60,986		9%	\$61,229		10%	
1980-2000	20.43%	Total Vacant Units 2000	270	5%		1,142	6%		293,836	6%		
before 1980	70.44%	Total Vacant Units 2010	375	6%	39%	1,717	8%	50%	497,663	9%	69%	
ARUS 80% AMI	1756	83%	Total Vacant Units 2019	253	4%	-33%	1,642	7%	-4%	516,395	9%	4%
ARUS 70% AMI	1698	80%	Owner Occupied Units 2000	3,493	63%		14,362	74%		3,089,124	67%	
ARUS 60% AMI	1414	66%	Owner Occupied Units 2010	3,687	62%	6%	15,626	76%	9%	3,300,691	69%	7%
ARUS 50% AMI	902	42%	Owner Occupied Units 2019	3,488	59%	-5%	15,390	68%	-2%	3,185,142	60%	-4%
ARUS 40% AMI	422	20%	Occupied Rental Units 2000	1,772	32%		4,916	26%		1,502,655	33%	
ARUS 30% AMI	180	8%	Occupied Rental Units 2010	1,910	32%	8%	5,043	24%	3%	1,469,260	31%	-2%
ARUS 20% AMI	107	5%	Occupied Rental Units 2019	2,128	36%	11%	5,631	25%	12%	1,633,310	31%	11%
Concentrations:	Number of Units	%s	Total Housing Units 2000	5,535	39%		19,278	38%		4,591,779	37%	
Active IHDA Units (All)	146	7%	Total Housing Units 2010	5,972	41%	8%	20,669	39%	7%	4,769,951	37%	4%
Affordable Housing Units (All)	213	10%	Total Housing Units 2019	5,869	42%	-2%	22,663	44%	10%	5,334,847	42%	12%
CR Triggered:			Households with HCVs 2019	41	2%		103	2%		87,754	5%	
			Overall Housing Unit Change	317								
SPAR Reviewer Comments / Notes:	The PMA has experienced strong population growth among elderly persons, poverty is low, rental occupancies are good and IHDA market share is acceptable. We approved a 9% LIHTC project in Rochelle last year that will add 30 units, but they will target a non-elderly population. This market shows a natural affordability at the 60% AMI level, but very few units target the 30% AMI segment. We recommend approval.											
* All data collected from American Community Survey unless otherwise noted			** Rate calculations are based on available variables and certain traditional denominators were unavailable; Total Population was used as a denominator for these calculations									

Site

For scattered Site projects complete the Site information for **each** Site separately using the additional Site pages below.

Site:	1	New Construction	District	n/a	Elected Official	John Bearrows
Set Aside:	Non Metro		Chief Municipal Official:	n/a		n/a
Address:	400, 410, 420 Willis Avenue		Alderman:	n/a		Brian W. Stewart
City:	Rochelle, IL		State Senator:	45		Tom Demmer
ZIP:	61068		State Representative:	90		Adam Kinzinger
County:	Ogle		US Representative:	16		
PIN:	21-02-253-017					
Latitude:	41.90361	(Example: 41.889556)	Census Tract Number:	1.71E+10	IHDA Opportunity Area:	Census Tract
Longitude:	-89.06378	(Example: -87.623861)	QCT?:	No		
			Chicago Community Area:	N/A		

Public Services and Community Amenities

Indicate the distance, to the nearest hundredth mile, of each of the following from the project site:

Distance	Facility Name	Facility Address
2.30	Full Service Grocery Store	Aldi 1251 N. 7th St., Rochelle, IL 61068
	Fixed-Route Public Transportation	n/a
0.96	Retail Store	Casey's General Store 330 South 7th Street, Rochelle, IL 61068
0.70	Government Services	Water Reclamation Treatment Plant Rd., Rochelle, IL 61068
0.20	Recreational Facilities / Public Parks	Drexler Park South of Lake Lida Ln & Cedar Brook, Rochelle, IL 61068
1.30	Pharmacy	Rochelle Pharmacy 314 Lincoln Hwy, Rochelle, IL 61068
1.35	School	Central Elementary School 444 N. 8th St., Rochelle, IL 61068
0.54	Restaurant	Blimpie 1000 South 7th Street, Rochelle, IL 61068
1.70	Hospital / Health Clinic	Rochelle Community Hospital 900 N. 2nd, Rochelle, IL 61068
0.52	Religious Institution	United Methodist Church Regional 951 S. 7th St., Rochelle, IL 61068
1.37	Library	Flagg Rochelle Public Library 619 4th Ave., Rochelle, IL 61068
1.42	Post Office	USPS 501 Lincoln Hwy., Rochelle, IL 61068
2.20	Banking Institution	Holcomb Bank 233 IL-38, Rochelle, IL 61068
2.00	Day Care Facility	Smart Start Preschool 1010 N. 15th St., Rochelle, IL 61068

Public Services and Community Amenities: Provide a general description of the public services and community amenities in the vicinity of the Project Site.

Willis Avenue Lofts is located at 400, 410 and 420 Willis Avenue, Rochelle, IL and surrounded by other multi-family and single family residential buildings. The sites are all contiguous. Rochelle, IL is a small town 80 miles west of Chicago with a population of 9,574 at the 2010 census. All of the public services and community amenities are less than three miles from the site with a majority within one-and-a-half mile of the site. The site is within 0.25 miles of a park. The site is within 2 miles of a restaurant, health clinic, religious institution, a retail store, government services, a pharmacy, school, library and post office. The site is within three miles of a grocery store, bank and a day care facility.

Characters remaining: 779

Incompatible Uses

Indicate if any of the following are located on or immediately adjacent to the Project Site:

No	Existing Floodplain or Floodway, wetlands, streams, ravines, drainage
Minimal	Flood Factor Rating
No	Excessively steep slopes
No	High tension power lines
No	Sources of excessive lighting

Indicate if any of the following are located within 1/4 mile of the Project Site:

No	Landfills, salvage yards, trash heap, dump pile, etc.
No	Hazardous chemical or heavy manufacturing
No	Railroad tracks
No	Runway or runway clear zone or military airfield
Yes	Treatment, storage, or disposal facility for hazardous, solid, or sewage waste
No	Sources of noise that may exceed 70 decibels
No	Prison or correctional facilities
No	Sources of noxious odor

Facility Name:

Facility Address:

Flood Risk Details:

If the site is located in a Floodplain or Floodway, provide specifics regarding what additional costs, if any, are associated with these site characteristics, and provide the project timeline for obtaining a Conditional Letter of Map Amendment from the Federal Emergency Management Agency (FEMA). If the Flood Factor rating for the Site is "Severe" or "Extreme," provide a narrative discussing planned site- or building-level mitigation measures, including cost and timing impacts.

n/a

Characters remaining: 1497

Incompatible Uses Details:

If any incompatible uses are identified above, provide a general description of the incompatible use, its potential to impact the Project, and any efforts that will be undertaken to mitigate the impact.

n/a

Characters remaining: 1497

Project Name:	400 East Apartments	SPAR Reviewer:	L. Somers	SPAR Recommendation:	Contional Approval						
Project PPA Number:	12084	Census Tracts Included In PMA 43500, 17043843302, 17043843400, 17043843301, 17043844201, 17043844202, 17043843200, 17043843100, 17043									
Project City:	Lombard	Market Characteristics*	PMA	Rate	Growth	County	Rate	Growth	State	Rate	Growth
Set-Aside/Cmty Area	Chicago Metro	Total Population 2000	53,080			904,161			12,419,293		
Project County:	DuPage	Total Population 2010	51,633		-3%	911,481		1%	12,745,359		3%
Construction Type:	New	Total Population 2019	51,427		0%	929,060		2%	12,854,526		1%
Age Restriction:	Elderly 55+	People aged 60+ 2000	8,088	15%		118,576	13%		1,962,911	16%	
Total Units:	30	People aged 60+ 2010	8,752	17%	8%	145,372	16%	23%	2,176,050	17%	11%
Scattered Site:	No	People aged 60+ 2019	10,228	20%	17%	200,411	22%	38%	2,614,633	20%	20%
Mrkt Rate/80% AMI Units:	4 @ 80% AMI	People Unemployed 2000**	1,167	2%		16,042	2%		375,412	3%	
30% AMI Units:	6	People Unemployed 2010**	2,464	5%	111%	35,091	4%	119%	569,744	4%	52%
PSH Units/PAIR Data:	0 units	People Unemployed 2019**	1,241	2%	-50%	20,833	2%	-41%	491,310	4%	-14%
PBRA Units:	0	People in Laborforce 2000**	29,457	55%		492,352	54%		6,230,617	50%	
Type of PBRA:	NA	People in Laborforce 2010**	30,536	59%	4%	505,560	55%	3%	6,654,048	52%	7%
Existing & Fully Occupied:	No	People in Laborforce 2019**	28,988	56%	-5%	512,716	55%	1%	6,690,195	52%	1%
PH Redevelopment:		Jobs by Job Location 2019 (LEHD)	13,332	26%		587,169	63%		5,413,250	42%	
Vets Population:		Jobs by Res Location 2019 (LEHD)	26,671	52%		444,391	48%		5,432,151	42%	
Existing IHDA Portfolio:	No	High School Graduates 2010**	19,578	38%		121,609	13%		2,324,361	18%	
Opp Area or Proximate:	Yes	High School Graduates 2019**	19,189	37%	-2%	277,255	30%	128%	4,776,071	37%	105%
QOLI Score:	7	College Graduates 2000**	10,354	20%		245,452	27%		2,078,049	17%	
ARI Score:	4	College Graduates 2010**	12,351	24%	19%	273,298	30%	11%	2,526,884	20%	22%
R/ECAP 2019	0	College Graduates 2019**	14,034	27%	14%	313,945	34%	15%	2,898,584	23%	15%
R/ECAP in PMA	0	People in Poverty 2000	2,036	4%		32,163	4%		1,291,958	10%	
Wage Abundance/Desert	N/A, Desert	People in Poverty 2010	2,445	5%	20%	50,996	6%	59%	1,572,048	12%	22%
BA Food Access Verified	Required at Application	People in Poverty 2019	3,232	6%	32%	58,397	6%	15%	1,698,613	13%	8%
RIA	0	Cost Burdened Owners 2019	3,395	24%		59,836	24%		788,994	25%	
QCT 2022	0	Cost Burdened Renters 2019	2,163	45%		40,215	44%		744,760	46%	
QCT in PMA 2022	0	Average Median Income 2000	\$60,072			\$67,887			\$46,590		
Age of Housing Stock 2019		Average Median Income 2010	\$72,230		20%	\$76,581		13%	\$55,735		20%
2000 & after	5.06%	Average Median Income 2019	\$81,836		13%	\$92,809		21%	\$61,229		10%
1980-2000	11.57%	Total Vacant Units 2000	431	2%		10,020	3%		293,836	6%	
before 1980	83.36%	Total Vacant Units 2010	1,124	5%	161%	20,351	6%	103%	497,663	9%	69%
ARUS 80% AMI	3137	Total Vacant Units 2019	948	5%	-16%	17,516	5%	-14%	516,395	9%	4%
ARUS 70% AMI	2687	Owner Occupied Units 2000	15,399	77%		248,771	76%		3,089,124	67%	
ARUS 60% AMI	2147	Owner Occupied Units 2010	15,496	74%	1%	255,354	76%	3%	3,300,691	69%	7%
ARUS 50% AMI	1391	Owner Occupied Units 2019	14,218	71%	-8%	251,502	70%	-2%	3,185,142	60%	-4%
ARUS 40% AMI	138	Occupied Rental Units 2000	4,130	21%		76,830	24%		1,502,655	33%	
ARUS 30% AMI	86	Occupied Rental Units 2010	4,204	20%	2%	80,099	24%	4%	1,469,260	31%	-2%
ARUS 20% AMI	12	Occupied Rental Units 2019	4,820	24%	15%	91,289	25%	14%	1,633,310	31%	11%
Concentrations:	Number of Units	Total Housing Units 2000	19,960	38%		325,601	36%		4,591,779	37%	
Active IHDA Units (All)	82	Total Housing Units 2010	20,824	40%	4%	335,453	37%	3%	4,769,951	37%	4%
Affordable Housing Units (All)	82	Total Housing Units 2019	19,986	39%	-4%	360,307	39%	7%	5,334,847	42%	12%
CR Triggered:		Households with HCVs 2019	182	4%		2,948	3%		87,754	5%	
		Overall Housing Unit Change	543								
SPAR Reviewer Comments / Notes:	This PMA has experienced strong growth among its elderly population, IHDA market share is extremely low and affordable rental is limited at all AMI levels as shown by ARUS data. The sponsor submitted materials stating that a food market is permitted and will be constructed within the required radius of this project. However, we are going to require an update and more than a statement about this possible food market as a condition of approval.										
* All data collected from American Community Survey unless otherwise noted			** Rate calculations are based on available variables and certain traditional denominators were unavailable; Total Population was used as a denominator for these calculations								

Site

For scattered Site projects complete the Site information for **each** Site separately using the additional Site pages below.

Site:	1	New Construction	District	Mayor	Elected Official	Keith Giagnorio
Set Aside:	Chicago Metro		Chief Municipal Official:	4	Andrew Honig (Trustee)	
Address:	400 E. St. Charles Road		Alderman:	24	Suzy Glowiak Hilton	
City:	Lombard		State Senator:	48	Terra Costa Howard	
ZIP:	60148		State Representative:	6	Sean Casten	
County:	DuPage		US Representative:			
PIN:	06-05-426-009		Census Tract Number:	8435	IHDA Opportunity Area: Place	
Latitude:	41.889755	(Example: 41.889556)	QCT?:	No		
Longitude:	-88.00862	(Example: -87.623861)	Chicago Community Area:	N/A		

Public Services and Community Amenities

Indicate the distance, to the nearest hundredth mile, of each of the following from the project site:

Distance	Facility Name	Facility Address	
1.60	Full Service Grocery Store	Jewel-Osco	33 E. St. Charles Road Villa Par, IL 60181
0.50	Fixed-Route Public Transportation	Lombard Metra Station	20 S. Main Street, Lombard, IL 60148
0.30	Retail Store	Owl Harwood Lumber	620 E. St. Charles Rd, Lombard, IL 60148
0.44	Government Services	Lombard Fire Dept.	50 E. St. Charles Rd., Lombard, IL 60148
0.10	Recreational Facilities / Public Parks	Lombard Common	437 E. St. Charles Rd, Lombard, IL 60148
0.80	Pharmacy	Lombard Pharmacy	211 S. Main Street, Lombard, IL 60148
1.50	School	Hammerschmidt Elementary School	617 Hammerschmidt Ave, Lombard, IL 60148
0.10	Restaurant	Kyle's Corner Grill	506 E. St. Charles Rd, Lombard, IL 60148
0.70	Hospital / Health Clinic	Edward Elmhurst Health Center	130 S. Main Street Lombard, IL 60148
0.80	Religious Institution	First United Methodist Church	155 South Main Street Lombard, IL 60148
1.70	Library	Villa Park Public Library	305 Ardmore Ave, Villa Park, IL 60181
0.20	Post Office	United States Postal Service	380 E. St. Charles Road, Lombard, IL 60148
0.80	Banking Institution	BMO Harris Bank	345 South Main Street Lombard, IL 60148
0.80	Day Care Facility	Tender Loving Care Montessori	30 N Park Ave, Lombard, IL 60148

Public Services and Community Amenities: Provide a general description of the public services and community amenities in the vicinity of the Project Site.

Lombard is a village in DuPage County, Illinois and is a suburb of Chicago. Lombard offers residents an urban suburban mix feel and most residents own their homes. In Lombard there are a lot of bars, restaurants, coffee shops, and parks. The public schools in Lombard are highly rated. Lombard is famous for Lilacia Park which is a public park enjoyed by the resident of the town in addition to being home to more than 200 varieties of lilacs. Lombard also has a vibrant downtown area that combines history and uniqueness with it's combination of shops and restaurants throughout the area. Yorktown Center is a major shopping mall in the area that is home to such retailers such as JC Penney, Von Maur, and TJ Maxx. Lombard's population is estimated to be 43,395 according to the US Census figures in 2010. This is an increase from the figures noted in 2004 which was 42,945.

Characters remaining: 618

Incompatible Uses

Indicate if any of the following are located on or immediately adjacent to the Project Site:

No	Existing Floodplain or Floodway, wetlands, streams, ravines, drainage
Minimal	Flood Factor Rating
No	Excessively steep slopes
No	High tension power lines
No	Sources of excessive lighting

Indicate if any of the following are located within 1/4 mile of the Project Site:

No	Landfills, salvage yards, trash heap, dump pile, etc.
No	Hazardous chemical or heavy manufacturing
Yes	Railroad tracks
No	Runway or runway clear zone or military airfield
No	Treatment, storage, or disposal facility for hazardous, solid, or sewage waste
No	Sources of noise that may exceed 70 decibels
No	Prison or correctional facilities
No	Sources of noxious odor

Facility Name:

Facility Address:

Lombard Metra Station	20 S. Main Street, Lombard, IL 60148

Flood Risk Details:

If the site is located in a Floodplain or Floodway, provide specifics regarding what additional costs, if any, are associated with these site characteristics, and provide the project timeline for obtaining a Conditional Letter of Map Amendment from the Federal Emergency Management Agency (FEMA). If the Flood Factor rating for the Site is "Severe" or "Extreme," provide a narrative discussing planned site- or building-level mitigation measures, including cost and timing impacts.

There is Minimal flood risk at the subject site.

Characters remaining: 1452

Incompatible Uses Details:

If any incompatible uses are identified above, provide a general description of the incompatible use, its potential to impact the Project, and any efforts that will be undertaken to mitigate the impact.

