

Project Name:	Winstanley Park	SPAR Reviewer:	HM	SPAR Recommendation:	Approve with Conditions																														
Project PPA Number:		11476		Census Tracts Included In PMA																															
Project City:		East St. Louis		17163504500, 17163500900, 17163504600, 17163501100, 17163501200																															
Project Neighborhood:				Market Characteristics*			PMA			Rate			Growth			County			Rate			Growth			State			Rate			Growth				
Project County:		ST. CLAIR		Total Population 2000			18,574									256,082									12,419,293										
Construction Type:		NEW		Total Population 2010			16,240			-13%			266,727			4%			12,745,359			3%													
Age Restriction:		NON-ELDERLY		Total Population 2016			16,396			1%			265,569			0%			12,851,684			1%													
Total Units:		35		People aged 60+ 2000			3,486			19%			42,866			17%			1,962,911			16%													
Scattered Site:		Single Site		People aged 60+ 2010			2,893			18%			-17%			45,329			17%			6%			2,176,050			17%			11%				
Market Rate Units:		0		People aged 60+ 2016			3,180			19%			10%			52,964			20%			17%			2,533,890			20%			16%				
30% AMI Units:		7		People Unemployed 2000**			1,197			6%						8,020			3%						375,412			3%							
PSH Units:		7		People Unemployed 2010**			1,078			7%			-10%			11,598			4%			45%			569,744			4%			52%				
PBRA Units:		7		People Unemployed 2016**			710			4%			-34%			10,560			4%			-9%			545,635			4%			-4%				
Type of PBRA:		Section 8		People in Laborforce 2000**			6,228			34%						123,339			48%						6,230,617			50%							
Existing & Fully Occupied:		0		People in Laborforce 2010**			5,925			36%			-5%			136,141			51%			10%			6,654,048			52%			7%				
PH Redevelopment:		No		People in Laborforce 2016**			5,526			34%			-7%			130,437			49%			-4%			6,697,000			52%			1%				
Vets Population:		No		Jobs by Job Location 2015 (LEHD)			3,657			22%						91,856			35%						5,383,674			42%							
Existing IHDA Portfolio:		No		Jobs by Res Location 2015 (LEHD)			4,802			29%						111,804			42%						5,000,646			39%							
Opportunity Area:		No		High School Graduates 2010**			3,251			20%						50,330			19%						2,324,361			18%							
Proximate OA:		No		High School Graduates 2016**			3,292			20%			1%			50,485			19%			0%			2,287,126			18%			-2%				
ARI Score:		N/A		College Graduates 2000**			852			5%						31,362			12%						2,078,049			17%							
R/ECAP Census Tract		Yes		College Graduates 2010**			1,125			7%			32%			41,341			15%			32%			2,526,884			20%			22%				
R/ECAP in PMA		3		College Graduates 2016**			1,373			8%			22%			46,410			17%			12%			2,834,869			22%			12%				
Wage Abundance/Desert		N/A, Desert		People in Poverty 2000			6,913			37%						36,358			14%						1,291,958			10%							
Age of Housing Stock 2016				People in Poverty 2010			6,785			42%			-2%			40,617			15%			12%			1,572,048			12%			22%				
2000 & after		12.15%		People in Poverty 2016			7,504			46%			11%			46,059			17%			13%			1,753,731			14%			12%				
1980-2000		7.36%		Cost Burdened Owners 2016			733			30%						14,208			21%						822,707			26%							
1960-1980		19.41%		Cost Burdened Renters 2016			2,091			53%						17,315			49%						751,029			46%							
1940-1960		36.73%		Average Median Income 2000			\$19,664									\$39,148									\$46,590										
before 1940		24.35%		Average Median Income 2010			\$19,755			0%						\$48,562			24%						\$55,735			20%							
Planning and Community Revitalization Considerations:				Average Median Income 2016			\$20,420			3%						\$50,006			3%						\$59,196			6%							
AMS Conflict or IHDA Portfolio Concerns in PMA:				Total Vacant Units 2000			1,355			16%						7,636			7%						293,836			6%							
ARUS 80% AMI		3409		Total Vacant Units 2010			1,693			20%			25%			11,979			10%			57%			497,663			9%			69%				
ARUS 70% AMI		3220		Total Vacant Units 2016			1,592			20%			-6%			15,700			13%			31%			508,203			10%			2%				
ARUS 60% AMI		2809		Owner Occupied Units 2000			3,272			47%						64,860			67%						3,089,124			67%							
ARUS 50% AMI		2302		Owner Occupied Units 2010			2,996			45%			-8%			69,787			68%			8%			3,300,691			69%			7%				
ARUS 40% AMI		1869		Owner Occupied Units 2016			2,482			39%			-17%			67,140			65%			-4%			3,167,081			66%			-4%				
ARUS 30% AMI		1347		Occupied Rental Units 2000			3,664			53%						31,950			33%						1,502,655			33%							
ARUS 20% AMI		804		Occupied Rental Units 2010			3,635			55%			-1%			33,297			32%			4%			1,469,260			31%			-2%				
Concentrations:		Number of Units		%s		Occupied Rental Units 2016			3,933			61%			8%			35,532			35%			7%			1,635,043			34%			11%		
Active IHDA Units (All)		420		Total Occupied Units 2000			6,936			37%						96,810			38%						4,591,779			37%							
Affordable Housing Units (All)		2058		Total Occupied Units 2010			6,631			41%			-4%			103,084			39%			6%			4,769,951			37%			4%				
				Total Occupied Units 2016			6,415			39%			-3%			102,672			39%			0%			4,802,124			37%			1%				
				Households with HCVs 2016			230			6%						2,575			7%						245,468			15%							
				Overall Housing Unit Change			-284																												

SPAR Reviewer Comments / Notes:

Unemployment rate decreased by 34%, college graduates increased by 22% and the vacant units decreased by 6%. The poverty rate increased by 11% and the affordable housing share is high for both IHDA (11%) and total affordable units (52%). The project is located in a QCT and a R/ECAP. The area remains affordable. Community revitalization plan is required for 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	Rehabilitation	District		Elected Official	
Set Aside:	Other Metro		Chief Municipal Official:		Mayor Robert Eastern III	
Address:	1100-42 Martin Luther King		Alderman:		At Large	
City:	East St. Louis		State Senator:	57	Chris Belt	
ZIP:	62201		State Representative:	114	LaToya Greenwood	
County:	St. Clair		US Representative:	12	Mike Bolt	
PIN:	1130404049		Census Tract Number:	5009	IHDA Opportunity Area: 	
Latitude:	38.617636	(Example: 41.889556)	QCT?:	Yes		
Longitude:	-90.141223	(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	
1.50	Full Service Grocery Store	Save-A-Lot	2600 State Street, East St. Louis, IL 62205
0.10	Fixed-Route Public Transportation	State & 12th Street Bus Stop	State & 12th Street, East St. Louis, IL 62201
1.30	Retail Store	Family Dollar	2318 State Street, East St. Louis, IL 62205
0.40	Government Services	Human Services Department	225 N 9th St., East St. Louis, IL 62201
2.10	Recreational Facilities / Public Parks	Jackie Joyner Kersey Center/Jones Park	101 Jackie Joyner Kersee Circle, East St. Louis, IL 62204
1.40	Pharmacy	Walgreens	2510 State Street, East St. Louis, IL 62205
0.60	School	Lincoln Middle School	12 S. 10th Street, East St. Louis, IL 62201
1.30	Restaurant	McDonald's	588 N. 24th Street, East St. Louis, IL 62205
0.60	Hospital / Health Clinic	Touchette Regional Hospital	129 N. 8th Street, East St. Louis, IL 62201
0.20	Religious Institution	Mt. Sinai Missionary Baptist Church	1200 St. Louis Ave, East St. Louis, IL 62201
1.00	Library	SIU Edwardsville East St. Louis Center	601 James R. Thompson Blvd., Brady Ave., East St. Louis, IL 62201
0.40	Post Office	USPS	950 Missouri Ave., East St. Louis, IL 62201
0.90	Banking Institution	Associated Bank	326 Missouri Ave., East St. Louis, IL 62201
1.50	Day Care Facility	Lessie Bates Neighborhood House	1200 N. 13th Street, East St. Louis, IL 62205

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

Though the area has especially high rates of poverty, many service providers and neighborhood amenities have emerged in recent years. Among the organizations and facilities listed above, several have taken an active role in the Winstanley Neighborhood planning process through participation and/or funding support. The site enjoys close proximity to Mt. Sinai Family Life Center's headquarters and Mt. Sinai Development Corp's other housing developments, Mt. Sinai Village 1 & 2. Residents of Winstanley Park will have direct access to Mt. Sinia leadership and staff as well as property management provided by Vaterott Property Management. These parties all serve as important coordinators for residents to the many other services available in the area. Moreover, the majority of sites listed above are within 2 miles, and opportunities for low-cost transit throughout the region are also readily accessible--most notably via the 5th & Missouri Metrolink stop 0.7 miles away.

Characters remaining: 519

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:

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

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.

A small section of flood plain extends into the broader footprint of the project site, but the developer will demonstrate through surveying that no buildings will be erected within the floodplain's boundaries. Some precautionary measures have been taken to prevent flood damage to earlier phases of the development such as demolition of impervious surfaces to improve water retention. In 5+ years of operations, no flooding has occurred in Sinai Village to date. Further bioretention measures will also be taken to improve drainage in and around this third phase of the development if necessary.

Characters remaining: 903

Site

For scattered Site projects complete the Site information for **each** Site separately.

Site #:	2	New Construction	District		Elected Official	
Set Aside:	Other Metro		Chief Municipal Official:		Mayor Robert Eastern III	
Address:	1121 Cleveland		Alderman:		At Large	
City:	East St. Louis		State Senator:	57	Chris Belt	
ZIP:	62201		State Representative:	114	LaToya Greenwood	
County:	St. Clair		US Representative:	12	Mike Bolt	
PIN:	1130103044		Census Tract Number:	5009	IHDA Opportunity Area: <input type="text"/>	
Latitude:	38.623115	(Example: 41.889556)	QCT?:	Yes		
Longitude:	-90.150345	(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:

	Facility Name	Facility Address
1.50	Full Service Grocery Store	Save-A-Lot 2600 State Street, East St. Louis, IL 62205
0.10	Fixed-Route Public Transportation	State & 12th Street Bus Stop State & 12th Street, East St. Louis, IL 62201
1.30	Retail Store	Family Dollar 2318 State Street, East St. Louis, IL 62205
0.40	Government Services	Human Services Department 225 N 9th St., East St. Louis, IL 62201
2.10	Recreational Facilities / Public Parks	Jackie Joyner Kersey Center/Jones Park 101 Jackie Joyner Kersee Circle, East St. Louis, IL 62204
1.40	Pharmacy	Walgreens 2510 State Street, East St. Louis, IL 62205
0.60	School	Lincoln Middle School 12 S. 10th Street, East St. Louis, IL 62201
1.30	Restaurant	McDonald's 588 N. 24th Street, East St. Louis, IL 62205
0.60	Hospital / Health Clinic	Touchette Regional Hospital 129 N. 8th Street, East St. Louis, IL 62201
0.20	Religious Institution	Mt. Sinai Missionary Baptist Church 1200 St. Louis Ave, East St. Louis, IL 62201
1.00	Library	SIU Edwardsville East St. Louis Center 601 James R. Thompson Blvd., Brady Ave., East St. Louis, IL 62201
0.40	Post Office	USPS 950 Missouri Ave., East St. Louis, IL 62201
0.90	Banking Institution	Associated Bank 326 Missouri Ave., East St. Louis, IL 62201
1.50	Day Care Facility	Lessie Bates Neighborhood House 1200 N. 13th Street, East St. Louis, IL 62205

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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:

No	Landfills, salvage yards, trash heap, dump pile, etc.
No	Hazardous chemical or heavy manufacturing
No	Railroad tracks

Facility Name	Facility Address

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		

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Characters remaining: 903

Site

For scattered Site projects complete the Site information for **each** Site separately.

Site #:	3	District		Elected Official	
Set Aside:	Other Metro	Chief Municipal Official:			Mayor Robert Eastern III
Address:	1118 Cleveland	Alderman:			At Large
City:	East St. Louis	State Senator:	57		Chris Belt
ZIP:	62201	State Representative:	114		LaToya Greenwood
County:	St. Clair	US Representative:	12		Mike Bolt
PIN:	1130406047	Census Tract Number:	5009	IHDA Opportunity Area:	
Latitude:	38.6225557 (Example: 41.889556)	QCT?:	Yes		
Longitude:	-90.150312 (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:

		Facility Name	Facility Address
1.50	Full Service Grocery Store	Save-A-Lot	2600 State Street, East St. Louis, IL 62205
0.10	Fixed-Route Public Transportation	State & 12th Street Bus Stop	State & 12th Street, East St. Louis, IL 62201
1.30	Retail Store	Family Dollar	2318 State Street, East St. Louis, IL 62205
0.40	Government Services	Human Services Department	225 N 9th St., East St. Louis, IL 62201
2.10	Recreational Facilities / Public Parks	Jackie Joyner Kersey Center/Jones Park	101 Jackie Joyner Kersee Circle, East St. Louis, IL 62204
1.40	Pharmacy	Walgreens	2510 State Street, East St. Louis, IL 62205
0.60	School	Lincoln Middle School	12 S. 10th Street, East St. Louis, IL 62201
1.30	Restaurant	McDonald's	588 N. 24th Street, East St. Louis, IL 62205
0.60	Hospital / Health Clinic	Touchette Regional Hospital	129 N. 8th Street, East St. Louis, IL 62201
0.20	Religious Institution	Mt. Sinai Missionary Baptist Church	1200 St. Louis Ave, East St. Louis, IL 62201
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1.50	Day Care Facility	Lessie Bates Neighborhood House	1200 N. 13th Street, East St. Louis, IL 62205

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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		
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Site #: 4	New Construction	District	Elected Official
Set Aside: Other Metro		Chief Municipal Official:	Mayor Robert Eastern III
Address: 1100 Cleveland		Alderman:	At Large
City: East St. Louis		State Senator: 57	Chris Belt
ZIP: 62201		State Representative: 114	LaToya Greenwood
County: St. Clair		US Representative: 12	Mike Bolt
PIN: 11304506001		Census Tract Number: 5009	IHDA Opportunity Area:
Latitude: (Example: 41.889556)		QCT?: Yes	
Longitude: (Example: -87.623861)		Chicago Community Area: N/A	

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Facility Name

Facility Address

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No	Runway or runway clear zone or military airfield
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Characters remaining: 903

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

Construction Type		District	Elected Official
Primary Site:	Rehabilitation	Chief Municipal Official:	Thomas McNamara
Set Aside:	Other Metro	Alderman:	Tuffy Quinonez
Address:	1055 E State St	State Senator:	Steve Stadelman
City:	Rockford	State Representative:	Litesa E. Wallace
ZIP:	61104	US Representative:	Adam Kinzinger
County:	Winnebago	Census Tract Number:	17201001100
PIN:	1126227009	QCT?:	Yes
Latitude:	42.266548 (Example: 41.889556)	Chicago Community Area:	N/A
Longitude:	-89.079842 (Example: -87.623861)	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.

Page 1

Project Name:	Hanover Landing		SPAR Reviewer:	L. Somers	SPAR Recommendation:	APPROVE with conditions						
			<i>Census Tracts Included In PMA</i>									
			17031804406, 17031804405, 17089851400, 17031804404, 17089851301									
Project PPA Number:	11589		Market Characteristics*	PMA	Rate	Growth	County	Rate	Growth	State	Rate	Growth
Project City:	Elgin		Total Population 2000	24,494			5,376,741			12,419,293		
Project Neighborhood:			Total Population 2010	26,826		10%	5,172,848		-4%	12,745,359		3%
Project County:	COOK		Total Population 2017	26,566		-1%	5,238,541		1%	12,854,526		1%
Construction Type:	NEW		People aged 60+ 2000	2,003	8%		827,416	15%		1,962,911	16%	
Age Restriction:	NON-ELDERLY		People aged 60+ 2010	2,216	8%	11%	848,172	16%	3%	2,176,050	17%	11%
Total Units:	40		People aged 60+ 2017	2,958	11%	33%	1,005,046	19%	18%	2,614,633	20%	20%
Scattered Site:	Single Site		People Unemployed 2000**	778	3%		197,487	4%		375,412	3%	
Market Rate Units:	1 mgmt		People Unemployed 2010**	1,172	4%	51%	267,681	5%	36%	569,744	4%	52%
30% AMI Units:	11		People Unemployed 2017**	1,443	5%	23%	240,605	5%	-10%	491,310	4%	-14%
PSH Units:	39		People in Laborforce 2000**	12,259	50%		2,620,175	49%		6,230,617	50%	
PBRA Units:	39		People in Laborforce 2010**	13,753	51%	12%	2,708,191	52%	3%	6,654,048	52%	7%
Type of PBRA:	Sec 8		People in Laborforce 2017**	13,972	53%	2%	2,763,344	53%	2%	6,690,195	52%	1%
Existing & Fully Occupied:	NO		Jobs by Job Location 2017 (LEHD)	1,727	7%		2,403,553	46%		5,413,250	42%	
PH Redevelopment:			Jobs by Res Location 2017 (LEHD)	11,361	43%		2,169,393	41%		5,432,151	42%	
Vets Population:			High School Graduates 2010**	8,008	30%		848,384	16%		2,324,361	18%	
Existing IHDA Portfolio:	NO		High School Graduates 2017**	8,108	31%	1%	1,753,415	33%	107%	4,776,071	37%	105%
Opportunity Area:	YES		College Graduates 2000**	2,057	8%		968,642	18%		2,078,049	17%	
Proximate OA:			College Graduates 2010**	2,638	10%	28%	1,131,925	22%	17%	2,526,884	20%	22%
ARI Score:	0		College Graduates 2017**	2,526	10%	-4%	1,330,956	25%	18%	2,898,584	23%	15%
R/ECAP 2017	0		People in Poverty 2000	2,162	9%		713,040	13%		1,291,958	10%	
R/ECAP in PMA	0		People in Poverty 2010	3,741	14%	73%	778,340	15%	9%	1,572,048	12%	22%
Wage Abundance/Desert	N/A, N/A		People in Poverty 2017	3,717	14%	-1%	821,572	16%	6%	1,698,613	13%	8%
Food Access 2015	1		Cost Burdened Owners 2017	1,613	33%		347,957	31%		788,994	25%	
Opportunity Zone 2016	0		Cost Burdened Renters 2017	1,183	48%		401,846	48%		744,760	46%	
QCT 2020	0		Average Median Income 2000	\$49,768			\$45,922			\$46,590		
QCT in PMA 2020	0		Average Median Income 2010	\$56,103		13%	\$53,942		17%	\$55,735		20%
Age of Housing Stock 2017			Average Median Income 2017	\$55,971		0%	\$59,426		10%	\$61,229		10%
2000 & after	8.46%		Total Vacant Units 2000	251	3%		121,940	6%		293,836	6%	
1980-2000	25.38%		Total Vacant Units 2010	420	5%	67%	236,952	11%	94%	497,663	9%	69%
before 1980	66.16%		Total Vacant Units 2017	650	7%	55%	227,426	9%	-4%	516,395	9%	4%
ARUS 80% AMI	1781	72%	Owner Occupied Units 2000	5,236	70%		1,142,743	58%		3,089,124	67%	
ARUS 70% AMI	1481	60%	Owner Occupied Units 2010	5,809	73%	11%	1,169,991	60%	2%	3,300,691	69%	7%
ARUS 60% AMI	1116	45%	Owner Occupied Units 2017	4,923	61%	-15%	1,112,383	51%	-5%	3,185,142	60%	-4%
ARUS 50% AMI	639	26%	Occupied Rental Units 2000	2,221	30%		831,438	42%		1,502,655	33%	
ARUS 40% AMI	97	4%	Occupied Rental Units 2010	2,096	27%	-6%	766,490	40%	-8%	1,469,260	31%	-2%
ARUS 30% AMI	0	0%	Occupied Rental Units 2017	2,473	31%	18%	844,178	39%	10%	1,633,310	31%	11%
ARUS 20% AMI	0	0%	Total Housing Units 2000	7,457	30%		1,974,181	37%		4,591,779	37%	
Concentrations:	Number of Units	%s	Total Housing Units 2010	7,905	29%	6%	1,936,481	37%	-2%	4,769,951	37%	4%
Active IHDA Units (All)	138	6%	Total Housing Units 2017	8,046	30%	2%	2,183,987	42%	13%	5,334,847	42%	12%
Affordable Housing Units (All)	263	11%	Households with HCVs 2017	174	7%		58,878	7%		87,754	5%	
			Overall Housing Unit Change	988								
SPAR Reviewer Comments / Notes:	SPAR recommends approval with the condition that the sponsor provide documentation proving access to food. The subject will be located in an Opportunity Area and will offer 39 units of Permanent Supportive Housing in an area that is generally close to amenities and along a bus line. The population appears pretty stable and the poverty level is below our thresholds. IHDA market share is also under threshold levels and rent restricted housing in this area of Elgin is not at saturation.											
* 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:	Chicago Metro				Dave Kaptain, Mayor
Address:	711 E Chicago St		Alderman:		N/A - all council voted at-large
City:	Elgin		State Senator:	22	Cristina Castro
ZIP:	60120		State Representative:	43	Anna Moeller
County:	Cook		US Representative:	8	Raja Krishnamoorthi
PIN:	06-18-301-052-0000; 06-18-050-0000				
Latitude:	42.035810	(Example: 41.889556)	Census Tract Number:	8044.6	IHDA Opportunity Area: Census Tract
Longitude:	-88.262380	(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
0.41	Full Service Grocery Store	Golden Market of Elgin
0.05	Fixed-Route Public Transportation	Elgin Transportation Center
0.76	Retail Store	Christina's Fashions
0.75	Government Services	City Hall
0.10	Recreational Facilities / Public Parks	Lords Park
0.44	Pharmacy	Walgreens
0.32	School	Ellis Middle School
0.38	Restaurant	Isla Marias
0.50	Hospital / Health Clinic	VNA Health Care
0.25	Religious Institution	El Mesias UMC
1.38	Library	Gail Borden Public Library
1.24	Post Office	United States Postal Service
0.77	Banking Institution	PNC Bank
0.46	Day Care Facility	Elgin Child & Family Resource Center
		663 Villa St, Elgin, IL 60120
		102-06 W. Chicago St., Elgin, IL 60120
		215 National St, Elgin, IL 60120
		150 Dexter Ct., Elgin, IL 60120
		100 Oakwood Blvd, Elgin, IL 60120
		600 Villa St, Elgin, IL 60120
		225 S Liberty St, Elgin, IL 60120
		938 E Chicago St, Elgin, IL 60120
		1 American Way, Elgin, IL 60120
		77 Preston Ave, Elgin, IL 60120
		270 N Grove Ave, Elgin, IL 60120
		66 Grove Ct, Elgin, IL 60120
		850 Summit St, Elgin, IL 60120
		210 National St, Elgin, IL 60120

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 Hanover Landing site is located in the Chicago suburb of Elgin and is near well-established mixed-use development. It is conveniently located near many public and private amenities. The site is surrounded by single-family and townhome subdivisions, open green space, and commercial development. Additional amenities within walking distance include retail stores, restaurants, a bank, and a pharmacy, in addition to parks, schools, and healthcare facilities. The City of Elgin offers many opportunities for employment in multiple sectors such as manufacturing, retail, and hospitality.