The railroad tracks located at the subject site's northern border are for the METRA Commuter trains serving Chicago and the Northwest suburbs and considered an amenity for a TOD development. In order to mitigate any potential noise issues the project will be using insulated window frames with double-pane glass installed with acoustic sealants.

Characters remaining: 1156

Project Name:	Rimini Place	SPAR Reviewer:	AQ			SPAR Recommendation:			Approve w/ Conditions (Market Study)			
		Census Tracts Included In PMA			17117956100, 17117956000							
Project PPA Number:	11924	Market Characteristics*	PMA	Rate	Growth	County	Rate	Growth	State	Rate	Growth	
Project City:	Virden	Total Population 2000	6,927			49,019			12,419,293			
Project Neighborhood:		Total Population 2010	6,945		0%	47,980		-2%	12,745,359		3%	
Project County:	MACOUPIN	Total Population 2018	6,327		-9%	45,719		-5%	12,821,497		1%	
Construction Type:	NEW	People aged 60+ 2000	1,613	23%		10,826	22%		1,962,911	16%		
Age Restriction:	NON-ELDERLY	People aged 60+ 2010	1,486	21%	-8%	10,802	23%	0%	2,176,050	17%	11%	
Total Units:	27	People aged 60+ 2018	1,592	25%	7%	12,319	27%	14%	2,675,686	21%	23%	
Scattered Site:	Single Site	People Unemployed 2000**	191	5%		1,232	5%		375,412	6%		
Market Rate Units:	0	People Unemployed 2010**	220	6%	15%	1,846	8%	50%	569,744	9%	52%	
30% AMI Units:	6	People Unemployed 2018**	136	4%	-38%	1,571	7%	-15%	437,139	7%	-23%	
PSH Units:	5 (all 30%)	People in Laborforce 2000**	3,565	51%		23,931	49%		6,230,617	50%		
PBRA Units:	27	People in Laborforce 2010**	3,621	52%	2%	24,252	51%	1%	6,654,048	52%	7%	
Type of PBRA:	Section PBV	People in Laborforce 2018**	3,041	48%	-16%	22,251	49%	-8%	6,679,997	52%	0%	
Existing & Fully Occupied:	No	Jobs by Job Location 2015 (LEHD)	1,436	23%		9,571	21%		5,413,250	42%		
PH Redevelopment:	Yes (described as "replacing obsolete units)	Jobs by Res Location 2015 (LEHD)	2,776	44%		19,455	43%		5,432,151	42%		
Vets Population:	no	High School Graduates 2010**	3,754	54%		12,881	27%		2,324,361	18%		
Existing IHDA Portfolio:	No	High School Graduates 2018**	3,259	52%	-13%	23,179	51%	80%	4,776,071	37%	105%	
Opportunity Area:	No	College Graduates 2000**	496	7%		3,894	8%		2,078,049	17%		
Proximate OA:	N/A	College Graduates 2010**	521	8%	5%	4,950	10%	27%	2,526,884	20%	22%	
ARI Score:	1	College Graduates 2018**	897	14%	72%	6,262	14%	27%	2,957,791	23%	17%	
R/ECAP 2017	0	People in Poverty 2000	657	9%		4,487	9%		1,291,958	10%		
R/ECAP in PMA	0	People in Poverty 2010	973	14%	48%	5,536	12%	23%	1,572,048	12%	22%	
Wage Abundance/Desert	N/A, N/A	People in Poverty 2018	439	7%	-55%	5,965	13%	8%	1,635,603	13%	4%	
Food Desert 2015	0	Cost Burdened Owners 2018	159	8%		1,927	13%		763,360	24%		
Opportunity Zone 2016	0	Cost Burdened Renters 2018	234	38%		2,108	47%		743,059	45%		
QCT 2020	0	Average Median Income 2000	\$34,391			\$36,190			\$46,590			
QCT in PMA 2020	0	Average Median Income 2010	\$46,687		36%	\$47,178		30%	\$55,735		20%	
Age of Housing Stock 2018		Average Median Income 2018	\$53,686		15%	\$53,778		14%	\$63,575		14%	
2000 & after	7.05%	Total Vacant Units 2000	315	10%		1,844	9%		293,836	6%		
1980-2000	16.14%	Total Vacant Units 2010	375	12%	19%	2,318	11%	26%	497,663	9%	69%	
before 1980	76.81%	Total Vacant Units 2018	591	16%	58%	2,938	12%	27%	517,230	9%	4%	
ARUS 80% AMI	573	93%	Owner Occupied Units 2000	2,101	75%		15,212	79%		3,089,124	67%	
ARUS 70% AMI	569	93%	Owner Occupied Units 2010	2,112	74%	1%	15,192	78%	0%	3,300,691	69%	7%
ARUS 60% AMI	530	86%	Owner Occupied Units 2018	2,016	63%	-5%	14,321	66%	-6%	3,189,035	60%	-3%
ARUS 50% AMI	433	71%	Occupied Rental Units 2000	699	25%		4,041	21%		1,502,655	33%	
ARUS 40% AMI	277	45%	Occupied Rental Units 2010	761	26%	9%	4,179	22%	3%	1,469,260	31%	-2%
ARUS 30% AMI	98	16%	Occupied Rental Units 2018	614	19%	-19%	4,451	21%	7%	1,641,003	31%	12%
ARUS 20% AMI	37	6%	Total Housing Units 2000	2,800	40%		19,253	39%		4,591,779	37%	
Concentrations:	Number of Units	%s	Total Housing Units 2010	2,873	41%	3%	19,371	40%	1%	4,769,951	37%	4%
Active IHDA Units (All)	16	3%	Total Housing Units 2018	3,221	51%	12%	21,710	47%	12%	5,347,268	42%	12%
Affordable Housing Units (All)	16	3%	Households with HCVs 2017	0	0%		774	17%		87,754	5%	
		Overall Housing Unit Change		697								
SPAR Reviewer Comments / Notes:		Virden is a small community in Macoupin County. In this community/market area there are only 614 total rental units (down nearly 20% from 2010). Most of the housing constructed in Virden was constructed before 1980. This community is losing housing units and population and would not appear to need even 27 more units to address this need, if not for the age and quality of the on-the-ground housing. We have seen these units before, paired with a county wide redevelopment effort. This targeted redevelopment will focus on infill housing managed by the HA and the reviewer expects that these will be high quality units that will help to stabilize a tumultuous market with fewer renting opportunities and increasing rent-burden rates. Due to the size of the community, SPAR would make the approval contingent on a market study supporting the demand for the 27 units (though SPAR expects that this support will be proven) AND SPAR recommends, but does not require that the application explore community revitalization as an incentive towards scoring in the full application.										
* All data collected from American Community Survey unless otherwise noted		** Rate calculations are based on available variables and certain traditional denominators were unavailable; Total Population was used as a denominator for these calculations										

Site

For scattered Site projects complete the Site information for **each** Site separately using the additional Site pages below.

Site:	1	New Construction	Chief Municipal Official:	District	Elected Official
Set Aside:	Non Metro				County Chairman Mark Dragovich
Address:	600 Rimini Drive		Alderman:		
City:	Virden		State Senator:	48th	Andy Manar
ZIP:	62690		State Representative:	95th	Avery Bourne
County:	Macoupin		US Representative:	13th	Rodney Davis
PIN:	08-001-043-00				
Latitude:	39.50193	(Example: 41.889556)	Census Tract Number:	9560	IHDA Opportunity Area:
Longitude:	-89.76037	(Example: -87.623861)	QCT?:	No	
			Chicago Community Area:	N/A	

Public Services and Community Amenities

Indicate the distance, to the nearest hundredth mile, of each of the following from the project site:

Distance	Facility Name	Facility Address
0.70	Full Service Grocery Store	Family Dollar 311 S Springfield St, Virden, IL 62690
0.10	Fixed-Route Public Transportation	Macoupin County Public Health Department Door-to-Door
0.70	Retail Store	Family Dollar 311 S Springfield St, Virden, IL 62690
0.50	Government Services	Virden Police Department 139 N Dye St, Virden, IL 62690
0.80	Recreational Facilities / Public Parks	Virden Swimming Pool 401 W Prairie St, Virden, IL 62690
0.50	Pharmacy	Sav-Mor Pharmacy 105 E Jackson St, Virden, IL 62690
0.80	School	North Mac High School 231 W Fortune St, Virden, IL 62690
0.40	Restaurant	Jo's Place 217 E Jackson St, Virden, IL 62690
0.50	Hospital / Health Clinic	Chapa Vittal Physician 138 E Dean St, Virden, IL 62690
0.20	Religious Institution	United Pentecostal Church of Virden 402 E Jackson St, Virden, IL 62690
0.60	Library	Grand Prairie-West Library 142 W Jackson St, Virden, IL 62690
0.50	Post Office	United States Postal Service 211 N Springfield St, Virden, IL 62690
0.40	Banking Institution	Prairie State Bank & Trust 201 E Jackson St, Virden, IL 62690
1.70	Day Care Facility	Care-O-Sel Child Care 18718 State Rte 4, Virden, IL 62690

Provide a general description of the public services and community amenities in the vicinity of the Project Site. Limit response to 1,500 characters.

The project site is located near the downtown area of Virden, IL which is 20 miles southwest of Springfield, IL. Virden has all essential amenities desired by the site. The site is near banks, grocers, multiple parks, swimming pool, pharmacy, schools, health services, churches, and other retail and commercial outlets. Most of these amenities are within 1 mile of the project site.

Characters remaining: 1117

Incompatible Uses

Indicate if any of the following are located on or immediately adjacent to the Project Site:

No	Existing flood plain, wetlands, streams, ravines, drainage
No	Excessively steep slopes
No	High tension power lines
No	Sources of excessive lighting

Indicate if any of the following are located within 1/4 mile of the Project Site:

	Facility Name	Facility Address
No	Landfills, salvage yards, trash heap, dump pile, etc.	
No	Hazardous chemical or heavy manufacturing	
No	Railroad tracks	
No	Runway or runway clear zone or military airfield	
No	Treatment, storage, or disposal facility for hazardous, solid, or sewage waste	
No	Sources of noise that may exceed 70 decibels	
No	Prison or correctional facilities	
No	Sources of noxious odor	

If any incompatible uses are identified above, provide a general description of the incompatible use, its potential to impact the Project, and any efforts that will be undertaken to mitigate the impact. Limit response to 1,500 characters.

N/A

Characters remaining: 1497

Project Name:	DeVille Manor	SPAR Reviewer:	Jacob Rich	SPAR Recommendation:	Approve							
Project PPA Number:	12100	<i>Census Tracts Included In PMA</i> 17199021100, 17199020900, 17199021300, 17093890102, 17093890302, 17093890101, 17093890201, 17093890202										
Project City:	Oswego	Market Characteristics*	PMA	Rate	Growth	County	Rate	Growth	State	Rate	Growth	
Set-Aside/Cmty Area	Non Metro	Total Population 2000	56,273			54,544			12,419,293			
Project County:	Kendall	Total Population 2010	92,606		65%	105,602		94%	12,745,359		3%	
Construction Type:	NEW	Total Population 2019	108,488		17%	126,054		19%	12,854,526		1%	
Age Restriction:	Elderly	People aged 60+ 2000	8,903	16%		6,506	12%		1,962,911	16%		
Total Units:	42	People aged 60+ 2010	12,216	13%	37%	11,132	11%	71%	2,176,050	17%	11%	
Scattered Site:	Non Metro	People aged 60+ 2019	18,124	17%	48%	18,073	14%	62%	2,614,633	20%	20%	
Mrkt Rate/80% AMI Units:	10	People Unemployed 2000**	1,276	2%		855	2%		375,412	3%		
30% AMI Units:	11	People Unemployed 2010**	3,581	4%	181%	3,750	4%	339%	569,744	4%	52%	
PSH Units/PAIR Data:	0	People Unemployed 2019**	2,469	2%	-31%	3,045	2%	-19%	491,310	4%	-14%	
PBRA Units:	0	People in Laborforce 2000**	29,351	52%		29,697	54%		6,230,617	50%		
Type of PBRA:	NA	People in Laborforce 2010**	49,306	53%	68%	57,090	54%	92%	6,654,048	52%	7%	
Existing & Fully Occupied:	No	People in Laborforce 2019**	57,062	53%	16%	68,724	55%	20%	6,690,195	52%	1%	
PH Redevelopment:		Jobs by Job Location 2019 (LEHD)	34,930	32%		25,302	20%		5,413,250	42%		
Vets Population:		Jobs by Res Location 2019 (LEHD)	50,519	47%		61,940	49%		5,432,151	42%		
Existing IHDA Portfolio:	No	High School Graduates 2010**	35,061	38%		17,278	16%		2,324,361	18%		
Opp Area or Proximate:		High School Graduates 2019**	39,711	37%	13%	44,586	35%	158%	4,776,071	37%	105%	
QOLI Score:	8	College Graduates 2000**	8,865	16%		8,678	16%		2,078,049	17%		
ARI Score:	3	College Graduates 2010**	18,722	20%	111%	21,041	20%	142%	2,526,884	20%	22%	
R/ECAP 2019	0	College Graduates 2019**	24,740	23%	32%	28,658	23%	36%	2,898,584	23%	15%	
R/ECAP in PMA	0	People in Poverty 2000	3,639	6%		1,636	3%		1,291,958	10%		
Wage Abundance/Desert	N/A, Desert	People in Poverty 2010	6,071	7%	67%	4,130	4%	152%	1,572,048	12%	22%	
BA Food Access Verified	0	People in Poverty 2019	6,968	6%	15%	5,647	4%	37%	1,698,613	13%	8%	
RIA	0	Cost Burdened Owners 2019	6,361	22%		8,041	24%		788,994	25%		
QCT 2022	0	Cost Burdened Renters 2019	3,785	45%		3,067	46%		744,760	46%		
QCT in PMA 2022	1	Average Median Income 2000	\$52,533			\$64,625			\$46,590			
Age of Housing Stock 2019			Average Median Income 2010	\$65,118		\$79,897		24%	\$55,735		20%	
2000 & after	44.13%	Average Median Income 2019	\$71,443		10%	\$96,563		21%	\$61,229		10%	
1980-2000	24.34%	Total Vacant Units 2000	1,245	5%		721	4%		293,836	6%		
before 1980	31.53%	Total Vacant Units 2010	2,758	7%	122%	2,135	6%	196%	497,663	9%	69%	
ARUS 80% AMI	4575	54%	Total Vacant Units 2019	2,243	5%	-19%	1,308	3%	-39%	516,395	9%	4%
ARUS 70% AMI	3616	43%	Owner Occupied Units 2000	16,740	75%		15,810	84%	3,089,124	67%		
ARUS 60% AMI	2741	33%	Owner Occupied Units 2010	26,164	74%	56%	30,614	86%	3,300,691	69%	7%	
ARUS 50% AMI	1835	22%	Owner Occupied Units 2019	29,007	73%	11%	34,036	81%	3,185,142	60%	-4%	
ARUS 40% AMI	902	11%	Occupied Rental Units 2000	4,286	19%		2,988	16%	1,502,655	33%		
ARUS 30% AMI	549	7%	Occupied Rental Units 2010	6,336	18%	48%	5,073	14%	1,469,260	31%	-2%	
ARUS 20% AMI	319	4%	Occupied Rental Units 2019	8,429	21%	33%	6,685	16%	1,633,310	31%	11%	
Concentrations:	Number of Units	%s	Total Housing Units 2000	22,271	40%		18,798	34%	4,591,779	37%		
Active IHDA Units (All)	802	10%	Total Housing Units 2010	35,258	38%	58%	35,687	34%	4,769,951	37%	4%	
Affordable Housing Units (All)	940	11%	Total Housing Units 2019	39,679	37%	13%	42,029	33%	5,334,847	42%	12%	
CR Triggered:	if renter % is > set-aside avg and IHDA conc is > 15% then tr		Households with HCVs 2019	362	4%		287	4%	87,754	5%		
			Overall Housing Unit Change	18,406								

SPAR Reviewer Comments / Notes:

Market seems strong. Project appears to fit it perfectly as well. Total population growing very well, elderly growing in tandem. Strong economic indicators across the board. IHDA concentration right at the threshold, but the additional units will move it by less than 1%, so issue seems minor. Most importantly, demand should exist. Low rate of naturally affordable at all levels, which suggests a demand will exist for more affordability. Finally, site is in an opportunity area.

* All data collected from American Community Survey unless otherwise noted

** Rate calculations are based on available variables and certain traditional denominators were unavailable; Total Population was used as a denominator for these calculations

Site

For scattered Site projects complete the Site information for **each** Site separately using the additional Site pages below.

Site:	1	New Construction	Chief Municipal Official:	District	Elected Official
Set Aside:	Non Metro		Alderman:		Village President Troy Parlier
Address:	NE corner of Wiesbrook Drive and Fifth Street		State Senator:	42	Linda Holmes
City:	Oswego		State Representative:	84	Stephanie A. Kifowit
ZIP:	60543		US Representative:	11	Bill Foster
County:	Kendall		Census Tract Number:	8901.01	IHDA Opportunity Area:
PIN:	03-03-176-002		QCT?:	No	
Latitude:	41.716688	(Example: 41.889556)	Chicago Community Area:	N/A	
Longitude:	-88.313157	(Example: -87.623861)			

Public Services and Community Amenities

Indicate the distance, to the nearest hundredth mile, of each of the following from the project site:

Distance	Facility Name	Facility Address	
0.24	Full Service Grocery Store	Jewel-Osco	2540 Lincoln Hwy, Oswego, IL 60543
2.05	Fixed-Route Public Transportation	Rathbone Ave & Oliver Rd/River St	Rathbone Ave & Oliver Rd, Aurora, IL 60506
0.33	Retail Store	Blain's Farm & Fleet	400 US-30, Montgomery, IL 60538
0.05	Government Services	Oswego Fire Protection District Station 2	2200 Wiesbrook Dr, Oswego, IL 60543
0.23	Recreational Facilities / Public Parks	Oswegoland Lake	West of Fifth St @ Kensington Dr, Oswego, IL 60543
0.24	Pharmacy	Jewel-Osco Pharmacy	2530 US Hwy 30, Oswego, IL 60543
0.86	School	Long Beach Elementary	67 Long Beach Road, Montgomery, IL 60538
0.20	Restaurant	Arandas Tacos	2448 US-30, Oswego, IL 60543
0.90	Hospital / Health Clinic	Physicians Immediate Care	2322 US-34, Oswego, IL 60543
1.11	Religious Institution	Community Christian Church	131 Montgomery Rd, Montgomery, IL 60538
0.94	Library	Oswego Public Library	1111 Reading Dr, Montgomery, IL 60538
0.47	Post Office	United States Postal Service	1899 Village Center Pkwy, Montgomery, IL 60538
0.30	Banking Institution	BMO Harris Bank	220 Douglas Rd, Oswego, IL 60543
1.09	Day Care Facility	Seasons Ridge Home Daycare	1691 Windbury Ct, Montgomery, IL 60538

Public Services and Community Amenities: Provide a general description of the public services and community amenities in the vicinity of the Project Site.

DeVille Manor is located on the northern edge of Oswego. It is well within walking distance to all essential amenities. Public Transit - there are bus stops in Aurora, IL approximately 2 miles away from DeVille Manor. However, the Kendall Area Transit (KAT) services Oswego, and this property with it's curb-to-curb services.. IHDA Food Access tool indicates multiple grocery stores within proximity to DeVille Manor including the Jewel-Osco. Neighborhood Assets: Food Access - Jewel-Osco - 0.24 miles away; Health and Wellness - Jewel-Osco Pharmacy - 0.24 miles away; Education & Culture - Long Beach Elementary - 0.86 miles away; Retail - Blain's Farm & Fleet - 0.33 miles away; Services - BMO Harris Bank - 0.30 miles away.

Characters remaining: 773

Incompatible Uses

Indicate if any of the following are located on or immediately adjacent to the Project Site:

No	Existing Floodplain or Floodway, wetlands, streams, ravines, drainage
Minimal	Flood Factor Rating
No	Excessively steep slopes
No	High tension power lines
No	Sources of excessive lighting

Indicate if any of the following are located within 1/4 mile of the Project Site:

No	Landfills, salvage yards, trash heap, dump pile, etc.
No	Hazardous chemical or heavy manufacturing
No	Railroad tracks
No	Runway or runway clear zone or military airfield
No	Treatment, storage, or disposal facility for hazardous, solid, or sewage waste
No	Sources of noise that may exceed 70 decibels
No	Prison or correctional facilities
No	Sources of noxious odor

Facility Name:

Facility Address:

Flood Risk Details:

If the site is located in a Floodplain or Floodway, provide specifics regarding what additional costs, if any, are associated with these site characteristics, and provide the project timeline for obtaining a Conditional Letter of Map Amendment from the Federal Emergency Management Agency (FEMA). If the Flood Factor rating for the Site is "Severe" or "Extreme," provide a narrative discussing planned site- or building-level mitigation measures, including cost and timing impacts.

N/A

Characters remaining: 1497

Incompatible Uses Details:

If any incompatible uses are identified above, provide a general description of the incompatible use, its potential to impact the Project, and any efforts that will be undertaken to mitigate the impact.

N/A

Characters remaining: 1497

Project Name:	Trolley Circle	SPAR Reviewer:	L. Somers	SPAR Recommendation:	Conditional Approval							
Project PPA Number:	12099	Census Tracts Included In PMA 17163501602, 17163503301, 17163501700, 17163501800, 17163501900, 17163503332, 17163503334, 17163503324										
Project City:	Belleville	Market Characteristics*	PMA	Rate	Growth	County	Rate	Growth	State	Rate	Growth	
Set-Aside/Cmty Area	Other Metro	Total Population 2000	76,942			256,082			12,419,293			
Project County:	St. Clair	Total Population 2010	78,448		2%	266,727		4%	12,745,359		3%	
Construction Type:	New	Total Population 2019	76,214		-3%	262,338		-2%	12,854,526		1%	
Age Restriction:	Elderly 55+	People aged 60+ 2000	14,980	19%		42,866	17%		1,962,911	16%		
Total Units:	70	People aged 60+ 2010	14,965	19%	0%	45,329	17%	6%	2,176,050	17%	11%	
Scattered Site:	No	People aged 60+ 2019	18,349	24%	23%	57,874	22%	28%	2,614,633	20%	20%	
Mrkt Rate/80% AMI Units:	22 @ 80% AMI	People Unemployed 2000**	1,832	2%		8,020	3%		375,412	3%		
30% AMI Units:	22	People Unemployed 2010**	3,036	4%	66%	11,598	4%	45%	569,744	4%	52%	
PSH Units/PAIR Data:	0 units	People Unemployed 2019**	1,962	3%	-35%	8,750	3%	-25%	491,310	4%	-14%	
PBRA Units:	0	People in Laborforce 2000**	38,414	50%		123,339	48%		6,230,617	50%		
Type of PBRA:	NA	People in Laborforce 2010**	43,249	55%	13%	136,141	51%	10%	6,654,048	52%	7%	
Existing & Fully Occupied:	No	People in Laborforce 2019**	41,714	55%	-4%	133,297	51%	-2%	6,690,195	52%	1%	
PH Redevelopment:		Jobs by Job Location 2019 (LEHD)	26,614	35%		84,212	32%		5,413,250	42%		
Vets Population:		Jobs by Res Location 2019 (LEHD)	33,049	43%		105,126	40%		5,432,151	42%		
Existing IHDA Portfolio:	No	High School Graduates 2010**	34,200	44%		50,330	19%		2,324,361	18%		
Opp Area or Proximate:	Yes	High School Graduates 2019**	34,637	45%	1%	112,422	43%	123%	4,776,071	37%	105%	
QOLI Score:	6	College Graduates 2000**	11,652	15%		31,362	12%		2,078,049	17%		
ARI Score:	1	College Graduates 2010**	14,618	19%	25%	41,341	15%	32%	2,526,884	20%	22%	
R/ECAP 2019	0	College Graduates 2019**	15,996	21%	9%	49,954	19%	21%	2,898,584	23%	15%	
R/ECAP in PMA	0	People in Poverty 2000	6,809	9%		36,358	14%		1,291,958	10%		
Wage Abundance/Desert	N/A, Desert	People in Poverty 2010	7,530	10%	11%	40,617	15%	12%	1,572,048	12%	22%	
BA Food Access Verified	Access Verified	People in Poverty 2019	8,571	11%	14%	38,099	15%	-6%	1,698,613	13%	8%	
RIA	0	Cost Burdened Owners 2019	3,948	19%		13,103	19%		788,994	25%		
QCT 2022	0	Cost Burdened Renters 2019	5,489	49%		16,796	46%		744,760	46%		
QCT in PMA 2022	3	Average Median Income 2000	\$42,570			\$39,148			\$46,590			
Age of Housing Stock 2019		Average Median Income 2010	\$52,617		24%	\$48,562		24%	\$55,735		20%	
2000 & after	12.89%	Average Median Income 2019	\$56,551		7%	\$55,179		14%	\$61,229		10%	
1980-2000	24.81%	Total Vacant Units 2000	2,194	6%		7,636	7%		293,836	6%		
before 1980	62.31%	Total Vacant Units 2010	3,543	9%	61%	11,979	10%	57%	497,663	9%	69%	
ARUS 80% AMI	9198	83%	Total Vacant Units 2019	4,534	11%	28%	16,131	12%	35%	516,395	9%	4%
ARUS 70% AMI	8904	80%	Owner Occupied Units 2000	20,563	61%		64,860	67%		3,089,124	67%	
ARUS 60% AMI	6966	63%	Owner Occupied Units 2010	22,344	61%	9%	69,787	68%	8%	3,300,691	69%	7%
ARUS 50% AMI	4937	44%	Owner Occupied Units 2019	21,237	58%	-5%	67,869	56%	-3%	3,185,142	60%	-4%
ARUS 40% AMI	2420	22%	Occupied Rental Units 2000	11,173	33%		31,950	33%		1,502,655	33%	
ARUS 30% AMI	1086	10%	Occupied Rental Units 2010	10,683	29%	-4%	33,297	32%	4%	1,469,260	31%	-2%
ARUS 20% AMI	365	3%	Occupied Rental Units 2019	11,106	30%	4%	36,236	30%	9%	1,633,310	31%	11%
Concentrations:	Number of Units	%s	Total Housing Units 2000	33,930	44%		96,810	38%		4,591,779	37%	
Active IHDA Units (All)	471	4%	Total Housing Units 2010	36,570	47%	8%	103,084	39%	6%	4,769,951	37%	4%
Affordable Housing Units (All)	585	5%	Total Housing Units 2019	36,877	48%	1%	120,236	46%	17%	5,334,847	42%	12%
CR Triggered:			Households with HCVs 2019	1,052	9%		20	0%		87,754	5%	
			Overall Housing Unit Change	5,287								
SPAR Reviewer Comments / Notes:	Please note that the description area of the PPA form labels this as a non-elderly project, but the narrative area mentions that it is for elderly 55+. The reviewer used the elderly designation in this review. Within this market area the overall population has experienced a decline while the elderly segment 60+ has grown pretty significantly. IHDA market share is well below thresholds, as is rent restricted housing in general. This PMA shows quite a bit of natural affordability among its rental units, especially at or above 60% AMI. These upper levels are where the sponsor intends to target roughly 68% of the units. The need for these is not apparent. In addition, IHDA approved a 9% LIHTC project in Belleville that also targets an elderly population that closed in April 2020 (Lofts on the Square). According to recent data, this project is 99% constructed, but no leasing data is available. We will condition our approval upon the Site and Market Study that is submitted at application showing a need for the units at the 60% AMI and above levels, showing the 80% AMI rents to be a value in this market, and speaking specifically to the leasing experience of the Lofts on the Square project.											
* All data collected from American Community Survey unless otherwise noted			** Rate calculations are based on available variables and certain traditional denominators were unavailable; Total Population was used as a denominator for these calculations									

Site

For scattered Site projects complete the Site information for **each** Site separately using the additional Site pages below.

Site:	1	New Construction	District		Elected Official	
Set Aside:	Other Metro		Chief Municipal Official:		Mayor Patty Gregory	
Address:	1110 Comwest Parkway		Alderman:	8	Roger Wigginton & Nora Sullivan	
City:	Belleville		State Senator:	57	Christopher Belt	
ZIP:	62223		State Representative:	113	Jay C. Hoffman	
County:	St. Clair		US Representative:	12	Mike Bost	
PIN:	07-13.0-108-005					
Latitude:	38.541139	(Example: 41.889556)	Census Tract Number:	5032.02	IHDA Opportunity Area: Census Tract	
Longitude:	-90.053377	(Example: -87.623861)	QCT?:	No		
			Chicago Community Area:	N/A		

Public Services and Community Amenities

Indicate the distance, to the nearest hundredth mile, of each of the following from the project site:

Distance	Facility Name	Facility Address
0.99	Full Service Grocery Store	Schnucks Belleville W. 5720 N Belt W, Belleville, IL 62226
0.01	Fixed-Route Public Transportation	7245 Westfield Plaza EB 7245 Westfield Plaza Dr, Belleville, IL 62223
1.02	Retail Store	Dollar General 105 Eiler Rd, Belleville, IL 62223
0.12	Government Services	St. Clair County Housing Authority 1790 S 74th St, Belleville, IL 62223
0.79	Recreational Facilities / Public Parks	Stookey Township Park 100 Arlington Dr, Belleville, IL 62223
0.87	Pharmacy	Walgreens 5890 N Belt W, Belleville, IL 62226
0.48	School	Emge Junior High School 7401 Westchester Dr, Belleville, IL 62223
0.21	Restaurant	McDonald's 7301 Westfield Plaza Dr, Belleville, IL 62223
1.70	Hospital / Health Clinic	Memorial Hospital Belleville 4500 Memorial Dr, Belleville, IL 62226
0.41	Religious Institution	St. Matthew United Methodist Church 1200 Moreland Dr, Belleville, IL 62223
2.11	Library	Belleville City Library 3414 W Main St, Belleville, IL 62226
2.01	Post Office	United States Postal Service 5731 Mt Pleasant Ln, Belleville, IL 62223
0.99	Banking Institution	US Bank 5720 N Belt W, Belleville, IL 62226
0.91	Day Care Facility	Smart Start Learning Center 5805 N Belt W, Belleville, IL 62226

Public Services and Community Amenities: Provide a general description of the public services and community amenities in the vicinity of the Project Site.

Trolley Circle is located on the western edge of Belleville. It is well within proximity to all essential amenities. Public Transit - there is a bus stop located right on the northeast corner of the Trolley Circle site. The bus stop is accessible and can be accessed from the project via existing sidewalks and sidewalks to be constructed as part of the development. IHDA Food Access tool indicates 2 grocery stores within proximity to Trolley Circle including the Schnucks. Neighborhood Assets: Food Access - McDonald's - 0.21 miles away; Education & Culture - St. Matthew United Methodist Church - 0.41 miles away; Mobility - Accessible Bus Line (MetroBus Line 14) - Bus Stop on NE corner of property at 7245 Westfield Plaza - 0.01 miles away; Services - Westchester Coin Laundry (7404 Westchester Dr, Belleville, IL 62223) - 0.42 miles away.

Characters remaining: 655

Incompatible Uses

Indicate if any of the following are located on or immediately adjacent to the Project Site:

No	Existing Floodplain or Floodway, wetlands, streams, ravines, drainage
Minimal	Flood Factor Rating
No	Excessively steep slopes
No	High tension power lines
No	Sources of excessive lighting

Indicate if any of the following are located within 1/4 mile of the Project Site:

No	Landfills, salvage yards, trash heap, dump pile, etc.
No	Hazardous chemical or heavy manufacturing
No	Railroad tracks
No	Runway or runway clear zone or military airfield
No	Treatment, storage, or disposal facility for hazardous, solid, or sewage waste
No	Sources of noise that may exceed 70 decibels
No	Prison or correctional facilities
No	Sources of noxious odor

Facility Name:

Facility Address:

Flood Risk Details:

If the site is located in a Floodplain or Floodway, provide specifics regarding what additional costs, if any, are associated with these site characteristics, and provide the project timeline for obtaining a Conditional Letter of Map Amendment from the Federal Emergency Management Agency (FEMA). If the Flood Factor rating for the Site is "Severe" or "Extreme," provide a narrative discussing planned site- or building-level mitigation measures, including cost and timing impacts.

N/A

Characters remaining: 1497

Incompatible Uses Details:

If any incompatible uses are identified above, provide a general description of the incompatible use, its potential to impact the Project, and any efforts that will be undertaken to mitigate the impact.