Project Name:	The New Broadview
Project PPA Number:	11595
Project City:	East St. Louis
Project Neighborhood:	
Project County:	St. Clair
Construction Type:	REHAB
Age Restriction:	Elderly
Total Units:	110
Scattered Site:	No

SPAR Reviewer:	AQ
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SPAR Recommendation:	Approve?? - needs to firm up rental assistance, address need for 30% AMI, and investment of businesses.
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Market Rate Units:	0
30% AMI Units:	0
PSH Units:	14
PBRA Units:	14
Type of PBRA:	DEVELOPER Project Based Voucher

Existing & Fully Occupied:	No / Gut Rehab of Existing Structure
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:	East St. Louis Market has experienced a myriad of problems maintaining occupancy
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Planning and Community Revitalization Considerations:	PPA speaks to Mixed use nature of redevelopment (1st floor commercial) and its proximity to transit (TOD). Documentation is submitted to demonstrate the project's alignment with a River Edge Redevelopment Zone (RERZ) and Comprehensive Plan. Mid Atlantic Medical District Master Plan is also submitted.
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Age of Housing Stock 2013	2000+: 10.75% 1980-2000: 7.19% 1960-1980: 22.09% 1940-1960: 35.77% before 1940: 24.2%
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Market Characteristics*	PMA	Rate	Growth	County	Rate	Growth	State	Rate	Growth
Total Population 2000	20,915			256,082			12,419,293		
Total Population 2016	18,103		-13%	265,569		4%	12,851,684		3%
People aged 60+ 2000	3,818	18%		42,866	17%		1,962,669	16%	
People aged 60+ 2016	3,525	19%	-8%	52,964	20%	24%	2,533,890	20%	29%
People Unemployed 2000**	1,303	6%		8,020	3%		375,412	3%	
People Unemployed 2016**	802	4%	-38%	10,560	4%	32%	545,635	4%	45%
People in Laborforce 2000**	7,028	34%		123,339	48%		6,230,617	50%	
People in Laborforce 2016**	6,106	34%	-13%	130,437	49%	6%	6,697,000	52%	7%
Jobs by Job Location 2015 (LEHD)	3,753	21%		91,856	35%		5,312,071	41%	
Jobs by Res Location 2015 (LEHD)	5,388	30%		111,804	42%		5,749,209	45%	
High School Graduates 2016**	8,865	49%		160,724	61%		7,609,676	230%	
College Graduates 2000**	996	5%		31,362	12%		2,078,049	17%	
College Graduates 2016**	934	5%	-6%	46,410	17%	48%	2,834,869	22%	36%
People in Poverty 2000	7,712	37%		36,358	14%		1,291,958	10%	
People in Poverty 2016	8,350	46%	8%	46,059	17%	27%	1,753,731	14%	36%
Cost Burdened Owners 2016	813	29%		14,208	21%		822,707	26%	
Cost Burdened Renters 2016	2,495	52%		17,315	49%		751,029	46%	
Average Median Income 2000	\$19,223			\$39,148			\$46,590		
Average Median Income 2016	\$18,656		-3%	\$50,006		28%	\$59,196		27%
Total Vacant Units 2000	1,456	16%		7,636	7%		293,836	6%	
Total Vacant Units 2016	1,843	19%	27%	15,700	13%	106%	508,203	10%	73%
Owner Occupied Units 2000	3,638	47%		64,860	67%		3,089,124	67%	
Owner Occupied Units 2016	2,823	37%	-22%	67,140	65%	4%	3,167,081	66%	3%
Occupied Rental Units 2000	4,125	53%		31,950	33%		1,502,655	33%	
Occupied Rental Units 2016	4,788	63%	16%	35,532	35%	11%	1,635,043	34%	9%
Total Occupied Units 2000	7,763	1.2		96,810	2.6		4,591,779	2.7	
Total Occupied Units 2016	7,611	2.4	-2%	102,672	2.6	6%	4,802,124	2.7	5%
Households with HCVs 2016	241	6%		2,575	8%		103,232	7%	
Wage Abundance/Desert?	N/A, Desert								
Overall Housing Unit Change	235			R/ECAP Census Tract			R/ECAP in PMA		4

Active IHDA Units (All)	342	7%
Affordable Housing Units (All)	2821	59%
ARUS 60% AMI	3412	71%
ARUS 50% AMI	2861	60%
ARUS 30% AMI	1829	38%

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:	Historic - but blighted - building. The redevelopment is needed and the plan appears to be linked to needs in the community (transit access). The market is problematic with sharply declining population and Labor Force participation (unemployment is declining too, but that is believed to track with the declining population). Median incomes in the PMA have declined since 2000 and the market is a wage desert. There has been growth in rental options in the area, while there is a SHARP decline in ownership opportunity. The existing stock is relatively old, but much of the new investment has been Affordable (through IHDA or HUD). IHDA concentrations are reasonable, but the Affordable Concentration is extremely high. Concentration levels are dangerously high and the market is flooded with 60% AMI and 50% AMI affordability. This is a problem as this version of the project is proposing to add over 100 units of mainly 60% AMI units. SPAR has severe concerns with this market and if it weren't for a Community Revitalization strategy, the recommendation would surely be to deny. Even with a well meaning strategy, the project seems inappropriate as presented. SPAR recommends a more solid rental assistance program (currently anticipating only 14 units supported with a developer driven rental assistance program) and an attempt to target lower incomes households (there is no 30% AMI representation). Additionally, the proposed will not work without viable tenants for the retail development. Commitment of business planning to locate onsite should be provided for the full application. A CRP will also be required as this project is in a CQT and is in a R/ECAP. THIS COMMUNITY NEEDS INVESTMENT, BUT NOT MORE AFFORDABLE UNITS. APPROVAL OF THE PPA IS DONE SO ONLY WITH THE HOPE THAT THERE IS ENOUGH COMMUNITY REVITALIZATION BUILT IN TO HELP IMPROVE THIS STRUGGLING COMMUNITY.
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PMA Census Tracts:	17163504500, 17163500900, 17163504600, 17163501200, 17163501100, 17163500400
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Site

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

Construction Type		District	Elected Official
Primary Site:	Rehabilitation		Emeka Jackson-Hicks
Set Aside:		Chief Municipal Official:	
Address:	411 E. Broadway	Alderman:	
City:	East St. Louis	State Senator:	57
ZIP:	62201	State Representative:	113
County:	St. Clair	US Representative:	12
PIN:	Broadview 1	Census Tract Number:	5045
Latitude:	38.624628 (Example: 41.889556)	QCT?:	Yes
Longitude:	-90.160933 (Example: -87.623861)	Chicago Community Area:	
		IHDA Opportunity Area:	

Public Services and Community Amenities

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

Distance (miles)	Facility Name	Facility Address
2.3	Full Service Grocery Store	East St. Louis Supermarket
0.3	Fixed-Route Public Transportation	5th & Missouri Metrolink
3.3	Retail Store	Family Dollar
0.4	Government Services	Social Security Administration
2.9	Recreational Facilities / Public Parks	Jackie Joyner-Kersey Center
0.3	Pharmacy	Medicate Pharmacy
0.4	School	East St. Louis Lincoln Middle School
0.9	Restaurant	Prime Steakhouse
1.9	Hospital / Health Clinic	East Side Health District
0.9	Religious Institution	Mt. Sinai Missionary Baptist Church
3.9	Library	East St. Louis Public Library
0.5	Post Office	East St. Louis Post Office
0.8	Banking Institution	First Bank
0.6	Day Care Facility	Kim's Kids Inc.
		2439 Bond
		5th & Missouri
		2318 State Street
		650 Missouri Avenue #104
		101 Jackie Joyner-Kersey Circle
		100 N. 8th Street #100
		12 South 10th Street
		200 S. Front Street
		638 N. 20th Street
		1200 St. Louis Avenue
		5300 State Street
		950 Missouri Avenue
		350 Riverpark Drive
		1001 Missouri Avenue

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 development site is located in an area that provides convenient access to amenities and is located within one mile of essential amenities, including day care facilities, banking institutions, post office, religious institutions, restaurants, government services, recreational facilities and public parks and transportation. The Illinois Department of Human Services - Family Community Resource Center at 225 N. 9th Street is walking distance (0.7 miles away) offering help to meet basic needs, cope with illness, emergencies, or other challenges. The government that most affects the resident's daily life is much closer to home than the White House, thus being located in the heart of the Downtown Government District's existing assets and distinctive resources & amenities provides for the project's residents unprecedented access/proximity for public services at all levels for Government (Local, State, & Federal). Lastly, we can not over emphasize the advantage residents will have residing next to the Metrolink Station; MetroLink is just one part of our world-class, regional transit system, designed and engineered to get you there as you live, work and play. Transit Oriented Development is the exciting fast growing trend in creating vibrant, livable, sustainable communities providing a higher quality of life with better places to live, work, and play; and greater mobility with ease of moving around.

Project Name:	Ogden Commons 1-A
Project PPA Number:	11625
Project City:	Chicago, IL
Project Neighborhood:	North Lawndale
Project County:	Cook
Construction Type:	New Construction
Age Restriction:	Non-Elderly
Total Units:	111
Scattered Site:	No

Market Rate Units:	11
30% AMI Units:	0
PSH Units:	0
PBRA Units:	44
Type of PBRA:	RAD

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

AMS Conflict or IHDA Portfolio Concerns in PMA:	No
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Planning and Community Revitalization Considerations:	Project is located in a QCT and a r/ecap. CRP is required.
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Age of Housing Stock 2013	2000+: 12.75%
	1980-2000: 7.25%
	1960-1980: 5.61%
	1940-1960: 7.96%
	before 1940: 66.42%

SPAR NOTES:	The PMA has seen a decline in overall population by 16%. However, the area shows a decline in the unemployment rate by 17%, an increase in college graduates by 155%, a decline in poverty by 20% and an increase in average median income by 37%. These are all indicators of affordability risk. The area has a very high affordable housing unit share at 39% but IHDA's share remains low at 5%. The area remains affordable with 62% of the population renting at 60% AMI. The PMA is located in a QCT and a R/ECAP so CRP is required.
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PMA Census Tracts:	17031843300, 17031840700, 17031291600, 17031838600, 17031271800, 17031837300, 17031841500, 17031843100, 17031841600, 17031841700, 17031837400, 17031282700, 17031842900, 17031841200
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SPAR Reviewer:	HM
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SPAR Recommendation:	Approve with conditions
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Market Characteristics*	PMA	Rate	Growth	County	Rate	Growth	State	Rate	Growth
Total Population 2000	36,733			5,376,741			12,419,293		
Total Population 2016	30,862		-16%	5,227,575		-3%	12,851,684		3%
People aged 60+ 2000	3,842	10%		827,416	15%		1,962,669	16%	
People aged 60+ 2016	4,057	13%	6%	968,203	19%	17%	2,533,890	20%	29%
People Unemployed 2000**	2,497	7%		197,487	4%		375,412	3%	
People Unemployed 2016**	2,073	7%	-17%	266,397	5%	35%	545,635	4%	45%
People in Laborforce 2000**	11,979	33%		2,620,175	49%		6,230,617	50%	
People in Laborforce 2016**	12,996	42%	8%	2,759,566	53%	5%	6,697,000	52%	7%
Jobs by Job Location 2015 (LEHD)	12,187	39%		2,565,027	49%		5,312,071	41%	
Jobs by Res Location 2015 (LEHD)	11,117	36%		2,328,682	45%		5,749,209	45%	
High School Graduates 2016**	12,723	41%		3,043,436	58%		7,609,676	230%	
College Graduates 2000**	1,135	3%		968,642	18%		2,078,049	17%	
College Graduates 2016**	2,895	9%	155%	1,293,518	25%	34%	2,834,869	22%	36%
People in Poverty 2000	14,956	41%		713,040	13%		1,291,958	10%	
People in Poverty 2016	12,034	39%	-20%	856,682	16%	20%	1,753,731	14%	36%
Cost Burdened Owners 2016	1,010	42%		361,250	33%		822,707	26%	
Cost Burdened Renters 2016	4,061	53%		405,900	48%		751,029	46%	
Average Median Income 2000	\$21,937			\$45,922			\$46,590		
Average Median Income 2016	\$30,014		37%	\$56,902		24%	\$59,196		27%
Total Vacant Units 2000	2,371	18%		121,940	6%		293,836	6%	
Total Vacant Units 2016	2,257	18%	-5%	225,736	10%	85%	508,203	10%	73%
Owner Occupied Units 2000	2,440	23%		1,142,743	58%		3,089,124	67%	
Owner Occupied Units 2016	2,396	24%	-2%	1,105,168	57%	-3%	3,167,081	66%	3%
Occupied Rental Units 2000	8,094	77%		831,438	42%		1,502,655	33%	
Occupied Rental Units 2016	7,728	76%	-5%	846,438	43%	2%	1,635,043	34%	9%
Total Occupied Units 2000	10,534	1.2		1,974,181	2.7		4,591,779	2.7	
Total Occupied Units 2016	10,124	3.0	-4%	1,951,606	2.7	-1%	4,802,124	2.7	5%
Households with HCVs 2016	1,277	16%		66,636	8%		103,232	7%	
Wage Abundance/Desert?	N/A, N/A								
Overall Housing Unit Change	-524			R/ECAP Census Tract	YES		R/ECAP in PMA		7

Active IHDA Units (All)	368	5%
Affordable Housing Units (All)	2983	39%

ARUS 60% AMI	4804	62%
ARUS 50% AMI	3396	44%
ARUS 30% AMI	1290	17%

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.

Primary Site:		Construction Type	District	Elected Official
Set Aside:	City of Chicago	New Construction	Chief Municipal Official:	Mayor Rahm Emanuel
Address:	1351 S Washtenaw		Alderman:	28
City:	Chicago		State Senator:	5
ZIP:	60608		State Representative:	9
County:	Cook		US Representative:	7
PIN:			Census Tract Number:	8433
Latitude:	41.86464 (Example: 41.889556)		QCT?:	Yes
Longitude:	-87.693646 (Example: -87.623861)		Chicago Community Area:	29. North Lawndale
			IHDA Opportunity Area:	

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
0.9	Full Service Grocery Store	Pete's Fresh Market	2551 W Cermak
0.1	Fixed-Route Public Transportation	CTA Bus 157 Ogden and 94 California	Ogden/Washtenaw
0.5	Retail Store	Mobil Gas and Store	2401 W Ogden
0.6	Government Services	Chicago Department of Consumer Services	2350 W Ogden
0.2	Recreational Facilities / Public Parks	Douglas Park	Ogden/California
0.2	Pharmacy	Mt Sinai Hospital	1500 S Fairfield
0.2	School	Chalmers Elementary	2745 W Roosevelt Road
0.4	Restaurant	Lagunitas Taproom	2607 W 17th St
0.2	Hospital / Health Clinic	Mt. Sinai Hospital	1500 S Fairfield
0.2	Religious Institution	New Baptist Church	2709 W Roosevelt
1.3	Library	Little Village Library	2311 S Kedzie
1.5	Post Office	Post Office	116 S Western Ave
0.8	Banking Institution	Pan American Bank	2627 W Cermak
0.1	Day Care Facility	Gads Hill Center	2653 W Ogden

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

Odgen Commons 1-A Residential is located facing the residential streets of the 1300 blocks of S. Washtenaw and Talman. The project is well located to transit, with bus stops for both the Ogden (157) and California (94) buses within two blocks of the site. The California elevated station on the CTA Pink Line, is approximately 1/2 mile from the site, and there is a Metra station at 18th and Western, which is also approximately 1/2 mile from the site. Douglas Park, one of Chicago's major regional parks, is only a block from the site. In addition, the site has significant access to neighborhood based jobs, with skill levels oriented toward low-income families, through the presence of the Cinespace Film Studios campus (7500 jobs), Mt. Sinai Hospital (2500 jobs), and Lagunitas Brewery (700 jobs), this location is poised to stabilize and increase economic activity in the growing fields of entertainment, health care, and brewing.

Project Name:	835 Wilson	SPAR Reviewer:	HM	SPAR Recommendation:	Approve with Conditions							
		17031031501, 17031031502, 17031830700, 17031031700, 17031032100, 17031031400, 17031031300, 17031031200, 17031031100										
		Census Tracts Included In PMA										
Project PPA Number:	11759	Market Characteristics*	PMA	Rate	Growth	County	Rate	Growth	State	Rate	Growth	
Project City:	Chicago	Total Population 2000	54,704			5,376,741			12,419,293			
Project Neighborhood:	Uptown	Total Population 2010	48,803		-11%	5,172,848		-4%	12,745,359		3%	
Project County:	Cook	Total Population 2017	49,598		2%	5,238,541		1%	12,854,526		1%	
Construction Type:	NC	People aged 60+ 2000	8,434	15%		827,416	15%		1,962,911	16%		
Age Restriction:	Elderly	People aged 60+ 2010	7,369	15%	-13%	848,172	16%	3%	2,176,050	17%	11%	
Total Units:	73	People aged 60+ 2017	9,174	18%	24%	1,005,046	19%	18%	2,614,633	20%	20%	
Scattered Site:	No	People Unemployed 2000**	2,654	5%		197,487	4%		375,412	3%		
Market Rate Units:	0	People Unemployed 2010**	2,461	5%	-7%	267,681	5%	36%	569,744	4%	52%	
30% AMI Units:	20	People Unemployed 2017**	2,114	4%	-14%	240,605	5%	-10%	491,310	4%	-14%	
PSH Units:	0	People in Laborforce 2000**	29,478	54%		2,620,175	49%		6,230,617	50%		
PBRA Units:	0	People in Laborforce 2010**	30,218	62%	3%	2,708,191	52%	3%	6,654,048	52%	7%	
Type of PBRA:	N/A	People in Laborforce 2017**	30,739	62%	2%	2,763,344	53%	2%	6,690,195	52%	1%	
Existing & Fully Occupied:	N/A	Jobs by Job Location 2017 (LEHD)	10,206	21%		2,403,553	46%		5,413,250	42%		
PH Redevelopment:	No	Jobs by Res Location 2017 (LEHD)	22,765	46%		2,169,393	41%		5,432,151	42%		
Vets Population:	No	High School Graduates 2010**	14,724	30%		848,384	16%		2,324,361	18%		
Existing IHDA Portfolio:	No	High School Graduates 2017**	14,149	29%	-4%	1,753,415	33%	107%	4,776,071	37%	105%	
Opportunity Area:	No	College Graduates 2000**	15,254	28%		968,642	18%		2,078,049	17%		
Proximate OA:	N/A	College Graduates 2010**	17,903	37%	17%	1,131,925	22%	17%	2,526,884	20%	22%	
ARI Score:	1	College Graduates 2017**	21,219	43%	19%	1,330,956	25%	18%	2,898,584	23%	15%	
R/ECAP 2019	0	People in Poverty 2000	14,195	26%		713,040	13%		1,291,958	10%		
Wage Abundance/Desert	N/A, N/A	People in Poverty 2010	13,085	27%	-8%	778,340	15%	9%	1,572,048	12%	22%	
Food Access 2015	0	People in Poverty 2017	12,310	25%	-6%	821,572	16%	6%	1,698,613	13%	8%	
Opportunity Zone 2016	0	Cost Burdened Owners 2017	1,754	24%		347,957	31%		788,994	25%		
QCT 2019	1	Cost Burdened Renters 2017	8,394	47%		401,846	48%		744,760	46%		
		Average Median Income 2000	\$28,906			\$45,922			\$46,590			
		Average Median Income 2010	\$37,504		30%	\$53,942		17%	\$55,735		20%	
		Average Median Income 2017	\$45,012		20%	\$59,426		10%	\$61,229		10%	
Age of Housing Stock 2017		Total Vacant Units 2000	1,575	6%		121,940	6%		293,836	6%		
2000 & after	6.21%	Total Vacant Units 2010	2,500	9%	59%	236,952	11%	94%	497,663	9%	69%	
1980-2000	7.77%	Total Vacant Units 2017	2,960	10%	18%	227,426	9%	-4%	516,395	9%	4%	
before 1980	86.02%	Owner Occupied Units 2000	6,177	23%		1,142,743	58%		3,089,124	67%		
ARUS 80% AMI	13664	76%	Owner Occupied Units 2010	8,161	32%	32%	1,169,991	60%	2%	3,300,691	69%	7%
ARUS 70% AMI	12293	68%	Owner Occupied Units 2017	7,227	26%	-11%	1,112,383	51%	-5%	3,185,142	60%	-4%
ARUS 60% AMI	10621	59%	Occupied Rental Units 2000	20,419	77%		831,438	42%		1,502,655	33%	
ARUS 50% AMI	7864	44%	Occupied Rental Units 2010	17,597	68%	-14%	766,490	40%	-8%	1,469,260	31%	-2%
ARUS 40% AMI	4746	26%	Occupied Rental Units 2017	17,955	64%	2%	844,178	39%	10%	1,633,310	31%	11%
ARUS 30% AMI	3587	20%	Total Housing Units 2000	26,596	49%		1,974,181	37%		4,591,779	37%	
ARUS 20% AMI	2251	13%	Total Housing Units 2010	25,758	53%	-3%	1,936,481	37%	-2%	4,769,951	37%	4%
Concentrations:	Number of Units	%s	Total Housing Units 2017	28,142	57%	9%	2,183,987	42%	13%	5,334,847	42%	12%
Active IHDA Units (All)	2729	15%	Households with HCVs 2017	410	2%		58,878	7%		87,754	5%	
Affordable Housing Units (All)	6591	37%	Overall Housing Unit Change	2,931								
SPAR Reviewer Comments / Notes:	Overall the market shows signs of affordability loss. Unemployment decreased by 14%, college graduates increased by 19%, poverty decreased by 6% and the average median income increased by 20%. People aged 60+ increased by 24% proving that there is an additional demand for units in the PMA. The IHDA share and total affordable housing share are high at 15% and 37%. The project is located in a QCT and therefore requires a community revitalization plan that meets thresholds. 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	New Construction	Chief Municipal Official:	District	Elected Official
Set Aside:	City of Chicago		Alderman:	46	Mayor Lori Lightfoot
Address:	835 W Wilson Ave		State Senator:	7	James Cappleman
City:	Chicago		State Representative:	13	Heather A. Steans
ZIP:	60640		US Representative:	9	Gregory Harris
County:	Cook		Census Tract Number:	170310315	IHDA Opportunity Area:
PIN:	14-17-221-031-0000		QCT?:	Yes	
Latitude:	41.965188	(Example: 41.889556)	Chicago Community Area:	3. Uptown	
Longitude:	-87.651305	(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:

		Facility Name	Facility Address
0.28	Full Service Grocery Store	Jewel Osco	4355 N Sheridan
0.03	Fixed-Route Public Transportation	78 CTA Bus Route - Wilson & Hazel	Stop ID: 4916 (845 W Wilson)
0.28	Retail Store	Target	4466 N Broadway
0.03	Government Services	Chicago Dept. of Family & Supportive Services	845 W Wilson
0.17	Recreational Facilities / Public Parks	Clarendon Park Community Center Park	4501 N Clarendon
0.17	Pharmacy	Walgreens	4720 N Marine Dr
0.04	School	Uplift Community High School	900 W Wilson Ave
0.19	Restaurant	McDonalds	1004 W Wilson Ave
0.11	Hospital / Health Clinic	Weiss Memorial Hospital	4646 N Marine Dr
0.04	Religious Institution	Immanuel Anglican Church	900 W Wilson Ave
0.50	Library	Uptown Branch	929 W Buena Ave
0.56	Post Office	USPS	4850 N Broadway
0.27	Banking Institution	BMO Harris	4531 N Broadway
0.08	Day Care Facility	Seeds of Joy Daycare & Fitness Center, Inc.	850 W Eastwood Ave

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 transit-oriented site - just steps from express bus to downtown and 1/3 mile from the Wilson L station - offers convenient access to all services and amenities listed above. The site is greater than 1/2 mile away from just one of the 14 categories listed above and we would argue that the one category (post office) is not a critical need like many of the other categories.

Additionally, while some have argued that there is an abundance of affordable housing in Uptown, we push back against that claim with three points. First, many luxury apartments have been developed in Uptown since the great recession, including 149 luxury units at Clayco's "Uptown Apartments" just one block west of the project site, and gentrification risk is real in Uptown. Second, the loss of SRO units has resulted in less affordable housing. Third, this would bring new, high quality affordable housing stock to the area - which we believe is key to mitigating public perception that market rate means new, nice buildings (like Clayco's) and affordable housing means old buildings (like most of Uptown's affordable stock, that was constructed decades ago).

Characters remaining:

355

Project Name:		Arthur Senior Homes		SPAR Reviewer:	HM	SPAR Recommendation:	Approve						
				<i>Census Tracts Included In PMA</i>						<i>17041952300, 17139976900</i>			
				Market Characteristics*	PMA	Rate	Growth	County	Rate	Growth	State	Rate	Growth
Project PPA Number:	11802			Total Population 2000	9,687			19,922			12,419,293		
Project City:	Arthur			Total Population 2010	10,049		4%	20,012		0%	12,745,359		3%
Project Neighborhood:				Total Population 2017	10,024		0%	19,830		-1%	12,854,526		1%
Project County:	DOUGLAS			People aged 60+ 2000	1,851	19%		4,132	21%		1,962,911	16%	
Construction Type:	NEW			People aged 60+ 2010	1,843	18%	0%	4,070	20%	-2%	2,176,050	17%	11%
Age Restriction:	ELDERLY			People aged 60+ 2017	2,289	23%	24%	4,574	23%	12%	2,614,633	20%	20%
Total Units:	24			People Unemployed 2000**	94	1%		274	1%		375,412	3%	
Scattered Site:	Single Site			People Unemployed 2010**	301	3%		548	3%	100%	569,744	4%	52%
Market Rate Units:	0			People Unemployed 2017**	103	1%	-66%	518	3%	-5%	491,310	4%	-14%
30% AMI Units:	5			People in Laborforce 2000**	4,544	47%		9,849	49%		6,230,617	50%	
PSH Units:	4			People in Laborforce 2010**	4,706	47%	4%	10,216	51%	4%	6,654,048	52%	7%
PBRA Units:	0			People in Laborforce 2017**	4,722	47%	0%	9,659	49%	-5%	6,690,195	52%	1%
Type of PBRA:	N/A			Jobs by Job Location 2017 (LEHD)	4,677	47%		6,992	35%		5,413,250	42%	
Existing & Fully Occupied:	N/A			Jobs by Res Location 2017 (LEHD)	4,297	43%		8,049	41%		5,432,151	42%	
PH Redevelopment:	No			High School Graduates 2010**	3,200	32%		5,103	25%		2,324,361	18%	
Vets Population:	Yes			High School Graduates 2017**	3,289	33%	3%	8,407	42%	65%	4,776,071	37%	105%
Existing IHDA Portfolio:	No			College Graduates 2000**	767	8%		1,786	9%		2,078,049	17%	
Opportunity Area:	Yes			College Graduates 2010**	784	8%	2%	1,945	10%	9%	2,526,884	20%	22%
Proximate OA:	N/A			College Graduates 2017**	1,087	11%	39%	2,494	13%	28%	2,898,584	23%	15%
ARI Score:	0			People in Poverty 2000	741	8%		1,247	6%		1,291,958	10%	
R/ECAP 2017	0			People in Poverty 2010	888	9%	20%	1,997	10%	60%	1,572,048	12%	22%
R/ECAP in PMA	0			People in Poverty 2017	688	7%	-23%	2,379	12%	19%	1,698,613	13%	8%
Wage Abundance/Desert	N/A, N/A			Cost Burdened Owners 2017	472	18%		984	18%		788,994	25%	
Food Access 2015	0			Cost Burdened Renters 2017	182	24%		731	35%		744,760	46%	
Opportunity Zone 2016	0			Average Median Income 2000	\$41,282			\$39,439			\$46,590		
QCT 2020	0			Average Median Income 2010	\$47,378		15%	\$46,941		19%	\$55,735		20%
QCT in PMA 2020	0			Average Median Income 2017	\$58,438		23%	\$52,261		11%	\$61,229		10%
Age of Housing Stock 2017				Total Vacant Units 2000	153	5%		431	5%		293,836	6%	
2000 & after	13.59%			Total Vacant Units 2010	318	9%	108%	764	9%	77%	497,663	9%	69%
1980-2000	18.21%			Total Vacant Units 2017	276	7%	-13%	851	9%	11%	516,395	9%	4%
before 1980	68.2%			Owner Occupied Units 2000	2,491	79%		5,826	77%		3,089,124	67%	
ARUS 80% AMI	561	75%		Owner Occupied Units 2010	2,690	82%	8%	5,926	78%	2%	3,300,691	69%	7%
ARUS 70% AMI	521	70%		Owner Occupied Units 2017	2,649	72%	-2%	5,495	65%	-7%	3,185,142	60%	-4%
ARUS 60% AMI	405	54%		Occupied Rental Units 2000	667	21%		1,748	23%		1,502,655	33%	
ARUS 50% AMI	300	40%		Occupied Rental Units 2010	603	18%	-10%	1,646	22%	-6%	1,469,260	31%	-2%
ARUS 40% AMI	160	21%		Occupied Rental Units 2017	748	20%	24%	2,085	25%	27%	1,633,310	31%	11%
ARUS 30% AMI	74	10%		Total Housing Units 2000	3,158	33%		7,574	38%		4,591,779	37%	
ARUS 20% AMI	45	6%		Total Housing Units 2010	3,293	33%	4%	7,572	38%	0%	4,769,951	37%	4%
Concentrations:	Number of Units	%s		Total Housing Units 2017	3,673	37%	12%	8,431	43%	11%	5,334,847	42%	12%
Active IHDA Units (All)	35	5%		Households with HCVs 2017	0	0%		0	0%		87,754	5%	
Affordable Housing Units (All)	35	5%		Overall Housing Unit Change	638								

SPAR Reviewer Comments / Notes:

Although the general population has remained stagnant, the elderly population increased by 24%. Overall the area is showing signs of growth: unemployment declined by 66%, college graduates increased by 39%, poverty decreased by 23%, and the average median income increased by 23%. The area is showing that it has an additional demand for affordable units. There was an increase in occupied rental units (24%). There is a low share of IHDA units in the area (5%). Arthur is an opportunity area. Approve.

* 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		<input type="checkbox"/>		Rod Randall
Address:	132 Rhema Drive		Alderman:		
City:	Arthur		State Senator:	51	Chapin Rose
ZIP:	61911		State Representative:	102	Brad E. Halbrook
County:	Douglas		US Representative:	15	John Shimkus
PIN:					
Latitude:	39.721609	<i>(Example: 41.889556)</i>	Census Tract Number:	9523	IHDA Opportunity Area: Place
Longitude:	-88.470459	<i>(Example: -87.623861)</i>	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
0.40	Full Service Grocery Store	Arthur IGA	215 S Vine St, Arthur IL 61911
0.01	Fixed-Route Public Transportation	Central Illinois Public Transit (DRT service)	132 Rhema Dr, Arthur, IL 61911
0.25	Retail Store	Cabinet Factories Outlet	100 N Vine St, Arthur, IL 61911
0.31	Government Services	Village of Arthur	120 E Progress St, Arthur, IL 61911
0.77	Recreational Facilities / Public Parks	Eberhardt Park	S Eberhardt St, Arthur, IL 61911
0.34	Pharmacy	Dicks Pharmacy	118 S Vine St, Arthur, IL 61911
0.51	School	Arthur Elementary School	126 E Lincoln St, Arthur, IL 61911
0.06	Restaurant	Itsa Pizza	508 N Vine St, Arthur, IL 61911
0.14	Hospital / Health Clinic	Arthur Family Health Center	525 N Vine St, Arthur, IL 61911
0.17	Religious Institution	Arthur Southern Baptist Church	530 N Vine St, Arthur, IL 61911
0.47	Library	Arthur Public Library	225 S Walnut St, Arthur, IL 61911
0.52	Post Office	US Postal Service	315 S Vine St Ste 2, Arthur, IL 61911
0.56	Banking Institution	State Bank of Arthur	411 S Vine St, Arthur, IL 61911
0.58	Day Care Facility	Cindy Lee Daycare	317 E. Lincoln St Arthur, IL 61911

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 in the rural town of Arthur, Illinois. Although the area is rural, there are numerous amenities and community services within walking distance (most within a half mile) of the site.

Page 1

Project Name:	Diamond Senior Apartments of Peru	SPAR Reviewer:	L. Somers	SPAR Recommendation:	APPROVE with conditions						
Project PPA Number:	11803	<i>Census Tracts Included In PMA</i>									
Project City:	Peru	17099963000, 17099963200, 17099963100, 17099962900, 17099963300									
Project Neighborhood:		Market Characteristics*	PMA	Rate	Growth	County	Rate	Growth	State	Rate	Growth
Project County:	LA SALLE	Total Population 2000	16,672			111,509			12,419,293		
Construction Type:	NEW	Total Population 2010	16,780		1%	113,789		2%	12,745,359		3%
Age Restriction:	ELDERLY	Total Population 2017	16,113		-4%	111,151		-2%	12,854,526		1%
Total Units:	60	People aged 60+ 2000	4,108	25%		23,074	21%		1,962,911	16%	
Scattered Site:	Single Site	People aged 60+ 2010	3,916	23%	-5%	24,378	21%	6%	2,176,050	17%	11%
Market Rate Units:	0	People aged 60+ 2017	4,220	26%	8%	27,315	25%	12%	2,614,633	20%	20%
30% AMI Units:	12	People Unemployed 2000**	428	3%		2,903	3%		375,412	3%	
PSH Units:	0	People Unemployed 2010**	858	5%	100%	5,718	5%	97%	569,744	4%	52%
PBRA Units:	0	People Unemployed 2017**	700	4%	-18%	4,617	4%	-19%	491,310	4%	-14%
Type of PBRA:		People in Laborforce 2000**	8,250	49%		53,979	48%		6,230,617	50%	
Existing & Fully Occupied:	NO	People in Laborforce 2010**	9,079	54%	10%	60,254	53%	12%	6,654,048	52%	7%
PH Redevelopment:		People in Laborforce 2017**	8,121	50%	-11%	55,486	50%	-8%	6,690,195	52%	1%
Vets Population:		Jobs by Job Location 2017 (LEHD)	8,597	53%		39,348	35%		5,413,250	42%	
Existing IHDA Portfolio:	NO	Jobs by Res Location 2017 (LEHD)	7,952	49%		47,943	43%		5,432,151	42%	
Opportunity Area:		High School Graduates 2010**	8,666	52%		29,817	26%		2,324,361	18%	
Proximate OA:	YES	High School Graduates 2017**	8,074	50%	-7%	55,051	50%	85%	4,776,071	37%	105%
ARI Score:	1	College Graduates 2000**	1,825	11%		9,889	9%		2,078,049	17%	
R/ECAP 2017	0	College Graduates 2010**	1,953	12%	7%	12,218	11%	24%	2,526,884	20%	22%
R/ECAP in PMA	0	College Graduates 2017**	2,362	15%	21%	13,796	12%	13%	2,898,584	23%	15%
Wage Abundance/Desert	N/A, N/A	People in Poverty 2000	1,700	10%		9,894	9%		1,291,958	10%	
Food Access 2015	0	People in Poverty 2010	2,274	14%	34%	12,133	11%	23%	1,572,048	12%	22%
Opportunity Zone 2016	0	People in Poverty 2017	2,151	13%	-5%	14,617	13%	20%	1,698,613	13%	8%
QCT 2020	0	Cost Burdened Owners 2017	836	18%		5,963	18%		788,994	25%	
QCT in PMA 2020	1	Cost Burdened Renters 2017	1,221	51%		5,348	44%		744,760	46%	
Age of Housing Stock 2017		Average Median Income 2000	\$34,639			\$40,308			\$46,590		
2000 & after	8.64%	Average Median Income 2010	\$42,969		24%	\$51,705		28%	\$55,735		20%
1980-2000	8.93%	Average Median Income 2017	\$45,183		5%	\$54,693		6%	\$61,229		10%
before 1980	82.42%	Total Vacant Units 2000	570	7%		3,021	7%		293,836	6%	
ARUS 80% AMI	1923	Total Vacant Units 2010	892	11%	56%	4,440	9%	47%	497,663	9%	69%
ARUS 70% AMI	1748	Total Vacant Units 2017	1,174	12%	32%	5,639	10%	27%	516,395	9%	4%
ARUS 60% AMI	1491	Owner Occupied Units 2000	4,989	70%		32,596	75%		3,089,124	67%	
ARUS 50% AMI	1044	Owner Occupied Units 2010	5,253	72%	5%	34,593	76%	6%	3,300,691	69%	7%
ARUS 40% AMI	712	Owner Occupied Units 2017	4,714	57%	-10%	32,306	64%	-7%	3,185,142	60%	-4%
ARUS 30% AMI	246	Occupied Rental Units 2000	2,189	30%		10,821	25%		1,502,655	33%	
ARUS 20% AMI	118	Occupied Rental Units 2010	2,015	28%	-8%	10,733	24%	-1%	1,469,260	31%	-2%
Concentrations:	Number of Units	Occupied Rental Units 2017	2,385	29%	18%	12,142	24%	13%	1,633,310	31%	11%
Active IHDA Units (All)	160	Total Housing Units 2000	7,178	43%		43,417	39%		4,591,779	37%	
Affordable Housing Units (All)	192	Total Housing Units 2010	7,268	43%	1%	45,326	40%	4%	4,769,951	37%	4%
		Total Housing Units 2017	8,273	51%	14%	50,087	45%	11%	5,334,847	42%	12%
		Households with HCVs 2017	60	3%		241	2%		87,754	5%	
		Overall Housing Unit Change	1,699								

SPAR Reviewer Comments / Notes: IHDA's market share in this PMA is below our threshold at 7% and rent restricted housing is pretty limited at only 8%. Additionally, the area has seen some growth in elderly persons which is a positive for the proposed. The development will offer 12 units at 30% AMI which are very limited in the current rental market. However, the remaining 48 units will be positioned for 60% AMI households. According to ARUS data, this income level is generally being addressed by the market. We would require that any future application for this project show the need in this market for more units that target the 60% AMI segment. It is with this condition that we approve the PPA.

* 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:	Scott J. Harl (Mayor)
Address:	927 Wenzel Road (approximately)		Alderman:	
City:	Peru		State Senator:	38 Sue Rezin
ZIP:	61354		State Representative:	76 Lance Yednock
County:	LaSalle		US Representative:	16 Adam Kinzinger
PIN:	17-04-341-000			
Latitude:	41.353306	<i>(Example: 41.889556)</i>	Census Tract Number:	9630 IHDA Opportunity Area: Proximate
Longitude:	-89.119472	<i>(Example: -87.623861)</i>	QCT?:	No
			Chicago Community Area:	

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
0.56	Full Service Grocery Store	Hy-Vee 1651 Midtown Rd., Peru, IL 61354
	Fixed-Route Public Transportation	
0.49	Retail Store	Big Lots 1421 38th St., Peru, IL 61354
0.04	Government Services	US Social Security Administration 915 Wenzel Rd., Peru, IL 61354
0.56	Recreational Facilities / Public Parks	Illinois Valley Super Bowl 4242 Mahoney Dr., Peru, IL 61354
0.85	Pharmacy	PharmBlue Illinois 2960 Chartres St. #100, LaSalle, IL 61301
3.09	School	Illinois Valley Community College 815 N Orlando Smith St., Ogleby IL 61348
0.39	Restaurant	Jimmy John's 1318 38th St #12, Peru, IL 61354
0.61	Hospital / Health Clinic	VA LaSalle Clinic 4461 Progress Blvd., Peru, IL 61354
0.16	Religious Institution	Faith Church 800 Wenzel Rd., Peru, IL 61354
1.34	Library	Peru Public Library 1409 11th St., Peru, IL 61354
0.79	Post Office	United States Postal Service 2950 Chartres Dt., LaSalle, IL 61301
0.12	Banking Institution	La Salle State Bank 901 Wenzel Rd., Peru, IL 61354
1.39	Day Care Facility	Miss Rose's Child Care 628 10th St., Peru, IL 61354

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 itself is approximately 7 acres of vacant, undeveloped land. It is an amenity-rich site, adjacent to a U.S. Social Security Administration building and is close to retail, services, restaurants and recreational opportunities. To the north of the site is undeveloped land, and to the east and west there is a mix of retail, commercial, services and restaurants and across Wenzel Road to the south there is a large residential neighborhood. Within a half a mile, residents will have access to big box retailers, several dining options, places of worship, and a few banking options. The site is less than a half a mile from the Peru Mall, and indoor shopping destination that houses several large retailers, restaurants, and an AMC movie theater. There are two full service grocery, two pharmacies, and a park within a mile from the location as well. The Illinois Valley YMCA has an aquatic center and discounts for seniors, and is located only 1.25 miles from the site. Downtown Peru is only about 1.5 miles from the site, where residents can find a Public Library, Post Office, and will have access to several doctors offices and government services. A job training location is also nearby.

Project Name:	Mundelein Senior	SPAR Reviewer:	L. Somers	SPAR Recommendation:	APPROVE with conditions							
		Census Tracts Included In PMA 17097864001, 17097864106, 17097864108, 17097864002, 17097863604, 17097863903, 17097863904, 17097863603										
Project PPA Number:	11805	Market Characteristics*	PMA	Rate	Growth	County	Rate	Growth	State	Rate	Growth	
Project City:	Mundelein	Total Population 2000	37,234			644,356			12,419,293			
Project Neighborhood:		Total Population 2010	39,586		6%	697,179		8%	12,745,359		3%	
Project County:	LAKE	Total Population 2017	39,560		0%	704,476		1%	12,854,526		1%	
Construction Type:	NEW	People aged 60+ 2000	4,168	11%		74,716	12%		1,962,911	16%		
Age Restriction:	ELDERLY	People aged 60+ 2010	4,748	12%	14%	99,890	14%	34%	2,176,050	17%	11%	
Total Units:	45	People aged 60+ 2017	6,327	16%	33%	131,932	19%	32%	2,614,633	20%	20%	
Scattered Site:	Single Site	People Unemployed 2000**	509	1%		13,957	2%		375,412	3%		
Market Rate Units:	0	People Unemployed 2010**	1,745	4%	243%	28,207	4%	102%	569,744	4%	52%	
30% AMI Units:	27	People Unemployed 2017**	1,078	3%	-38%	23,235	3%	-18%	491,310	4%	-14%	
PSH Units:	0	People in Laborforce 2000**	19,748	53%		337,181	52%		6,230,617	50%		
PBRA Units:	45	People in Laborforce 2010**	21,768	55%	10%	376,488	54%	12%	6,654,048	52%	7%	
Type of PBRA:	PBV	People in Laborforce 2017**	21,797	55%	0%	381,310	54%	1%	6,690,195	52%	1%	
Existing & Fully Occupied:	NO	Jobs by Job Location 2017 (LEHD)	21,482	54%		304,401	43%		5,413,250	42%		
PH Redevelopment:		Jobs by Res Location 2017 (LEHD)	18,773	47%		302,491	43%		5,432,151	42%		
Vets Population:		High School Graduates 2010**	9,826	25%		93,697	13%		2,324,361	18%		
Existing IHDA Portfolio:	NO	High School Graduates 2017**	10,111	26%	3%	209,743	30%	124%	4,776,071	37%	105%	
Opportunity Area:	YES	College Graduates 2000**	10,073	27%		153,726	24%		2,078,049	17%		
Proximate OA:		College Graduates 2010**	11,693	30%	16%	181,834	26%	18%	2,526,884	20%	22%	
ARI Score:	0	College Graduates 2017**	12,847	32%	10%	201,653	29%	11%	2,898,584	23%	15%	
R/ECAP 2017	0	People in Poverty 2000	1,640	4%		35,714	6%		1,291,958	10%		
R/ECAP in PMA	0	People in Poverty 2010	2,177	5%	33%	47,543	7%	33%	1,572,048	12%	22%	
Wage Abundance/Desert	N/A, N/A	People in Poverty 2017	2,727	7%	25%	58,251	8%	23%	1,698,613	13%	8%	
Food Access 2015	1	Cost Burdened Owners 2017	2,448	24%		48,468	27%		788,994	25%		
Opportunity Zone 2016	0	Cost Burdened Renters 2017	1,233	46%		30,060	46%		744,760	46%		
QCT 2020	0	Average Median Income 2000	\$82,303			\$66,973			\$46,590			
QCT in PMA 2020	0	Average Median Income 2010	\$98,763		20%	\$78,948		18%	\$55,735		20%	
Age of Housing Stock 2017		Average Median Income 2017	\$115,347		17%	\$82,613		5%	\$61,229		10%	
2000 & after	13.11%	Total Vacant Units 2000	302	2%		9,622	4%		293,836	6%		
1980-2000	27.65%	Total Vacant Units 2010	563	4%	86%	18,725	7%	95%	497,663	9%	69%	
before 1980	59.24%	Total Vacant Units 2017	748	5%	33%	18,030	6%	-4%	516,395	9%	4%	
ARUS 80% AMI	1546	58%	Owner Occupied Units 2000	9,813	82%		168,293	78%		3,089,124	67%	
ARUS 70% AMI	1207	45%	Owner Occupied Units 2010	10,554	83%	8%	187,452	78%	11%	3,300,691	69%	7%
ARUS 60% AMI	875	33%	Owner Occupied Units 2017	10,285	75%	-3%	179,525	68%	-4%	3,185,142	60%	-4%
ARUS 50% AMI	360	13%	Occupied Rental Units 2000	2,183	18%		48,004	22%		1,502,655	33%	
ARUS 40% AMI	110	4%	Occupied Rental Units 2010	2,181	17%	0%	51,794	22%	8%	1,469,260	31%	-2%
ARUS 30% AMI	54	2%	Occupied Rental Units 2017	2,667	19%	22%	64,998	25%	25%	1,633,310	31%	11%
ARUS 20% AMI	6	0%	Total Housing Units 2000	11,996	32%		216,297	34%		4,591,779	37%	
Concentrations:	Number of Units	%s	Total Housing Units 2010	12,735	32%	6%	239,246	34%	11%	4,769,951	37%	4%
Active IHDA Units (All)	47	2%	Total Housing Units 2017	13,700	35%	8%	262,553	37%	10%	5,334,847	42%	12%
Affordable Housing Units (All)	71	3%	Households with HCVs 2017	64	2%		3,720	6%		87,754	5%	
		Overall Housing Unit Change	2,150									
SPAR Reviewer Comments / Notes:	The proposed will develop 45 units of elderly housing in an area with very limited affordability and a very low IHDA market share. Furthermore, 27 units will target 30% AMI households and all units will be offered a Project Based Voucher. Also positive for the proposed, the elderly population in the PMA is growing and the poverty level is well under our threshold. Since the subject site comes up as lacking access to food, SPAR conditions the approval of this project on the sponsor providing documentation proving access to food.											
* 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:	NA Mayor Steve Lentz
Address:	513 E. Hawley St and 0 Prospect Ave		Alderman:	NA
City:	Mundelein		State Senator:	30 Terry Link
ZIP:	60060		State Representative:	59 Dan Didech
County:	Lake		US Representative:	10 Brad Scheider
PIN:	1119328001 and 1130102005		Census Tract Number:	8640.01 IHDA Opportunity Area: Census Tract
Latitude:	42.26977	<i>(Example: 41.889556)</i>	QCT?:	No
Longitude:	-87.99618	<i>(Example: -87.623861)</i>	Chicago Community Area:	

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
0.25	Full Service Grocery Store	La Salsa
0.01	Fixed-Route Public Transportation	PACE Stop 19268
0.10	Retail Store	Ace Hardware
0.26	Government Services	Mundelein Village Hall
0.20	Recreational Facilities / Public Parks	Fairhaven Park
0.05	Pharmacy	Fairhaven Medical Supply
0.50	School	Fairhaven Primary School
0.01	Restaurant	Mauri's Family Restaurant
0.40	Hospital / Health Clinic	Mainstay Clinics
0.50	Religious Institution	La Inglezia Christina
1.50	Library	Freemont Public Library
0.10	Post Office	US Post Office
0.30	Banking Institution	First Midwest Bank
0.25	Day Care Facility	Our Lord's Little Ones

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

Last year the Sponsors submitted an application for a similar deal on a site located 1/2 mile from this location (437 N. Chicago Ave). Unfortunately, the Village refused to recognize the Sponsor's rights and the Sponsor had to file suit against the village. The Sponsors won the suit and now, lo and behold, the Village is an eager partner in our endeavor to build senior affordable apartments in their downtown. Not only does the Village strongly support our project, but they worked with us to locate a better location for senior apartments, which also coincides with the Village's downtown vision. The proposed site (513 E. Hawley) is centrally located with a bus stop at their front door as well as shopping and dining steps away. There is a bowling alley (Fairhaven Lanes) located within walking distance as well as a public park. The north shore Bike Trail is also located a few blocks east of the site. The Metra Train station is within 1/2 mile. This site is ideally suited for seniors and has the Village of Mundelein's full support.