N/A

Characters remaining: 1497

Project Name:	Island Terrace 9pct	SPAR Reviewer:	HM	SPAR Recommendation:	Approve with Conditions					
		Census Tracts Included In PMA			17031843900, 17031834400, 17031420100, 17031430300, 17031430200, 17031430101, 17031430102					
Market Characteristics*		PMA	Rate	Growth	County	Rate	Growth	State	Rate	Growth
Project PPA Number:	11974	Total Population 2000	25,090		5,376,741			12,419,293		
Project City:	Chicago	Total Population 2010	22,141	-12%	5,172,848		-4%	12,745,359		3%
Project Neighborhood:	Woodlawn	Total Population 2018	22,881	3%	5,223,719		1%	12,821,497		1%
Project County:	COOK	People aged 60+ 2000	4,043	16%	827,416	15%		1,962,911	16%	
Construction Type:	ACQ, REHAB	People aged 60+ 2010	3,701	17%	848,172	16%	3%	2,176,050	17%	11%
Age Restriction:	NON-ELDERLY	People aged 60+ 2018	5,101	22%	1,026,327	20%	21%	2,675,686	21%	23%
Total Units:	178	People Unemployed 2000**	1,619	15%	197,487	8%		375,412	6%	
Scattered Site:	Single Site	People Unemployed 2010**	1,458	13%	267,681	10%	36%	569,744	9%	52%
Market Rate Units:	0 (62 @ 80% AMI)	People Unemployed 2018**	1,604	15%	214,832	8%	-20%	437,139	7%	-23%
30% AMI Units:	36	People in Laborforce 2000**	10,943	44%	2,620,175	49%		6,230,617	50%	
PSH Units:	0	People in Laborforce 2010**	10,811	49%	2,708,191	52%	3%	6,654,048	52%	7%
PBRA Units:	106	People in Laborforce 2018**	10,496	46%	2,765,106	53%	2%	6,679,997	52%	0%
Type of PBRA:	HAP	Jobs by Job Location 2015 (LEHD)	1,849	8%	2,403,553	46%		5,413,250	42%	
Existing & Fully Occupied:	178	Jobs by Res Location 2015 (LEHD)	7,465	33%	2,169,393	42%		5,432,151	42%	
PH Redevelopment:	No	High School Graduates 2010**	8,448	38%	848,384	16%		2,324,361	18%	
Vets Population:	N/A	High School Graduates 2018**	9,627	42%	1,747,629	33%	106%	4,776,071	37%	105%
Existing IHDA Portfolio:	No	College Graduates 2000**	3,040	12%	968,642	18%		2,078,049	17%	
Opportunity Area:	No	College Graduates 2010**	3,959	18%	1,131,925	22%	17%	2,526,884	20%	22%
Proximate OA:	N/A	College Graduates 2018**	4,400	19%	1,361,974	26%	20%	2,957,791	23%	17%
ARI Score:	0	People in Poverty 2000	7,085	28%	713,040	13%		1,291,958	10%	
R/ECAP 2017	0	People in Poverty 2010	6,554	30%	778,340	15%	9%	1,572,048	12%	22%
R/ECAP in PMA	2	People in Poverty 2018	7,627	33%	778,020	15%	0%	1,635,603	13%	4%
Wage Abundance/Desert	N/A, N/A	Cost Burdened Owners 2018	744	34%	338,197	30%		763,360	24%	
Food Desert 2015	1	Cost Burdened Renters 2018	4,962	55%	399,168	47%		743,059	45%	
Opportunity Zone 2016	0	Average Median Income 2000	\$24,539		\$45,922			\$46,590		
QCT 2020	1	Average Median Income 2010	\$26,997	10%	\$53,942	17%		\$55,735	20%	
QCT in PMA 2020	7	Average Median Income 2018	\$28,156	4%	\$62,088	15%		\$63,575	14%	
Age of Housing Stock 2018		Total Vacant Units 2000	1,521	12%	121,940	6%		293,836	6%	
2000 & after	6.08%	Total Vacant Units 2010	2,835	21%	236,952	11%	94%	497,663	9%	69%
1980-2000	9.71%	Total Vacant Units 2018	1,997	13%	225,324	9%	-5%	517,230	9%	4%
before 1980	84.21%	Owner Occupied Units 2000	1,856	17%	1,142,743	58%		3,089,124	67%	
ARUS 80% AMI	7683	Owner Occupied Units 2010	2,519	23%	1,169,991	60%	2%	3,300,691	69%	7%
ARUS 70% AMI	6864	Owner Occupied Units 2018	2,162	16%	1,116,759	51%	-5%	3,189,035	60%	-3%
ARUS 60% AMI	6074	Occupied Rental Units 2000	9,224	83%	831,438	42%		1,502,655	33%	
ARUS 50% AMI	4842	Occupied Rental Units 2010	8,224	77%	766,490	40%	-8%	1,469,260	31%	-2%
ARUS 40% AMI	2540	Occupied Rental Units 2018	9,030	68%	846,311	39%	10%	1,641,003	31%	12%
ARUS 30% AMI	1451	Total Housing Units 2000	11,080	44%	1,974,181	37%		4,591,779	37%	
ARUS 20% AMI	883	Total Housing Units 2010	10,743	49%	1,936,481	37%	-2%	4,769,951	37%	4%
Concentrations:	Number of Units	%s								
Active IHDA Units (All)	1462	Total Housing Units 2018	13,189	58%	2,188,394	42%	13%	5,347,268	42%	12%
Affordable Housing Units (All)	3027	Households with HCVs 2017	1,595	18%	58,878	7%		87,754	5%	
		Overall Housing Unit Change	2,585							

SPAR Reviewer Comments / Notes:

The market is stable despite increases in unemployment and people in poverty. Population has slightly increased, college graduates increased by 11%, income increased by 4%, vacancies shrank by 30%, and occupied rental units increased by 10%. The area is naturally affordable but the market rate units in the existing development are now going to be rent restricted. There is a large share of IHDA units in the area as well as total affordable units. The project is located in a QCT and an area of low food access and will require a CR plan that meets thresholds as well as a food access plan. Approve with conditions.

* All data collected from American Community Survey unless otherwise noted

** Rate calculations are based on available variables and certain traditional denominators were unavailable; Total Population was used as a denominator for these calculations

Site

For scattered Site projects complete the Site information for **each** Site separately using the additional Site pages below.

Site:	1	Rehabilitation	Chief Municipal Official:		Mayor Lori Lightfoot
Set Aside:	City of Chicago		Alderman:	5	Leslie A. Hairston
Address:	6430 S Stony Island Ave		State Senator:	13	Robert Peters
City:	Chicago		State Representative:	26	Kambium Buckner
ZIP:	60637		US Representative:	1	Bobby L. Rush
County:	Cook		Census Tract Number:	8439	IHDA Opportunity Area:
PIN:	20-23-217-012-0000		QCT?:	Yes	
Latitude:	41.55005	(Example: 41.889556)	Chicago Community Area:	42. Woodlawn	
Longitude:	-87.57809	(Example: -87.623861)			

Public Services and Community Amenities

Indicate the distance, to the nearest hundredth mile, of each of the following from the project site:

Distance	Facility Name	Facility Address
1.50	Full Service Grocery Store	Jewel Osco
0.30	Fixed-Route Public Transportation	63rd Street Metra
1.50	Retail Store	Villa
1.10	Government Services	IL Human Services Department
0.20	Recreational Facilities / Public Parks	S. Side YMCA
1.60	Pharmacy	Walgreen's Pharmacy 24 hrs
0.20	School	Hyde Park Academy High School
0.20	Restaurant	McDonalds
1.10	Hospital / Health Clinic	La Rabida Childrens Hospital
0.40	Religious Institution	Apostolic Church of God
1.30	Library	Bessie Coleman Branch Library
1.60	Post Office	US Post Office
0.40	Banking Institution	Chase Bank
0.40	Day Care Facility	A Child's Place Academy
		6014 S. Cottage Grove Ave
		63rd & Dorchester Ave
		2101 E 71st Street
		915 E. 63rd Street
		6330 S Stony Island Ave
		7109 S Jeffery Blvd
		6220 S Stony Island Ave
		6560 S Stony Island Ave
		6501 S Promontory Ave
		6320 S Dorchester
		731 E 63rd St
		700 E 61st
		6650 S. Stony Island Ave
		1508 E 63rd St

Provide a general description of the public services and community amenities in the vicinity of the Project Site. Limit response to 1,500 characters.

Island Terrace Apartments is located in the Woodlawn neighborhood of Chicago, Illinois, approximately 7 miles south of downtown and less than a mile west of the Lake Michigan shoreline. The neighborhood gives residents excellent access to public transportation, with I-94, I-90, the Green and Red "L" lines, and several Metra train stations conveniently nearby. Located on South Stony Island Avenue, the property is within one mile of The University of Chicago, the Museum of Science and Industry, and directly across the street from Jackson Park, a 500-acre park that will feature a Tiger Woods designed golf course and the Barack Obama Presidential Center. The area immediately surrounding the property is comprised of single-family homes, Mount Carmel High School (an all boys catholic high school) and other multifamily developments.

Characters remaining: 664

Incompatible Uses

Indicate if any of the following are located on or immediately adjacent to the Project Site:

No	Existing flood plain, wetlands, streams, ravines, drainage
No	Excessively steep slopes
No	High tension power lines
No	Sources of excessive lighting

Indicate if any of the following are located within 1/4 mile of the Project Site:

	Facility Name	Facility Address
No	Landfills, salvage yards, trash heap, dump pile, etc.	
No	Hazardous chemical or heavy manufacturing	
Yes	Railroad tracks	
No	Runway or runway clear zone or military airfield	
No	Treatment, storage, or disposal facility for hazardous, solid, or sewage waste	
No	Sources of noise that may exceed 70 decibels	
No	Prison or correctional facilities	
No	Sources of noxious odor	

If any incompatible uses are identified above, provide a general description of the incompatible use, its potential to impact the Project, and any efforts that will be undertaken to mitigate the impact. Limit response to 1,500 characters.

Characters remaining: 1500

Project Name:		Longwood Garden Apartments		SPAR Reviewer:	HM		SPAR Recommendation:			Approve with Conditions																	
Project PPA Number:				11530				Census Tracts Included In PMA																			
Project City:				Rockford				17201001100, 17201000800, 17201001300, 17201001200, 17201001000																			
Project Neighborhood:								Market Characteristics*																			
Project County:				WINNEBAGO				PMA		Rate		Growth		County		Rate		Growth		State		Rate		Growth			
Construction Type:				ACQ, REHAB				Total Population 2000		13,652				278,418				12,419,293									
Age Restriction:				ELDERLY				Total Population 2010		10,179		-25%		293,972		6%		12,745,359				3%					
Total Units:				64				Total Population 2017		11,020		8%		287,512		-2%		12,854,526				1%					
Scattered Site:				Single Site				People aged 60+ 2000		1,633		12%		46,223		17%		1,962,911		16%							
Market Rate Units:				0				People aged 60+ 2010		1,035		10%		-37%		55,128		19%		19%		2,176,050		17%		11%	
30% AMI Units:				20				People aged 60+ 2017		1,721		16%		66%		65,218		23%		18%		2,614,633		20%		20%	
PSH Units:				0				People Unemployed 2000**		714		5%				8,361		3%				375,412		3%			
PBRA Units:				20				People Unemployed 2010**		942		9%		32%		14,987		5%		79%		569,744		4%		52%	
Type of PBRA:				PBV				People Unemployed 2017**		927		8%		-2%		14,724		5%		-2%		491,310		4%		-14%	
Existing & Fully Occupied:				65/40				People in Laborforce 2000**		6,293		46%				143,398		52%				6,230,617		50%			
PH Redevelopment:				No				People in Laborforce 2010**		5,087		50%		-19%		148,686		51%		4%		6,654,048		52%		7%	
Vets Population:				No				People in Laborforce 2017**		5,076		46%		0%		146,963		51%		-1%		6,690,195		52%		1%	
Existing IHDA Portfolio:				Yes				Jobs by Job Location 2017 (LEHD)		12,465		113%				116,013		40%				5,413,250		42%			
Opportunity Area:				No				Jobs by Res Location 2017 (LEHD)		3,688		33%				122,178		42%				5,432,151		42%			
Proximate OA:				No				High School Graduates 2010**		4,121		40%				65,600		22%				2,324,361		18%			
ARI Score:				1				High School Graduates 2017**		4,358		40%		6%		126,634		44%		93%		4,776,071		37%		105%	
R/ECAP 2017				0				College Graduates 2000**		644		5%				35,226		13%				2,078,049		17%			
R/ECAP in PMA				3				College Graduates 2010**		541		5%		-16%		41,135		14%		17%		2,526,884		20%		22%	
Wage Abundance/Desert				N/A, N/A				College Graduates 2017**		570		5%		5%		43,697		15%		6%		2,898,584		23%		15%	
Food Access 2015				0				People in Poverty 2000		3,574		26%				26,260		9%				1,291,958		10%			
Opportunity Zone 2016				0				People in Poverty 2010		4,449		44%		24%		45,855		16%		75%		1,572,048		12%		22%	
QCT 2020				1				People in Poverty 2017		4,625		42%		4%		43,159		15%		-6%		1,698,613		13%		8%	
QCT in PMA 2020				5				Cost Burdened Owners 2017		379		29%				16,088		21%				788,994		25%			
Age of Housing Stock 2017								Cost Burdened Renters 2017		1,598		46%				17,442		45%				744,760		46%			
2000 & after				1.56%				Average Median Income 2000		\$21,969						\$43,886						\$46,590					
1980-2000				5.26%				Average Median Income 2010		\$21,993				0%		\$47,198				8%		\$55,735				20%	
before 1980				93.19%				Average Median Income 2017		\$22,809				4%		\$51,110				8%		\$61,229				10%	
ARUS 80% AMI				3004		87%		Total Vacant Units 2000		991		15%				6,424		6%				293,836		6%			
ARUS 70% AMI				2847		82%		Total Vacant Units 2010		2,047		31%		107%		12,835		10%		100%		497,663		9%		69%	
ARUS 60% AMI				2457		71%		Total Vacant Units 2017		1,359		18%		-34%		11,309		8%		-12%		516,395		9%		4%	
ARUS 50% AMI				1921		55%		Owner Occupied Units 2000		1,686		29%				75,667		70%				3,089,124		67%			
ARUS 40% AMI				1226		35%		Owner Occupied Units 2010		1,222		27%		-28%		78,845		70%		4%		3,300,691		69%		7%	
ARUS 30% AMI				684		20%		Owner Occupied Units 2017		1,285		21%		5%		75,723		60%		-4%		3,185,142		60%		-4%	
ARUS 20% AMI				496		14%		Occupied Rental Units 2000		4,116		71%				32,313		30%				1,502,655		33%			
Concentrations:				Number of Units		%s		Occupied Rental Units 2010		3,294		73%		-20%		33,621		30%		4%		1,469,260		31%		-2%	
Active IHDA Units (All)				560		16%		Occupied Rental Units 2017		3,463		57%		5%		38,768		31%		15%		1,633,310		31%		11%	
Affordable Housing Units (All)				1250		36%		Total Housing Units 2000		5,802		42%				107,980		39%				4,591,779		37%			
								Total Housing Units 2010		4,516		44%		-22%		112,466		38%		4%		4,769,951		37%		4%	
								Total Housing Units 2017		6,107		55%		35%		125,800		44%		12%		5,334,847		42%		12%	
								Households with HCVs 2017		190		5%				1,825		5%				87,754		5%			
								Overall Housing Unit Change		673																	

SPAR Reviewer Comments / Notes: Overall the market seems stable. There is a small increase in total population (8%). Since this is an elderly development, it's a good sign that there is growth in population aged 60+ (66%). This is an existing, partially occupied IHDA development. The area is naturally affordable with 71% of the population able to afford rent at 60% AMI. The IHDA share is high but since this is an existing IHDA development it won't add to the share. The site is located in a QCT and will require a community revitalization plan that meets thresholds at the time of full application. Approve with conditions.

* All data collected from American Community Survey unless otherwise noted

** Rate calculations are based on available variables and certain traditional denominators were unavailable; Total Population was used as a denominator for these calculations

Site

For scattered Site projects complete the Site information for **each** Site separately using the additional Site pages below.

Primary Site:		Construction Type	District	Elected Official
Set Aside:	Other Metro	Rehabilitation	Chief Municipal Official:	Thomas McNamara
Address:	1055 E State St		Alderman:	11
City:	Rockford		State Senator:	34
ZIP:	61104		State Representative:	67
County:	Winnebago		US Representative:	16
PIN:	1126227009		Census Tract Number:	17201001100
Latitude:	42.266548 (Example: 41.889556)		QCT?:	Yes
Longitude:	-89.079842 (Example: -87.623861)		Chicago Community Area:	N/A
			IHDA Opportunity Area:	Proximate

Public Services and Community Amenities

Indicate the distance, in decimal miles (ie. 1.25), of each of the following from the project site:

	Facility Name	Facility Address
1	Full Service Grocery Store	Three Twenty Store
0.01	Fixed-Route Public Transportation	Rockford Mass Transit District Stop
0.2	Retail Store	Dollar General
0.4	Government Services	Rockford Social Security Office
0.5	Recreational Facilities / Public Parks	Haight Park
0.01	Pharmacy	Walgreens
0.8	School	Abraham Lincoln Middle School
0.1	Restaurant	Wendy's
0.4	Hospital / Health Clinic	SwedishAmerican Hospital
0.1	Religious Institution	Hope Fellowship Church
0.9	Library	Rockford Public Library
0.1	Post Office	United States Postal Service
0.01	Banking Institution	US Bank
0.5	Day Care Facility	Trinity Day Care
		320 N Court Street, Rockford IL 61103
		Longwood and E State Street, Rockford IL 61104
		1015 Charles Street, Rockford IL 61104
		502 E Jefferson Street, Rockford IL 61104
		498 E Jefferson, Rockford, IL 61104
		1201 E State Street, Rockford IL 61104
		1500 Charles Street, Rockford IL 61104
		1110 E State Street, Rockford IL 61104
		1401 E State Street, Rockford IL 61104
		1135 E State Street, Rockford IL 61104
		214 N Church Street, Rockford IL 61104
		111 N 6th Street, Rockford IL 61104
		1107 E State Street, Rockford IL 61104
		215 N 1st Street, Rockford IL 61104

Provide a general description of the public services and community amenities in the vicinity of the Project Site. Limit response to 1,500 characters.

Rockford is the 3rd largest city in the state of Illinois and as such offers a variety of amenities and services to the project. The development is in the Downtown district of Rockford and as such has ample access to dining options, public transportation, parks, event centers, health care and other amenities one would expect from one of the largest cities in the state. Within a very tight radius are several fast food restaurants, a few sit down restaurants, a US Bank branch, a pharmacy, the hospital and a plethora of bus stops that access the entire city.

Characters remaining: 937

Incompatible Uses

Indicate if any of the following are located on or immediately adjacent to the Project Site:

- Existing flood plain, wetlands, streams, ravines, drainage
- Excessively steep slopes
- High tension power lines
- Sources of excessive lighting

Indicate if any of the following are located within 1/4 mile of the Project Site:

- Landfills, salvage yards, trash heap, dump pile, etc.
- Hazardous chemical or heavy manufacturing
- Railroad tracks
- Runway or runway clear zone or military airfield
- Treatment, storage, or disposal facility for hazardous, solid, or sewage waste
- Sources of noise that may exceed 70 decibels
- Prison or correctional facilities
- Sources of noxious odor

Facility Name

Facility Address

If any incompatible uses are identified above, provide a general description of the incompatible use, its potential to impact the Project, and any efforts that will be undertaken to mitigate the impact. Limit response to 1,500 characters.