Project Name:	Prairie View at Heyworth	SPAR Reviewer:	L. Somers	SPAR Recommendation:	APPROVE with conditions							
		<i>Census Tracts Included In PMA</i>			<i>17113005400</i>							
Project PPA Number:	11816	Market Characteristics*	PMA	Rate	Growth	County	Rate	Growth	State	Rate	Growth	
Project City:	Heyworth	Total Population 2000	7,627			150,433			12,419,293			
Project Neighborhood:		Total Population 2010	8,493		11%	166,706		11%	12,745,359		3%	
Project County:	MCLEAN	Total Population 2017	9,507		12%	173,231		4%	12,854,526		1%	
Construction Type:	NEW	People aged 60+ 2000	932	12%		19,198	13%		1,962,911		16%	
Age Restriction:	NON-ELDERLY	People aged 60+ 2010	1,255	15%	35%	23,701	14%	23%	2,176,050		17%	
Total Units:	46	People aged 60+ 2017	1,339	14%	7%	29,727	17%	25%	2,614,633		20%	
Scattered Site:	Single Site	People Unemployed 2000**	79	1%		5,235	3%		375,412		3%	
Market Rate Units:	8 @ 80% AMI	People Unemployed 2010**	161	2%	104%	5,698	3%	9%	569,744		4%	
30% AMI Units:	10	People Unemployed 2017**	147	2%	-9%	3,703	2%	-35%	491,310		4%	
PSH Units:	5	People in Laborforce 2000**	4,121	54%		86,065	57%		6,230,617		50%	
PBRA Units:		People in Laborforce 2010**	4,580	54%	11%	93,277	56%	8%	6,654,048		52%	
Type of PBRA:		People in Laborforce 2017**	5,058	53%	10%	94,903	55%	2%	6,690,195		52%	
Existing & Fully Occupied:	NO	Jobs by Job Location 2017 (LEHD)	2,054	22%		79,922	46%		5,413,250		42%	
PH Redevelopment:		Jobs by Res Location 2017 (LEHD)	4,990	52%		74,449	43%		5,432,151		42%	
Vets Population:		High School Graduates 2010**	3,167	37%		26,743	16%		2,324,361		18%	
Existing IHDA Portfolio:	NO	High School Graduates 2017**	2,879	30%	-9%	53,437	31%	100%	4,776,071		37%	
Opportunity Area:	NO	College Graduates 2000**	1,523	20%		31,546	21%		2,078,049		17%	
Proximate OA:		College Graduates 2010**	2,080	24%	37%	40,109	24%	27%	2,526,884		20%	
ARI Score:	1	College Graduates 2017**	2,907	31%	40%	46,690	27%	16%	2,898,584		23%	
R/ECAP 2017	0	People in Poverty 2000	189	2%		13,488	9%		1,291,958		10%	
R/ECAP in PMA	0	People in Poverty 2010	366	4%	94%	20,245	12%	50%	1,572,048		12%	
Wage Abundance/Desert	N/A, N/A	People in Poverty 2017	465	5%	27%	24,110	14%	19%	1,698,613		13%	
Food Access 2015	0	Cost Burdened Owners 2017	376	13%		6,535	15%		788,994		25%	
Opportunity Zone 2016	0	Cost Burdened Renters 2017	101	27%		9,483	41%		744,760		46%	
QCT 2020	0	Average Median Income 2000	\$61,929			\$47,021			\$46,590			
QCT in PMA 2020	0	Average Median Income 2010	\$78,401		27%	\$57,642		23%	\$55,735		20%	
Age of Housing Stock 2017		Average Median Income 2017	\$95,000		21%	\$64,573		12%	\$61,229		10%	
2000 & after	28.16%	Total Vacant Units 2000	137	5%		3,226	5%		293,836		6%	
1980-2000	23.79%	Total Vacant Units 2010	71	2%	-48%	5,644	8%	75%	497,663		9%	
before 1980	48.05%	Total Vacant Units 2017	227	6%	220%	5,782	7%	2%	516,395		9%	
ARUS 80% AMI	303	82%	Owner Occupied Units 2000	2,395	89%		37,707	66%		3,089,124		67%
ARUS 70% AMI	309	84%	Owner Occupied Units 2010	2,722	90%	14%	43,117	68%	14%	3,300,691		69%
ARUS 60% AMI	208	56%	Owner Occupied Units 2017	2,863	83%	5%	42,861	60%	-1%	3,185,142		60%
ARUS 50% AMI	142	38%	Occupied Rental Units 2000	295	11%		19,039	34%		1,502,655		33%
ARUS 40% AMI	74	20%	Occupied Rental Units 2010	299	10%	1%	20,028	32%	5%	1,469,260		31%
ARUS 30% AMI	24	7%	Occupied Rental Units 2017	369	11%	23%	23,209	32%	16%	1,633,310		31%
ARUS 20% AMI	6	2%	Total Housing Units 2000	2,690	35%		56,746	38%		4,591,779		37%
Concentrations:	Number of Units	%s	Total Housing Units 2010	3,021	36%	12%	63,145	38%	11%	4,769,951		37%
Active IHDA Units (All)	20	5%	Total Housing Units 2017	3,459	36%	14%	71,852	41%	14%	5,334,847		42%
Affordable Housing Units (All)	20	5%	Households with HCVs 2017	0	0%		0	0%		87,754		5%
		Overall Housing Unit Change	859									

SPAR Reviewer Comments / Notes: The subject site is located in an area experiencing population growth, declining unemployment, an increase in labor force participation and low poverty. These are all positive market attributes. Additionally, IHDA's market representation is low at only 5%. While there appears to be some natural affordability at the 60% AMI and over income segment the rental market in this area is very small at around 300 units. We feel that the SF product type being proposed will likely be met with market acceptance, and while we would generally recommend approving this project we would request that the market study thoroughly address the demand for 45 units in this small otherwise owner occupied PMA. Additionally, demand must be proven utilizing a PMA that is not to large. Approve with this condition. **PLEASE NOTE: some planning documentation was submitted with this PPA but was not reviewed for compliance with meeting IHDA thresholds.**

* 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		<i>District</i>	<i>Elected Official</i>
Set Aside: Non Metro		Chief Municipal Official:		Mayor Todd Zalucha
Address: west of 106 N. Delane Drive		Alderman:	N/A	Not applicable
City: Heyworth		State Senator:	51st	Chapin Rose
ZIP: 61745		State Representative:	101st	Dan Caulkins
County: McLean		US Representative:	13th	Rodney Davis
PIN: 28-33-300-020				
Latitude: 40.314411 (Example: 41.889556)		Census Tract Number:	17113005400	IHDA Opportunity Area: <input type="text"/>
Longitude: -88.987946 (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
0.52	Full Service Grocery Store	IGA - Heyworth	104 N Buchanan St, Heyworth, IL 61745
9.26	Fixed-Route Public Transportation	Bloomington Connect Transit - Aqua Route	Greyhound Rd & Southgate Dr, Bloomington, IL
0.12	Retail Store	Dollar General	803 W Cleveland St, Heyworth, IL 61745
0.56	Government Services	Village Hall	108 S Buchanan St, Heyworth, IL 61745
0.60	Recreational Facilities / Public Parks	Splash Pad Park	100-154 E Cole St, Heyworth, IL 61745
0.54	Pharmacy	Heyworth Pharmacy	101 W Main St, Heyworth, IL 61745
0.38	School	Heyworth High School	308 W Cleveland St, Heyworth, IL 61745
0.15	Restaurant	Subway	803 W Cleveland St, Heyworth, IL 61745
0.24	Hospital / Health Clinic	OSF Heyworth Family Medicine	801 Fox Run, Heyworth, IL 61745
0.39	Religious Institution	Heyworth Christian Church	308 N Vine St, Heyworth, IL 61745
0.59	Library	Heyworth Public Library	119 E Main St, Heyworth, IL 61745
0.65	Post Office	United States Postal Service	102 S, Willis St, Heyworth, IL 61745
0.58	Banking Institution	First State Bank of Bloomington	117 E Main St, Heyworth, IL 61745
0.76	Day Care Facility	Little Learners Home Learning Center	903 Star Dr, Heyworth, IL 61745

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 in a rural community surrounded by a neighborhood of single-family homes and agricultural land. Residents will have nearby access to a variety of choices of public services and community amenities, including: convenience stores and a Dollar General; restaurants like Prairie Fire Grill and Coronas Mexican Grill; schools such as the Heyworth High School and Heyworth Elementary School; an IGA grocery store; municipal services at the Village Hall and Fire Department; recreation at the Splash Pad Park; religious institutions including the Faith Fellowship Center, United Church of Heyworth, and Heyworth Christian Church; as well as local doctors, pharmacies, daycare facilities, and banks.

Page 1

Project Name:	Oakwood Shores 3-1	SPAR Reviewer:	L. Somers	SPAR Recommendation:	APPROVE with conditions						
		17031360200, 17031351100, 17031836500, 17031839600, 17031351000, 17031380200, 17031836400, 17031380100, 17031839500, 17031835900									
		Census Tracts Included In PMA									
Project PPA Number:	11828	Market Characteristics*	PMA	Rate	Growth	County	Rate	Growth	State	Rate	Growth
Project City:	Chicago	Total Population 2000	23,414			5,376,741			12,419,293		
Project Neighborhood:	Douglas	Total Population 2010	22,242		-5%	5,172,848		-4%	12,745,359		3%
Project County:	Cook	Total Population 2017	22,358		1%	5,238,541		1%	12,854,526		1%
Construction Type:	NEW	People aged 60+ 2000	4,555	19%		827,416	15%		1,962,911	16%	
Age Restriction:	NON_ELDERLY	People aged 60+ 2010	4,718	21%	4%	848,172	16%	3%	2,176,050	17%	11%
Total Units:	48	People aged 60+ 2017	5,197	23%	10%	1,005,046	19%	18%	2,614,633	20%	20%
Scattered Site:	YES (2)	People Unemployed 2000**	1,872	8%		197,487	4%		375,412	3%	
Market Rate Units:	16	People Unemployed 2010**	2,198	10%	17%	2,763,344	5%	36%	569,744	4%	52%
30% AMI Units:	10	People Unemployed 2017**	1,871	8%	-15%	240,605	5%	-10%	491,310	4%	-14%
PSH Units:	5	People in Laborforce 2000**	8,386	36%		2,620,175	49%		6,230,617	50%	
PBRA Units:	16	People in Laborforce 2010**	10,225	46%	22%	2,708,191	52%	3%	6,654,048	52%	7%
Type of PBRA:	ACC	People in Laborforce 2017**	10,416	47%	2%	2,763,344	53%	2%	6,690,195	52%	1%
Existing & Fully Occupied:	NO	Jobs by Job Location 2017 (LEHD)	2,192	10%		2,403,553	46%		5,413,250	42%	
PH Redevelopment:		Jobs by Res Location 2017 (LEHD)	8,021	36%		2,169,393	41%		5,432,151	42%	
Vets Population:		High School Graduates 2010**	7,730	35%		848,384	16%		2,324,361	18%	
Existing IHDA Portfolio:	NO	High School Graduates 2017**	7,690	34%	-1%	1,753,415	33%	107%	4,776,071	37%	105%
Opportunity Area:	NO	College Graduates 2000**	2,178	9%		968,642	18%		2,078,049	17%	
Proximate OA:		College Graduates 2010**	4,082	18%	87%	1,131,925	22%	17%	2,526,884	20%	22%
ARI Score:	1	College Graduates 2017**	5,198	23%	27%	1,330,956	25%	18%	2,898,584	23%	15%
R/ECAP 2017	1	People in Poverty 2000	9,164	39%		713,040	13%		1,291,958	10%	
R/ECAP in PMA	4	People in Poverty 2010	7,145	32%	-22%	778,340	15%	9%	1,572,048	12%	22%
Wage Abundance/Desert	N/A, N/A	People in Poverty 2017	8,031	36%	12%	821,572	16%	6%	1,698,613	13%	8%
Food Desert 2015	0	Cost Burdened Owners 2017	784	39%		347,957	31%		788,994	25%	
Opportunity Zone 2016	0	Cost Burdened Renters 2017	4,427	48%		401,846	48%		744,760	46%	
QCT 2020	1	Average Median Income 2000	\$16,677			\$45,922			\$46,590		
QCT in PMA 2020	10	Average Median Income 2010	\$23,981		44%	\$53,942		17%	\$55,735		20%
Age of Housing Stock 2017		Average Median Income 2017	\$25,988		8%	\$59,426		10%	\$61,229		10%
2000 & after	26.16%	Total Vacant Units 2000	2,448	20%		121,940	6%		293,836	6%	
1980-2000	15.27%	Total Vacant Units 2010	1,794	15%	-27%	236,952	11%	94%	497,663	9%	69%
before 1980	58.57%	Total Vacant Units 2017	1,491	10%	-17%	227,426	9%	-4%	516,395	9%	4%
ARUS 80% AMI	7756	84%	Owner Occupied Units 2000	1,357	14%	1,142,743	58%		3,089,124	67%	
ARUS 70% AMI	6947	75%	Owner Occupied Units 2010	2,203	21%	1,169,991	60%	2%	3,300,691	69%	7%
ARUS 60% AMI	5915	64%	Owner Occupied Units 2017	2,017	16%	1,112,383	51%	-5%	3,185,142	60%	-4%
ARUS 50% AMI	4862	53%	Occupied Rental Units 2000	8,570	86%	831,438	42%		1,502,655	33%	
ARUS 40% AMI	3715	40%	Occupied Rental Units 2010	8,300	79%	766,490	40%	-8%	1,469,260	31%	-2%
ARUS 30% AMI	3109	34%	Occupied Rental Units 2017	9,240	72%	844,178	39%	10%	1,633,310	31%	11%
ARUS 20% AMI	2258	24%	Total Housing Units 2000	9,927	42%	1,974,181	37%		4,591,779	37%	
Concentrations:	Number of Units	%s	Total Housing Units 2010	10,503	47%	1,936,481	37%	-2%	4,769,951	37%	4%
Active IHDA Units (All)	2086	23%	Total Housing Units 2017	12,748	57%	2,183,987	42%	13%	5,334,847	42%	12%
Affordable Housing Units (All)	5778	63%	Households with HCVs 2017	1,501	16%	58,878	7%		87,754	5%	
		Overall Housing Unit Change	1,864								
SPAR Reviewer Comments / Notes:	This is an area with a heavy concentration of "affordable" housing as is indicated by IHDA's 23% market share and the a 63% market share for all rent restricted housing. These numbers do not even take into consideration the additional 1,800 or so households who also have HCV in the area. While the population experienced a decrease from 2000 to 2010 it appears to have stabilized over the past 7 years. In addition, the labor force has increased, as have college graduates which are positive trends. This is a community that has undergone significant revitalization, with plans to continue these efforts. This revitalization has been well documented and plans were submitted with this PPA. It is due to these that we are recommending approval. Since the sites are located in a QCT and R/ECAP CR documentation will be required at application and must at a minimum meet thresholds. PLEASE NOTE: We would like to point out that the sponsor has received approval from the City of Chicago for a 53 unit mixed income building that will begin construction in early 2020.										
* 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:	City of Chicago		Alderman:	4		Mayor Lori Lightfoot
Address:	552-564 E. 38th Street		State Senator:	13		Sophia King
City:	Chicago		State Representative:	26		Robert Peters
ZIP:	60653		US Representative:	1		Kambium Buckner
County:	Cook					Bobby L. Rush
PIN:	1734442012/-013/-014/-015/-016/-017/-018/-019					
Latitude:	41.824095	(Example: 41.889556)	Census Tract Number:	3602		IHDA Opportunity Area:
Longitude:	-87.611477	(Example: -87.623861)	QCT?:	Yes		
			Chicago Community Area:	35. Douglas		

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
0.12	Full Service Grocery Store	Mariano's Grocery
0.13	Fixed-Route Public Transportation	CTA Bus 39
0.13	Retail Store	Dollar General
0.35	Government Services	4th Ward Alderman Office
0.12	Recreational Facilities / Public Parks	Ellis Park
0.15	Pharmacy	Mariano's Grocery
0.24	School	Uchicago Charter Donaghue Campus
0.26	Restaurant	Chicago Home of Chicken and Waffles
0.24	Hospital / Health Clinic	Mercy Family Health Center at Oakwood Shores
0.24	Religious Institution	Holy Angels Catholic Church
0.47	Library	Chicago Public Library
1.1	Post Office	Henry W. McGee Post Office
0.35	Banking Institution	Self Help Federal Credit Union
0.46	Day Care Facility	Angels R US Kidz Academy

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

OWS 3-1 is a continuation of the transformation of the public housing in Chicago's Bronzeville. The income-tiered and mixed-use community together with improved neighborhood amenities and public services are linked to the revitalization occurring in and around Oakwood Shores. With Mariano's, a full service grocery located less than .25 miles from Oakwood Shores, the area is no longer considered a food desert. The Arts and Recreation Center at Ellis Park is the newest public recreational facility that will serve the residents of 4 communities. Mercy Family Health Center provides clinical services including, Pediatric, to OWS residents. The residential development and economic growth occurring in and around the area is complimented by significant investment in quality of life improvements aimed at creating pathways out of poverty. Happening through TCB's Community life ("CL") and CHA's Family Works provider, Centers for New Horizons. CL works out of the recently developed Oakwood Center where the 5,000 SF facility hosts financial management, book clubs, youth and senior programming. It also is home to neighborhood gatherings. Significant investments in public education have made an impact at Oakwood Shores. The UofC Donaghue Charter School established an attendance boundary which gives preference to youth who live in OWS where 60 students currently attend.

Characters remaining: 123

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.

Characters remaining: 1500

Site

For scattered Site projects complete the Site information for **each** Site separately.

Site #:	2	New Construction	Chief Municipal Official:	District	Elected Official
Set Aside:	City of Chicago		Alderman:	4	Mayor Lori Lightfoot
Address:	616-630 E. Pershing Rd		State Senator:	13	Sophia King
City:	Chicago		State Representative:	26	Robert Peters
ZIP:	60653		US Representative:	1	Kambium Buckner
County:	Cook		Census Tract Number:	3602	IHDA Opportunity Area:
PIN:	1734442012/-013/-014/-015/-016/-017/-018/-019		QCT?:	Yes	
Latitude:	41.824095	(Example: 41.889556)	Chicago Community Area:	35. Douglas	
Longitude:	-87.611477	(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:

		Facility Name	Facility Address
0.18	Full Service Grocery Store	Mariano's Grocery	3857 S. King Drive
0.03	Fixed-Route Public Transportation	CTA Bus 39	Pershing & Vincennes
0.09	Retail Store	Dollar General	549 E. Pershing Rd
0.5	Government Services	4th Ward Alderman Office	435 E. 35th Street
0.18	Recreational Facilities / Public Parks	Mandrake Park	3850 S. Cottage Grove
0.18	Pharmacy	Mariano's Grocerty	3857 S. King Drive
0.23	School	Uchicago Donaghue Campus	707 E. 37th St
0.24	Restaurant	Chicago Home of Chicken and Waffles	3947 S. King Drive
0.22	Hospital / Health Clinic	Mercy Family Health Center	3753 S. Cottage Grove Ave
0.14	Religious Institution	Monumental Baptist Church	4314 S. Cottage Grove Ave
0.6	Library	Chicago Public Library	3436 S. King Drive
0.94	Post Office	Henry W. McGee Post Office	4601 S. Cottage Grove
0.5	Banking Institution	Self Help Federal Credit Union	3501 S. King Drive
0.48	Day Care Facility	Angels R Us Kidz Academy	3943 S. Indiana

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

OWS 3-1 is a continuation of the transformation of the public housing in Chicago's Bronzeville. The income-tiered and mixed-use community together with improved neighborhood amenities and public services are linked to the revitalization occurring in and around Oakwood Shores. With Mariano's, a full service grocery located less than .25 miles from Oakwood Shores, the area is no longer considered a food dessert. The Arts and Recreation Center at Ellis Park is the newest public recreational facility that will serve the residents of 4 communities. Mercy Family Health Center provides clinical services including, Pediatric, to OWS residents. The residential development and economic growth occurring in and around the area is complimented by significant investment in quality of life improvements aimed at creating pathways out of poverty. Happening through TCB's Community life ("CL") and CHA's Family Works provider, Centers for New Horizons. CL works out of the recently developed Oakwood Center where the 5,000 SF facility hosts financial management, book clubs, youth and senior programming. It also is home to neighborhood gatherings. Significant investments in public education have made an impact at Oakwood Shores. The UofC Donaghue Charter School established an attendance boundary which gives preference to youth who live in OWS where 60 students currently attend.

Characters remaining: 123

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.

Characters remaining: 1500

Project Name:	Lincoln Lofts Phase II	SPAR Reviewer:	L. Somers	SPAR Recommendation:	APPROVE							
Project PPA Number:	11832	Census Tracts Included In PMA 17113005800, 17113001800, 17113001103, 17113001104, 17113001200, 17113001106, 17113001105										
Project City:	Bloomington	Market Characteristics*	PMA	Rate	Growth	County	Rate	Growth	State	Rate	Growth	
Project Neighborhood:		Total Population 2000	26,942			150,433			12,419,293			
Project County:	MCLEAN	Total Population 2010	29,198	8%		166,706	11%		12,745,359	3%		
Construction Type:	NEW	Total Population 2017	29,938	3%		173,231	4%		12,854,526	1%		
Age Restriction:	ELDERLY	People aged 60+ 2000	3,741	14%		19,198	13%		1,962,911	16%		
Total Units:	57	People aged 60+ 2010	4,602	16%	23%	23,701	14%	23%	2,176,050	17%	11%	
Scattered Site:	Single Site	People aged 60+ 2017	5,837	19%	27%	29,727	17%	25%	2,614,633	20%	20%	
Market Rate Units:	0	People Unemployed 2000**	345	1%		5,235	3%		375,412	3%		
30% AMI Units:	18	People Unemployed 2010**	704	2%	104%	5,698	3%	9%	569,744	4%	52%	
PSH Units:		People Unemployed 2017**	359	1%	-49%	3,703	2%	-35%	491,310	4%	-14%	
PBRA Units:	0	People in Laborforce 2000**	16,004	59%		86,065	57%		6,230,617	50%		
Type of PBRA:		People in Laborforce 2010**	17,328	59%	8%	93,277	56%	8%	6,654,048	52%	7%	
Existing & Fully Occupied:	NO	People in Laborforce 2017**	17,499	58%	1%	94,903	55%	2%	6,690,195	52%	1%	
PH Redevelopment:		Jobs by Job Location 2017 (LEHD)	39,204	131%		79,922	46%		5,413,250	42%		
Vets Population:		Jobs by Res Location 2017 (LEHD)	14,538	49%		74,449	43%		5,432,151	42%		
Existing IHDA Portfolio:	NO	High School Graduates 2010**	8,441	29%		26,743	16%		2,324,361	18%		
Opportunity Area:	YES	High School Graduates 2017**	8,770	29%	4%	53,437	31%	100%	4,776,071	37%	105%	
Proximate OA:		College Graduates 2000**	9,049	34%		31,546	21%		2,078,049	17%		
ARI Score:	1	College Graduates 2010**	10,719	37%	18%	40,109	24%	27%	2,526,884	20%	22%	
R/ECAP 2017	0	College Graduates 2017**	11,469	38%	7%	46,690	27%	16%	2,898,584	23%	15%	
R/ECAP in PMA	0	People in Poverty 2000	1,165	4%		13,488	9%		1,291,958	10%		
Wage Abundance/Desert	N/A, N/A	People in Poverty 2010	1,702	6%	46%	20,245	12%	50%	1,572,048	12%	22%	
Food Access 2015	0	People in Poverty 2017	1,910	6%	12%	24,110	14%	19%	1,698,613	13%	8%	
Opportunity Zone 2016	0	Cost Burdened Owners 2017	1,105	15%		6,535	15%		788,994	25%		
QCT 2020	0	Cost Burdened Renters 2017	1,659	30%		9,483	41%		744,760	46%		
QCT in PMA 2020	0	Average Median Income 2000	\$55,391			\$47,021			\$46,590			
Age of Housing Stock 2017		Average Median Income 2010	\$65,765	19%		\$57,642	23%		\$55,735	20%		
2000 & after	14.04%	Average Median Income 2017	\$71,274	8%		\$64,573	12%		\$61,229	10%		
1980-2000	32.7%	Total Vacant Units 2000	604	5%		3,226	5%		293,836	6%		
before 1980	53.26%	Total Vacant Units 2010	1,071	8%	77%	5,644	8%	75%	497,663	9%	69%	
ARUS 80% AMI	4837	87%	Total Vacant Units 2017	709	5%	-34%	5,782	7%	2%	516,395	9%	4%
ARUS 70% AMI	4923	88%	Owner Occupied Units 2000	7,398	64%		37,707	66%		3,089,124	67%	
ARUS 60% AMI	3253	58%	Owner Occupied Units 2010	8,210	64%	11%	43,117	68%	14%	3,300,691	69%	7%
ARUS 50% AMI	2143	38%	Owner Occupied Units 2017	7,588	55%	-8%	42,861	60%	-1%	3,185,142	60%	-4%
ARUS 40% AMI	597	11%	Occupied Rental Units 2000	4,197	36%		19,039	34%		1,502,655	33%	
ARUS 30% AMI	81	1%	Occupied Rental Units 2010	4,594	36%	9%	20,028	32%	5%	1,469,260	31%	-2%
ARUS 20% AMI	36	1%	Occupied Rental Units 2017	5,570	40%	21%	23,209	32%	16%	1,633,310	31%	11%
Concentrations:	Number of Units	%s	Total Housing Units 2000	11,595	43%		56,746	38%		4,591,779	37%	
Active IHDA Units (All)	178	3%	Total Housing Units 2010	12,804	44%	10%	63,145	38%	11%	4,769,951	37%	4%
Affordable Housing Units (All)	178	3%	Total Housing Units 2017	13,867	46%	8%	71,852	41%	14%	5,334,847	42%	12%
			Households with HCVs 2017	28	1%		0	0%		87,754	5%	
			Overall Housing Unit Change	2,377								

SPAR Reviewer Comments / Notes: The proposed is phase II of a non-elderly project consisting of 56 units that was board approved in May of 2019. While IHDA has quite a number of units in Bloomington overall, this area of the city has a market representation of only 3% and is an Opportunity Area near the State Farm Headquarters. The elderly population in this PMA has shown strong growth and there is a need for affordable rental at the lower income levels. The proposed will offer 18 units at 30% AMI. The reviewer would point out that there appears to be less of a need at the 60% AMI level. Most of the units at this project 39 will target the 60% AMI market segment. This is of some concern to us. However, SPAR recommends approval of the 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:	<i>District</i>	<i>Elected Official</i>
Set Aside:	Other Metro		Alderman:	1	Mayor Tari Renner
Address:	1015 Four Seasons Rd.		State Senator:	44	Jamie Mathy
City:	Bloomington		State Representative:	88	William E Brady
ZIP:	61701		US Representative:	18	Keith P Sommer
County:	McClean		Census Tract Number:	17113005800	IHDA Opportunity Area: Census Tract
PIN:	21-11-176-032		QCT?:	No	
Latitude:	40.467481	(Example: 41.889556)	Chicago Community Area:	N/A	
Longitude:	-88.9569	(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
0.34	Full Service Grocery Store	Kroger	2507 E Oakland Ave, Bloomington, IL 61701
0.09	Fixed-Route Public Transportation	Connect Transit Transportation - Orange Line	Corner of Four Seasons Road and Lincoln Street, Bloomington
0.12	Retail Store	OK Appliance	906 Four Seasons Rd., Bloomington, IL 61701
1.00	Government Services	Bloomington Fire Department	1911 Hamilton Rd., Bloomington, IL 61704
0.63	Recreational Facilities / Public Parks	Brookridge Park	2904 Ireland Grove Rd., Bloomington, IL 61704
0.34	Pharmacy	Kroger Pharmacy	2507 E Oakland Ave, Bloomington, IL 61701
0.74	School	Oakland Elementary School	611 South Vale Street, Bloomington, IL 61701
0.34	Restaurant	Little Ceasars Pizza	2507 East Oakland Avenue, Bloomington, IL 61701
0.89	Hospital / Health Clinic	OSF Medical Group - Pediatrics	302 St. Joseph Dr., Bloomington, IL 61701
0.03	Religious Institution	Four Seasons Church of Christ	909 Four Seasons Rd., Bloomington, IL 61701
1.88	Library	Bloomington Library	300-314 S East St., Bloomington, IL 61701
1.35	Post Office	USPS	1511 E Empire St., Bloomington, IL 61701
0.95	Banking Institution	Heartland Bank and Trust Company	2111 E Oakland Ave., Bloomington, IL 61701
0.99	Day Care Facility	Washington Street Kinder Care	2410 E Washington St., Bloomington, IL 61704

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

Lincoln Lofts Phase II is located at 1015 Four Seasons Rd., Bloomington, IL. Bloomington is a city in central Illinois with a population of approximately 77,962 people as of 2018. The project site is located within two miles of all amenities. The project site is located within 0.50 miles of grocery, fixed-route public transportation, a retail store, pharmacy, restaurant and religious institution. The project site is located within 0.75 miles of a park and elementary school. The project site is located within one mile of government services, a health clinic, banking institution and day care facility. The project site is located within one and one-half miles of a post office and within two miles of the library.

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Project Name:	Wheeling Workforce Housing	SPAR Reviewer:	L. Somers	SPAR Recommendation:	APPROVE							
		<i>Census Tracts Included In PMA</i> 17031802506, 17031802402, 17031802505, 17031802504, 17031802404, 17031803014, 17031802503, 17031803015, 17031802403										
Project PPA Number:	11846	Market Characteristics*	PMA	Rate	Growth	County	Rate	Growth	State	Rate	Growth	
Project City:	Wheeling	Total Population 2000	42,818			5,376,741			12,419,293			
Project Neighborhood:		Total Population 2010	43,293		1%	5,172,848		-4%	12,745,359		3%	
Project County:	COOK	Total Population 2017	44,577		3%	5,238,541		1%	12,854,526		1%	
Construction Type:	NEW	People aged 60+ 2000	6,873	16%		827,416	15%		1,962,911	16%		
Age Restriction:	NON-ELDERLY	People aged 60+ 2010	8,230	19%	20%	848,172	16%	3%	2,176,050	17%	11%	
Total Units:	60	People aged 60+ 2017	9,616	22%	17%	1,005,046	19%	18%	2,614,633	20%	20%	
Scattered Site:	Single Site	People Unemployed 2000**	746	2%		197,487	4%		375,412	3%		
Market Rate Units:	18 @ 80% AMI	People Unemployed 2010**	1,521	4%	104%	267,681	5%	36%	569,744	4%	52%	
30% AMI Units:	18	People Unemployed 2017**	1,128	3%	-26%	240,605	5%	-10%	491,310	4%	-14%	
PSH Units:	12	People in Laborforce 2000**	24,085	56%		2,620,175	49%		6,230,617	50%		
PBRA Units:	0	People in Laborforce 2010**	25,035	58%	4%	2,708,191	52%	3%	6,654,048	52%	7%	
Type of PBRA:	working on securing vouchers	People in Laborforce 2017**	24,803	56%	-1%	2,763,344	53%	2%	6,690,195	52%	1%	
Existing & Fully Occupied:	NO	Jobs by Job Location 2017 (LEHD)	21,342	48%		2,403,553	46%		5,413,250	42%		
PH Redevelopment:		Jobs by Res Location 2017 (LEHD)	20,395	46%		2,169,393	41%		5,432,151	42%		
Vets Population:		High School Graduates 2010**	14,996	35%		848,384	16%		2,324,361	18%		
Existing IHDA Portfolio:	NO	High School Graduates 2017**	14,759	33%	-2%	1,753,415	33%	107%	4,776,071	37%	105%	
Opportunity Area:	YES	College Graduates 2000**	9,423	22%		968,642	18%		2,078,049	17%		
Proximate OA:		College Graduates 2010**	10,697	25%	14%	1,131,925	22%	17%	2,526,884	20%	22%	
ARI Score:	1	College Graduates 2017**	11,789	26%	10%	1,330,956	25%	18%	2,898,584	23%	15%	
R/ECAP 2017	0	People in Poverty 2000	1,988	5%		713,040	13%		1,291,958	10%		
R/ECAP in PMA	0	People in Poverty 2010	3,566	8%	79%	778,340	15%	9%	1,572,048	12%	22%	
Wage Abundance/Desert	N/A, N/A	People in Poverty 2017	5,367	12%	51%	821,572	16%	6%	1,698,613	13%	8%	
Food Access 2015	0	Cost Burdened Owners 2017	3,484	32%		347,957	31%		788,994	25%		
Opportunity Zone 2016	0	Cost Burdened Renters 2017	2,625	47%		401,846	48%		744,760	46%		
QCT 2020	0	Average Median Income 2000	\$56,093			\$45,922			\$46,590			
QCT in PMA 2020	0	Average Median Income 2010	\$56,583		1%	\$53,942		17%	\$55,735		20%	
Age of Housing Stock 2017		Average Median Income 2017	\$65,681		16%	\$59,426		10%	\$61,229		10%	
2000 & after	7.36%	Total Vacant Units 2000	418	2%		121,940	6%		293,836	6%		
1980-2000	33.17%	Total Vacant Units 2010	1,065	6%	155%	236,952	11%	94%	497,663	9%	69%	
before 1980	59.47%	Total Vacant Units 2017	867	5%	-19%	227,426	9%	-4%	516,395	9%	4%	
ARUS 80% AMI	3742	68%	Owner Occupied Units 2000	11,689	71%	1,142,743	58%		3,089,124	67%		
ARUS 70% AMI	2927	53%	Owner Occupied Units 2010	11,843	70%	1,169,991	60%	2%	3,300,691	69%	7%	
ARUS 60% AMI	2011	36%	Owner Occupied Units 2017	11,017	63%	-7%	1,112,383	51%	-5%	3,185,142	60%	-4%
ARUS 50% AMI	906	16%	Occupied Rental Units 2000	4,758	29%		831,438	42%		1,502,655	33%	
ARUS 40% AMI	245	4%	Occupied Rental Units 2010	5,111	30%	7%	766,490	40%	-8%	1,469,260	31%	-2%
ARUS 30% AMI	200	4%	Occupied Rental Units 2017	5,543	32%	8%	844,178	39%	10%	1,633,310	31%	11%
ARUS 20% AMI	111	2%	Total Housing Units 2000	16,447	38%		1,974,181	37%		4,591,779	37%	
Concentrations:	Number of Units	%s	Total Housing Units 2010	16,954	39%	3%	1,936,481	37%	-2%	4,769,951	37%	4%
Active IHDA Units (All)	50	1%	Total Housing Units 2017	17,427	39%	3%	2,183,987	42%	13%	5,334,847	42%	12%
Affordable Housing Units (All)	54	1%	Households with HCVs 2017	272	5%		58,878	7%		87,754	5%	
		Overall Housing Unit Change	1,429									

SPAR Reviewer Comments / Notes:	The subject site is in a newly designated Opportunity Area and in a PMA that severely lacks affordable rental options or rent restricted housing. The demographics show stability in the area and declining unemployment. Poverty has been increasing but is still well under our 20% threshold. Our only concerns with this project are the location of the site along busy Milwaukee Ave and adjacent to the Des Plaines river. We would want plans to include some mitigation of these issues in relation to the safety for small children who are likely in the 3 bedroom unit types. SPAR recommends approval of the market.
* 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:	Chicago Metro		Chief Municipal Official:	Patrick Horcher (Mayor)
Address:	269 South Milwaukee Avenue		Alderman:	N/A All Alders serve at large
City:	Wheeling		State Senator:	30 Terry Link
ZIP:	60090		State Representative:	59 Daniel Didech
County:	Cook		US Representative:	10 Bradley Scott Schneider
PIN:				
Latitude:	42.136977 (Example: 41.889556)		Census Tract Number:	8025.06 IHDA Opportunity Area: Census Tract
Longitude:	-87.900829 (Example: -87.623861)		QCT?:	No
			Chicago Community Area:	

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	Fresh Farms Grocery Store 20 S. Milwaukee Ave
0.07	Fixed-Route Public Transportation	PACE Fixed Bus Route Milwaukee Ave & Mors Ave
0.25	Retail Store	Riverside Plaza Shopping Center 395 E. Dundee Rd
0.95	Government Services	Village of Wheeling Village Hall 2 Community Blvd
0.42	Recreational Facilities / Public Parks	Wheeling Park and Rec Center 222 S Wolf Rd
0.01	Pharmacy	Desna Pharmacy 307 S. Milwaukee Ave
0.22	School	Walt Whitman Elementary School 133 Wille Ave
0.01	Restaurant	D'Agostino's Pizzeria 241 S. Milwaukee Ave
0.01	Hospital / Health Clinic	EWIMA Healthcare Clinic 342 S. Milwaukee Ave
0.40	Religious Institution	Evergreen Presbyterian Church 196 Highland Ave
2.00	Library	Indian Trails Public Library 355 Schoenbeck Rd
0.89	Post Office	US Post Office Wheeling 250 W. Dundee Rd
0.34	Banking Institution	Chase Bank 253 E. Dundee Rd
0.13	Day Care Facility	Sound Garden Learning Center 149 S. Milwaukee Ave

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 located on South Milwaukee Avenue near the intersection of Highland Avenue. These roads offer convenient access to nearby services and amenities. To the north, at the intersection of Milwaukee Avenue and Dundee Road, a major commercial node offers shopping, restaurants, service and entertainment. Just to west lies Village Hall and the government offices of Wheeling. Directly west of the site on Highland Avenue, residents will enjoy easy access to local schools, playgrounds and open space. The property itself is on the Des Plaines River, a beautiful natural amenity with trails and parks along the entire river corridor. The site is ideally located for convenient access to jobs, services, shopping and outdoor activities.

Page 1

Project Name:	The Villas at Prairie Vista	SPAR Reviewer:	HM	SPAR Recommendation:	Approve with conditions						
		17113002101, 17113001404, 17113005900, 17113005800, 17113001104, 17113001403, 17113001500, 17113001600, 17113001700, 17113001800, 17113001103									
		Census Tracts Included In PMA									
Project PPA Number:	11852	Market Characteristics*	PMA	Rate	Growth	County	Rate	Growth	State	Rate	Growth
Project City:	Bloomington	Total Population 2000	41,829			150,433			12,419,293		
Project Neighborhood:		Total Population 2010	42,774		2%	166,706		11%	12,745,359		3%
Project County:	McLean	Total Population 2017	43,958		3%	173,231		4%	12,854,526		1%
Construction Type:	NEW	People aged 60+ 2000	6,307	15%		19,198	13%		1,962,911		16%
Age Restriction:	NON-ELDERLY	People aged 60+ 2010	6,976	16%	11%	23,701	14%	23%	2,176,050		11%
Total Units:	44	People aged 60+ 2017	8,512	19%	22%	29,727	17%	25%	2,614,633		20%
Scattered Site:	Single Site	People Unemployed 2000**	959	2%		5,235	3%		375,412		3%
Market Rate Units:	6 @ 80% AMI	People Unemployed 2010**	1,766	4%	84%	5,698	3%	9%	569,744		4%
30% AMI Units:	9	People Unemployed 2017**	1,332	3%	-25%	3,703	2%	-35%	491,310		-14%
PSH Units:	5	People in Laborforce 2000**	23,771	57%		86,065	57%		6,230,617		50%
PBRA Units:	0	People in Laborforce 2010**	24,161	56%	2%	93,277	56%	8%	6,654,048		52%
Type of PBRA:	N/A	People in Laborforce 2017**	24,744	56%	2%	94,903	55%	2%	6,690,195		52%
Existing & Fully Occupied:	0	Jobs by Job Location 2017 (LEHD)	40,084	91%		79,922	46%		5,413,250		42%
PH Redevelopment:	No	Jobs by Res Location 2017 (LEHD)	19,895	45%		74,449	43%		5,432,151		42%
Vets Population:	No	High School Graduates 2010**	15,444	36%		26,743	16%		2,324,361		18%
Existing IHDA Portfolio:	No	High School Graduates 2017**	16,536	38%	7%	53,437	31%	100%	4,776,071		37%
Opportunity Area:	Yes	College Graduates 2000**	9,121	22%		31,546	21%		2,078,049		17%
Proximate OA:	N/A	College Graduates 2010**	10,882	25%	19%	40,109	24%	27%	2,526,884		22%
ARI Score:	0	College Graduates 2017**	12,041	27%	11%	46,690	27%	16%	2,898,584		23%
R/ECAP 2017	0	People in Poverty 2000	3,884	9%		13,488	9%		1,291,958		10%
R/ECAP in PMA	0	People in Poverty 2010	4,456	10%	15%	20,245	12%	50%	1,572,048		12%
Wage Abundance/Desert	N/A, N/A	People in Poverty 2017	6,791	15%	52%	24,110	14%	19%	1,698,613		13%
Food Access 2015	1	Cost Burdened Owners 2017	2,005	18%		6,535	15%		788,994		25%
Opportunity Zone 2016	0	Cost Burdened Renters 2017	3,097	39%		9,483	41%		744,760		46%
QCT 2020	0	Average Median Income 2000	\$42,247			\$47,021			\$46,590		
QCT in PMA 2020	5	Average Median Income 2010	\$49,105		16%	\$57,642		23%	\$55,735		20%
Age of Housing Stock 2017		Average Median Income 2017	\$52,726		7%	\$64,573		12%	\$61,229		10%
2000 & after	12.05%	Total Vacant Units 2000	1,370	7%		3,226	5%		293,836		6%
1980-2000	27.73%	Total Vacant Units 2010	2,386	11%	74%	5,644	8%	75%	497,663		9%
before 1980	60.21%	Total Vacant Units 2017	1,522	7%	-36%	5,782	7%	2%	516,395		9%
ARUS 80% AMI	6998	89%	Owner Occupied Units 2000	11,401	62%		37,707	66%	3,089,124		67%
ARUS 70% AMI	7109	90%	Owner Occupied Units 2010	12,334	66%	8%	43,117	68%	3,300,691		69%
ARUS 60% AMI	5133	65%	Owner Occupied Units 2017	11,369	55%	-8%	42,861	60%	3,185,142		60%
ARUS 50% AMI	3951	50%	Occupied Rental Units 2000	6,967	38%		19,039	34%	1,502,655		33%
ARUS 40% AMI	2081	26%	Occupied Rental Units 2010	6,423	34%	-8%	20,028	32%	1,469,260		31%
ARUS 30% AMI	933	12%	Occupied Rental Units 2017	7,865	38%	22%	23,209	32%	1,633,310		31%
ARUS 20% AMI	374	5%	Total Housing Units 2000	18,368	44%		56,746	38%	4,591,779		37%
Concentrations:	Number of Units	%s	Total Housing Units 2010	18,757	44%	2%	63,145	38%	4,769,951		37%
Active IHDA Units (All)	819	10%	Total Housing Units 2017	20,756	47%	11%	71,852	41%	5,334,847		42%
Affordable Housing Units (All)	819	10%	Households with HCVs 2017	232	3%		0	0%	87,754		5%
		Overall Housing Unit Change	2,540								
SPAR Reviewer Comments / Notes:	Overall the market is strong. Population has slightly increased by 3%, unemployment decreased by 25%, average median income increased by 7%, and total vacant units decreased by 36%. Some areas of concern are poverty (15%) and the natural affordability according to the ARUS data. The site is located in an area with low food access and will need to address the problem 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.