Characters remaining: 1500

Project Name:		Zion Woods		SPAR Reviewer:					SPAR Recommendation:						
				Census Tracts Included In PMA								17097864901, 17097864700, 17097865802, 17097864904, 17097864903, 17097865801, 17097864801			
Market Characteristics*		PMA	Rate	Growth	County	Rate	Growth	State	Rate	Growth					
Project PPA Number:	11196	Total Population 2000	26,495		644,356			12,419,293							
Project City:	Deerfield	Total Population 2010	26,365	0%	697,179		8%	12,745,359		3%					
Project Neighborhood:		Total Population 2017	26,289	0%	704,476		1%	12,854,526		1%					
Project County:	Lake	People aged 60+ 2000	4,616	17%	74,716	12%		1,962,911	16%						
Construction Type:	Non-Elderly	People aged 60+ 2010	5,351	20%	99,890	14%	34%	2,176,050	17%	11%					
Age Restriction:	New Construction	People aged 60+ 2017	6,322	24%	131,932	19%	32%	2,614,633	20%	20%					
Total Units:	25	People Unemployed 2000**	332	1%	13,957	2%		375,412	3%						
Scattered Site:		People Unemployed 2010**	608	2%	28,207	4%	102%	569,744	4%	52%					
Market Rate Units:	1 mgmt	People Unemployed 2017**	515	2%	23,235	3%	-18%	491,310	4%	-14%					
30% AMI Units:	13	People in Laborforce 2000**	13,597	51%	337,181	52%		6,230,617	50%						
PSH Units:	13	People in Laborforce 2010**	13,370	51%	376,488	54%	12%	6,654,048	52%	7%					
PBRA Units:	4	People in Laborforce 2017**	13,359	51%	381,310	54%	1%	6,690,195	52%	1%					
Type of PBRA:	RHI	Jobs by Job Location 2017 (LEHD)	16,863	64%	304,401	43%		5,413,250	42%						
Existing & Fully Occupied:		Jobs by Res Location 2017 (LEHD)	10,399	40%	302,491	43%		5,432,151	42%						
PH Redevelopment:		High School Graduates 2010**	4,649	18%	93,697	13%		2,324,361	18%						
Vets Population:		High School Graduates 2017**	3,914	15%	209,743	30%	124%	4,776,071	37%	105%					
Existing IHDA Portfolio:		College Graduates 2000**	11,557	44%	153,726	24%		2,078,049	17%						
Opportunity Area:		College Graduates 2010**	12,281	47%	181,834	26%	18%	2,526,884	20%	22%					
Proximate OA:		College Graduates 2017**	13,177	50%	201,653	29%	11%	2,898,584	23%	15%					
ARI Score:		People in Poverty 2000	498	2%	35,714	6%		1,291,958	10%						
R/ECAP 2017	0	People in Poverty 2010	556	2%	47,543	7%	33%	1,572,048	12%	22%					
R/ECAP in PMA	0	People in Poverty 2017	671	3%	58,251	8%	23%	1,698,613	13%	8%					
Wage Abundance/Desert	N/A, N/A	Cost Burdened Owners 2017	2,390	29%	48,468	27%		788,994	25%						
Food Access 2015	0	Cost Burdened Renters 2017	489	47%	30,060	46%		744,760	46%						
Opportunity Zone 2016	0	Average Median Income 2000	\$110,905		\$66,973			\$46,590							
QCT 2020	0	Average Median Income 2010	\$127,273	15%	\$78,948	18%		\$55,735	20%						
QCT in PMA 2020	0	Average Median Income 2017	\$145,078	14%	\$82,613	5%		\$61,229	10%						
Age of Housing Stock 2017		Total Vacant Units 2000	190	2%	9,622	4%		293,836	6%						
2000 & after	9.31%	Total Vacant Units 2010	429	4%	18,725	7%	95%	497,663	9%	69%					
1980-2000	23.36%	Total Vacant Units 2017	680	6%	18,030	6%	-4%	516,395	9%	4%					
before 1980	67.32%	Owner Occupied Units 2000	8,489	92%	168,293	78%		3,089,124	67%						
ARUS 80% AMI	298	Owner Occupied Units 2010	8,405	91%	187,452	78%	11%	3,300,691	69%	7%					
ARUS 70% AMI	223	Owner Occupied Units 2017	8,323	83%	179,525	68%	-4%	3,185,142	60%	-4%					
ARUS 60% AMI	151	Occupied Rental Units 2000	740	8%	48,004	22%		1,502,655	33%						
ARUS 50% AMI	126	Occupied Rental Units 2010	824	9%	51,794	22%	8%	1,469,260	31%	-2%					
ARUS 40% AMI	85	Occupied Rental Units 2017	1,047	10%	64,998	25%	25%	1,633,310	31%	11%					
ARUS 30% AMI	74	Total Housing Units 2000	9,229	35%	216,297	34%		4,591,779	37%						
ARUS 20% AMI	53	Total Housing Units 2010	9,229	35%	239,246	34%	11%	4,769,951	37%	4%					
Concentrations:	Number of Units	%s													
Active IHDA Units (All)	0	Total Housing Units 2017	10,050	38%	262,553	37%	10%	5,334,847	42%	12%					
Affordable Housing Units (All)	0	Households with HCVs 2017	0	0%	3,720	6%		87,754	5%						
		Overall Housing Unit Change	1,311												

SPAR Reviewer Comments / Notes:

* All data collected from American Community Survey unless otherwise noted

** Rate calculations are based on available variables and certain traditional denominators were unavailable; Total Population was used as a denominator for these calculations

Site

For scattered Site projects complete the Site information for **each** Site separately using the additional Site pages below.

<i>Construction Type</i>		<i>District</i>	<i>Elected Official</i>
Primary Site:	New Construction	Chief Municipal Official:	Harriet Rosenthal
Set Aside:	Chicago Metro	Alderman:	
Address:	10 Deerfield Rd	State Senator:	29 Julie A Morrison
City:	Deerfield	State Representative:	58 Scott Drury
ZIP:	60015	US Representative:	10 Bob Dold
County:	Lake	Census Tract Number:	8649.01 IHDA Opportunity Area: Census Tract
PIN:	16-28-400-036	QCT?:	
Latitude:	42.16902 (Example: 41.889556)	Chicago Community Area:	
Longitude:	-87.830153 (Example: -87.623861)		

Public Services and Community Amenities

Indicate the distance, in decimal miles (ie. 1.25), of each of the following from the project site:

		<i>Facility Name</i>	<i>Facility Address</i>
0.9	Full Service Grocery Store	Whole Foods Market	760 Waukegan Rd, Deerfield, IL 60015
0.1	Fixed-Route Public Transportation	#471 PACE bus	Deerfield Road
0.49	Retail Store	Pet Supplies Plus	1634 Deerfield Road, Highland Park, IL 60035
0.56	Government Services	West Deerfield Township Supervisor	601 Deerfield Road, Deerfield, IL 60015
0.15	Recreational Facilities / Public Parks	Deerspring Park	200 Deerfield Road, Deerfield, IL 60015
0.87	Pharmacy	Walgreens	780 Waukegan Rd, Deerfield, IL 60015
0.47	School	Sherwood Elementary School	1900 Stratford Rd, Highland Park, IL 60035
0.27	Restaurant	New China	1855 Deerfield Rd, Highland Park, IL 60035
0.9	Hospital / Health Clinic	Midwest Center for Women's Healthcare	720 Osterman Avenue, Deerfield, IL 60015
0.1	Religious Institution	Zion Evangelical Lutheran Church	10 Deerfield Rd, Deerfield, IL 60015
0.9	Library	Deerfield Public Library	920 Waukegan Rd, Deerfield, IL 60015
0.9	Post Office	Deerfield Post Office	707 Osterman Avenue, Deerfield, IL 60015
0.7	Banking Institution	Chase Bank	770 Waukegan Rd, Deerfield, IL 60015
0.36	Day Care Facility	Safari Childcare	776 Red Oak Lane, Highland Park, 60035

Provide a general description of the public services and community amenities in the vicinity of the Project Site. Limit response to 1,500 characters.

The site is directly off Deerfield Road, a major arterial street in the North Shore with PACE bus #471 connecting residents to Highland Park and the Metra UP-North line, Deerfield and the Metra MD-North line, as well as Northbrook Court, a very large upscale shopping mall with over 300 stores. The Deerfield corridor is dominated by commercial retail, including small businesses, educational facilities and financial institutions. Additionally, the site is less than a mile from Skokie Highway which provides access to the Eden's Expressway and downtown Chicago. Amenities that are closest to the site include Deerspring Park, which has a pool and splash park run by the Park District, as well as the downtown Deerfield shopping district which includes a Whole Foods and numerous retail clothing stores, restaurants, and shops. The closest supermarket is within one mile of the site to the east on Deerfield Road. The nearest public school is less than half a mile away and the Village Hall, police department, post office, and other government services are located on Waukegan Road less than a mile west of the site.

Characters remaining: 379

Incompatible Uses

Indicate if any of the following are located on or immediately adjacent to the Project Site:

<input type="checkbox"/>	Yes	Existing flood plain, wetlands, streams, ravines, drainage
<input type="checkbox"/>		Excessively steep slopes
<input type="checkbox"/>		High tension power lines
<input type="checkbox"/>		Sources of excessive lighting

Indicate if any of the following are located within 1/4 mile of the Project Site:

	<i>Facility Name</i>	<i>Facility Address</i>
<input type="checkbox"/>	Landfills, salvage yards, trash heap, dump pile, etc.	
<input type="checkbox"/>	Hazardous chemical or heavy manufacturing	
<input type="checkbox"/>	Railroad tracks	
<input type="checkbox"/>	Runway or runway clear zone or military airfield	
<input type="checkbox"/>	Treatment, storage, or disposal facility for hazardous, solid, or sewage waste	
<input type="checkbox"/>	Sources of noise that may exceed 70 decibels	
<input type="checkbox"/>	Prison or correctional facilities	
<input type="checkbox"/>	Sources of noxious odor	

If any incompatible uses are identified above, provide a general description of the incompatible use, its potential to impact the Project, and any efforts that will be undertaken to mitigate the impact. Limit response to 1,500 characters.

The eastern boundary of the site is the West Fork of the North Branch of the Chicago River so we are determining what portions of the site, if any, are in the 100- or 500-year floodplain. We will work diligently with IHDA and the Village of Deerfield to site the buildings in such a way that the 100-year floodplain is not impacted. Since the site is so large, there is considerable room for enhanced storm water management and containment. Additionally, the proximity of the river will provide an amenity for residents living in the development or members of the community who want to enjoy the proposed conservation area.

Characters remaining: 875

Project Name:	Timber Trails Apartments	SPAR Reviewer:	Jacob Rich	SPAR Recommendation:	Conditional Approval						
Project PPA Number:	12118	Census Tracts Included In PMA 55900, 17165955800, 17165956000, 17165956200, 17165956100, 17165955700, 17165955600, 17165955100, 17165									
Project City:	Harrisburg	Market Characteristics*	PMA	Rate	Growth	County	Rate	Growth	State	Rate	Growth
Set-Aside/Cmty Area	Non Metro	Total Population 2000	26,733			26,733			12,419,293		
Project County:	Saline	Total Population 2010	25,171		-6%	25,171		-6%	12,745,359		3%
Construction Type:	NEW	Total Population 2019	23,994		-5%	23,994		-5%	12,854,526		1%
Age Restriction:	Non-Elderly	People aged 60+ 2000	6,404	24%		6,419	24%		1,962,911	16%	
Total Units:	50	People aged 60+ 2010	6,340	25%	-1%	6,340	25%	-1%	2,176,050	17%	11%
Scattered Site:	No	People aged 60+ 2019	6,578	27%	4%	6,578	27%	4%	2,614,633	20%	20%
Mrkt Rate/80% AMI Units:	0	People Unemployed 2000**	901	3%		901	3%		375,412	3%	
30% AMI Units:	13	People Unemployed 2010**	955	4%	6%	955	4%	6%	569,744	4%	52%
PSH Units/PAIR Data:	No	People Unemployed 2019**	816	3%	-15%	816	3%	-15%	491,310	4%	-14%
PBRA Units:	0	People in Laborforce 2000**	11,551	43%		11,560	43%		6,230,617	50%	
Type of PBRA:	NA	People in Laborforce 2010**	11,025	44%	-5%	11,025	44%	-5%	6,654,048	52%	7%
Existing & Fully Occupied:	No	People in Laborforce 2019**	10,718	45%	-3%	10,718	45%	-3%	6,690,195	52%	1%
PH Redevelopment:		Jobs by Job Location 2019 (LEHD)	8,116	34%		8,116	34%		5,413,250	42%	
Vets Population:		Jobs by Res Location 2019 (LEHD)	9,514	40%		9,514	40%		5,432,151	42%	
Existing IHDA Portfolio:	No	High School Graduates 2010**	11,704	46%		5,180	21%		2,324,361	18%	
Opp Area or Proximate:		High School Graduates 2019**	11,547	48%	-1%	11,547	48%	123%	4,776,071	37%	105%
QOLI Score:	3	College Graduates 2000**	2,190	8%		2,190	8%		2,078,049	17%	
ARI Score:	0	College Graduates 2010**	2,477	10%	13%	2,477	10%	13%	2,526,884	20%	22%
R/ECAP 2019	0	College Graduates 2019**	3,288	14%	33%	3,288	14%	33%	2,898,584	23%	15%
R/ECAP in PMA	0	People in Poverty 2000	3,621	14%		3,621	14%		1,291,958	10%	
Wage Abundance/Desert	N/A, Desert	People in Poverty 2010	4,481	18%	24%	4,481	18%	24%	1,572,048	12%	22%
BA Food Access Verified	1	People in Poverty 2019	4,936	21%	10%	4,936	21%	10%	1,698,613	13%	8%
RIA	1	Cost Burdened Owners 2019	1,074	14%		1,074	14%		788,994	25%	
QCT 2022	1	Cost Burdened Renters 2019	1,028	40%		1,028	40%		744,760	46%	
QCT in PMA 2022	4	Average Median Income 2000	\$28,929			\$28,768			\$46,590		
Age of Housing Stock 2019		Average Median Income 2010	\$35,724		23%	\$35,644		24%	\$55,735		20%
2000 & after	9.82%	Average Median Income 2019	\$45,971		29%	\$44,090		24%	\$61,229		10%
1980-2000	20.39%	Total Vacant Units 2000	1,368	10%		1,368	11%		293,836	6%	
before 1980	69.79%	Total Vacant Units 2010	1,327	10%	-3%	1,327	11%	-3%	497,663	9%	69%
ARUS 80% AMI	2014	Total Vacant Units 2019	1,740	13%	31%	1,740	13%	31%	516,395	9%	4%
ARUS 70% AMI	1590	Owner Occupied Units 2000	8,414	68%		8,404	76%		3,089,124	67%	
ARUS 60% AMI	1192	Owner Occupied Units 2010	7,679	64%	-9%	7,679	73%	-9%	3,300,691	69%	7%
ARUS 50% AMI	918	Owner Occupied Units 2019	7,432	63%	-3%	7,432	63%	-3%	3,185,142	60%	-4%
ARUS 40% AMI	647	Occupied Rental Units 2000	2,578	21%		2,588	24%		1,502,655	33%	
ARUS 30% AMI	408	Occupied Rental Units 2010	2,904	24%	13%	2,904	27%	12%	1,469,260	31%	-2%
ARUS 20% AMI	116	Occupied Rental Units 2019	2,540	22%	-13%	2,540	22%	-13%	1,633,310	31%	11%
Concentrations:	Number of Units	Total Housing Units 2000	12,360	46%		10,992	41%		4,591,779	37%	
Active IHDA Units (All)	60	Total Housing Units 2010	11,910	47%	-4%	10,583	42%	-4%	4,769,951	37%	4%
Affordable Housing Units (All)	92	Total Housing Units 2019	11,712	49%	-2%	11,712	49%	11%	5,334,847	42%	12%
CR Triggered:	if renter % is > set-aside avg and IHDA conc is > 15% then tr	Households with HCVs 2019	27	1%		2,230	88%		87,754	5%	
		Overall Housing Unit Change	-276								

SPAR Reviewer Comments / Notes:

Market appears to be a bit unhealthy. Population loss is a problem, leading to issues with vacancy and then growing inequality in the area. Nonetheless, cost burdened renter total is high and there is a need for units at 60% and 30% AMI. Unit mix is also quite strong, offering 2BR and 3BR units. IHDA concentration is low as well. Site is in a QCT.

* All data collected from American Community Survey unless otherwise noted

** Rate calculations are based on available variables and certain traditional denominators were unavailable; Total Population was used as a denominator for these calculations

Site

For scattered Site projects complete the Site information for **each** Site separately using the additional Site pages below.

Site:	1	New Construction	District		Elected Official	
Set Aside:	Non Metro		Chief Municipal Official:		John McPeek	
Address:	50 Small Street		Alderman:		Raymond Gunning	
City:	Harrisburg		State Senator:	59th	Dale Fowler	
ZIP:	62946		State Representative:	117th	Dave Severin	
County:	Saline		US Representative:	15th	Mary Miller	
PIN:	06-1-063-05					
Latitude:	37.747296	(Example: 41.889556)	Census Tract Number:	559	IHDA Opportunity Area:	
Longitude:	-88.527629	(Example: -87.623861)	QCT?:	Yes		
			Chicago Community Area:	N/A		

Public Services and Community Amenities

Indicate the distance, to the nearest hundredth mile, of each of the following from the project site:

Distance	Facility Name	Facility Address
0.04	Full Service Grocery Store	Kroger US-45 North Harrisburg, IL 62946
0.40	Fixed-Route Public Transportation	Rides Mass Transit- Saline County 130 Frank Leberman Rd Dr Harrisburg, IL 62946
1.17	Retail Store	Walmart Super Center 710 South Commercial Street Harrisburg, IL 62946
0.16	Government Services	Harrisburg Social Security Office 18 Veterens Drive Harrisburg, IL 62946
1.60	Recreational Facilities / Public Parks	Harrisburg TWP Park District 921 West Poplar Street Harrisburg, IL 62946
0.04	Pharmacy	Kroger Pharmacy US-45 North Harrisburg, IL 62946
1.39	School	West Side Primary School 414 West Lincoln Street Harrisburg, IL 62946
0.18	Restaurant	Tequilas Mexican Resturant 507 North Commercial Street Harrisburg, IL 62946
1.03	Hospital / Health Clinic	Harrisburg Medical Center 100 Dr Warren Tuttle Drive Harrisburg, IL 62946
0.91	Religious Institution	Christian Life Fellowship 901 North Webster Street Harrisburg, IL 62946
0.82	Library	Harrisburg District Library 2 West Walnut Street Harrisburg, IL 62946
1.08	Post Office	United States Postal Service 101 West Church Street Harrisburg, IL 62946
0.33	Banking Institution	SIU Credit Union 777 East Ford Street Harrisburg, IL 62946
1.07	Day Care Facility	Little Angels Learning Center 412 Pankey Street Harrisburg, IL 62946

Public Services and Community Amenities: Provide a general description of the public services and community amenities in the vicinity of the Project Site.