Site:	1	New Construction	District		Elected Official	
Set Aside:	Other Metro		Chief Municipal Official:		Mayor Tari Renner	
Address:	220 Southgate Drive		Alderman:	2nd	Donna Boelen	
City:	Bloomington		State Senator:	44th	William E. Brady	
ZIP:	61704		State Representative:	88th	Keith P. Sommer	
County:	McLean		US Representative:	13th	Rodney Davis	
PIN:	21-16-405-002, 21-16-405-003, 21-16-451-027, 21-16-451-024, 21-16-451-025, & 21-16-451-009					
Latitude:	40.447593	(Example: 41.889556)	Census Tract Number:	1.7113E+10	HDA Opportunity Area:	Census Tract
Longitude:	-88.98968	(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
2.81	Full Service Grocery Store	The Common Ground Grocery	516 N Main St, Bloomington, IL 61701
0.07	Fixed-Route Public Transportation	Bloomington Connect Transit - Aqua Route	Greyhound Rd & Southgate Dr, Bloomington, IL
0.16	Retail Store	Dollar General	103 E Hamilton Rd, Bloomington, IL 61704
1.43	Government Services	Bloomington Fire Department	1705 S Morris Ave, Bloomington, IL 61701
0.43	Recreational Facilities / Public Parks	Soccer Fields	401 W Hamilton Rd, Bloomington, IL 61704
1.62	Pharmacy	Walgreens	909 S Main St, Bloomington, IL 61701
0.44	School	Cedar Ridge Elementary School	2808 Breezewood Blvd, Bloomington, IL 61704
0.16	Restaurant	McDonald's	2410 S Main St, Bloomington, IL 61701
1.73	Hospital / Health Clinic	Minute Clinic	1130 S Veterans Pkwy, Bloomington, IL 61704
0.45	Religious Institution	Apostolic Pentecostal Church	2810 Tractor Ln, Bloomington, IL 61704
2.01	Library	Bloomington Public Library	205 E Olive St, Bloomington, IL 61701
2.36	Post Office	United States Postal Service	400 N Center St, Bloomington, IL 61701
1.21	Banking Institution	PrairieLand Federal Credit Union	1722 E Hamilton Rd, Bloomington, IL 61704
1.26	Day Care Facility	Debra T. Thomas Learning Center	1711 R T Dunn Dr, Bloomington, IL 61701

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 other residential uses as well as commercial/retail uses. The surrounding area includes a retail flooring store, various commercial buildings, a manufactured housing community, and a lumber company. Residents will have nearby access to a variety of choices of well-established public services and high-quality community amenities, including: multiple parks and outdoor recreation options such as the soccer fields on W. Hamilton Rd, GJ Mecherle Memorial State Farm Park, Tri-Lakes Park, and Prairie Vista golf course; schools like Cedar Ridge Elementary; religious institutions of varying denominations such as the Apostolic Pentecostal Church, Wesley United Methodist, Second Presbyterian Church, Disciples of Christ, First Christian, Charis Community Church, and Evangelical Free Church; and retail opportunities including convenience stores, Dollar

Project Name:	Rolling Acres Apartments	SPAR Reviewer:	AQ	SPAR Recommendation:	Approve (with concerns - CR required)							
Project PPA Number:	11917	Census Tracts Included In PMA						17199021000, 17199021200, 17199021100, 17199020900, 17199021300				
Project City:	Marion	Market Characteristics*	PMA	Rate	Growth	County	Rate	Growth	State	Rate	Growth	
Project Neighborhood:		Total Population 2000	20,327			61,296			12,419,293			
Project County:	WILLIAMSON	Total Population 2010	21,852	8%		65,579	7%		12,745,359		3%	
Construction Type:	NEW	Total Population 2018	22,984	5%		67,299	3%		12,821,497		1%	
Age Restriction:	NON-ELDERLY	People aged 60+ 2000	4,731	23%		13,054	21%		1,962,911	16%		
Total Units:	56	People aged 60+ 2010	5,053	23%	7%	14,341	22%	10%	2,176,050	17%	11%	
Scattered Site:	Single Site	People aged 60+ 2018	5,980	26%	18%	16,632	25%	16%	2,675,686	21%	23%	
Market Rate Units:	0	People Unemployed 2000**	640	7%		1,962	7%		375,412	6%		
30% AMI Units:	6	People Unemployed 2010**	1,230	11%	92%	3,070	10%	56%	569,744	9%	52%	
PSH Units:	6 (all 30% units)	People Unemployed 2018**	514	5%	-58%	1,805	6%	-41%	437,139	7%	-23%	
PBRA Units:	13 (all 30% units + 7 60% AMI units)	People in Laborforce 2000**	9,641	47%		29,268	48%		6,230,617	50%		
Type of PBRA:	Project Based Section 8	People in Laborforce 2010**	11,201	51%	16%	31,522	48%	8%	6,654,048	52%	7%	
Existing & Fully Occupied:	No	People in Laborforce 2018**	10,355	45%	-8%	30,742	46%	-2%	6,679,997	52%	0%	
PH Redevelopment:	No	Jobs by Job Location 2015 (LEHD)	17,302	75%		26,067	39%		5,413,250	42%		
Vets Population:	No	Jobs by Res Location 2015 (LEHD)	8,214	36%		24,988	37%		5,432,151	42%		
Existing IHDA Portfolio:	No	High School Graduates 2010**	10,055	46%		14,546	22%		2,324,361	18%		
Opportunity Area:	Yes	High School Graduates 2018**	11,247	49%	12%	32,612	48%	124%	4,776,071	37%	105%	
Proximate OA:	N/A	College Graduates 2000**	2,331	11%		7,199	12%		2,078,049	17%		
ARI Score:	2	College Graduates 2010**	3,454	16%	48%	9,848	15%	37%	2,526,884	20%	22%	
R/ECAP 2017	0	College Graduates 2018**	3,651	16%	6%	10,735	16%	9%	2,957,791	23%	17%	
R/ECAP in PMA	0	People in Poverty 2000	2,757	14%		8,683	14%		1,291,958	10%		
Wage Abundance/Desert	N/A, N/A	People in Poverty 2010	3,463	16%	26%	10,617	16%	22%	1,572,048	12%	22%	
Food Desert 2015	0	People in Poverty 2018	3,992	17%	15%	9,754	14%	-8%	1,635,603	13%	4%	
Opportunity Zone 2016	0	Cost Burdened Owners 2018	1,037	17%		3,123	16%		763,360	24%		
QCT 2020	0	Cost Burdened Renters 2018	1,675	47%		3,301	40%		743,059	45%		
QCT in PMA 2020	1	Average Median Income 2000	\$32,214			\$31,991			\$46,590			
Age of Housing Stock 2018		Average Median Income 2010	\$42,001		30%	\$40,579		27%	\$55,735		20%	
2000 & after	19.67%	Average Median Income 2018	\$48,073		14%	\$49,053		21%	\$63,575		14%	
1980-2000	29.29%	Total Vacant Units 2000	754	8%		2,345	8%		293,836	6%		
before 1980	51.05%	Total Vacant Units 2010	1,342	13%	78%	3,746	12%	60%	497,663	9%	69%	
ARUS 80% AMI	2388	67%	Owner Occupied Units 2000	5,889	69%		18,672	74%		3,089,124	67%	
ARUS 70% AMI	1881	53%	Owner Occupied Units 2010	6,137	67%	4%	19,365	74%	4%	3,300,691	69%	7%
ARUS 60% AMI	1365	38%	Owner Occupied Units 2018	6,023	56%	-2%	18,929	61%	-2%	3,189,035	60%	-3%
ARUS 50% AMI	834	23%	Occupied Rental Units 2000	2,627	31%		6,686	26%		1,502,655	33%	
ARUS 40% AMI	618	17%	Occupied Rental Units 2010	3,004	33%	14%	6,959	26%	4%	1,469,260	31%	-2%
ARUS 30% AMI	350	10%	Occupied Rental Units 2018	3,555	33%	18%	8,160	26%	17%	1,641,003	31%	12%
ARUS 20% AMI	165	5%	Total Housing Units 2000	8,516	42%		25,358	41%		4,591,779	37%	
Concentrations:	Number of Units	%s	Total Housing Units 2010	9,141	42%	7%	26,324	40%	4%	4,769,951	37%	4%
Active IHDA Units (All)	292	8%	Total Housing Units 2018	10,714	47%	17%	31,200	46%	19%	5,347,268	42%	12%
Affordable Housing Units (All)	292	8%	Households with HCVs 2017	191	5%		243	3%		87,754	5%	
		Overall Housing Unit Change		2,580								
SPAR Reviewer Comments / Notes:		<p>This development would provide non-elderly rental units targeted at mainly 60% AMI and includes some rental support via PBV. This project is located in an Opportunity Area and receives an ARI score of 2. However, unlike other PPAs received in this market, this project is located away from typical clustered residential development and is instead intending to locate behind stereotypical strip mall development. The site is quite close to a hospital, but no linkages to the hospital are being considered. The site is isolated from many of the community amenities that exist in areas of housing concentration in Marion, IL. There is not a dearth of Affordable Housing in this market - IHDA units make up 8% of the rental housing stock in this market, but this is a potentially growing rental market (ownership rates are declining while population is expanding) and this development seems poised to address some potential workforce housing issues in the market. The exact location of this project gives the reviewer pause as it does not seem ideal to locate away from the residential pockets of town on the other side of the interstate highway. This concern is not a reason to deny this project, however as it is located due north of and appears to be identical to an existing project (built in 2014). SPAR recommends conditioning approval on Community Revitalization planning to make sure that this project is linking with community needs and is not just haphazardly located.</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		Elected Official	
Set Aside:	Other Metro		Chief Municipal Official:		Mike Absher	
Address:	Meadowland Parkway		Alderman:			
City:	Marion		State Senator:	59th	Dale Fowler	
ZIP:	62959		State Representative:	117th	Dave Severin	
County:	Williamson		US Representative:	12th	Michael Bost	
PIN:	06-16-100-035		Census Tract Number:	210	IHDA Opportunity Area:	Place
Latitude:	37.742126	(Example: 41.889556)	QCT?:	No		
Longitude:	-88.999455	(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
1.10	Full Service Grocery Store	Target
1.20	Fixed-Route Public Transportation	Rides Mass Transit - Marion
0.80	Retail Store	The Home Depot
0.50	Government Services	Bi-County Health Department
2.50	Recreational Facilities / Public Parks	Energy Park
1.40	Pharmacy	Logan Professional Pharmacy
1.10	School	Agape Christian High School
0.30	Restaurant	Dairy Queen
0.40	Hospital / Health Clinic	Heartland Regional Medical Center
1.10	Religious Institution	Community of Faith Church
4.60	Library	Anne West Lindsey District Library
3.20	Post Office	United States Postal Service
1.10	Banking Institution	First Southern Bank
1.70	Day Care Facility	Cedar House Education

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 located near many amenities. There are opportunities for shopping, recreation, eating and transportation all close to the project site. There are also multiple doctors offices and a hospital very near by. The tenants should not be left wanting for many amenities at this location.

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Project Name:		Fourteen Forty Nine Senior Residences		SPAR Reviewer:	L. Somers			SPAR Recommendation:	APPROVE w/condition			
				<i>Census Tracts Included In PMA</i>								
				17089854002, 17089854001, 17089853900, 17089854700, 17089854100								
Market Characteristics*		PMA	Rate	Growth	County	Rate	Growth	State	Rate	Growth		
Project PPA Number:	11925	Total Population 2000	21,920		404,119			12,419,293				
Project City:	Aurora	Total Population 2010	24,191	10%	502,628		24%	12,745,359		3%		
Project Neighborhood:		Total Population 2018	23,448	-3%	530,839		6%	12,821,497		1%		
Project County:	KANE	People aged 60+ 2000	3,183	15%	45,893	11%		1,962,911	16%			
Construction Type:	NEW	People aged 60+ 2010	4,130	17%	67,258	13%	47%	2,176,050	17%	11%		
Age Restriction:	ELDERLY	People aged 60+ 2018	4,609	20%	96,619	18%	44%	2,675,686	21%	23%		
Total Units:	76	People Unemployed 2000**	708	7%	9,780	5%		375,412	6%			
Scattered Site:	Single Site	People Unemployed 2010**	1,332	10%	20,481	8%	109%	569,744	9%	52%		
Market Rate Units:	0	People Unemployed 2018**	760	6%	15,524	6%	-24%	437,139	7%	-23%		
30% AMI Units:	16	People in Laborforce 2000**	10,548	48%	206,024	51%		6,230,617	50%			
PSH Units:		People in Laborforce 2010**	13,030	54%	264,462	53%	28%	6,654,048	52%	7%		
PBRA Units:	76	People in Laborforce 2018**	12,311	53%	281,764	53%	7%	6,679,997	52%	0%		
Type of PBRA:	SEC 8 PBV	Jobs by Job Location 2015 (LEHD)	16,462	70%	193,451	36%		5,413,250	42%			
Existing & Fully Occupied:	NO	Jobs by Res Location 2015 (LEHD)	9,403	40%	227,901	43%		5,432,151	42%			
PH Redevelopment:		High School Graduates 2010**	8,748	36%	77,410	15%		2,324,361	18%			
Vets Population:		High School Graduates 2018**	7,994	34%	174,900	33%	126%	4,776,071	37%	105%		
Existing IHDA Portfolio:	NO	College Graduates 2000**	3,444	16%	68,050	17%		2,078,049	17%			
Opportunity Area:	NO	College Graduates 2010**	3,646	15%	99,422	20%	46%	2,526,884	20%	22%		
Proximate OA:		College Graduates 2018**	3,802	16%	113,849	21%	15%	2,957,791	23%	17%		
ARI Score:	3	People in Poverty 2000	2,312	11%	26,587	7%		1,291,958	10%			
R/ECAP 2017	0	People in Poverty 2010	2,898	12%	45,352	9%	71%	1,572,048	12%	22%		
R/ECAP in PMA	0	People in Poverty 2018	2,840	12%	52,281	10%	15%	1,635,603	13%	4%		
Wage Abundance/Desert	N/A, N/A	Cost Burdened Owners 2018	977	19%	33,548	26%		763,360	24%			
Food Desert 2015	1	Cost Burdened Renters 2018	1,428	50%	22,594	48%		743,059	45%			
Opportunity Zone 2016	0	Average Median Income 2000	\$48,103		\$59,351			\$46,590				
QCT 2020	0	Average Median Income 2010	\$54,029	12%	\$67,767	14%		\$55,735	20%			
QCT in PMA 2020	1	Average Median Income 2018	\$62,082	15%	\$76,912	13%		\$63,575	14%			
Age of Housing Stock 2018		Total Vacant Units 2000	247	3%	5,097	4%		293,836	6%			
2000 & after	7.71%	Total Vacant Units 2010	719	8%	9,671	5%	90%	497,663	9%	69%		
1980-2000	9.1%	Total Vacant Units 2018	394	5%	8,709	4%	-10%	517,230	9%	4%		
before 1980	83.2%	Owner Occupied Units 2000	5,156	68%	101,727	76%		3,089,124	67%			
ARUS 80% AMI	2143	76%	Owner Occupied Units 2010	6,313	73%	22%	131,189	78%	29%	3,300,691	69%	7%
ARUS 70% AMI	1844	65%	Owner Occupied Units 2018	5,059	61%	-20%	130,827	70%	0%	3,189,035	60%	-3%
ARUS 60% AMI	1514	53%	Occupied Rental Units 2000	2,375	32%		32,174	24%		1,502,655	33%	
ARUS 50% AMI	1077	38%	Occupied Rental Units 2010	2,325	27%	-2%	37,791	22%	17%	1,469,260	31%	-2%
ARUS 40% AMI	451	16%	Occupied Rental Units 2018	2,837	34%	22%	47,223	25%	25%	1,641,003	31%	12%
ARUS 30% AMI	140	5%	Total Housing Units 2000	7,531	34%		133,901	33%		4,591,779	37%	
ARUS 20% AMI	60	2%	Total Housing Units 2010	8,638	36%	15%	168,980	34%	26%	4,769,951	37%	4%
Concentrations:	Number of Units	%s	Total Housing Units 2018	8,290	35%	-4%	186,759	35%	11%	5,347,268	42%	12%
Active IHDA Units (All)	366	13%	Households with HCVs 2017	85	3%		1,575	3%		87,754	5%	
Affordable Housing Units (All)	509	18%	Overall Housing Unit Change	906								

SPAR Reviewer Comments / Notes:	Within this market there is strong population growth among elderly persons, low poverty and lack of affordability is shown in the ,ARUS numbers. IHDA market share is over thresholds but rent restricted housing is not saturated. All units at the proposed will have subsidy. Food access docs will be required at application. Approve with condition
	* 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	Richard Irvin
Set Aside:	Chicago Metro		Alderman:	5th Ward	Carl Franco
Address:	1449 Jercho Circle		State Senator:	42th	Linda Holmes
City:	Aurora		State Representative:	83rd	Barbara Hernandez
ZIP:	60506		US Representative:	11th	Bill Foster
County:	Kane		Census Tract Number:	8540.02	IHDA Opportunity Area:
PIN:	15-29-300-310		QCT?:	No	
Latitude:	41.74444	(Example: 41.889556)	Chicago Community Area:	N/A	
Longitude:	-88.34941	(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
0.70	Full Service Grocery Store	Prisco's Family Market	1108 Prairie St. Aurora IL 60506
0.30	Fixed-Route Public Transportation	PACE Bus #524	Jericho Rd and Terry Ave, Aurora, IL 60506
0.50	Retail Store	Kwik Store	913 S Lake St. Aurora, IL 60506
0.90	Government Services	Aurora Fire Department Station 7	824 Kenilworth Pl. Aurora, IL 60506
0.20	Recreational Facilities / Public Parks	Virgil Gilman Nature Trail	Virgil Gilman Nature Trail Terry St, Aurora, IL 60506
1.40	Pharmacy	Easy Care Pharmacy	931 W Galena Blvd. Aurora, IL 60506
0.80	School	Aurora University	347 S Gladstone Ave. Aurora, IL 60506
0.50	Restaurant	Papa G's	939 S Lake St. Aurora, IL 60506
1.10	Hospital / Health Clinic	Aunt Martha's Aurora Health and Outreach Center	680 S River St. Aurora, IL 60506
0.60	Religious Institution	River Valley Community Church	888 S Edgelawn Dr. Aurora, IL 60506
0.90	Library	Charles B Phillips Library	347 S Gladstone Ave. Aurora, IL 60506
1.60	Post Office	UPS Store	2112 W Galena Blvd. Aurora, IL
1.20	Banking Institution	Old Second National Bank	37 S River St. Aurora, IL 60506
1.30	Day Care Facility	Mommy and Aiden Academy	333 S Lake St. Aurora, IL 60506

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 highly trafficked retail and commercial corridor of Jericho Road and Lake Street. The site is near banks, grocers, walking trails, a golf course, pharmacy, university, health services, churches, and other retail and commercial outlets. Most of these amenities are within 1 mile of the project site. The site is about a 1 mile drive on Lake Street to Historic Downtown Aurora and the Fox River riverfront.

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Project Name:	Shimer Square Phase 2		SPAR Reviewer:	HM	SPAR Recommendation:	Approve with Conditions					
Project PPA Number:			11930			Census Tracts Included In PMA					
Project City:			Mount Carroll			17015960400					
Project Neighborhood:			CARROLL								
Project County:			REHAB								
Construction Type:			NON-ELDERLY								
Age Restriction:			51								
Total Units:			Single Site								
Scattered Site:			5								
Market Rate Units:			13								
30% AMI Units:			0								
PSH Units:			13								
PBRA Units:			PBV								
Type of PBRA:			0								
Existing & Fully Occupied:			No								
PH Redevelopment:			No								
Vets Population:			No								
Existing IHDA Portfolio:			No								
Opportunity Area:			N/A								
Proximate OA:			0								
ARI Score:			0								
R/ECAP 2017			0								
R/ECAP in PMA			0								
Wage Abundance/Desert			N/A, N/A								
Food Desert 2015			0								
Opportunity Zone 2016			0								
QCT 2020			0								
QCT in PMA 2020			0								
Age of Housing Stock 2018											
2000 & after			3.11%								
1980-2000			11.05%								
before 1980			85.84%								
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%	5,346	76%	3,300,691	69%
ARUS 60% AMI			128	74%	Owner Occupied Units 2018	685	63%	4,937	58%	3,189,035	60%
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%	1,664	24%	1,469,260	31%
ARUS 30% AMI			13	8%	Occupied Rental Units 2018	173	16%	1,539	18%	1,641,003	31%
ARUS 20% AMI			4	2%	Total Housing Units 2000	997	40%	6,794	41%	4,591,779	37%
Concentrations:			Number of Units		%s						
Active IHDA Units (All)			36	21%	Total Housing Units 2010	1,009	43%	7,010	45%	4,769,951	37%
Affordable Housing Units (All)			44	25%	Total Housing Units 2018	1,095	55%	8,463	58%	5,347,268	42%
					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				Mayor Carl Bates
Address:	203 E Seminary St		Alderman:		
City:	Mount Carroll		State Senator:	45	Brian Stewart
ZIP:	61053		State Representative:	89	Andrew Chesney
County:	Carroll		US Representative:	17	Cheri Bustos
PIN:					
Latitude:	42.092369	<i>(Example: 41.889556)</i>	Census Tract Number:	17015960200	IHDA Opportunity Area:
Longitude:	-89.97722	<i>(Example: -87.623861)</i>	QCT?:	No	
			Chicago Community Area:		

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.

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Project Name:	The Grove Apartments	SPAR Reviewer:	AQ	SPAR Recommendation:	Approve / Concerns - revitalization required.						
		Census Tracts Included In PMA				17141961600, 17141961100, 17141961200					
Project PPA Number:	11951	Market Characteristics*	PMA	Rate	Growth	County	Rate	Growth	State	Rate	Growth
Project City:	Rochelle	Total Population 2000	14,065			51,032			12,419,293		
Project Neighborhood:		Total Population 2010	14,697		4%	53,578		5%	12,745,359		3%
Project County:	OGLE	Total Population 2018	13,935		-5%	51,328		-4%	12,821,497		1%
Construction Type:	NEW	People aged 60+ 2000	2,245	16%		9,004	18%		1,962,911	16%	
Age Restriction:	NON-ELDERLY	People aged 60+ 2010	2,287	16%	2%	10,459	20%	16%	2,176,050	17%	11%
Total Units:	30	People aged 60+ 2018	2,985	21%	31%	12,534	24%	20%	2,675,686	21%	23%
Scattered Site:	Single Site	People Unemployed 2000**	381	6%		1,201	5%		375,412	6%	
Market Rate Units:	0	People Unemployed 2010**	802	11%	110%	2,570	9%	114%	569,744	9%	52%
30% AMI Units:	9	People Unemployed 2018**	575	8%	-28%	1,565	6%	-39%	437,139	7%	-23%
PSH Units:	0	People in Laborforce 2000**	6,882	49%		26,024	51%		6,230,617	50%	
PBRA Units:	0	People in Laborforce 2010**	7,607	52%	11%	28,536	53%	10%	6,654,048	52%	7%
Type of PBRA:	N/A	People in Laborforce 2018**	7,362	53%	-3%	26,447	52%	-7%	6,679,997	52%	0%
Existing & Fully Occupied:	No	Jobs by Job Location 2015 (LEHD)	6,217	45%		14,658	29%		5,413,250	42%	
PH Redevelopment:	No	Jobs by Res Location 2015 (LEHD)	5,398	39%		21,506	42%		5,432,151	42%	
Vets Population:	No	High School Graduates 2010**	6,044	41%		13,342	25%		2,324,361	18%	
Existing IHDA Portfolio:	No	High School Graduates 2018**	6,443	46%	7%	24,879	48%	86%	4,776,071	37%	105%
Opportunity Area:	Yes (10 Points) (2019)	College Graduates 2000**	1,294	9%		5,660	11%		2,078,049	17%	
Proximate OA:	n/A	College Graduates 2010**	1,436	10%	11%	6,389	12%	13%	2,526,884	20%	22%
ARI Score:	3	College Graduates 2018**	1,383	10%	-4%	7,139	14%	12%	2,957,791	23%	17%
R/ECAP 2017	0	People in Poverty 2000	1,225	9%		3,579	7%		1,291,958	10%	
R/ECAP in PMA	0	People in Poverty 2010	2,041	14%	67%	4,677	9%	31%	1,572,048	12%	22%
Wage Abundance/Desert	N/A, N/A	People in Poverty 2018	1,069	8%	-48%	4,998	10%	7%	1,635,603	13%	4%
Food Desert 2015	0	Cost Burdened Owners 2018	659	19%		2,846	18%		763,360	24%	
Opportunity Zone 2016	0	Cost Burdened Renters 2018	700	34%		1,842	34%		743,059	45%	
QCT 2020	0	Average Median Income 2000	\$41,214			\$45,448			\$46,590		
QCT in PMA 2020	0	Average Median Income 2010	\$49,460		20%	\$55,733		23%	\$55,735		20%
Age of Housing Stock 2018		Average Median Income 2018	\$54,655		11%	\$59,707		7%	\$63,575		14%
2000 & after	9.91%	Total Vacant Units 2000	270	5%		1,142	6%		293,836	6%	
1980-2000	20.24%	Total Vacant Units 2010	375	6%	39%	1,717	8%	50%	497,663	9%	69%
before 1980	69.85%	Total Vacant Units 2018	441	7%	18%	1,759	7%	2%	517,230	9%	4%
ARUS 80% AMI	1756	85%	Owner Occupied Units 2000	3,493	66%		14,362	74%	3,089,124	67%	
ARUS 70% AMI	1698	82%	Owner Occupied Units 2010	3,687	66%	6%	15,626	76%	3,300,691	69%	7%
ARUS 60% AMI	1414	69%	Owner Occupied Units 2018	3,501	58%	-5%	15,449	68%	3,189,035	60%	-3%
ARUS 50% AMI	902	44%	Occupied Rental Units 2000	1,772	34%		4,916	26%	1,502,655	33%	
ARUS 40% AMI	422	20%	Occupied Rental Units 2010	1,910	34%	8%	5,043	24%	1,469,260	31%	-2%
ARUS 30% AMI	180	9%	Occupied Rental Units 2018	2,062	34%	8%	5,452	24%	1,641,003	31%	12%
ARUS 20% AMI	107	5%	Total Housing Units 2000	5,265	37%		19,278	38%	4,591,779	37%	
Concentrations:	Number of Units	%s	Total Housing Units 2010	5,597	38%	6%	20,669	39%	4,769,951	37%	4%
Active IHDA Units (All)	146	7%	Total Housing Units 2018	6,004	43%	7%	22,660	44%	5,347,268	42%	12%
Affordable Housing Units (All)	213	10%	Households with HCVs 2017	51	2%		103	2%	87,754	5%	
		Overall Housing Unit Change	910								
SPAR Reviewer Comments / Notes:		<p>Rochelle is an opportunity area that is actively seeking to grow economically - unemployment spiked higher in this market after 2008 than it did in many throughout the state. In recent years, that unemployment rate has decreased dramatically but Rochelle still sits at a higher unemployment rate than the rest of the state. Still, Rochelle has been actively planning for economic growth and has undertaken efforts to revitalize its downtown. Pre-pandemic, there was real hope of connecting to the university system in nearby DeKalb and there was talk about expanding into the nature tourism trade as Rochelle is centrally located near many state park systems. The numbers do make it clear, however...Rochelle is struggling to keep younger, working age residents in town and it is losing its younger families fairly rapidly - the population of Rochelle is rapidly declining at a rate of 5%, but the senior population is steadily growing at a rate commiserate with the Statewide rate. New rental construction could help provide opportunity to keep younger residents (IF the jobs are available). Rochelle is predominantly a homeownership community, though in recent years ownership rates have been declining. There is a need for rental - rental housing is only 34% of the housing stock and what rental there is relatively old. However, the rental market in Rochelle is heavily concentrated in the 60% AMI range - nearly 70% of the apartments in Rochelle already rent at rates affordable to 60% AMI - this is natural market affordability as the town is not flooded with IHDA or HUD units. Higher rent affordable units are probably not needed in this market unless the development fits in with a revitalization plan aimed at modernization to attract younger households. The location of this development is located on the southern edge of Rochelle, where there has been some newer housing development - including some rental. The style of this development may not fit visually in this section of town as it looks nothing like the nearby properties, but still could provide some of that needed modernization to the market. As proposed this development overwhelmingly serves above 60% AMI via income averaging. These rent levels are not needed in the market generally. SPAR recommends conditional approval of this PPA, pending a market study that truly supports the (post COVID) demand for the units at the proposed income levels. An additional condition is recommended as well as SPAR believes the project location on the outskirts of town is incongruous with local need and would ask for a linkage to local planning.</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		Elected Official	
Set Aside:	Non Metro		Chief Municipal Official:		John Bearrows, Mayor	
Address:	Lake Lida Lane & Randall Rd.		Alderman:			
City:	Rochelle		State Senator:	45	Brian Stewart	
ZIP:	61068		State Representative:	90	Tom Demmer	
County:	Ogle		US Representative:	16	Adam Kinzinger	
PIN:	TDB					
Latitude:	41.903054	(Example: 41.889556)	Census Tract Number:	9616	HDA Opportunity Area:	Place
Longitude:	-89.065	(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
1.80	Full Service Grocery Store	Lupita Supermarket 409 N. Main, Rochelle
0.50	Fixed-Route Public Transportation	Swift Transportation 1080 S. 7th, Rochelle
2.70	Retail Store	Stock & Field Store 1240 N. 7th, Rochelle
2.00	Government Services	Police Dept. 416 N. 6th, Rochelle
0.10	Recreational Facilities / Public Parks	Drexler Park Lake Lida & Randall Rd., Rochelle
1.80	Pharmacy	Rochelle Pharmacy 314 Lincoln Highway, Rochelle
1.80	School	Central Elementary School 444 N. 8th, Rochelle
1.00	Restaurant	Salt 251 531 S. 7th, Rochelle
1.80	Hospital / Health Clinic	Family Health Clinic 527 N. 6th, Rochelle
1.50	Religious Institution	First General Baptist Church 500 S. 12th, Rochelle
1.90	Library	Flagg Rochelle Public Library 619 4th, Rochelle
1.80	Post Office	Us Post Office 501 Lincoln Highway, Rochelle
2.50	Banking Institution	Central Bank 340 May Mart Dr., Rochelle
2.70	Day Care Facility	Rochelle Child Care Center 1010 N. 15th, Rochelle

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 located on the south end of town just east of 7th St which is the main street in town. The site is next to Drexler Park. Most amenities are located on 6th, 7th and 8th Streets north of the site. Most of the amenities are located within 2 miles of the site.

Page 1

Project Name:	310 Arlington Heights	SPAR Reviewer:	L. Somers	SPAR Recommendation:	APPROVE							
		17031803017, 17031803016, 17031803005, 17031803007, 17031803008, 17031803100, 17031803200, 17031802900, 17031802608, 17031803015, 17031802503, 17031802504, 17031803014, 17031802607										
		<i>Census Tracts Included In PMA</i>										
Project PPA Number:	11967	Market Characteristics*	PMA	Rate	Growth	County	Rate	Growth	State	Rate	Growth	
Project City:	Arlington Heights	Total Population 2000	66,451			5,376,741			12,419,293			
Project Neighborhood:		Total Population 2010	64,448		-3%	5,172,848		-4%	12,745,359		3%	
Project County:	COOK	Total Population 2018	64,529		0%	5,223,719		1%	12,821,497		1%	
Construction Type:	NEW	People aged 60+ 2000	12,832	19%		827,416	15%		1,962,911	16%		
Age Restriction:	NON-ELDERLY	People aged 60+ 2010	14,521	23%	13%	848,172	16%	3%	2,176,050	17%	11%	
Total Units:	40	People aged 60+ 2018	17,556	27%	21%	1,026,327	20%	21%	2,675,686	21%	23%	
Scattered Site:	Single Site	People Unemployed 2000**	842	2%		197,487	8%		375,412	6%		
Market Rate Units:		People Unemployed 2010**	1,851	5%	120%	267,681	10%	36%	569,744	9%	52%	
30% AMI Units:	8	People Unemployed 2018**	1,217	4%	-34%	214,832	8%	-20%	437,139	7%	-23%	
PSH Units:	0	People in Laborforce 2000**	36,185	54%		2,620,175	49%		6,230,617	50%		
PBRA Units:	0	People in Laborforce 2010**	35,485	55%	-2%	2,708,191	52%	3%	6,654,048	52%	7%	
Type of PBRA:		People in Laborforce 2018**	34,726	54%	-2%	2,765,106	53%	2%	6,679,997	52%	0%	
Existing & Fully Occupied:	NO	Jobs by Job Location 2015 (LEHD)	19,385	30%		2,403,553	46%		5,413,250	42%		
PH Redevelopment:		Jobs by Res Location 2015 (LEHD)	31,608	49%		2,169,393	42%		5,432,151	42%		
Vets Population:		High School Graduates 2010**	21,820	34%		848,384	16%		2,324,361	18%		
Existing IHDA Portfolio:	NO	High School Graduates 2018**	20,027	31%	-8%	1,747,629	33%	106%	4,776,071	37%	105%	
Opportunity Area:	YES	College Graduates 2000**	19,335	29%		968,642	18%		2,078,049	17%		
Proximate OA:		College Graduates 2010**	20,614	32%	7%	1,131,925	22%	17%	2,526,884	20%	22%	
ARI Score:	5	College Graduates 2018**	24,648	38%	20%	1,361,974	26%	20%	2,957,791	23%	17%	
R/ECAP 2017	0	People in Poverty 2000	1,449	2%		713,040	13%		1,291,958	10%		
R/ECAP in PMA	0	People in Poverty 2010	2,354	4%	62%	778,340	15%	9%	1,572,048	12%	22%	
Wage Abundance/Desert	N/A, N/A	People in Poverty 2018	3,114	5%	32%	778,020	15%	0%	1,635,603	13%	4%	
Food Desert 2015	0	Cost Burdened Owners 2018	5,393	27%		338,197	30%		763,360	24%		
Opportunity Zone 2016	0	Cost Burdened Renters 2018	1,849	35%		399,168	47%		743,059	45%		
QCT 2020	0	Average Median Income 2000	\$67,901			\$45,922			\$46,590			
QCT in PMA 2020	0	Average Median Income 2010	\$73,381		8%	\$53,942		17%	\$55,735		20%	
Age of Housing Stock 2018		Average Median Income 2018	\$91,434		25%	\$62,088		15%	\$63,575		14%	
2000 & after	5.12%	Total Vacant Units 2000	538	2%		121,940	6%		293,836	6%		
1980-2000	27.34%	Total Vacant Units 2010	1,179	4%	119%	236,952	11%	94%	497,663	9%	69%	
before 1980	67.54%	Total Vacant Units 2018	658	2%	-44%	225,324	9%	-5%	517,230	9%	4%	
ARUS 80% AMI	2657	50%	Owner Occupied Units 2000	20,883	82%	1,142,743	58%		3,089,124	67%		
ARUS 70% AMI	1853	35%	Owner Occupied Units 2010	20,553	82%	-2%	1,169,991	60%	2%	3,300,691	69%	7%
ARUS 60% AMI	1401	26%	Owner Occupied Units 2018	19,836	77%	-3%	1,116,759	51%	-5%	3,189,035	60%	-3%
ARUS 50% AMI	732	14%	Occupied Rental Units 2000	4,710	18%		831,438	42%		1,502,655	33%	
ARUS 40% AMI	318	6%	Occupied Rental Units 2010	4,582	18%	-3%	766,490	40%	-8%	1,469,260	31%	-2%
ARUS 30% AMI	171	3%	Occupied Rental Units 2018	5,316	21%	16%	846,311	39%	10%	1,641,003	31%	12%
ARUS 20% AMI	90	2%	Total Housing Units 2000	25,593	39%		1,974,181	37%		4,591,779	37%	
Concentrations:	Number of Units	%s	Total Housing Units 2010	25,135	39%	-2%	1,936,481	37%	-2%	4,769,951	37%	4%
Active IHDA Units (All)	386	7%	Total Housing Units 2018	25,810	40%	3%	2,188,394	42%	13%	5,347,268	42%	12%
Affordable Housing Units (All)	386	7%	Households with HCVs 2017	312	6%		58,878	7%		87,754	5%	
		Overall Housing Unit Change	337									
SPAR Reviewer Comments / Notes:	This PMA clearly lacks affordability among its rental units and has had limited IHDA involvement. Most of our participation in this market in recent years has been for disabled households. Additionally, the site is in an Opportunity Area and in a good location close to many amenities. SPAR recommends approval of this PPA.											
* 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:	Chicago Metro		Alderman:			Mayor Thomas W. Hayes, Village President
Address:	310 W Rand Road		State Senator:	27th		Board of Trustees - 8 members
City:	Arlington Heights		State Representative:	53rd		Ann Gillespie
ZIP:	60004		US Representative:	9th		Mark L. Walker
County:	Cook					Janice D. Schakowsky
PIN:	03-18-204-008-0000					
Latitude:	42.117606	(Example: 41.889556)	Census Tract Number:	8030.16	HDA Opportunity Area:	Census Tract
Longitude:	-87.98634	(Example: -87.623861)	QCT?:	Yes		
			Chicago Community Area:			

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
0.36	Full Service Grocery Store	Trader Joe's
1.85	Fixed-Route Public Transportation	Arlington Park Metra Stop
0.19	Retail Store	Arlington Plaza
0.84	Government Services	Wheeling Township Highway Department
0.35	Recreational Facilities / Public Parks	Frontier Park
0.65	Pharmacy	Jewel-Osco Pharmacy
0.70	School	Ivy Hill Elementary
0.18	Restaurant	Sun Shui Restaurant
0.50	Hospital / Health Clinic	North West Community Health Care
0.43	Religious Institution	St. Edna Catholic Church
2.12	Library	Palatine Public Library Rand Road Branch
1.73	Post Office	USPS
0.37	Banking Institution	Village Bank and Trust
0.27	Day Care Facility	Little University Child Care Center
		17 W Rand Road Arlington Heights, IL
		2121 W Northwest Highway Arlington Heights, IL
		272 W Rand Road Arlington Heights, IL
		1616 N Arlington Heights Road Arlington Heights, IL
		1933 N Kennicott Drive Arlington Heights, IL
		442 E Rand Road Arlington Heights, IL
		2211 N Burke Drive Arlington Heights, IL
		155 W Rand Road Arlington Heights, IL
		1051 W Rand Road Arlington Heights, IL
		2525 N Arlington Heights Road, Arlington Heights, IL
		1585 Rand Road Palatine, IL
		1300 E Northwest Highway Palatine, IL
		150 E Rand Road Arlington Heights, IL
		2501 N Chestnut Ave Arlington Heights 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.

The Village of Arlington Heights is a bustling community that is ready to receive a new multifamily development. Located walking distance from Arlington Plaza, the tenants of 310 Arlington will have a variety of shops and restaurants to choose from. Arlington Heights provides numerous opportunities for locals and visitors alike to come together as a community with numerous events throughout the year. These events include but are not limited to: Saturday Farmers Markets, Beer Festivals, Seasonal Festivals, and more. A short distance from the proposed apartment complex is the Arlington Park Metra Stop that gives access to the Union Pacific North West line.

Page 1

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:		WINNEBAGO		Market Characteristics*			PMA	Rate	Growth	County	Rate	Growth	State	Rate	Growth		
Project County:		NEW		Total Population 2000			16,971			278,418			12,419,293				
Construction Type:		NON-ELDERLY		Total Population 2010			19,083		12%	293,972		6%	12,745,359		3%		
Age Restriction:		60		Total Population 2018			17,370		-9%	286,174		-3%	12,821,497		1%		
Total Units:		Single Site		People aged 60+ 2000			3,794	22%		46,223	17%		1,962,911	16%			
Scattered Site:		0		People aged 60+ 2010			5,319	28%	40%	55,128	19%	19%	2,176,050	17%	11%		
Market Rate Units:		18		People aged 60+ 2018			5,626	32%	6%	66,711	23%	21%	2,675,686	21%	23%		
30% AMI Units:		10 SRN		People Unemployed 2000**			375	4%		8,361	6%		375,412	6%			
PSH Units:		0		People Unemployed 2010**			717	7%	91%	14,987	10%	79%	569,744	9%	52%		
PBRA Units:		0		People Unemployed 2018**			591	7%	-18%	13,304	9%	-11%	437,139	7%	-23%		
Type of PBRA:		NO		People in Laborforce 2000**			9,077	53%		143,398	52%		6,230,617	50%			
Existing & Fully Occupied:		NO		People in Laborforce 2010**			9,818	51%	8%	148,686	51%	4%	6,654,048	52%	7%		
PH Redevelopment:		NO		People in Laborforce 2018**			8,707	50%	-11%	146,107	51%	-2%	6,679,997	52%	0%		
Vets Population:		NO		Jobs by Job Location 2015 (LEHD)			9,376	54%		116,013	41%		5,413,250	42%			
Existing IHDA Portfolio:		YES		Jobs by Res Location 2015 (LEHD)			7,487	43%		122,178	43%		5,432,151	42%			
Opportunity Area:		NO		High School Graduates 2010**			8,858	46%		65,600	22%		2,324,361	18%			
Proximate OA:		YES		High School Graduates 2018**			8,155	47%	-8%	126,556	44%	93%	4,776,071	37%	105%		
ARI Score:		0		College Graduates 2000**			2,908	17%		35,226	13%		2,078,049	17%			
R/ECAP 2017:		0		College Graduates 2010**			3,380	18%	16%	41,135	14%	17%	2,526,884	20%	22%		
R/ECAP in PMA:		0		College Graduates 2018**			3,322	19%	-2%	43,910	15%	7%	2,957,791	23%	17%		
Wage Abundance/Desert:		N/A, N/A		People in Poverty 2000			948	6%		26,260	9%		1,291,958	10%			
Food Desert 2015:		1		People in Poverty 2010			988	5%	4%	45,855	16%	75%	1,572,048	12%	22%		
Opportunity Zone 2016:		0		People in Poverty 2018			2,171	12%	120%	43,932	15%	-4%	1,635,603	13%	4%		
QCT 2020:		0		Cost Burdened Owners 2018			990	19%		14,952	20%		763,360	24%			
QCT in PMA 2020:		0		Cost Burdened Renters 2018			1,044	51%		17,701	45%		743,059	45%			
Age of Housing Stock 2018:				Average Median Income 2000			\$54,767			\$43,886			\$46,590				
2000 & after:		12.18%		Average Median Income 2010			\$60,236		10%	\$47,198		8%	\$55,735		20%		
1980-2000:		29.79%		Average Median Income 2018			\$62,584		4%	\$52,743		12%	\$63,575		14%		
before 1980:		58.03%		Total Vacant Units 2000			235	3%		6,424	6%		293,836	6%			
ARUS 80% AMI:		1370	67%	Total Vacant Units 2010			562	7%	139%	12,835	10%	100%	497,663	9%	69%		
ARUS 70% AMI:		1222	60%	Total Vacant Units 2018			784	9%	40%	11,164	8%	-13%	517,230	9%	4%		
ARUS 60% AMI:		932	45%	Owner Occupied Units 2000			5,243	79%		75,667	70%		3,089,124	67%			
ARUS 50% AMI:		494	24%	Owner Occupied Units 2010			5,774	77%	10%	78,845	70%	4%	3,300,691	69%	7%		
ARUS 40% AMI:		180	9%	Owner Occupied Units 2018			5,145	64%	-11%	75,348	60%	-4%	3,189,035	60%	-3%		
ARUS 30% AMI:		98	5%	Occupied Rental Units 2000			1,378	21%		32,313	30%		1,502,655	33%			
ARUS 20% AMI:		41	2%	Occupied Rental Units 2010			1,744	23%	27%	33,621	30%	4%	1,469,260	31%	-2%		
Concentrations:		Number of Units		%s		Occupied Rental Units 2018			2,051	26%	18%	39,260	31%	17%	1,641,003	31%	12%
Active IHDA Units (All):		95		5%		Total Housing Units 2000			6,621	39%		107,980	39%		4,591,779	37%	
Affordable Housing Units (All):		162		8%		Total Housing Units 2010			7,518	39%	14%	112,466	38%	4%	4,769,951	37%	4%
						Total Housing Units 2018			7,980	46%	6%	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					
Latitude:	42.249539	(Example: 41.889556)	Census Tract Number:	1.7201E+10	IHDA Opportunity Area:	Census Tract
Longitude:	-88.967645	(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
0.59	Full Service Grocery Store	Schnucks Cherry Valley
0.02	Fixed-Route Public Transportation	Bus Stop: Bell School & Cherryvale (North)
0.44	Retail Store	Macy's
1.62	Government Services	Village of Cherry Valley - Admin and Public Works
0.97	Recreational Facilities / Public Parks	Hugo Borgnis - Baseball Park
0.70	Pharmacy	CVS Pharmacy
1.32	School	Cherry Valley Elementary School
0.14	Restaurant	Alvarez Mexican Restaurant
1.57	Hospital / Health Clinic	Physicians Immediate Care
0.90	Religious Institution	Christ the Rock - Lutheran Church
1.52	Library	East Branch Library
1.29	Post Office	United States Postal Service
2.09	Banking Institution	BMO Harris Bank
1.57	Day Care Facility	Little Minds Learning Center

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.

Project Name:	Fox Valley Apartments	SPAR Reviewer:	L. Somers	SPAR Recommendation:	APPROVE w/condition							
17089854700, 17089854001, 17089853900, 17089853200, 17089853100, 17089854002, 17089853006, 17089853005, 17089853007, 17089854100, 17089854200												
<i>Census Tracts Included In PMA</i>												
Project PPA Number:	11972	Market Characteristics*	PMA	Rate	Growth	County	Rate	Growth	State	Rate	Growth	
Project City:	Aurora	Total Population 2000	48,399			404,119			12,419,293			
Project Neighborhood:		Total Population 2010	57,588		19%	502,628		24%	12,745,359		3%	
Project County:	KANE	Total Population 2018	53,978		-6%	530,839		6%	12,821,497		1%	
Construction Type:	NEW	People aged 60+ 2000	6,321	13%		45,893	11%		1,962,911	16%		
Age Restriction:	NON-ELDERLY	People aged 60+ 2010	7,880	14%	25%	67,258	13%	47%	2,176,050	17%	11%	
Total Units:	52	People aged 60+ 2018	8,779	16%	11%	96,619	18%	44%	2,675,686	21%	23%	
Scattered Site:	Single Site	People Unemployed 2000**	1,635	7%		9,780	5%		375,412	6%		
Market Rate Units:	0	People Unemployed 2010**	2,983	10%	82%	20,481	8%	109%	569,744	9%	52%	
30% AMI Units:	16	People Unemployed 2018**	2,072	7%	-31%	15,524	6%	-24%	437,139	7%	-23%	
PSH Units:	0	People in Laborforce 2000**	23,485	49%		206,024	51%		6,230,617	50%		
PBRA Units:	0	People in Laborforce 2010**	30,393	53%	29%	264,462	53%	28%	6,654,048	52%	7%	
Type of PBRA:		People in Laborforce 2018**	27,673	51%	-9%	281,764	53%	7%	6,679,997	52%	0%	
Existing & Fully Occupied:	NO	Jobs by Job Location 2015 (LEHD)	20,190	37%		193,451	36%		5,413,250	42%		
PH Redevelopment:		Jobs by Res Location 2015 (LEHD)	20,615	38%		227,901	43%		5,432,151	42%		
Vets Population:		High School Graduates 2010**	19,879	35%		77,410	15%		2,324,361	18%		
Existing IHDA Portfolio:	NO	High School Graduates 2018**	18,637	35%	-6%	174,900	33%	126%	4,776,071	37%	105%	
Opportunity Area:	NO	College Graduates 2000**	6,083	13%		68,050	17%		2,078,049	17%		
Proximate OA:	Checks the box but no backup docs	College Graduates 2010**	6,445	11%	6%	99,422	20%	46%	2,526,884	20%	22%	
ARI Score:	1 (average of the 2 sites)	College Graduates 2018**	6,262	12%	-3%	113,849	21%	15%	2,957,791	23%	17%	
R/ECAP 2017	0	People in Poverty 2000	4,666	10%		26,587	7%		1,291,958	10%		
R/ECAP in PMA	0	People in Poverty 2010	8,020	14%	72%	45,352	9%	71%	1,572,048	12%	22%	
Wage Abundance/Desert	N/A, N/A	People in Poverty 2018	8,154	15%	2%	52,281	10%	15%	1,635,603	13%	4%	
Food Desert 2015	0	Cost Burdened Owners 2018	2,219	22%		33,548	26%		763,360	24%		
Opportunity Zone 2016	0	Cost Burdened Renters 2018	3,700	51%		22,594	48%		743,059	45%		
QCT 2020	1	Average Median Income 2000	\$46,868			\$59,351			\$46,590			
QCT in PMA 2020	3	Average Median Income 2010	\$49,114		5%	\$67,767		14%	\$55,735		20%	
Age of Housing Stock 2018			Average Median Income 2018	\$58,221		\$76,912		13%	\$63,575		14%	
2000 & after	5.44%	Total Vacant Units 2000	509	3%		5,097	4%		293,836	6%		
1980-2000	12.32%	Total Vacant Units 2010	1,288	6%	153%	9,671	5%	90%	497,663	9%	69%	
before 1980	82.24%	Total Vacant Units 2018	976	5%	-24%	8,709	4%	-10%	517,230	9%	4%	
ARUS 80% AMI	5728	78%	Owner Occupied Units 2000	10,626	65%		101,727	76%	3,089,124	67%		
ARUS 70% AMI	4941	67%	Owner Occupied Units 2010	12,913	65%	22%	131,189	78%	29%	3,300,691	69%	7%
ARUS 60% AMI	4028	55%	Owner Occupied Units 2018	10,122	55%	-22%	130,827	70%	0%	3,189,035	60%	-3%
ARUS 50% AMI	2661	36%	Occupied Rental Units 2000	5,848	35%		32,174	24%		1,502,655	33%	
ARUS 40% AMI	1089	15%	Occupied Rental Units 2010	6,850	35%	17%	37,791	22%	17%	1,469,260	31%	-2%
ARUS 30% AMI	588	8%	Occupied Rental Units 2018	7,326	40%	7%	47,223	25%	25%	1,641,003	31%	12%
ARUS 20% AMI	424	6%	Total Housing Units 2000	16,474	34%		133,901	33%		4,591,779	37%	
Concentrations:	Number of Units	%s	Total Housing Units 2010	19,763	34%	20%	168,980	34%	26%	4,769,951	37%	4%
Active IHDA Units (All)	556	8%	Total Housing Units 2018	18,424	34%	-7%	186,759	35%	11%	5,347,268	42%	12%
Affordable Housing Units (All)	931	13%	Households with HCVs 2017	485	7%		1,575	3%		87,754	5%	
			Overall Housing Unit Change	2,417								
SPAR Reviewer Comments / Notes:		This PMA has had a decrease in general population but a significant increase in elderly population. Cost burden is high and ARUS data shows that much of the rental in this area lacks affordability. IHDA and rent restricted housing in this area is limited. The sponsor submitted some planning documentation that shows the one site located within the revitalization designated area. Since the project is located in a QCT CR documentation that meets IHDA thresholds will be required at application and is the condition of approval for this project. PLEASE NOTE: the sponsor checked the box for Proximate Opportunity consideration but did not include any documentation proving proximity.										
* 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/Rehabilitation	District	Elected Official
Set Aside: Chicago Metro		Chief Municipal Official:	Mayor Richard C. Irvin
Address: 631 and 641 S. Lake Street		Alderman:	Bill Donnell
City: Aurora		State Senator:	Linda Holmes
ZIP: 60506		State Representative:	Barbara Hernandez
County: Kane		US Representative:	Bill Foster
PIN: 15-28-129-025, 15-28-129-008			
Latitude: 41.74924 (Example: 41.889556)		Census Tract Number: 170898547	IHDA Opportunity Area: Proximate
Longitude: -88.33315 (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
1.00	Full Service Grocery Store	One Stop Grocery Store 259 S. Lake St., Aurora, IL 60506
0.19	Fixed-Route Public Transportation	Bus Stop Rathbone Ave. & Bowditch St., Aurora, IL 60506
2.28	Retail Store	Ross Dress for Less 1270 N. Lake Street, Aurora, IL 60506
0.95	Government Services	Aurora Voter Registration 77 S Stolp Ave., Aurora, IL 60506
0.84	Recreational Facilities / Public Parks	Golfview Park Aurora, IL 60506
0.91	Pharmacy	Medical Park Pharmacy 403 W. Galena Blvd. #210, Aurora, IL 60506
1.08	School	Freeman Elementary School 153 S. Randall Rd., Aurora, IL 60506
0.04	Restaurant	Taqueria Muniz 518 S. Lake Street, Aurora, IL 60506
1.77	Hospital / Health Clinic	Kaiser Permanente 157 S. Lincoln Ave., Aurora, IL 60506
1.00	Religious Institution	Community Christian church 78 S. LaSalle Street, Aurora, IL 60506
1.58	Library	Aurora Public Library 101 S. River Street, Aurora, IL 60506
2.00	Post Office	United States Postal Service 525 N. Broadway, Aurora, IL 60506
1.05	Banking Institution	West Suburban Bank 101 N. Lake Street, Aurora, IL 60506
0.50	Day Care Facility	Mommy and Aiden Academy 333 S. Lake Street, Aurora, IL 60506

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

Site #1 / Lincoln School is proximate to an IHDA-designated Opportunity Area rife with amenities, as noted above, as well as employment opportunities. There is a bus stop within close proximity to the project for residents who may not have cars, and many other amenities close to the project such as restaurants, pharmacy, and a full service grocery store, all of which will make the activities of residents' daily living much more convenient to carry out, thereby B84increasing their quality of life.