This site is located in central Harrisburg near many services and amenities. You cannot get much better access to services and jobs than what this site provides. There is an abundance of retail, banking, food access, education, etc. within a very short distance to the proposed developments. The tenants who take up residency here should be completely satisfied with what this site provides and have no trouble meeting their daily wants and needs.

Characters remaining: 1052

Incompatible Uses

Indicate if any of the following are located on or immediately adjacent to the Project Site:

No	Existing Floodplain or Floodway, wetlands, streams, ravines, drainage
Minimal	Flood Factor Rating
No	Excessively steep slopes
No	High tension power lines
No	Sources of excessive lighting

Indicate if any of the following are located within 1/4 mile of the Project Site:

No	Landfills, salvage yards, trash heap, dump pile, etc.
No	Hazardous chemical or heavy manufacturing
No	Railroad tracks
No	Runway or runway clear zone or military airfield
No	Treatment, storage, or disposal facility for hazardous, solid, or sewage waste
No	Sources of noise that may exceed 70 decibels
No	Prison or correctional facilities
No	Sources of noxious odor

Facility Name:

Facility Address:

Flood Risk Details:

If the site is located in a Floodplain or Floodway, provide specifics regarding what additional costs, if any, are associated with these site characteristics, and provide the project timeline for obtaining a Conditional Letter of Map Amendment from the Federal Emergency Management Agency (FEMA). If the Flood Factor rating for the Site is "Severe" or "Extreme," provide a narrative discussing planned site- or building-level mitigation measures, including cost and timing impacts.

N/A

Characters remaining: 1497

Incompatible Uses Details:

If any incompatible uses are identified above, provide a general description of the incompatible use, its potential to impact the Project, and any efforts that will be undertaken to mitigate the impact.

N/A

Characters remaining: 1497

Project Name:	Community of Sunnybrook
Project PPA Number:	11459
Project City:	Alton
Project Neighborhood:	
Project County:	Madison
Construction Type:	New
Age Restriction:	Non-Elderly
Total Units:	40
Scattered Site:	No

Market Rate Units:	N/A
30% AMI Units:	8
PSH Units:	6
PBRA Units:	9
Type of PBRA:	Madison County Sect. 8

Existing & Fully Occupied:	No
PH Redevelopment:	No
Vets Population:	No
Opportunity Area:	No
Proximate OA:	No
ARI Score:	0
Existing IHDA Portfolio:	No

AMS Conflict or IHDA Portfolio Concerns in PMA:	
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Planning and Community Revitalization Considerations:	submitted Riverbend Enterprise Zone planning and letters of support
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Age of Housing Stock 2013	2000+: 4.04%
	1980-2000: 7.12%
	1960-1980: 11.54%
	1940-1960: 31.95%
	before 1940: 45.36%

SPAR Reviewer:	S. Mordka
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SPAR Recommendation:	Approve w/concerns
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Market Characteristics*	PMA	Rate	Growth	County	Rate	Growth	State	Rate	Growth
Total Population 2000	11,063			258,941			12,419,293		
Total Population 2015	9,951		-10%	267,356		3%	12,873,761		4%
People aged 60+ 2000	1,876	17%		47,660	18%		1,962,911	16%	
People aged 60+ 2015	1,827	18%	-3%	56,768	21%	19%	2,473,410	19%	26%
People Unemployed 2000**	464	4%		6,937	3%		375,412	3%	
People Unemployed 2015**	891	9%	92%	12,180	5%	76%	608,516	5%	62%
People in Laborforce 2000**	5,052	46%		130,809	51%		6,230,617	50%	
People in Laborforce 2015**	4,780	48%	-5%	137,394	51%	5%	6,712,162	52%	8%
Jobs by Job Location 2014 (LEHD)	7,440	75%		96,742	36%		5,312,071	41%	
Jobs by Res Location 2014 (LEHD)	3,855	39%		93,325	35%		5,749,209	45%	
High School Graduates 2015**	5,974	60%		168,258	63%		7,561,861	230%	
College Graduates 2000**	1,019	9%		32,759	13%		2,078,049	17%	
College Graduates 2015**	1,254	13%	23%	46,249	17%	41%	2,777,871	22%	34%
People in Poverty 2000	2,668	24%		24,774	10%		1,291,958	10%	
People in Poverty 2015	2,520	25%	-6%	34,818	13%	41%	1,801,118	14%	39%
Cost Burdened Owners 2015	665	28%		14,733	14%		350,297	11%	
Cost Burdened Renters 2015	970	53%		13,962	18%		751,856	47%	
Average Median Income 2000	\$27,176			\$41,541			\$46,590		
Average Median Income 2015	\$32,272		19%	\$53,431		29%	\$57,574		24%
Total Vacant Units 2000	748	14%		6,989	7%		293,836	6%	
Total Vacant Units 2015	849	17%	14%	10,808	6%	55%	517,287	10%	76%
Owner Occupied Units 2000	2,514	55%		66,877	72%		3,089,124	67%	
Owner Occupied Units 2015	2,339	56%	-7%	107,111	59%	60%	3,177,705	66%	3%
Occupied Rental Units 2000	2,036	45%		26,514	28%		1,502,655	33%	
Occupied Rental Units 2015	1,839	44%	-10%	75,940	41%	186%	1,608,683	34%	7%
Total Occupied Units 2000	4,550	1.2		93,391	2.8		4,591,779	2.7	
Total Occupied Units 2015	4,178	2.4	-8%	183,051	1.5	96%	4,786,388	2.7	4%
Households with HCVs 2015	196	10%		1,089	4%		102,430	7%	
Wage Abundance/Desert?	N/A, N/A								
Overall Housing Unit Change	-271			R/ECAP Census Tract			R/ECAP in PMA		0

Active IHDA Units (All)	377	21%
Affordable Housing Units (All)	698	38%

ARUS 60% AMI	1009	55%
ARUS 50% AMI	725	39%
ARUS 30% AMI	268	15%

Notes:
 * All data collected from American Community Survey unless otherwise noted
 ** Rate calculations are based on available variables and certain traditional denominators were unavailable; Total Population was used as a denominator for these calculations

SPAR NOTES:	Over the concentration limits. Declining population. High percentage of naturally affordable. Rising vacancy rate. But for submitted planning documentation this would be a fail.
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Site

For scattered Site projects complete the Site information for **each** Site separately using the additional Site pages below.

<i>Construction Type</i>		<i>District</i>	<i>Elected Official</i>
Primary Site:	New Construction	Chief Municipal Official:	Brant Walker
Set Aside:	Other Metro	Alderman:	Tammy Smith
Address:	767 Washington Ave	State Senator:	William R Haine
City:	Alton	State Representative:	Daniel V Beiser
ZIP:	62002	US Representative:	Mike Bost
County:	Madison	Census Tract Number:	4026
PIN:	23-108-18-05-101-002 & 23-107-13-08-203-015	IHDA Opportunity Area:	
Latitude:	38.892424 (Example: 41.889556)	QCT?:	Yes
Longitude:	-90.157151 (Example: -87.623861)	Chicago Community Area:	N/A

Public Services and Community Amenities

Indicate the distance, in decimal miles (ie. 1.25), of each of the following from the project site:

		<i>Facility Name</i>	<i>Facility Address</i>
1.4	Full Service Grocery Store	Schwege'l's	901 Alby St, Alton, IL 62002
0.01	Fixed-Route Public Transportation	Madison County Transit Bus Number 9	Intersection of Washington Ave and Manor Court, Alton 62002
0.3	Retail Store	Dollar General	1822 East Broadway, Alton 62002
0.3	Government Services	Alton Police Dept.	1700 East Broadway, Alton 62002
0.6	Recreational Facilities / Public Parks	Hellrung Park	701 Central Avenue, Alton 62002
0.5	Pharmacy	Family Care Pharmacy	1 Memorial Drive, Alton 62002
0.4	School	East Elementary School	1035 Washington Ave, Alton 62002
0.3	Restaurant	Jimmy the Greeks	1856 East Broadway, Alton 62002
0.5	Hospital / Health Clinic	Alton Memorial Hospital	1 Memorial Drive, Alton 62002
0.05	Religious Institution	First Christian Church	760 Washington Ave, Alton 62002
1.6	Library	Hayner Public Library	326 Belle St, Alton 62002
0.8	Post Office	US Post Office	1624 Main St, Alton 62002
0.7	Banking Institution	US Bank	1520 Washington Ave, Alton 62002
0.25	Day Care Facility	Maxine's Day Care Center	606 Washington Ave, Alton 62002

Provide a general description of the public services and community amenities in the vicinity of the Project Site. Limit response to 1,500 characters.

The Project site is in close proximity to downtown Alton, within 1.5 miles of City Hall and nearby restaurants and shops and is in the Riverbend Enterprise Zone. The Alton riverfront is within a mile of the site- including the Alton Marina and Amphitheater, the National Great Rivers Museum, the historic Alton National Cemetery and the Clark Bridge. Four public schools are within a mile of the site, along with the Southern Illinois University Dental School. Nearby public facilities include Alton Memorial Hospital, Hayner Public Library, and Alton Police Headquarters. Public transportation is currently available at a bus transit stop on Washington Ave., and will be able to take residents to, amongst other locations, the Schnuck's grocery store referenced above. The City of Alton, along with Madison County is working to invest in its public infrastructure, housing stock and economic development efforts to further attract more people to Alton. Increased development will provide additional community resources and jobs to the area for residents of the Community of Sunnybrook to take advantage of.

Characters remaining: 388

Incompatible Uses

Indicate if any of the following are located on or immediately adjacent to the Project Site:

- Existing flood plain, wetlands, streams, ravines, drainage
- Excessively steep slopes
- High tension power lines
- Sources of excessive lighting

Indicate if any of the following are located within 1/4 mile of the Project Site:

- Landfills, salvage yards, trash heap, dump pile, etc.
- Hazardous chemical or heavy manufacturing
- Railroad tracks
- Runway or runway clear zone or military airfield
- Treatment, storage, or disposal facility for hazardous, solid, or sewage waste
- Sources of noise that may exceed 70 decibels
- Prison or correctional facilities
- Sources of noxious odor

Facility Name

Facility Address

If any incompatible uses are identified above, provide a general description of the incompatible use, its potential to impact the Project, and any efforts that will be undertaken to mitigate the impact. Limit response to 1,500 characters.

Characters remaining: 1500

Project Name:	Bristol Place Senior Residences	SPAR Reviewer:	Jacob Rich	SPAR Recommendation:	Conditional Approval							
		Census Tracts Included In PMA			17019000700, 17019000200, 17019000901, 17019005300, 17019000800, 17019011000							
Project PPA Number:	12139	Market Characteristics*	PMA	Rate	Growth	County	Rate	Growth	State	Rate	Growth	
Project City:	Champaign	Total Population 2000	19,718			179,669			12,419,293			
Set-Aside/Cmty Area	Other Metro	Total Population 2010	22,426		14%	197,867		10%	12,745,359		3%	
Project County:	Champaign	Total Population 2019	26,401		18%	209,922		6%	12,854,526		1%	
Construction Type:	NEW	People aged 60+ 2000	2,531	13%		22,871	13%		1,962,911	16%		
Age Restriction:	Elderly	People aged 60+ 2010	2,176	10%	-14%	27,185	14%	19%	2,176,050	17%	11%	
Total Units:	60	People aged 60+ 2019	2,963	11%	36%	37,215	18%	37%	2,614,633	20%	20%	
Scattered Site:	No	People Unemployed 2000**	883	4%		5,450	3%		375,412	3%		
Mrkt Rate/80% AMI Units:	0	People Unemployed 2010**	1,172	5%	33%	6,883	3%	26%	569,744	4%	52%	
30% AMI Units:	15	People Unemployed 2019**	1,021	4%	-13%	5,191	2%	-25%	491,310	4%	-14%	
PSH Units/PAIR Data:	7	People in Laborforce 2000**	10,549	53%		98,835	55%		6,230,617	50%		
PBRA Units:	60	People in Laborforce 2010**	11,720	52%	11%	106,831	54%	8%	6,654,048	52%	7%	
Type of PBRA:	PBV	People in Laborforce 2019**	15,861	60%	35%	108,495	52%	2%	6,690,195	52%	1%	
Existing & Fully Occupied:	No	Jobs by Job Location 2019 (LEHD)	24,580	93%		81,164	39%		5,413,250	42%		
PH Redevelopment:		Jobs by Res Location 2019 (LEHD)	8,548	32%		72,775	35%		5,432,151	42%		
Vets Population:		High School Graduates 2010**	6,897	31%		26,009	13%		2,324,361	18%		
Existing IHDA Portfolio:	No	High School Graduates 2019**	8,448	32%	22%	60,952	29%	134%	4,776,071	37%	105%	
Opp Area or Proximate:		College Graduates 2000**	3,081	16%		38,202	21%		2,078,049	17%		
QOLI Score:	3	College Graduates 2010**	3,733	17%	21%	45,731	23%	20%	2,526,884	20%	22%	
ARI Score:	1	College Graduates 2019**	6,293	24%	69%	54,913	26%	20%	2,898,584	23%	15%	
R/ECAP 2019	0	People in Poverty 2000	4,348	22%		26,460	15%		1,291,958	10%		
R/ECAP in PMA	1	People in Poverty 2010	6,578	29%	51%	37,125	19%	40%	1,572,048	12%	22%	
Wage Abundance/Desert	N/A, Desert	People in Poverty 2019	6,928	26%	5%	38,859	19%	5%	1,698,613	13%	8%	
BA Food Access Verified	0	Cost Burdened Owners 2019	598	17%		7,398	17%		788,994	25%		
RIA	0	Cost Burdened Renters 2019	3,324	40%		18,122	47%		744,760	46%		
QCT 2022	1	Average Median Income 2000	\$28,031			\$37,780			\$46,590			
QCT in PMA 2022	4	Average Median Income 2010	\$29,927		7%	\$45,262		20%	\$55,735		20%	
Age of Housing Stock 2019		Average Median Income 2019	\$35,947		20%	\$52,797		17%	\$61,229		10%	
2000 & after	29.63%	Total Vacant Units 2000	884	9%		4,683	6%		293,836	6%		
1980-2000	18.84%	Total Vacant Units 2010	1,551	12%	75%	8,037	9%	72%	497,663	9%	69%	
before 1980	51.53%	Total Vacant Units 2019	1,929	12%	24%	10,330	10%	29%	516,395	9%	4%	
ARUS 80% AMI	5707	68%	Owner Occupied Units 2000	3,454	37%		39,334	56%	3,089,124	67%		
ARUS 70% AMI	4807	58%	Owner Occupied Units 2010	3,303	30%	-4%	43,527	56%	11%	3,300,691	69%	7%
ARUS 60% AMI	3725	45%	Owner Occupied Units 2019	3,445	25%	4%	43,636	47%	0%	3,185,142	60%	-4%
ARUS 50% AMI	2209	26%	Occupied Rental Units 2000	4,982	53%		31,263	44%		1,502,655	33%	
ARUS 40% AMI	1134	14%	Occupied Rental Units 2010	6,251	56%	25%	34,324	44%	10%	1,469,260	31%	-2%
ARUS 30% AMI	270	3%	Occupied Rental Units 2019	8,352	61%	34%	38,733	42%	13%	1,633,310	31%	11%
ARUS 20% AMI	220	3%	Total Housing Units 2000	9,320	47%		70,597	39%		4,591,779	37%	
Concentrations:	Number of Units	%s	Total Housing Units 2010	11,105	50%	19%	77,851	39%	10%	4,769,951	37%	4%
Active IHDA Units (All)	918	11%	Total Housing Units 2019	13,726	52%	24%	92,699	44%	19%	5,334,847	42%	12%
Affordable Housing Units (All)	918	11%	Households with HCVs 2019	707	8%		1,630	4%		87,754	5%	
CR Triggered:	if renter % is > set-aside avg and IHDA conc is > 15% then tr	Overall Housing Unit Change	5,451									

SPAR Reviewer Comments / Notes: Market has some positive signs and some negative ones. The area likely has a need for affordability as the natural affordability is quite low, especially at 30% level. Lots of renters in this market area. Poverty is a good deal higher than county average. IHDA concentration just passed the threshold. Site is in QCT.

* All data collected from American Community Survey unless otherwise noted

** Rate calculations are based on available variables and certain traditional denominators were unavailable; Total Population was used as a denominator for these calculations

Site

For scattered Site projects complete the Site information for **each** Site separately using the additional Site pages below.

Site:	1	New Construction	District	Mayor	Elected Official	Deborah Frank Fiener
Set Aside:	Other Metro		Chief Municipal Official:	1		Davion Williams
Address:	121 Tower Street		Alderman:	52		Scott Bennett
City:	Champaign		State Senator:	103		Carol Ammons
ZIP:	61820		State Representative:	13		Rodney Davis
County:	Champaign		US Representative:			
PIN:	46-21-06-351-016		Census Tract Number:	7	IHDA Opportunity Area:	
Latitude:	40.13033	(Example: 41.889556)	QCT?:	Yes		
Longitude:	-88.23885	(Example: -87.623861)	Chicago Community Area:	N/A		

Public Services and Community Amenities

Indicate the distance, to the nearest hundredth mile, of each of the following from the project site:

Distance	Facility Name	Facility Address	
0.20	Full Service Grocery Store	Family Dollar	1204 N Market St, Champaign, IL 61820
0.10	Fixed-Route Public Transportation	MTD Bus Stop 5271 (Market and Tower)	Market St and Tower St, Champaign, IL 61820
0.20	Retail Store	Family Dollar	1204 N Market St, Champaign, IL 61820
0.90	Government Services	Champaign Fire Department	702 W Bradley Ave, Champaign, IL 61820
0.20	Recreational Facilities / Public Parks	Bristol Park	1300 N Market St, Champaign, IL 61820
1.10	Pharmacy	Walgreens Pharmacy	841 Bloomington Rd, Champaign, IL 61820
0.60	School	Stratton Elementary School	902 N Randolph St, Champaign, IL 61820
0.30	Restaurant	Big J J Fish & Chicken	1114 N Market St, Champaign, IL 61820
1.00	Hospital / Health Clinic	OSF Heart of Mary Medical Center	1400 W Park St, Urbana, IL 61801
0.30	Religious Institution	Church of the Living God	312 E Bradley Ave, Champaign, IL 61820
0.60	Library	Champaign Public Library - Douglass Branch	504 E Grove St, Champaign, IL 61820
0.70	Post Office	United States Postal Service	600 N Neil St, Champaign, IL 61820
0.90	Banking Institution	First Mid Bank & Trust Champaign West Church St	114 W Church St, Champaign, IL 61820
0.60	Day Care Facility	Champaign County Headstart	809 N Neil St, Champaign, IL 61820

Public Services and Community Amenities: Provide a general description of the public services and community amenities in the vicinity of the Project Site.

The project site is located near the highly trafficked retail and commercial corridor of Market and Neil Streets right off of I-74. The site is next to the newly designed and redeveloped Bristol Park and is also near banks, grocers, pharmacies, health services, post office, schools and other retail and commercial outlets. Most of these amenities are within 1 mile of the project site. The site is 0.75 miles from Downtown Champaign which offers a wide array of amenities and entertainment options. Residents will have access to a media center, club room, fitness center, and on-site management offices. Nearby public transportation provides residents with access to local food and grocery centers, pharmacies, and local healthcare providers. Tenant services will be offered at the clubhouse through the Bristol Place service enrichment program. The Supportive Services Program is a voluntary program intended to assist the tenant in improving their earned income so that they can reduce their dependency on welfare assistance and rental subsidies. The program promotes self-sufficiency by partnering with an array of community organizations

Characters remaining: 171

Incompatible Uses

Indicate if any of the following are located on or immediately adjacent to the Project Site:

No	Existing Floodplain or Floodway, wetlands, streams, ravines, drainage
Minimal	Flood Factor Rating
No	Excessively steep slopes
No	High tension power lines
No	Sources of excessive lighting

Indicate if any of the following are located within 1/4 mile of the Project Site:

	Facility Name:	Facility Address:
No	Landfills, salvage yards, trash heap, dump pile, etc.	N/A
No	Hazardous chemical or heavy manufacturing	N/A
No	Railroad tracks	N/A
No	Runway or runway clear zone or military airfield	N/A
No	Treatment, storage, or disposal facility for hazardous, solid, or sewage waste	N/A
No	Sources of noise that may exceed 70 decibels	N/A
No	Prison or correctional facilities	N/A
No	Sources of noxious odor	N/A

Flood Risk Details:

If the site is located in a Floodplain or Floodway, provide specifics regarding what additional costs, if any, are associated with these site characteristics, and provide the project timeline for obtaining a Conditional Letter of Map Amendment from the Federal Emergency Management Agency (FEMA). If the Flood Factor rating for the Site is "Severe" or "Extreme," provide a narrative discussing planned site- or building-level mitigation measures, including cost and timing impacts.

N/A

Characters remaining: 1497

Incompatible Uses Details:

If any incompatible uses are identified above, provide a general description of the incompatible use, its potential to impact the Project, and any efforts that will be undertaken to mitigate the impact.

N/A

Characters remaining: 1497

Project Name:	Charles Earle School Family Residences	SPAR Reviewer:	Jacob Rich	SPAR Recommendation:	Approve							
Project PPA Number:	11929	<i>Census Tracts Included In PMA</i> 70600, 17031670800, 17031671100, 17031671200, 17031671300, 17031670500, 17031671400, 17031670400, 17031										
Project City:	Chicago	Market Characteristics*	PMA	Rate	Growth	County	Rate	Growth	State	Rate	Growth	
Set-Aside/Cmty Area	Chicago	Total Population 2000	23,060			5,376,741			12,419,293			
Project County:	COOK	Total Population 2010	20,409		-11%	5,172,848		-4%	12,745,359		3%	
Construction Type:	REHAB	Total Population 2019	12,663		-38%	5,198,275		0%	12,854,526		1%	
Age Restriction:	NON-ELDERLY	People aged 60+ 2000	2,933	13%		827,416	15%		1,962,911	16%		
Total Units:	63	People aged 60+ 2010	2,755	13%	-6%	848,172	16%	3%	2,176,050	17%	11%	
Scattered Site:	Single Site	People aged 60+ 2019	3,409	27%	24%	1,047,094	20%	23%	2,614,633	20%	20%	
Mrkt Rate/80% AMI Units:	0	People Unemployed 2000**	2,174	9%		197,487	4%		375,412	3%		
30% AMI Units:	27	People Unemployed 2010**	2,638	13%	21%	267,681	5%	36%	569,744	4%	52%	
PSH Units/PAIR Data:	27	People Unemployed 2019**	1,291	10%	-51%	193,007	4%	-28%	491,310	4%	-14%	
PBRA Units:	27	People in Laborforce 2000**	8,449	37%		2,620,175	49%		6,230,617	50%		
Type of PBRA:	Phoenix Foundation PBV & Section 811	People in Laborforce 2010**	7,636	37%	-10%	2,708,191	52%	3%	6,654,048	52%	7%	
Existing & Fully Occupied:	No	People in Laborforce 2019**	5,008	40%	-34%	2,761,811	53%	2%	6,690,195	52%	1%	
PH Redevelopment:		Jobs by Job Location 2019 (LEHD)	837	7%		2,403,553	46%		5,413,250	42%		
Vets Population:		Jobs by Res Location 2019 (LEHD)	4,882	39%		2,169,393	42%		5,432,151	42%		
Existing IHDA Portfolio:	No	High School Graduates 2010**	7,536	37%		848,384	16%		2,324,361	18%		
Opp Area or Proximate:		High School Graduates 2019**	6,154	49%	-18%	1,733,181	33%	104%	4,776,071	37%	105%	
QOLI Score:	3	College Graduates 2000**	643	3%		968,642	18%		2,078,049	17%		
ARI Score:	0	College Graduates 2010**	610	3%	-5%	1,131,925	22%	17%	2,526,884	20%	22%	
R/ECAP 2019	0	College Graduates 2019**	561	4%	-8%	1,392,515	27%	23%	2,898,584	23%	15%	
R/ECAP in PMA	8	People in Poverty 2000	7,821	34%		713,040	13%		1,291,958	10%		
Wage Abundance/Desert	N/A, Desert	People in Poverty 2010	9,257	45%	18%	778,340	15%	9%	1,572,048	12%	22%	
BA Food Access Verified	0	People in Poverty 2019	4,094	32%	-56%	734,470	14%	-6%	1,698,613	13%	8%	
RIA	0	Cost Burdened Owners 2019	656	31%		326,696	29%		788,994	25%		
QCT 2022	0	Cost Burdened Renters 2019	1,552	61%		392,141	46%		744,760	46%		
QCT in PMA 2022	11	Average Median Income 2000	\$25,822			\$45,922			\$46,590			
Age of Housing Stock 2019			Average Median Income 2010	\$27,647		\$53,942		17%	\$55,735		20%	
2000 & after	2.16%	Average Median Income 2019	\$26,452		-4%	\$64,660		20%	\$61,229		10%	
1980-2000	3.61%	Total Vacant Units 2000	883	11%		121,940	6%		293,836	6%		
before 1980	94.23%	Total Vacant Units 2010	1,907	21%	116%	236,952	11%	94%	497,663	9%	69%	
ARUS 80% AMI	2063	81%	Owner Occupied Units 2000	3,175	45%		1,142,743	58%	3,089,124	67%		
ARUS 70% AMI	1887	74%	Owner Occupied Units 2010	2,274	32%	-28%	1,169,991	60%	2%	3,300,691	69%	7%
ARUS 60% AMI	1641	64%	Owner Occupied Units 2019	2,105	33%	-7%	1,122,584	51%	-4%	3,185,142	60%	-4%
ARUS 50% AMI	1295	51%	Occupied Rental Units 2000	3,065	43%		831,438	42%		1,502,655	33%	
ARUS 40% AMI	681	27%	Occupied Rental Units 2010	2,870	41%	-6%	766,490	40%	-8%	1,469,260	31%	-2%
ARUS 30% AMI	378	15%	Occupied Rental Units 2019	2,548	41%	-11%	849,524	39%	11%	1,633,310	31%	11%
ARUS 20% AMI	191	7%	Total Housing Units 2000	7,123	31%		1,974,181	37%		4,591,779	37%	
Concentrations:	Number of Units	%s	Total Housing Units 2010	7,051	35%	-1%	1,936,481	37%	-2%	4,769,951	37%	4%
Active IHDA Units (All)	65	3%	Total Housing Units 2019	6,289	50%	-11%	2,193,338	42%	13%	5,334,847	42%	12%
Affordable Housing Units (All)	65	3%	Households with HCVs 2019	431	17%		58,878	7%		87,754	5%	
CR Triggered:	if renter % is > set-aside avg and IHDA conc is > 15% then tr	Overall Housing Unit Change	-81									

SPAR Reviewer Comments / Notes:

The market here seems difficult. Massive population loss is the biggest worry, but high poverty and unemployment with minimal movement suggest a market that is struggling. However, IHDA maintains very low concentration in this area and despite the struggling market and old housing stock, natural affordability is not very high. With nearly two in three renters cost burdened, there likely will be demand for these units. Additionally these units will have subsidy, with the sponsor looking to have subsidy for every unit.

* All data collected from American Community Survey unless otherwise noted

** Rate calculations are based on available variables and certain traditional denominators were unavailable; Total Population was used as a denominator for these calculations

Site

For scattered Site projects complete the Site information for **each** Site separately using the additional Site pages below.

Site:	1	Rehabilitation	District	City	Elected Official	Mayor Lori Lightfoot
Set Aside:	City of Chicago		Chief Municipal Official:	15th Ward		Raymond A. Lopez
Address:	6121 S Hermitage Ave		Alderman:	3		Mattie Hunter
City:	Chicago		State Senator:	6		Sonya M. Harper
ZIP:	60636		State Representative:	7		Danny K Davis
County:	Cook		US Representative:			
PIN:						
Latitude:	41.782509	(Example: 41.889556)	Census Tract Number:	6707	IHDA Opportunity Area:	
Longitude:	-87.667623	(Example: -87.623861)	QCT?:	Yes		
			Chicago Community Area:	67. West Englewood		

Public Services and Community Amenities

Indicate the distance, to the nearest hundredth mile, of each of the following from the project site:

Distance	Facility Name	Facility Address
0.74	Full Service Grocery Store	Family Choice Food Market 1143 W 63rd Street, Chicago, IL 60621
0.16	Fixed-Route Public Transportation	Bus Stop Ashland & 61st Street
0.29	Retail Store	Family Dollar 1615 W 59th Street, Chicago, IL 60636
0.29	Government Services	Public Aid Office 5900 S Marshfield Ave, Chicago, IL 60636
0.29	Recreational Facilities / Public Parks	Hermitage Park 5839 S Wood St, Chicago, IL 60636
1.33	Pharmacy	Walgreens Pharmacy 650 W 63rd St, Chicago, IL 60621
0.23	School	Lindblom Math and Science Academy 6130 S Wolcott Ave, Chicago, IL 60636
0.22	Restaurant	Jimmy's Best 6201 Ashland Ave, Chicago, IL 60636
0.19	Hospital / Health Clinic	Planned Parenthood - Englewood Health Center 6059 S Ashland Ave, Chicago, IL 60636
0.20	Religious Institution	Faith Temple Baptist Church 6201 S Wolcott Ave, Chicago, IL 60636
0.24	Library	West Englewood Branch, Chicago Public Library 1745 W 63rd St, Chicago, IL 60636
1.41	Post Office	US Post Office 611 W 63rd St, Chicago, IL 60621
0.81	Banking Institution	Chase Bank 6245 S Western Ave, Chicago, IL 60636
0.37	Day Care Facility	First Step Learning Daycare 6401 S Ashland Ave, Chicago, IL 60636

Provide a general description of the public services and community amenities in the vicinity of the Project Site. Limit response to 1,500 characters.

The site occupies a city block with an existing parking lot, play lot, and a park. The site is within 1 mile of the majority of all the amenities listed above, including a grocery store, multiple fixed-route public transportation stops, retail stores, recreational facilities, schools, restaurants, and a library, among others.

Characters remaining: 1172

Incompatible Uses

Indicate if any of the following are located on or immediately adjacent to the Project Site:

No	Existing flood plain, wetlands, streams, ravines, drainage
No	Excessively steep slopes
No	High tension power lines
No	Sources of excessive lighting

Indicate if any of the following are located within 1/4 mile of the Project Site:

	Facility Name	Facility Address
No	Landfills, salvage yards, trash heap, dump pile, etc.	
No	Hazardous chemical or heavy manufacturing	
No	Railroad tracks	
No	Runway or runway clear zone or military airfield	
No	Treatment, storage, or disposal facility for hazardous, solid, or sewage waste	
No	Sources of noise that may exceed 70 decibels	
No	Prison or correctional facilities	
No	Sources of noxious odor	

If any incompatible uses are identified above, provide a general description of the incompatible use, its potential to impact the Project, and any efforts that will be undertaken to mitigate the impact. Limit response to 1,500 characters.

Not applicable.

Characters remaining: 1485

Project Name:	Downtown Villas	SPAR Reviewer:	L. Somers	SPAR Recommendation:	Conditional Approval							
Project PPA Number:	12280	Census Tracts Included In PMA				17137951700, 17137951600, 17137951800, 17137951900, 17137952000, 17137952100, 17137951500						
Project City:	Jacksonville	Market Characteristics*	PMA	Rate	Growth	County	Rate	Growth	State	Rate	Growth	
Set-Aside/Cmty Area	Non Metro	Total Population 2010	27,336			35,755			12,745,359			
Project County:	Morgan	Total Population 2015	26,346		-4%	35,129		-2%	12,873,761		1%	
Construction Type:	New	Total Population 2020	24,995		-5%	34,012		-3%	12,716,164		-1%	
Age Restriction:	Non-Elderly	People aged 60+ 2010	5,837	21%		7,805	22%		2,176,050	17%		
Total Units:	44	People aged 60+ 2015	6,307	24%	8%	6,338	18%	-19%	1,742,191	14%	-20%	
Scattered Site:	Yes	People aged 60+ 2020	6,707	27%	6%	9,279	27%	46%	2,783,146	22%	60%	
Mrkt Rate/80% AMI Units:	0	People Unemployed 2010**	1,048	4%		1,371	4%		569,744	4%		
30% AMI Units:	10	People Unemployed 2015**	1,076	4%	3%	1,451	4%	6%	608,516	5%	7%	
PSH Units/PAIR Data:	3 SRN	People Unemployed 2020**	743	3%	-31%	883	3%	-39%	395,142	3%	-35%	
PBRA Units:	11	People in Laborforce 2010**	13,682	50%		18,182	51%		6,654,048	52%		
Type of PBRA:	PBV from Mogan Co. in discussions	People in Laborforce 2015**	13,041	49%	-5%	17,545	50%	-4%	6,712,162	52%	1%	
Existing & Fully Occupied:	No	People in Laborforce 2020**	11,658	47%	-11%	16,033	47%	-9%	6,650,033	52%	-1%	
PH Redevelopment:		Jobs by Job Location 2020 (LEHD)	11,677	47%		14,580	43%		5,762,285	45%		
Vets Population:		Jobs by Res Location 2020 (LEHD)	10,174	41%		27,474	81%		7,583,619	60%		
Existing IHDA Portfolio:	No	High School Graduates 2015**	7,261	28%		9,983	28%		2,308,309	18%		
Opp Area or Proximate:	No	High School Graduates 2020**	6,555	26%	-10%	9,429	28%	-6%	2,220,409	17%	-4%	
QOLI Score:	5	College Graduates 2010**	5,188	19%		4,899	14%		2,526,884	20%		
ARI Score:	1	College Graduates 2015**	5,245	20%	1%	5,367	15%	10%	2,777,871	22%	10%	
R/ECAP 2019	0	College Graduates 2020**	3,469	14%	-34%	4,737	14%	-12%	3,085,274	24%	11%	
R/ECAP in PMA	0	People in Poverty 2010	4,495	16%		5,333	15%		1,572,048	12%		
Wage Abundance/Desert	N/A, Desert	People in Poverty 2015	3,686	14%	-18%	4,580	13%	-14%	1,801,118	14%	15%	
BA Food Access Verified	Access Verified	People in Poverty 2020	3,213	13%	-13%	4,043	12%	-12%	1,488,670	12%	-17%	
RIA	0	Cost Burdened Owners 2020	893	14%		1,273	14%		540,653	17%		
QCT 2023	No	Cost Burdened Renters 2020	1,388	40%		1,605	39%		719,353	44%		
QCT in PMA 2022	2	Average Median Income 2010	\$48,182			\$44,645			\$47,185			
Age of Housing Stock 2019		Average Median Income 2015	\$47,935		-1%	\$45,978		3%	\$50,163		6%	
2000 & after	7.16%	Average Median Income 2020	\$51,003		6%	\$53,002		15%	\$58,076		16%	
1980-2000	18.73%	Total Vacant Units 2010	1,104	10%		1,553	10%		497,663	9%		
before 1980	74.11%	Total Vacant Units 2015	1,161	10%	5%	1,624	11%	5%	517,287	10%	4%	
ARUS 80% AMI	3029	86%	Owner Occupied Units 2010	6,876	66%		9,852	70%		3,300,691	69%	
ARUS 70% AMI	2705	77%	Owner Occupied Units 2015	6,592	65%	-4%	9,579	69%	-3%	3,177,705	66%	-4%
ARUS 60% AMI	2157	61%	Owner Occupied Units 2020	6,391	65%	-3%	9,422	69%	-2%	3,237,778	66%	2%
ARUS 50% AMI	1619	46%	Occupied Rental Units 2010	3,613	34%		4,151	30%		1,469,260	31%	
ARUS 40% AMI	1042	30%	Occupied Rental Units 2015	3,572	35%	-1%	4,246	31%	2%	1,608,683	34%	9%
ARUS 30% AMI	409	12%	Occupied Rental Units 2020	3,512	35%	-2%	4,138	31%	-3%	1,646,283	34%	2%
ARUS 20% AMI	151	4%	Total Housing Units 2010	10,491	38%		14,003	39%		4,769,951	37%	
Concentrations:	Number of Units	%s	Total Housing Units 2015	10,167	39%	-3%	13,825	39%	-1%	4,786,388	37%	0%
Active IHDA Units (All)	373	11%	Total Housing Units 2020	9,903	40%	-3%	13,560	40%	-2%	4,884,061	38%	2%
Affordable Housing Units (All)	501	14%	Households with HCVs 2020	104	3%		117	3%		93,276	6%	
CR Triggered:			Overall Housing Unit Change									
SPAR Reviewer Comments / Notes:	While the reviewer has some concerns with this PMA such as declining population, labor force and rental occupancies, we are aware that the project is located in a community that is working with IHDA on Community Revitalization plans. These plans will be a condition of approval and required with any future application.											
* All data collected from American Community Survey unless otherwise noted			** Rate calculations are based on available variables and certain traditional denominators were unavailable; Total Population was used as a denominator for these calculations									

Site

For scattered Site projects complete the Site information for **each** Site separately using the additional Site pages below.