Characters remaining: 994

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	Freight 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.

Site 1 is approximately 750 ft from railroad tracks, but if buffered from the sound by interceding buildings. It should be noted that a train can barely be heard when standing outside at the subject property. A photograph of the railroad tracks is being submitted with the PPA application.B68

Characters remaining: 1207

Site

For scattered Site projects complete the Site information for **each** Site separately.

Site #: 2	Rehabilitation	District	Elected Official
Set Aside: Chicago Metro		Chief Municipal Official:	Mayor Richard C. Irvin
Address: 100 Oak Avenue		Alderman:	Michael Saville
City: Aurora		State Senator:	Linda Holmes
ZIP: 60506		State Representative:	Barbara Hernandez
County: Kane		US Representative:	Bill Foster
PIN: 15-22-159-001		Census Tract Number:	170898532
Latitude: 41.80787 (Example: 41.889556)		QCT?:	No
Longitude: -88.32756 (Example: -87.623861)		Chicago Community Area:	N/A
		IHDA Opportunity Area:	

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
0.15	Full Service Grocery Store	Save A Lot
0.08	Fixed-Route Public Transportation	Bus Stop
1.5	Retail Store	Ross Dress for Less
0.38	Government Services	Aurora Voter Registration
0.25	Recreational Facilities / Public Parks	Blackhawk Park
0.2	Pharmacy	Medical Park Pharmacy
0.63	School	Hill Elementary School
0.12	Restaurant	Jalisco Tacos Autentico
0.58	Hospital / Health Clinic	VNA Health Care
0.11	Religious Institution	Wesley United Methodist Church
0.37	Library	Aurora Public Library
0.65	Post Office	United States Post Office
0.19	Banking Institution	West Suburban Bank
0.7	Day Care Facility	Little Explorers Learning Center
		210 N. Lake Street, Aurora, IL 60506
		New York & Locust St.
		1270 N. Lkae Street, Aurora, IL 60506
		77 S Stolp Ave., Aurora, IL 60506
		Aurora, IL 60506
		403 W. Galena Blvd #210, Aurora, IL 60506
		724 Pennsylvania Ave., Aurora, IL 60506
		110 N. Lake Street, Aurora, IL 60506
		400 N. Highland Ave., Aurora, IL 60506
		14 N. May Street, Aurora, IL 60506
		101 S. River Street, Aurora, IL 60506
		525 N. Broadway, Aurora, IL 60506
		101 N. Lake Street, Aurora, IL 60506
		325 E. Galena Blvd., Aurora, 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.

At Site #2 /Todd School, all of the public services and community amenities are all within one mile of the project. It is walking distance from downtown with all the educational, entertainment, and cultural offerings that brings, not to mention the wealth of employment nearby. The residents would be within walking distance to community amenity staples such as restaurants, church, daycare, and full-service grocery store. Finally, Site #2 will include a Visiting Nurse Association (VNA) clinic that will serve the local community and improve access for many low income children in the area. There is a fixed bus route a block away from the site. Convenience to amenities provides a convenient means to carry the activities of daily living, thereby improving the quality of life for resident households.

Characters remaining: 690

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.

There are no incompatible uses at the 100 Oak Ave. Site 2.

Characters remaining: 1442

Project Name:	Quentin Apartments	SPAR Reviewer:	L. Somers	SPAR Recommendation:	APPROVE						
Census Tracts Included In PMA 17031803702, 17031803603, 17031803608, 17031803605, 17031803607, 17031803611, 17031803606, 17031804102, 17031804106, 17031803607											
Project PPA Number:	11978	Market Characteristics*	PMA	Rate	Growth	County	Rate	Growth	State	Rate	Growth
Project City:	Palatine	Total Population 2000	90,857			5,376,741			12,419,293		
Project Neighborhood:		Total Population 2010	90,155		-1%	5,172,848		-4%	12,745,359		3%
Project County:	COOK	Total Population 2018	91,932		2%	5,223,719		1%	12,821,497		1%
Construction Type:	NEW	People aged 60+ 2000	12,257	13%		827,416	15%		1,962,911	16%	
Age Restriction:	NON-ELDERLY	People aged 60+ 2010	14,439	16%	18%	848,172	16%	3%	2,176,050	17%	11%
Total Units:	57	People aged 60+ 2018	18,944	21%	31%	1,026,327	20%	21%	2,675,686	21%	23%
Scattered Site:	Single Site	People Unemployed 2000**	1,806	4%		197,487	8%		375,412	6%	
Market Rate Units:	16 @ 80% AMI	People Unemployed 2010**	3,307	7%	83%	267,681	10%	36%	569,744	9%	52%
30% AMI Units:	12	People Unemployed 2018**	2,208	4%	-33%	214,832	8%	-20%	437,139	7%	-23%
PSH Units:	9	People in Laborforce 2000**	50,656	56%		2,620,175	49%		6,230,617	50%	
PBRA Units:	0	People in Laborforce 2010**	49,640	55%	-2%	2,708,191	52%	3%	6,654,048	52%	7%
Type of PBRA:		People in Laborforce 2018**	50,728	55%	2%	2,765,106	53%	2%	6,679,997	52%	0%
Existing & Fully Occupied:	NO	Jobs by Job Location 2015 (LEHD)	27,570	30%		2,403,553	46%		5,413,250	42%	
PH Redevelopment:		Jobs by Res Location 2015 (LEHD)	41,876	46%		2,169,393	42%		5,432,151	42%	
Vets Population:		High School Graduates 2010**	26,648	30%		848,384	16%		2,324,361	18%	
Existing IHDA Portfolio:	NO	High School Graduates 2018**	28,193	31%	6%	1,747,629	33%	106%	4,776,071	37%	105%
Opportunity Area:	YES	College Graduates 2000**	24,191	27%		968,642	18%		2,078,049	17%	
Proximate OA:		College Graduates 2010**	27,734	31%	15%	1,131,925	22%	17%	2,526,884	20%	22%
ARI Score:	0	College Graduates 2018**	30,230	33%	9%	1,361,974	26%	20%	2,957,791	23%	17%
R/ECAP 2017	0	People in Poverty 2000	4,783	5%		713,040	13%		1,291,958	10%	
R/ECAP in PMA	0	People in Poverty 2010	7,970	9%	67%	778,340	15%	9%	1,572,048	12%	22%
Wage Abundance/Desert	N/A, N/A	People in Poverty 2018	8,367	9%	5%	778,020	15%	0%	1,635,603	13%	4%
Food Desert 2015	0	Cost Burdened Owners 2018	6,313	25%		338,197	30%		763,360	24%	
Opportunity Zone 2016	0	Cost Burdened Renters 2018	4,056	42%		399,168	47%		743,059	45%	
QCT 2020	0	Average Median Income 2000	\$65,884			\$45,922			\$46,590		
QCT in PMA 2020	0	Average Median Income 2010	\$75,584		15%	\$53,942		17%	\$55,735		20%
Age of Housing Stock 2018		Average Median Income 2018	\$83,997		11%	\$62,088		15%	\$63,575		14%
2000 & after	7.47%	Total Vacant Units 2000	1,230	3%		121,940	6%		293,836	6%	
1980-2000	29.06%	Total Vacant Units 2010	2,589	7%	110%	236,952	11%	94%	497,663	9%	69%
before 1980	63.47%	Total Vacant Units 2018	2,415	6%	-7%	225,324	9%	-5%	517,230	9%	4%
ARUS 80% AMI	6606	Owner Occupied Units 2000	24,813	73%		1,142,743	58%		3,089,124	67%	
ARUS 70% AMI	5231	Owner Occupied Units 2010	25,924	77%	4%	1,169,991	60%	2%	3,300,691	69%	7%
ARUS 60% AMI	3760	Owner Occupied Units 2018	25,231	67%	-3%	1,116,759	51%	-5%	3,189,035	60%	-3%
ARUS 50% AMI	1918	Occupied Rental Units 2000	9,401	27%		831,438	42%		1,502,655	33%	
ARUS 40% AMI	905	Occupied Rental Units 2010	7,955	23%	-15%	766,490	40%	-8%	1,469,260	31%	-2%
ARUS 30% AMI	469	Occupied Rental Units 2018	9,744	26%	22%	846,311	39%	10%	1,641,003	31%	12%
ARUS 20% AMI	188	Total Housing Units 2000	34,214	38%		1,974,181	37%		4,591,779	37%	
Concentrations:	Number of Units	Total Housing Units 2010	33,879	38%	-1%	1,936,481	37%	-2%	4,769,951	37%	4%
Active IHDA Units (All)	543	Total Housing Units 2018	37,390	41%	10%	2,188,394	42%	13%	5,347,268	42%	12%
Affordable Housing Units (All)	909	Households with HCVs 2017	121	1%		58,878	7%		87,754	5%	
		Overall Housing Unit Change	4,361								
SPAR Reviewer Comments / Notes:	The subject site is located in an Opportunity Area, with limited IHDA or rent restricted housing. The proposed will offer 1, 2, and 3BR units targeting a range of income levels. ARUS data shows a lack of affordability within the rental market. 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									

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:		Jim Schwantz (Mayor)
Set Aside:	Chicago Metro		Alderman:	1	Tim Millar
Address:	896 - 920 N Quentin Rd		State Senator:	27	Ann Gillespie
City:	Palatine		State Representative:	54	Thomas Morrison
ZIP:	60067		US Representative:	6	Sean Casten
County:	Cook		Census Tract Number:	8036.1	IHDA Opportunity Area: Place
PIN:	2094050150000		QCT?:	No	
Latitude:	42.12795	(Example: 41.889556)	Chicago Community Area:	N/A	
Longitude:	-88.06361	(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
0.89	Full Service Grocery Store	Eurofresh Market 130 W Northwest Hwy, Palatine, IL
2.32	Fixed-Route Public Transportation	Bus Stop Corner of Dundee Road & N Rand Rd
0.23	Retail Store	NAPA Auto Parts 855 W Northwest Hwy, Palatine, IL
0.78	Government Services	Village of Inverness Village Hall 1400 W Baldwin Road, Palatine, IL
0.35	Recreational Facilities / Public Parks	Robert "Dutch" Schultz Recreation Area/Park 512 W Northwest Hwy, Palatine, IL
0.25	Pharmacy	ProHealth Drugs 777 N Quentin Road, Palatine, IL
0.70	School	Walter Sundling Junior High School 1100 N Smith Street, Palatine, IL
0.22	Restaurant	Brandt's of Palatine 807 W Northwest Hwy, Palatine, IL
0.56	Hospital / Health Clinic	Family Practice Center of Palatine and Immediate Care Palatine 371 W Northwest Hwy, Palatine, IL
0.47	Religious Institution	New Life Covenant Church of Palatine 1200 W Northwest Hwy, Palatine, IL
1.43	Library	Palatine Public Library 700 N North Ct, Palatine, IL
0.91	Post Office	United States Postal Service 440 W Colfax St, Palatine, IL
0.84	Banking Institution	BMO Harris Bank 205 W Northwest Hwy, Palatine, IL
0.15	Day Care Facility	Quentin Road KinderCare 838 N Quentin Road, Palatine, 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.

The project site encompasses five addresses, and six parcels of land that are adjacent to each other:

- 896 Quentin Rd - 02094050150000
- 898 Quentin Rd - 02094050120000
- 900 Quentin Rd - 02094050110000
- 910 Quentin Rd - 02094050100000
- 920 Quentin Rd - 02094050080000 / 02094050160000

Page 1

896 Quentin Rd was used for the latitude, longitude, PIN and to determine the distance from each amenity. The site is within 1 mile of the majority of the amenities listed above.

Project Name:	Bellwood Senior	SPAR Reviewer:	L. Somers	SPAR Recommendation:	APPROVE w/condition							
		<i>Census Tracts Included In PMA</i> 16900, 17031816800, 17031816500, 17031817200, 17031816401, 17031816402, 17031817300, 17031816700, 17031										
Project PPA Number:	12013	Market Characteristics*	PMA	Rate	Growth	County	Rate	Growth	State	Rate	Growth	
Project City:	Bellwood	Total Population 2000	77,165			5,376,741			12,419,293			
Project Neighborhood:		Total Population 2010	75,392		-2%	5,172,848		-4%	12,745,359		3%	
Project County:	Cook	Total Population 2019	75,041		0%	5,198,275		0%	12,770,631		0%	
Construction Type:	New	People aged 60+ 2000	10,707	14%		827,416	15%		1,962,911	16%		
Age Restriction:	Elderly	People aged 60+ 2010	10,863	14%	1%	848,172	16%	3%	2,176,050	17%	11%	
Total Units:	80	People aged 60+ 2019	13,816	18%	27%	1,047,094	20%	23%	2,736,185	21%	26%	
Scattered Site:		People Unemployed 2000**	3,250	9%		197,487	8%		375,412	6%		
Market Rate Units:	0	People Unemployed 2010**	4,394	12%	35%	267,681	10%	36%	569,744	9%	52%	
30% AMI Units:	0	People Unemployed 2019**	2,984	8%	-32%	193,007	7%	-28%	394,981	6%	-31%	
PSH Units:		People in Laborforce 2000**	36,175	47%		2,620,175	49%		6,230,617	50%		
PBRA Units:	40	People in Laborforce 2010**	37,639	50%	4%	2,708,191	52%	3%	6,654,048	52%	7%	
Type of PBRA:	Applied fr HACC	People in Laborforce 2019**	38,473	51%	2%	2,761,811	53%	2%	6,663,517	52%	0%	
Existing & Fully Occupied:	No	Jobs by Job Location 2015 (LEHD)	25,970	35%		2,403,553	46%		5,413,250	42%		
PH Redevelopment:		Jobs by Res Location 2015 (LEHD)	30,400	41%		2,169,393	42%		5,432,151	43%		
Vets Population:		High School Graduates 2010**	29,148	39%		848,384	16%		2,324,361	18%		
Existing IHDA Portfolio:	No	High School Graduates 2019**	31,175	42%	7%	1,733,181	33%	104%	4,739,232	37%	104%	
Opportunity Area:		College Graduates 2000**	5,223	7%		968,642	18%		2,078,049	17%		
Proximate OA:		College Graduates 2010**	5,200	7%	0%	1,131,925	22%	17%	2,526,884	20%	22%	
ARI Score:		College Graduates 2019**	7,142	10%	37%	1,392,515	27%	23%	3,010,025	24%	19%	
R/ECAP 2017	0	People in Poverty 2000	7,870	10%		713,040	13%		1,291,958	10%		
R/ECAP in PMA	0	People in Poverty 2010	9,176	12%	17%	778,340	15%	9%	1,572,048	12%	22%	
Wage Abundance/Desert	N/A, N/A	People in Poverty 2019	9,879	13%	8%	734,470	14%	-6%	1,557,873	12%	-1%	
Food Desert 2015	0	Cost Burdened Owners 2019	4,960	34%		326,696	29%		735,217	23%		
Opportunity Zone 2016	0	Cost Burdened Renters 2019	4,688	50%		392,141	46%		733,060	45%		
QCT 2020	0	Average Median Income 2000	\$46,087			\$45,922			\$46,590			
QCT in PMA 2020	5	Average Median Income 2010	\$50,245		9%	\$53,942		17%	\$55,735		20%	
Age of Housing Stock 2019		Average Median Income 2019	\$53,600		7%	\$64,660		20%	\$65,886		18%	
2000 & after	6.33%	Total Vacant Units 2000	1,045	4%		121,940	6%		293,836	6%		
1980-2000	8.42%	Total Vacant Units 2010	2,910	10%	178%	236,952	11%	94%	497,663	9%	69%	
before 1980	85.24%	Total Vacant Units 2019	2,597	9%	-11%	221,230	9%	-7%	514,181	9%	3%	
ARUS 80% AMI	7327	78%	Owner Occupied Units 2000	16,102	64%		1,142,743	58%	3,089,124	67%		
ARUS 70% AMI	6353	68%	Owner Occupied Units 2010	15,654	59%	-3%	1,169,991	60%	2%	3,300,691	69%	7%
ARUS 60% AMI	5244	56%	Owner Occupied Units 2019	14,487	55%	-7%	1,122,584	51%	-4%	3,202,715	60%	-3%
ARUS 50% AMI	3509	37%	Occupied Rental Units 2000	8,077	32%		831,438	42%	1,502,655	33%		
ARUS 40% AMI	771	8%	Occupied Rental Units 2010	7,915	30%	-2%	766,490	40%	-8%	1,469,260	31%	-2%
ARUS 30% AMI	409	4%	Occupied Rental Units 2019	9,377	35%	18%	849,524	39%	11%	1,643,419	31%	12%
ARUS 20% AMI	333	4%	Total Housing Units 2000	25,224	33%		1,974,181	37%	4,591,779	37%		
Concentrations:	Number of Units	%s	Total Housing Units 2010	26,479	35%	5%	1,936,481	37%	-2%	4,769,951	37%	4%
Active IHDA Units (All)	973	10%	Total Housing Units 2019	26,461	35%	0%	2,193,338	42%	13%	5,360,315	42%	12%
Affordable Housing Units (All)	1046	11%	Households with HCVs 2017	588	6%		58,878	7%	87,754	5%		
			Overall Housing Unit Change	2,789								

SPAR Reviewer Comments / Notes:	Strong growth among elderly in this area, low poverty and high rent burden. IHDA market share is at our threshold, but rent restricted housing is well below saturation levels. Reviewer will point out that 82% of the IHDA units in this area target elderly. According to available data in the AMS occupancy/waiting list spreadsheet most projects are well occupied. PPA states that the AMI targeting may change based upon the requirements of HOME funds or HACC subsidy, to lower income levels. This would be preferred. SPAR has some reservations with the site, due to the lite industrial nearby. We will require that the sponsor providing CR documentation at application that meets all IHDA thresholds. This is the condition of our 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 Andre F. Harvey	
Address:	540 25th Avenue		Alderman:			
City:	Bellwood		State Senator:	4	Kimberly A. Lightford	
ZIP:	60104		State Representative:	7	Emanuel Chris Welch	
County:	Cook		US Representative:	7	Danny K. Davis	
PIN:	15-09-400-088-0000		Census Tract Number:	8170	IHDA Opportunity Area:	
Latitude:	41.88243	(Example: 41.889556)	QCT?:	No		
Longitude:	-87.86439	(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
0.98	Full Service Grocery Store	Aldi	400 Mannheim Rd, Bellwood, IL 60104
0.02	Fixed-Route Public Transportation	Pace Bus 310 - Washington Blvd & 25th Ave	Washington Blvd & 25th Ave, Bellwood, IL 60104
0.10	Retail Store	Dollar General	496 25th Ave, Bellwood, IL 60104
0.41	Government Services	Bellwood Village Hall	3200 Washington Blvd, Bellwood, IL 60104
0.33	Recreational Facilities / Public Parks	The Center at Stevenson Park	3105 Washington Blvd, Bellwood, IL 60104
1.00	Pharmacy	CVS Pharmacy	600 Mannheim Rd, Hillside, IL 60162
0.19	School	Roosevelt Middle School	2500 Oak St, Bellwood, IL 60104
0.14	Restaurant	Captain B's Shrimp House II	445 25th Ave, Bellwood, IL 60104
0.13	Hospital / Health Clinic	Oak Street Health Bellwood	456 25th Ave, Bellwood, IL 60104
0.25	Religious Institution	Christian Unity Baptist Church	2140 Washington Blvd, Bellwood, IL 60104
0.68	Library	Bellwood Public Library	600 Bohland Ave, Bellwood, IL 60104
0.39	Post Office	United States Postal Service	2800 St. Charles Rd, Bellwood, IL 60104
0.40	Banking Institution	Pan American Bank & Trust	2801 St. Charles Rd, Bellwood, IL 60104
0.70	Day Care Facility	Little Achievers Child Care	539 Bellwood Ave, Bellwood, IL 60104

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 located in the village of Bellwood along a commercial corridor bordering quiet residential streets. The neighborhood is walkable and transit accessible - stops for 5 bus routes are within 0.95 miles of the site, including Pace Bus 310 with a stop at the site, and the Melrose Park Metra station is 0.71 miles northeast. The closest major grocer, Aldi, is within a mile of the site, and a smaller market, Belly's Fresh Market, is across the intersection, 0.14 miles from the site. In addition to the Dollar General steps away in the Washington Square shopping center, many small retailers are within 1 mi of the site, along 25th Avenue and Mannheim Road. Oak Street Health, which offers primary care services for seniors, is also located in Washington Square. North of Washington Square are two schools - Roosevelt Middle School and Thurgood Marshall Elementary. The neighborhood boasts many more restaurants along 25th Avenue and Mannheim Road including a neighboring McDonalds, Subway, Dunkin' Donuts, and seafood restaurant. Residents will have access to several public services close by down Washington Boulevard. 0.33 miles west is a large park and fieldhouse with programming for the community at The Center at Stevenson Park. 0.41 miles from the site is the Bellwood Village Hall where residents can access government services and attend board meetings, events, and classes. Last on Washington is the Bellwood Public Library, 0.68 miles