Site: 1	New Construction	Chief Municipal Official:	Mayor	Elected Official:	Andy Ezard
Set Aside:	Non Metro	Alderman:	Ward 1		Eren Williams & Darcella Speed
Address:	703 N. Main Street (Central Address to project)	State Senator:	50		Steve McClure
City:	Jacksonville	State Representative:	100		C.D. Davidsmeyer
ZIP:	62650	US Representative:	18		Darin LaHood
County:	Morgan				
PIN:	See attached for full list included in Site Control				
Latitude:	39.73039 (Example: 41.889556)	Census Tract Number:	9517	IHDA Opportunity Area:	
Longitude:	-90.19956 (Example: -87.623861)	QCT?:	No		
		Chicago Community Area:	N/A		

Public Services and Community Amenities

Indicate the distance, to the nearest hundredth mile, of each of the following from the project site:

Distance	Facility Name	Facility Address	
1.50	Full Service Grocery Store	ALDI	329 E. Morton Avenue, Jacksonville, IL
	Fixed-Route Public Transportation	Not Applicable	N/A
0.50	Retail Store	Dollar General	235 W. Walnut Street, Jacksonville, IL
0.30	Government Services	Jacksonville Police Department	200 W. Douglas Street, Jacksonville, IL
0.60	Recreational Facilities / Public Parks	Minnie Barr Park	North Main & East Walnut Street, Jacksonville, IL
0.30	Pharmacy	CVS Pharmacy	936 N. Main Street, Jacksonville, IL
0.30	School	Lincoln Elementary School	320 W. Independence Ave., Jacksonville, IL
0.50	Restaurant	Mulligan's	7 S. Central Park, Jacksonville, IL
0.70	Hospital / Health Clinic	SIU Center for Family Medicine	425 E. State Street, Jacksonville, IL
0.80	Religious Institution	Our Savior Catholic Church	453 E. State Street, Jacksonville, IL
0.60	Library	Jacksonville Public Library	201 W. College Avenue, Jacksonville, IL
0.60	Post Office	United States Postal Service	200 W. Court Street, Jacksonville, IL
0.60	Banking Institution	Farmers State Bank and Trust Company	200 W. State Street, Jacksonville, IL
0.70	Day Care Facility	Just For Kids Early Learning Center	400 W. State Street, Jacksonville, IL

Public Services and Community Amenities: Provide a general description of the public services and community amenities in the vicinity of the Project Site.

Public services and community amenities are readily available with several within 1 mile of the sites. Such amenities include access to food, retail, services, parks, schools, restaurants, health services, religious institutions, library, post office and banking.

Characters remaining: 1235

Incompatible Uses

Indicate if any of the following are located on or immediately adjacent to the Project Site:

No	Existing Floodplain or Floodway, wetlands, streams, ravines, drainage
Minimal	Flood Factor Rating
No	Excessively steep slopes
No	High tension power lines
No	Sources of excessive lighting

Indicate if any of the following are located within 1/4 mile of the Project Site:

No	Landfills, salvage yards, trash heap, dump pile, etc.
No	Hazardous chemical or heavy manufacturing
Yes	Railroad tracks
No	Runway or runway clear zone or military airfield
No	Treatment, storage, or disposal facility for hazardous, solid, or sewage waste
No	Sources of noise that may exceed 70 decibels
No	Prison or correctional facilities
No	Sources of noxious odor

Facility Name:

Facility Address:

Norfolk Railroad	310 W., Lafayette Avenue, Jacksonville, IL

Flood Risk Details:

If the site is located in a Floodplain or Floodway, provide specifics regarding what additional costs, if any, are associated with these site characteristics, and provide the project timeline for obtaining a Conditional Letter of Map Amendment from the Federal Emergency Management Agency (FEMA). If the Flood Factor rating for the Site is "Severe" or "Extreme," provide a narrative discussing planned site- or building-level mitigation measures, including cost and timing impacts.

Not Applicable - Flood Risk Factor = Minimal

Characters remaining: 1456

Incompatible Uses Details:

If any incompatible uses are identified above, provide a general description of the incompatible use, its potential to impact the Project, and any efforts that will be undertaken to mitigate the impact.

Railroad Tracks: Norfolk Railroad operates a train that runs along the tracks that go through the City of Jacksonville.

Characters remaining: 1379

Project Name:	Taylor Place Apartments	SPAR Reviewer:	L. Somers	SPAR Recommendation:	Approve							
Project PPA Number:	12097	Census Tracts Included In PMA 17111870606, 17111870604, 17111870603, 17111870605, 17111870702, 17111870703, 17111870500, 17111870704										
Project City:	McHenry	Market Characteristics*		PMA	Rate	Growth	County	Rate	Growth	State	Rate	Growth
Set-Aside/Cmty Area	Chicago Metro	Total Population 2000	41,739				260,077			12,419,293		
Project County:	McHenry	Total Population 2010	47,539		14%		306,050		18%	12,745,359		3%
Construction Type:	New / Adaptive Reuse	Total Population 2019	46,863		-1%		307,714		1%	12,854,526		1%
Age Restriction:	Non-Elderly	People aged 60+ 2000	5,652	14%			28,859	11%		1,962,911	16%	
Total Units:	54	People aged 60+ 2010	7,399	16%	31%		44,157	14%	53%	2,176,050	17%	11%
Scattered Site:	No	People aged 60+ 2019	10,022	21%	35%		62,773	20%	42%	2,614,633	20%	20%
Mrkt Rate/80% AMI Units:	16 @ 80% AMI	People Unemployed 2000**	757	2%			4,856	2%		375,412	3%	
30% AMI Units:	9	People Unemployed 2010**	2,724	6%	260%		12,821	4%	164%	569,744	4%	52%
PSH Units/PAIR Data:	9 units/110 on McHenry List	People Unemployed 2019**	1,031	2%	-62%		7,121	2%	-44%	491,310	4%	-14%
PBRA Units:	0	People in Laborforce 2000**	22,688	54%			140,203	54%		6,230,617	50%	
Type of PBRA:	NA	People in Laborforce 2010**	26,941	57%	19%		167,924	55%	20%	6,654,048	52%	7%
Existing & Fully Occupied:	No	People in Laborforce 2019**	25,506	54%	-5%		171,708	56%	2%	6,690,195	52%	1%
PH Redevelopment:		Jobs by Job Location 2019 (LEHD)	9,441	20%			88,301	29%		5,413,250	42%	
Vets Population:		Jobs by Res Location 2019 (LEHD)	22,025	47%			149,370	49%		5,432,151	42%	
Existing IHDA Portfolio:	No	High School Graduates 2010**	21,151	44%			54,655	18%		2,324,361	18%	
Opp Area or Proximate:	Yes	High School Graduates 2019**	21,695	46%	3%		122,210	40%	124%	4,776,071	37%	105%
QOLI Score:	4	College Graduates 2000**	4,590	11%			45,436	17%		2,078,049	17%	
ARI Score:	4	College Graduates 2010**	6,951	15%	51%		63,470	21%	40%	2,526,884	20%	22%
R/ECAP 2019	0	College Graduates 2019**	8,055	17%	16%		71,708	23%	13%	2,898,584	23%	15%
R/ECAP in PMA	0	People in Poverty 2000	1,978	5%			9,446	4%		1,291,958	10%	
Wage Abundance/Desert	N/A, Desert	People in Poverty 2010	3,425	7%	73%		18,795	6%	99%	1,572,048	12%	22%
BA Food Access Verified	Access Verified	People in Poverty 2019	3,574	8%	4%		21,281	7%	13%	1,698,613	13%	8%
RIA	0	Cost Burdened Owners 2019	3,245	24%			21,588	24%		788,994	25%	
QCT 2022	0	Cost Burdened Renters 2019	2,048	49%			10,253	44%		744,760	46%	
QCT in PMA 2022	0	Average Median Income 2000	\$56,199				\$64,826			\$46,590		
Age of Housing Stock 2019		Average Median Income 2010	\$64,661		15%		\$76,482		18%	\$55,735		20%
2000 & after	21.62%	Average Median Income 2019	\$76,609		18%		\$86,799		13%	\$61,229		10%
1980-2000	21.5%	Total Vacant Units 2000	913	5%			3,505	4%		293,836	6%	
before 1980	56.87%	Total Vacant Units 2010	1,327	6%	45%		6,685	6%	91%	497,663	9%	69%
ARUS 80% AMI	2569	Total Vacant Units 2019	1,091	5%	-18%		6,011	5%	-10%	516,395	9%	4%
ARUS 70% AMI	1990	Owner Occupied Units 2000	12,401	78%			74,324	83%		3,089,124	67%	
ARUS 60% AMI	1594	Owner Occupied Units 2010	14,407	75%	16%		90,930	84%	22%	3,300,691	69%	7%
ARUS 50% AMI	1009	Owner Occupied Units 2019	13,767	72%	-4%		89,278	75%	-2%	3,185,142	60%	-4%
ARUS 40% AMI	389	Occupied Rental Units 2000	2,685	17%			15,079	17%		1,502,655	33%	
ARUS 30% AMI	258	Occupied Rental Units 2010	3,511	18%	31%		17,176	16%	14%	1,469,260	31%	-2%
ARUS 20% AMI	175	Occupied Rental Units 2019	4,181	22%	19%		23,175	20%	35%	1,633,310	31%	11%
Concentrations:	Number of Units	Total Housing Units 2000	15,999	38%			89,403	34%		4,591,779	37%	
Active IHDA Units (All)	324	Total Housing Units 2010	19,245	40%	20%		108,106	35%	21%	4,769,951	37%	4%
Affordable Housing Units (All)	385	Total Housing Units 2019	19,039	41%	-1%		118,464	38%	10%	5,334,847	42%	12%
CR Triggered:		Households with HCVs 2019	187	4%			76	0%		87,754	5%	
		Overall Housing Unit Change	3,218									
SPAR Reviewer Comments / Notes:	This market area has had a very slight decline in overall population but strong growth among the elderly. ARUS numbers show limited affordability among the area rental at all levels. IHDA's market share is acceptable and rent restricted housing is no where near saturation. The project proposes a wide range of unit types (1-3BR) and will target 30%, 50%, 60% and 80% AMI levels. In addition, 9 of the units will be set aside as SRN. The City of McHenry has 110 persons on the SRN Wait List. We recommend approval.											
* All data collected from American Community Survey unless otherwise noted			** Rate calculations are based on available variables and certain traditional denominators were unavailable; Total Population was used as a denominator for these calculations									

Site

For scattered Site projects complete the Site information for **each** Site separately using the additional Site pages below.

Site:	1	New Construction	District	Elected Official
Set Aside:	Chicago Metro		Chief Municipal Official:	Mayor: Wayne S. Jett
Address:	4103 W Crystal Lake Rd & 812 N. Mill Street		Alderman:	Ward 7: Sue Miller
City:	McHenry		State Senator:	District 32: Craig Wilcox
ZIP:	60050		State Representative:	District 63: Steven Reick
County:	McHenry		US Representative:	District 14: Lauren Underwood (116th-117th)
PIN:	Multiple Adjoining - See attached			
Latitude:	42.34373	(Example: 41.889556)	Census Tract Number:	8706.06
Longitude:	-88.27827	(Example: -87.623861)	IHDA Opportunity Area:	Census Tract
			QCT?:	No
			Chicago Community Area:	N/A

Public Services and Community Amenities

Indicate the distance, to the nearest hundredth mile, of each of the following from the project site:

Distance	Facility Name	Facility Address
0.30	Full Service Grocery Store	Jewel-Osco 4222 W Elm St, McHenry, IL 60050
0.14	Fixed-Route Public Transportation	McHenry Metra Bus Stop (Rte. 806) 4005 Main St, McHenry, IL 60050
0.45	Retail Store	McHenry Ace Hardware 4520 W Crystal Lake Rd, McHenry, IL 60050
1.40	Government Services	McHenry City Police Department 333 S Green St, McHenry, IL 60050
0.09	Recreational Facilities / Public Parks	Fort McHenry 4301 Front Royal Dr. McHenry, IL 60050
0.18	Pharmacy	Walgreens 3925 W Elm St, McHenry, IL 60050
0.60	School	McHenry East Community High School 1012 N Green St, McHenry, IL 60050
0.23	Restaurant	IHOP 4228 W Elm St, McHenry, IL 60050
0.18	Hospital / Health Clinic	Advocate Clinic at Walgreens 3925 W Elm St, McHenry, IL 60050
0.36	Religious Institution	St Paul's Episcopal Church 3717 Main St, McHenry, IL 60050
0.31	Library	McHenry Public Library District 809 Front St, McHenry, IL 60050
0.50	Post Office	United States Postal Service 4530 W Crystal Lake Rd, McHenry, IL 60050
0.27	Banking Institution	Chase Bank 4302 W Elm St, McHenry, IL 60050
0.67	Day Care Facility	McHenry KinderCare 4717 W Crystal Lake Rd, McHenry, IL 60050

Public Services and Community Amenities: Provide a general description of the public services and community amenities in the vicinity of the Project Site.

The site is located at the southeast corner of W. Crystal Lake Road and N. Mill Street in McHenry, IL. The project site is within a half mile of many of the amenities listed above, including restaurants, schools, various retail stores, and parks, among others. This is a Transit Oriented Development as it is situated along two separate bus routes with stops within a short walk of the site along with the McHenry Metra Station.

Characters remaining: 1071

Incompatible Uses

Indicate if any of the following are located on or immediately adjacent to the Project Site:

No	Existing Floodplain or Floodway, wetlands, streams, ravines, drainage
Minimal	Flood Factor Rating
No	Excessively steep slopes
No	High tension power lines
No	Sources of excessive lighting

Indicate if any of the following are located within 1/4 mile of the Project Site:

No	Landfills, salvage yards, trash heap, dump pile, etc.
No	Hazardous chemical or heavy manufacturing
Yes	Railroad tracks
No	Runway or runway clear zone or military airfield
No	Treatment, storage, or disposal facility for hazardous, solid, or sewage waste
Yes	Sources of noise that may exceed 70 decibels
No	Prison or correctional facilities
No	Sources of noxious odor

Facility Name:

Facility Address:

McHenry Metra Station	4005 Main St, McHenry, IL 60050
McHenry Metra Station	4005 Main St, McHenry, IL 60050

Flood Risk Details:

If the site is located in a Floodplain or Floodway, provide specifics regarding what additional costs, if any, are associated with these site characteristics, and provide the project timeline for obtaining a Conditional Letter of Map Amendment from the Federal Emergency Management Agency (FEMA). If the Flood Factor rating for the Site is "Severe" or "Extreme," provide a narrative discussing planned site- or building-level mitigation measures, including cost and timing impacts.

N/A

Characters remaining: 1497

Incompatible Uses Details:

If any incompatible uses are identified above, provide a general description of the incompatible use, its potential to impact the Project, and any efforts that will be undertaken to mitigate the impact.

As a Transit-Oriented Development, the subject property is located directly adjacent to the McHenry Metra Station. Units are separated from use via surface parking, landscaping, and garages. Additional steps will be taken during the selection of construction material to minimize the impact of train noise on residents. At the closest distance, the site is approximately 290 feet away from the train tracks.

Characters remaining: 1091